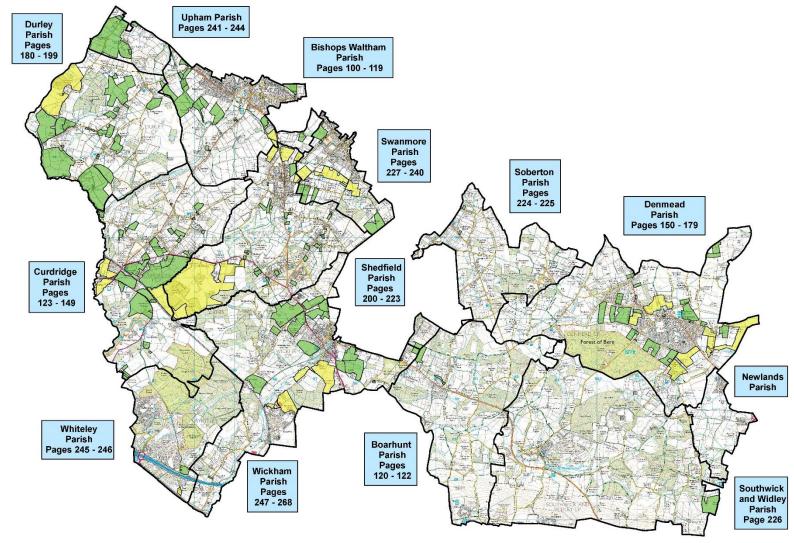
Appendix 4: Southern Parishes Site Assessments



Bishop's Waltham Parish Site Assessments and Maps

Site Ref	Address	Parish/Settlement	Site Area
BW01	The Mitre Building, Botley Road	Bishop's Waltham	0.32 ha

Site Description

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in Business use (B1, B2 and B8). The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.

Planning History

18/00534/FUL (AMENDED PLANS RECEIVED 08/08/2018) Construction of 5 no: class B1 use starter units with parking and landscaping. Application refused 15th October 2018 for new buildings in the countryside with no special justification. Appeal was dismissed and costs refused. A further application for a similar scheme (19/00663/FUL) was refused on 2nd May 2019.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC	0	Historic Park/Garden		Mineral Safeguarding Area	△	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land?	Υ	

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

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 13 dwellings.

Phasing

	0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW02	The Bungalow, Woodlea Nurseries, Wintershill	Bishop's Waltham	2.7 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in horticultural use. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.



Planning History

18/00064/LDC mixed use for agriculture, importation of wood and processing into logs, erection of woodstore. Approved 8th January 2018.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4	
TPO	<u> </u>	AQMA		Previously Developed Land?	N

Availability (legal/ownership issues)

The site is being promoted on behalf of the sole landowner has stated 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.

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 72 dwellings.

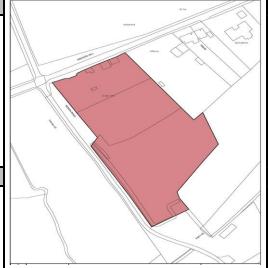
Phasing

	0 – 5 Years	72	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW03	Jefferies Yard , Winters Hill	Bishop's Waltham	1.2 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in used as a haulage contractors yard comprising a large secured open storage yard laid to concrete with associated storage and office buildings. The southern portion of the site is mainly open grassland and then woodland at the southern boundary. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.



Planning History

A planning application (19/01807/FUL) for the redevelopment of site for mixed use employment purposes comprising B1a Office accommodation and B8 Vehicle Storage. The application was Withdrawn on the 12 December 2019.

Suitability									
Environmental Constraints		Historical Constraints		Policy Constraints Continued					
SPA		Conservation Area		Protected Open Space					
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>				
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone					
SSSI		Historic Battlefields		Physical Constraints					
SINC		Listed Building		Flood Zone 2					
LNR		Policy Constraints		Flood Zone 3					
NNR		Countryside (MTRA4)	_	Other Considerations					
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4					
TPO		AQMA		Previously Developed Land?					

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.

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 38 dwellings.

Pha	sing					
	0 – 5 Years	38	6 – 10 Years	0	10 – 15 Years	0

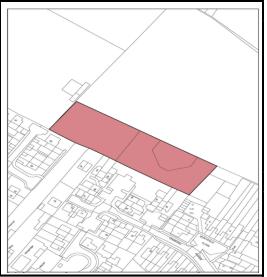
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW04	Hermitage Heights, Churchill Avenue	Bishop's Waltham	0.5 ha

The site is located north of Bishop's Waltham, located to the south of the District. The site is currently in use as open space. The site is accessed from Churchill Avenue and surrounding uses comprise of residential and agriculture.

Planning History

No relevant planning history within the last 5 years



Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3		
TPO		AQMA		Previously Developed Land?	N	

Availability (legal/ownership issues)

The site is being promoted on behalf of the sole landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

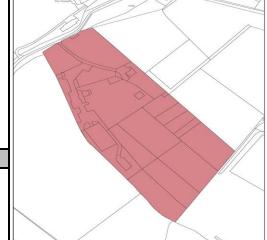
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.

Phasing					
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
Conclusion (delive	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
BW09	Land adjoining Tangier Lane	Bishop's Waltham	3.22 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agriculture and the housing allocation BW3 (The Vineyard/Tangier Lane) to the north



Planning History

No relevant planning history within the last 5 years

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

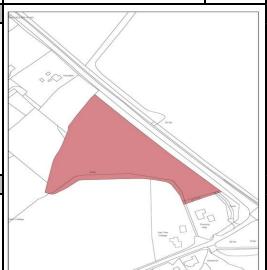
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 84 dwellings.

Phasing					
0 – 5 Years	84	6 – 10 Years	0	10 – 15 Years	0
Conclusion (dolivor	rabla/da	volonablo)			

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW10	Land off Wintershill	Bishop's Waltham	1.58 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently vacant. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.



Agricultural Land Grade

Previously Developed Land?

Planning History

Ancient Woodland

TPO

No relevant planning history within the last 5 years

Suitability					
Environmental Cor	nstraints	Historical Constraints	Historical Constraints		tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	its
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns

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)

Settlement Gap (CP18)

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 50 dwellings.

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0 – 5 Years 0 6 – 10 Years 50 10 – 15 Years 0

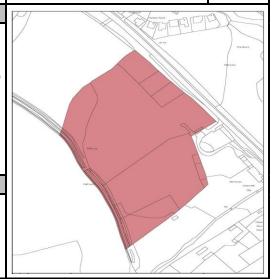
Conclusion (deliverable/developable)

The site has has been scored **Green** so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Site Ref	Address	Parish/Settlement	Site Area
BW11	Land adjacent Mill House	Bishop's Waltham	3.43 ha

The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Coppice Hill and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	△
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO		A O M A		Proviously Dovoloped Land?	No

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

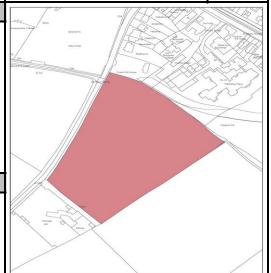
Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 89 dwellings.

Phasing					
0 – 5 Years	89	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW12	Land adjacent Crown Hill House, Botley Road	Bishop's Waltham	2.62 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years

Suitability				
Environmental Con	straints	Historical Constraints	Policy Constraints Cont	inued
SPA		Conservation Area	Protected Open Space	
SAC	0	Historic Park/Garden	Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument	Waste Consultation Zone	
SSSI		Historic Battlefields	Physical Constrain	ts
SINC		Listed Building	Flood Zone 2	
LNR		Policy Constraints	Flood Zone 3	
NNR		Countryside (MTRA4)	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)	Agricultural Land Grade	4
TPO		AQMA	Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated 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.

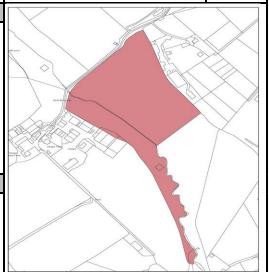
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 68 dwellings.

Phasing					
0 – 5 Years	68	6 – 10 Years	0	10 – 15 Years	0
Conclusion (delive	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
BW13	Land adjacent Tangier Farm, Tangier Lane	Bishop's Waltham	5.53 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years

Suitability

Gartasinty					
Environmental Cor	straints	Historical Constraints		Policy Constraints Conf	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 128 dwellings.

Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW15	Land at Brooklands Farm, Botley Road	Bishop's Waltham	10.22 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years

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Environmental Con	straints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area		Protected Open Space	•
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR	<u> </u>	Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 204 dwellings.

Phasing

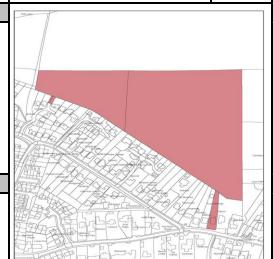
	0 – 5 Years	150	6 – 10 Years	54	10 – 15 Years	0
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Conclusion (deliverable/developable)

There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site scored Amber so is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
BW17	Land north of Rareridge Lane	Bishop's Waltham	5.13 ha

The site is located north of Bishop's Waltham, located to the south of the District. The site is currently vacant open space. The site is accessed from Rareridge Lane via Matlock and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years

Suitability					
Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 126 dwellings.

Phasing

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Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
BW18	Land at Tangier View Farm, Tangier Lane	Bishop's Waltham	20.25 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses.

Alot Gdrs Playing Field The Tangler Farm

Planning History

No relevant planning history within the last 5 years

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Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4		
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

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 405 dwellings.

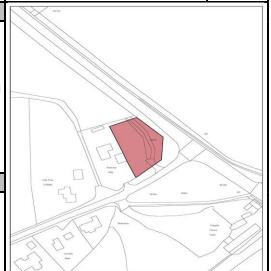
Phasing

0 – 5 Years 200 6 – 10 Years 205 10 – 15 Years 0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW19	Land Adjacent to Romany Way, Wintershill	Bishop's Waltham	0.16 ha

The site is within the countryside at the junction of WIntershill with the Winchester Road which is the main road into Bishops Waltham. The site is bounded to the east by Winchester Road and to the south by Wintershill. There is a residential property to the west and open land to the north. The site is currently in use as residential curtilage.



Planning History

No relevant planning history within the last 5 years.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 6 dwellings.

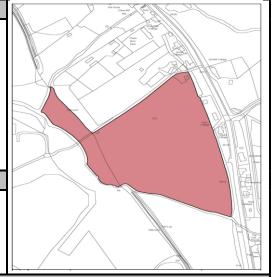
Phasing

	0 – 5 Years	0	6 – 10 Years	6	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW22	Land off Winchester Road, Bishop's Waltham	Bishop's Waltham	0.46 ha

The site is located within the countryside. The site is bounded by sporadic residential development fronting the Winchester Road to the east and to the south and by countryside to the north and west. The site is currently in use for agriculture.



Planning History

15/00786/FUL - Development of ground mounted solar photovoltaic panels and associated equipment. Application permitted 7th August 2015.

Suitability							
Environmental Con	straints	Historical Constraints		Policy Constraints Conf	tinued		
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	△		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2	<u> </u>		
LNR		Policy Constraints		Flood Zone 3	<u> </u>		
NNR		Countryside (MTRA4)		Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4		
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 111 dwellings.

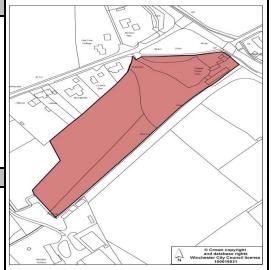
Phasing					
0 – 5 Years	111	6 – 10 Years	0	10 – 15 Years	0
			_	-	

Conclusion (deliverable/developable)

There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site scored Amber so is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
BW24	Tollgate Sawmill, Winters Hill, Bishops Waltham	Bishop's Waltham	2.494 ha

The site is located within the settlement boundary of Bishop's Waltham and is currently allocated for employment in Local Plan Part 2. The site is a former sawmill which is no longer in use. The site is bounded by the housing allocation BW4 to the east, Winchester Road to the north with agricultural uses to the south and west.



Previously Developed Land?

10 - 15 Years

Planning History

TPO

Phasing

No relevant planning history within the last 5 years.

Suitability				
Environmental Cor	nstraints	Historical Constraints	Policy Constraints Conf	tinued
SPA		Conservation Area	Protected Open Space	
SAC		Historic Park/Garden	Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument	Waste Consultation Zone	
SSSI		Historic Battlefields	Physical Constrain	its
SINC		Listed Building	Flood Zone 2	
LNR		Policy Constraints	Flood Zone 3	
NNR		Countryside (MTRA4)	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	Agricultural Land Grade	

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 50 dwellings.

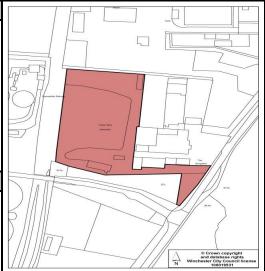
0 – 5 Years 50 6 – 10 Years Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Yes

Site Ref	Address	Parish/Settlement	Site Area
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	Bishop's Waltham	0.801 ha

The site is located within the countryside. The site is bounded by Dog Kennels, Sewage Treatment Works and residential. The site is currently in use for B8 Storage and B1(c) Light Industrial.



Planning History

No relevant planning history within the last 5 years.

Suitability								
Environmental Constraints		Historical Constraints		Policy Constraints Continued				
SPA		Conservation Area		Protected Open Space				
SAC		Historic Park/Garden		Mineral Safeguarding Area				
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone				
SSSI		Historic Battlefields		Physical Constrain	ts			
SINC		Listed Building		Flood Zone 2				
LNR		Policy Constraints		Flood Zone 3				
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations				
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4				
TPO		AQMA Previously Developed		Previously Developed Land?	Yes			

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

There is a potential yield of 1001 - 1500 sqm of floorspace for B1/B8 uses.

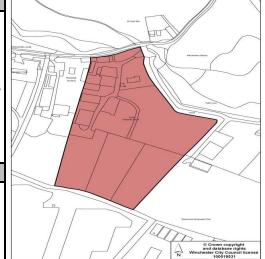
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	1001 -				
0 – 5 Years	1500	6 – 10 Years	0	10 – 15 Years	0
	sam				

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW26	Land off Freehills, 1 Paradise Lane, Bishop's Waltham	Bishop's Waltham	2.936 ha

The site is located within the countryside. The site is bounded agricultural uses to the north, south, east and west. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

S	u	Ĭ	a	b	i	ı	i	ty	

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade 3 & 4			
TPO		AQMA		Previously Developed Land? No			

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 59 dwellings.

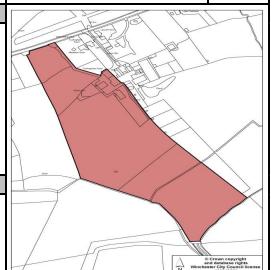
Phasing

	0 – 5 Years	59	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW27	Trullingham Farm, Wintershill	Bishop's Waltham	9.122 ha

The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural uses. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued				
SPA		Conservation Area	0	Protected Open Space				
SAC		Historic Park/Garden		Mineral Safeguarding Area				
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone				
SSSI		Historic Battlefields		Physical Constraints				
SINC		Listed Building		Flood Zone 2				
LNR		Policy Constraints		Flood Zone 3				
NNR		Countryside (MTRA4)	_	Other Considerations				
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3 & 4				
TPO	<u> </u>	AQMA		Previously Developed Land? N				

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 182 dwellings.

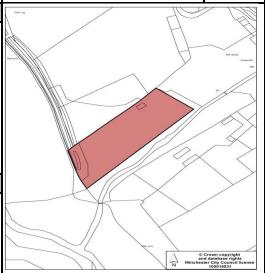
Phasing

0 – 5 Years	182	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
BW28	Land to the rear of Mill House, Winchester Road	Bishop's Waltham	0.444 ha

The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

S	u	i	ta	b	i	ı	i	t١	۱

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2	<u> </u>	
LNR		Policy Constraints		Flood Zone 3	<u> </u>	
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 9 dwellings.

Phasing

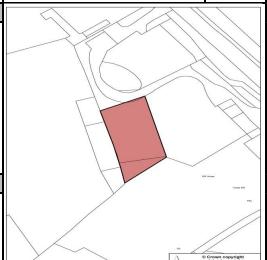
	0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site scored Amber so is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
BW29	Land at Mill House, Winchester Road	Bishop's Waltham	0.073 ha

The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 1 dwellings.

Phasing

|--|

Conclusion (deliverable/developable)

Boarhunt Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
BO01	Land ad	jacent Springfield, Trampers Lane		Boarhunt	0.296 ha
Site Description				Long to the state of the state	711
District. This site is i Lane, adjoins Springl agricultural land to th	n agricul field (a re le west, l	unt, located to the south of the tural use. It fronts onto Trampers is idential dwelling) to the north, Mayfield (residential dwelling) to is Farm House opposite to the		Gar Gar	
Planning History			7//	216	
There is no planning history within the last five years.				The state of the s	
Suitability					
Environmental Constraints Historical Constraints			Policy Constraints Con	tinued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
_					

Waste Consultation Zone

Agricultural Land Grade

Previously Developed Land?

Flood Zone 2

Flood Zone 3

Physical Constraints

Other Considerations

No

Availability (legal/ownership issues)

Ramsar

SSSI

SINC

LNR

NNR

TPO

Ancient Woodland

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Policy Constraints

Achievability (economic viability; market factors; cost factors; delivery factors)

Scheduled Ancient Monument

Historic Battlefields

Countryside (MTRA4)

Settlement Gap (CP18)

Listed Building

The promoters of the site have not specified any issues regarding the viability in developing the site.

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 9 dwellings.

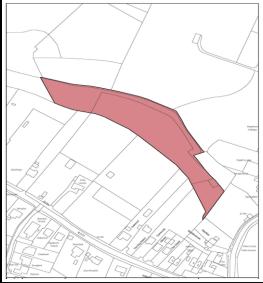
Phasing						
0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
BO02	Land to the rear of Springfield, Trampers Lane	Boarhunt	1.136 ha

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 relevant no planning history within the last five years.



Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Cont	inued		
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints	Policy Constraints Flood Zone 3				
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	0	Agricultural Land Grade	4		
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 27 dwellings.

Phasing						
0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
I BO05	Land lying to the north of Southwick Road, North Boarhunt	Boarhunt	9.986 ha

The site is located adjacent 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.

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Planning History

There is relevant no planning history within the last five years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4		
TPO		AQMA		Previously Developed Land?	No		

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 promoter of the site has not identified any issues regarding the viability of the site.

Potential Density and Yield (including development type)

Given the sites location within the settlement boundary a density of 30 dph was applied providing a yield of 150 dwellings.

Phasing

	0 – 5 Years	150	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Curdridge Parish Site Assessments and Maps

Site Description The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural/garden land use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture. Planning History No relevant planning history within the last 5 years.	Site Ref	Address	Parish/Settlement	Site Area
The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural/garden land use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture. Planning History	CU01	Land at Fairthorne Grange	Curdridge	5.8 ha
	The site is located so the District. The site use. The site is acce	is currently in agricultural/garden land ssed from Botley Road and surrounding		We 32
		history within the last 5 years.		

Suitability					
Environmental Cor	straints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	△
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC	_	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 3
TPO		AQMA		Previously Developed Land?	No
Availability/lagal/s		!n !aaa\	·	•	

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.

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 106 dwellings.

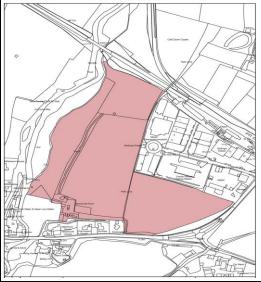
Phasing					
0 – 5 Years	106	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					

Site Ref	Address	Parish/Settlement	Site Area
CU06	Land at Sherecroft Farm, Botley	Curdridge	11.7 ha

The site is located south west of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Station Hill and surrounding uses comprise of residential, commercial and agriculture.

Planning History

An application (20/00494/FUL) for the construction of a mixed use commercial (B1, B2 and B8) employment development and D1 (health provision) and for 117 dwellings. The application has yet to be determined.



Suitability							
Environmental Con	straints	Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	<u> </u>	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	•		
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2	<u> </u>		
LNR		Policy Constraints		Flood Zone 3	<u> </u>		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 4		
TPO		AQMA		Previously Developed Land?	No		

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.

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 176 dwellings.

Phasing					
0 – 5 Years	0	6 – 10 Years	176	10 – 15 Years	0
Conclusion (deliverable/developable)					

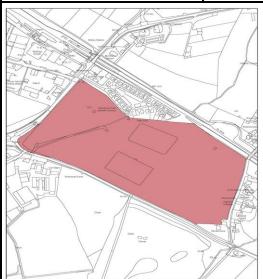
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
CU08	Land at Botley Road	Curdridge	11.8 ha

The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from the A3051 and surrounding uses comprise of residential and agriculture.

Planning History

No relevant planning history within the last 5 years.



S	ui	ta	bi	lity	

Salasinity						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	△	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 177 dwellings.

Phasing

0 – 5 Years	177	6 – 10 Years	0	10 – 15 Years	0

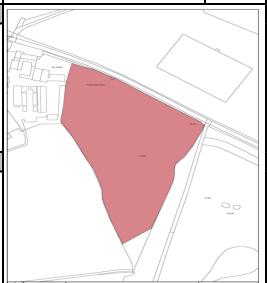
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU09	Land east of Pinkmead Farm	Curdridge	2.5 ha

The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from the A3051 and surrounding uses comprise of residential and agriculture.

Planning History

No relevant planning history within the last 5 years.



Suitability

outabling .						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 50 dwellings.

Phasing

0 – 5 Years	50	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref		Address		Parish/Settlement	Site Area
CU10	Land W	est of Pinkmead Farm		Curdridge	8.5 ha
Site Description			-1	SI NTL	Dep
The site is located south west of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Mill Hill and surrounding uses comprise of residential, commercial and agriculture.				Sherecroft Craft & Wall Business Coentre Coentre Sherecroft Farm Goods Vel- Testing Sta	
Planning History					
No relevant planning	history v	vithin the last 5 years.		Golf C	ourse 24m
Suitability					Z 1. Tanallanill
Environmental Co	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA	0	Conservation Area	<u> </u>	Protected Open Space	•
SAC		Historic Park/Garden		Mineral Safeguarding Area	_
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	nts
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Consideration	ons
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	1 & 4
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	ip issues)			
	-	promoter however they do have th vailable for development.	e conse	nt by the landowners and have	indicated
Achievability (ecor	nomic vi	ability; market factors; cost fac	tors; de	livery factors)	
The promoters of the	site hav	e not specified any issues regardi	ng the vi	ability in developing the site.	
	nd Viale				
Potential Density a	ma rieic	d (including development type)			

Phasing

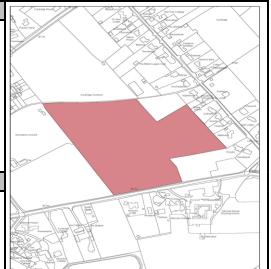
0 – 5 Years	129	6 – 10 Years	0	10 – 15 Years	0			
0	0							

Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
CU11	Land at Kitnocks Hill, Curdridge	Curdridge	5.3 ha

The site is located west of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Reading Room Lane and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 96 dwellings.

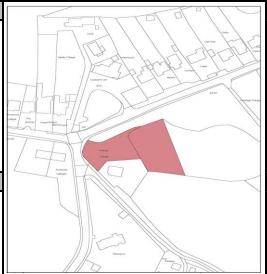
Phasing

	0 – 5 Years	96	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU12	Curdridge Grange, Curdridge Lane	Curdridge	0.26 ha

The site is located within Curdridge, located to the south of the District. The site is currently in use as residential garden. The site is accessed from Lockhams Road and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 8 dwellings.

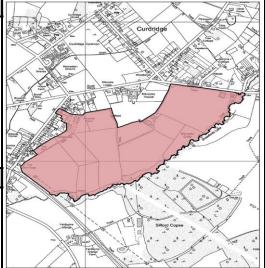
Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU13	Kitnocks Farm, Outlands Lane	Curdridge	50.08 ha

The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Outlands Lane and surrounding uses comprise of residential, commercial and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continue	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	△
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	_	Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints F		
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland	_	Settlement Gap (CP18)		Agricultural Land Grade 3	
TPO		AQMA		Previously Developed Land?	No

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.

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 751 dwellings.

Phasing					
0 – 5 Years	375	6 – 10 Years	376	10 – 15 Years	0
	-		-		-

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU14	Land of Whiteley Lane C	Curdridge	1.1 ha

The site is located north of Whiteley, located to the south of the District. The site is currently used as agriculture. The site is accessible from Whiteley Lane and surrounding uses comprise of agriculture with the North Whiteley allocation to the north.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continue	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints F		
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland	_	Settlement Gap (CP18)		Agricultural Land Grade	2 & 4
TPO	_	AQMA		Previously Developed Land?	No

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.

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 26 dwellings.

Phasing						
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
CU15	Land East of Station Hill	Curdridge	12.28 ha
the District. The site	est of Curdridge, located to the south of is currently in agricultural use. The site is on Hill and surrounding uses comprise of sial and agriculture.	The Shave Shave Beechcroft Islam College Beechcroft Islam Brookin House House House House House House Thomas Islam Brookin Side House House Thomas Islam Brookin Side House Thomas Islam Brook	Par Hall 33m

Suitability

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints F		
NNR		Countryside (MTRA4)		Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

No relevant planning history within the last 5 years.

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.

Potential Density and Yield (including development type)

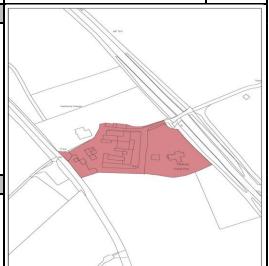
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 184 dwellings.

Phasing							
0 – 5 Years	184	6 – 10 Years	0	10 – 15 Years	(
Canalysian (daliya	anducion (delivorable/developable)						

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU16	Land at Fairthorne Grange Farm	Curdridge	1.07 ha

The site is located south of Curdridge, located to the south of the District. The site is currently in residential/agricultural land use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints F		
NNR		Countryside (MTRA4)		Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2
TPO		AQMA		Previously Developed Land?	No

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.

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 26 dwellings.

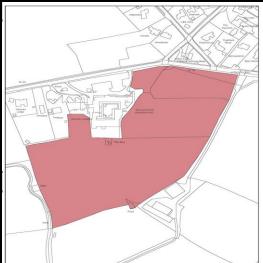
Phasing

0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU17	Land at Wickham Road	Curdridge	5.9 ha

The site is located south of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Kitnocks Hill and surrounding uses comprise of residential, commercial and agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC	0	Historic Park/Garden		Mineral Safeguarding Area	A
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

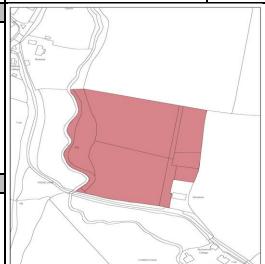
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 106 dwellings.

Phasing					
0 – 5 Years	106	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliver	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
CU18	Land at Ridge Farm Lane	Curdridge	2.3 ha

The site is located south of Curbridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Ridge Lane and surrounding uses comprise of agriculture. The site adjoins the North Whiteley development.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	_	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO	<u> </u>	AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 46 dwellings.

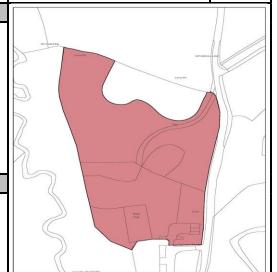
Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU22	High House, Netherhill Lane	Curdridge	1.66ha

The application site is located in the countryside. High House residential property is located to the south and the site is surrounded by countryside on all other sides. The access to the site is off Netherhill Lane. The site is currently in use for residential curtilage / garden.



Planning History

No relevant planning history within the last 5 years.

Suitability
Environmenta

Suitability							
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	1		
TPO		AQMA		Previously Developed Land? No			

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.

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 37 dwellings.

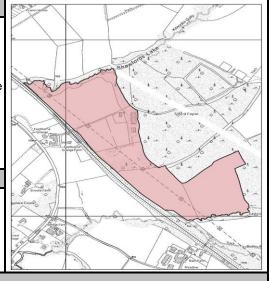
Phasing

	0 – 5 Years	37	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CH23	Land to the East of Fairthorne Grange Farm, Botley Road, Curdridge	Curdridge	28.14 ha

The site is in the countryside to the east of Fairthorne Grange Farm and is surrounded by countryside. The access to the site is off Botley Road. The site is currently in use for agricultural use.



Planning History

There is no relevant planning history within the last 5 years.

S	u	i	ta	b	i	ı	i	t١	۱

outability							
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC	<u> </u>	Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland	_	Settlement Gap (CP18)		Agricultural Land Grade	2 & 3		
TPO		AQMA		Previously Developed Land? No			

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.

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 422 dwellings.

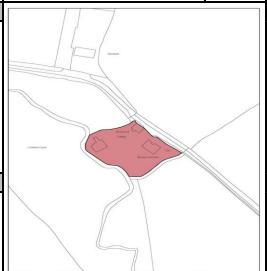
Phasing

	0 – 5 Years	422	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU24	Buckswood Cottage, Ridge Lane, Curbridge	Curdridge	0.25ha

The site is in the countryside and surrounded by countryside. The access to the site is off Ridge Lane. The site is currently in use as residential house and curtilage. The site is also surrounded by the allocation of North Whiteley (SH3).



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC	<u> </u>	Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade 4			
TPO		AQMA		Previously Developed Land? Yes			

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.

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 8 dwellings.

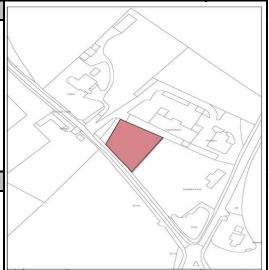
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Conclusion (deliverable/developable)

Site Re	ef	Address	Parish/Settlement	Site Area
CU25		Adjacent Calcot Mount Business Park, Calcot Lane, Curdridge	Curdridge	0.13ha

The site is located in the countryside. It is located to the south west of Calcut Mount Business Park in an area of sporadic residential development. The access to the site is off Calcot Lane. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Conf	tinued	
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land? No		

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.

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 4 dwellings.

Phasing					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
0 1 1 (1 1)					

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU26	Land at Green Close, Wangfield Lane, Curdridge	Curdridge	3.7 ha

The site is located in the countryside adjacent to Wangfield poultry farm. The site is surrounded by countryside in an area of sporadic residential development. The access to the site is off Wangfield Lane. The site is currently in use for agriculture/residential/equestrian.



Planning History

There is no relevant planning history within the last 5 years.

Suitability

Cultubility						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3		
TPO		AQMA		Previously Developed Land? No		

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.

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 73 dwellings.

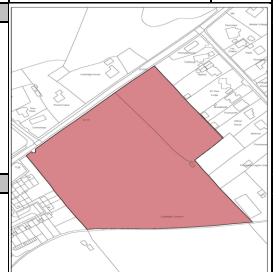
Phasing

	0 – 5 Years	73	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU27	Land at Botley Road, Curdridge	Curdridge	3.98 ha

The site is within the countryside. The site is surrounded by residential development to the west, north and east and by countryside to the south. The access to the site is off Botley Road. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3 & 4		
TPO		AQMA		Previously Developed Land? No		

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.

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 78 dwellings.

Phasing

	0 – 5 Years	78	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

ĺ	Site Ref	Address	Parish/Settlement	Site Area
	CU28	Land at Lower Lockhams, Kitnocks Hill, Curdridge	Curdridge	1.6 ha

The site is located within the countryside. It is bounded to the north west and north east by residential development and to the south west and south east by countryside. The access to the site is off Kitnocks Hill. The site is currently in use for residential.



Agricultural Land Grade

Previously Developed Land?

Planning History

0 14 1 1114

Ancient Woodland

TPO

No relevant planning history within the last 5 years.

Suitability					
Environmental Con	straints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns

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)

Settlement Gap (CP18)

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.

Phasing						
0 – 5 Years	36	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

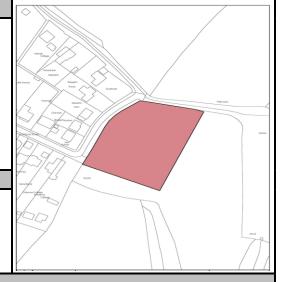
Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Site Ref	Address	Parish/Settlement	Site Area
CU29	Land off Hole Lane, Lockhams Road, Curdridge	Curdridge	0.54 ha

The site is located in the countryside. It is bounded by residential development to the west and countryside to the north, east and south. The access to the site is from Hole Lane. The site is currently is use for agriculture.



Planning History

There is no relevant planning history within the last 5 years.

Suitability

outability .					
Environmental Cor	straints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	<u> </u>
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2
TPO		AQMA		Previously Developed Land?	No

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.

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.

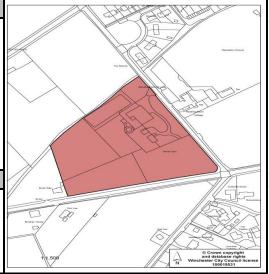
Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU31	Home Farm, Reading Room Lane, Curdridge	Curdridge	2.26 ha

The site is located in the countryside to the west of the Reading Room Lane from which it takes its access. The site is surrounded by countryside and is currently in use for agriculture.



Planning History

There have been numerous planning applications on the site relating to residential (18/02707/LDC and 18/00656/FUL) which have been permitted.

Suitability

	Training manufact Constraints Distraction Deliver Constraints Deliver Constraints Constraints				
Environmental Con	straints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4
TPO	_	AQMA		Previously Developed Land?	No

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.

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 44 dwellings.

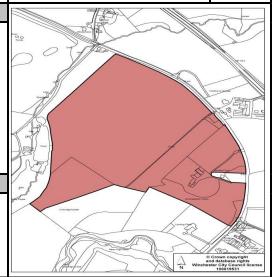
Phasing

	0 – 5 Years	44	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

ĺ	Site Ref	Address	Parish/Settlement	Site Area
	C:U32	Land west of Fairthorne Grange Farm & Land at Bridle Farm, Botley Road	Curdridge	23.764 ha

The site is located in the South of the district. The strategic allocation (North Whiteley) is adjacent to the site. The current use of the site is agriculture with surrounding uses comprising of agricultural, residential uses and a outdoor activity centre.



Planning History

There is no relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Conf	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade 2 &	
TPO		AQMA		Previously Developed Land?	No

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.

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 356 dwellings.

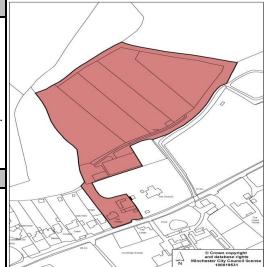
ilasiliy	
0 – 5 Years	356

	0 – 5 Years	356	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU33	The Hollies, Curdridge Lane	Curdridge	3.275 ha

The site is locatd in the south of the district close to the settlement of Curdridge. The site is currently in use as a residential property with agricultural land to the rear. Surrounding uses comprise of residential and agricultural uses.



Agricultural Land Grade

Previously Developed Land?

Planning History

C...;t=||-||:t:--

Ancient Woodland

TPO

There is no relevant planning history within the last 5 years.

Suitability	Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	ountryside (MTRA4) A Other Conside		ns		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

Settlement Gap (CP18)

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 64 dwellings.

Phasing

0 – 5 Years 64 6 – 10 Years 0 10 – 15 Years 0	
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Conclusion (deliverable/developable)

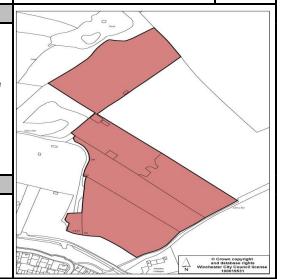
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

2 & 4

No

Site Ref	Address	Parish/Settlement	Site Area
CU34	Land off Whitley Lane D	Curdridge	3.683 ha

The site is located north of Whiteley, located to the south of the District. The site is currently used as agriculture. The site is accessible from Whiteley Lane and surrounding uses comprise of agriculture with the North Whiteley allocation to the north.



Planning History

No relevant planning history within the last 5 years.

Suitability	ý
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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	0	Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	•
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	•
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 2 & 4	
TPO	_	AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is not entirely 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.

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 72 dwellings.

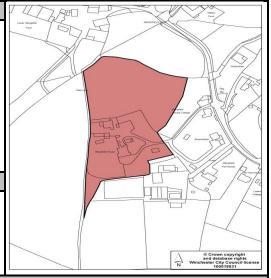
Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU35	Land adjacent Wangfield House, Wangfield Lane	Curdridge	1.927 ha

The site is locatd in the south of the district close to the settlement of Curdridge. The site is currently in use as agricultural land. Surrounding uses comprise of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

- and and						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints Flood Zone 3		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 1 & 3		
TPO		AQMA		Previously Developed Land?	No	

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.

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 43 dwellings.

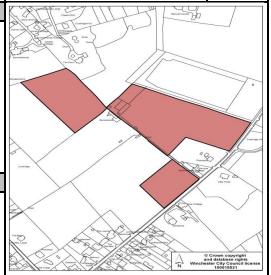
Phasing

0 – 5 Years 43 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
CU36	Land at Summerlands Farm, Lockhams Road	Curdridge	5.015 ha

The site is locatd in the south of the district close to the settlement of Curdridge. The site is currently in use as agricultural land. Surrounding uses comprise of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability	y
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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 90 dwellings.

Phasing

0 – 5 Years 90 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Denmead Parish Site Assessments and Maps

Site Ref	Address	Parish/Settlement	Site Area		
DE02	Land between Springside & Woodlands Bunkers Hill	Denmead	0.14 ha		
Site Description		your your your your your your your your			
District. This site is	Denmead, located to the south of the currently vacant. It fronts onto Bunkers ial dwellings to the north and south, with st and west.	Total College Streets			
Planning History			/		
There have been two	planning applications for residential				

(14/01564/FUL and 14/01563/FUL) on the site both of which were refused.

Suitability	Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden	0	Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Consideratio	ns	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO	<u> </u>	AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 4 dwellings.

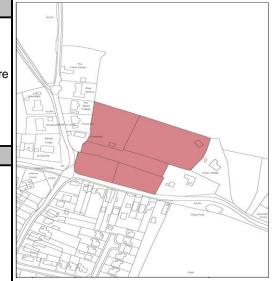
Phasing						
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

	Site Ref	Address	Parish/Settlement	Site Area
Ī	DE03	Land at Anmore Road, Denmead	Denmead	1.3 ha

The site is north of Denmead, located to the south of the District. This site is in use for agriculture. It fronts onto Anmore Road, adjoins agricultural land to the north with residential dwellings to the south, east and west.

Planning History

No relevant planning history within the last 5 years.



Suitability

- · · · · · · · · · · · · · · · · · · ·					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

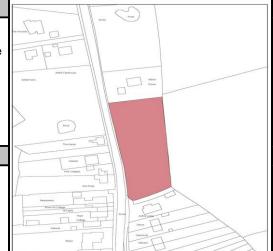
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 32 dwellings.

	Phasing						
	0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developeble)							

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE04	Land to the south of Manor House, Hambledon Road	Denmead	0.37 ha

The site is east of Anthill Common, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Hambledon Road, adjoins residential dwellings to the north, south and west with agricultural land to the east.



Planning History

No relevant planning history within the last 5 years.

Suitability	Suitability						
Environmental Constraints		s Historical Constraints Policy Constrain		Policy Constraints Con	s Continued		
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4		
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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.

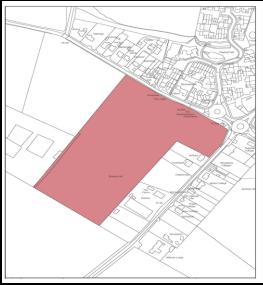
Phasing					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					

Site Ref	Address	Parish/Settlement	Site Area
DE05	Land South of Forest Road	Denmead	4.27 ha

The site is south of Denmead, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and east, with agricultural land to the south and west.

Planning History

No relevant planning history within the last 5 years.



Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constrain	ts	
SINC	<u> </u>	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 77 dwellings.

Phasing

0 – 5 Years	77	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE06	Land at Lower Crabbick Lane/Forest Road	Denmead	7.5 ha

The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts onto Lower Crabbick Lane/Forest Road, adjoins residential dwellings to the north, with agricultural land to the east, south and west.

th Manager And State of the Sta

Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2	<u> </u>	
LNR		Policy Constraints		Flood Zone 3	<u> </u>	
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 125 dwellings.

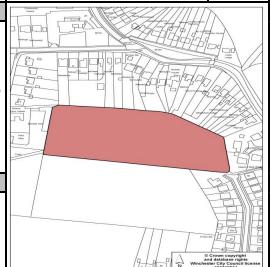
Phasing

0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE07	Land rear of Bendals Yard, Imhams Lane	Denmead	1.818 ha

The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Inhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continue	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 49 dwellings.

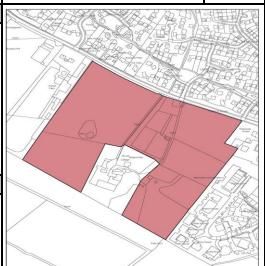
Phasing

0 – 5 Years 49 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE08	Land at Edgecombe Cottage, Forest Road	Denmead	1.82 ha

The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road, adjoins residential dwellings to the north, office and residential to the east with agricultural land to the south and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	0	Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 142 dwellings.

Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE09	Land at Hambledon Road	Denmead	17.5 ha

The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Hambledon Road, adjoins residential dwellings to the south and west, with agricultural/woodland to the north and east.

Previously Developed Land?

Planning History

TPO

No relevant planning history within the last 5 years.

Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	△
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	_	Listed Building		Flood Zone 2	_
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland	_	Settlement Gap (CP18)		Agricultural Land Grade	3 & 4

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.

Potential Density and Yield (including development type)

AQMA

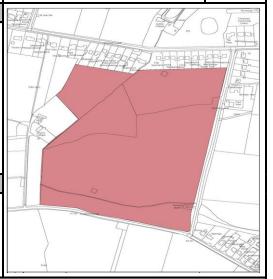
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 263 dwellings.

Phasing		
0 – 5 Years	263	

0 – 5 Years	263	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliver	able/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
DE10	East of Inhams Lane	Denmead	12.2 ha

The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, with agricultural land to the east, south and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 183 dwellings. As half the site is within Flood Zone 2 and 3 this number has been reduced to 92 dwellings.

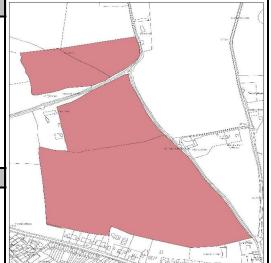
Phasing

	0 – 5 Years	183	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE11	Land north of Anmore Road	Denmead	13.96 ha

The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Tanners Lane, adjoins residential dwellings to the south, with agricultural land to the north and east.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden	0	Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building	0	Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO	_	AQMA		Previously Developed Land?	No	

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.

Potential Density and Yield (including development type)

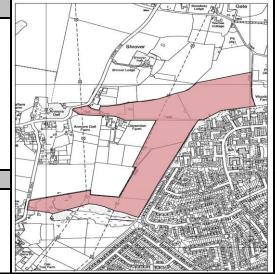
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 209 dwellings.

Phasing					
0 – 5 Years	209	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE12	Land at Claredon Farm, Anmore Road	Denmead	25.6 ha

The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore, adjoins residential dwellings to the south and east, with agricultural land to the north and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

F		Historiaal Constraints		Delieux Cometrointe Continue d		
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	<u> </u>	Listed Building		Flood Zone 2		
LNR		Policy Constraints	s Flood Zone 3		<u> </u>	
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade 3 & 4		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 385 dwellings.

Phasing

0 – 5 Years	385	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE13	Land at Thompsons Lane	Denmead	3.6 ha
Site Description	nthill Common, located to the south of the	Construction of the State of th	

The site is east of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, west and south, with agricultural land to the east.

Planning History

No relevant planning history within the last 5 years.

Suitability

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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints		
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade4	
TPO	<u> </u>	AQMA	Previously Developed Land? No		No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 66 dwellings.

Phasing

	0 – 5 Years	66	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE14	Land at Forest Road and Furzeley Road	Denmead	7.8 ha
Site Description			THE THE

The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road/ Furzeley Road, adjoins residential dwellings to the north, office and residential to the west with agricultural land to the south and east.

Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Con	nstraints	Historical Constraints		Policy Constraints Cont	inued	
SPA		Conservation Area	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	_	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	△ Other Considerations		ns	
Ancient Woodland		Settlement Gap (CP18)	Agricultural Land Grade		4	
TPO	△ AQMA •		Previously Developed Land?	No		

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.

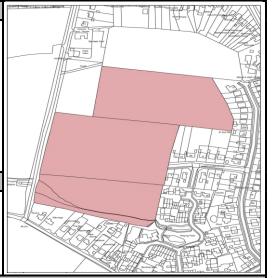
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 129 dwellings.

Phasing							
0 – 5 Years	129	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							

Site Ref	Address	Parish/Settlement	Site Area
DE19	Land east of Inhams Lane	Denmead	6.2 ha

The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Inhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.



Planning History

No relevant planning history within the last 5 years.

Su	ita	bi	li	t١

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 103 dwellings.

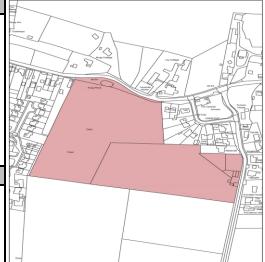
Phasing

	0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE20	Land at Soake Road, Denmead	Denmead	5.06 ha

The site is east of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Soake Road, adjoins residential dwellings to the north, east and west, with agricultural land to the south.



Planning History

An application (18/00494/SCOPE) for the development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast. The application has yet to be determined.

Suitability

Environmental Constraints		Historiaal Constraints		Delieu Cometrainte Continue d	
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	3 & 4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated 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.

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 91 dwellings.

Phasing

0 – 5 Years 91 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE22	Land South of Forest Road, Denmead	Denmead	13.2 ha
Site Description			am ee

The site is south west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.

Sewage Ppgss Cap Park Glentleil House FB The Paddick Separation of
Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints Historica

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO	<u> </u>	AQMA		Previously Developed Land?	No

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.

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 198 dwellings.

Phasing 0 – 5 Years 198

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ı	0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE23	Furzeley Gold Course, Furzeley Road, Denmead	Denmead	13.4 ha
Site Description		42m/	1111
District. This site is onto Furzeley Road,	st of Denmead, located to the south of the currently used as a golf course. It fronts adjoins residential dwellings to the north cultural land to the south and east.	Glenfield House Stables Fin Pleasant The Paddock Fin Financial F	
Planning History		20	
No relevant planning	history within the last 5 years.	Eurzeley Farm 90 33m Pipers Lodg	COSE WOOD BOOK

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Conf	inued
SPA	0	Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	_	Listed Building	0	Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	△
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland	_	Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 201 dwellings.

	Phasing						
	0 – 5 Years	201	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)							

Site Ref	Address	Parish/Settlement	Site Area
DE24	Land at Barton Croft, Hambledon Road, Denmead	Denmead	1.56 ha

The site is north of Denmead, located to the south of the District. This site is currently in residential use on a substatnialy large plot. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.

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Planning History

No relevant planning history within the last 5 years.

Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Conf	inued		
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	△		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)		Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4			
TPO		AQMA		Previously Developed Land?	No		

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.

Potential Density and Yield (including development type)

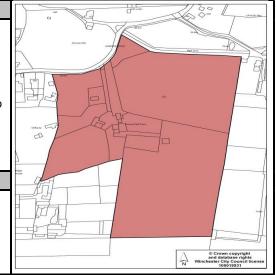
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.

Phasing					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
Canalusian (daliva	rabla/da	volenskie)	-		

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE25	Anmore Dell Farm, Anmore Road, Denmead	Denmead	5.420 ha

The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore Road, adjoins residential dwellings to the west and to the south, north and east is agricultural land.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC	<u> </u>	Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade 3 & 4			
TPO		AQMA		Previously Developed Land? No			

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.

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 98 dwellings.

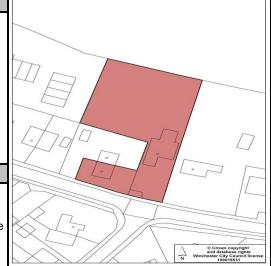
Phasing

0 – 5 Years	98	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE26	61 Anmore Road, Denmead	Denmead	0.231 ha

The site is within the settlement of Denmead, located to the south of the District. This site is currently in residential use. It fronts onto Anmore Road, adjoins residential dwellings to the west, east and south to the north is agricultural land.



Planning History

An application (17/00346/FUL) for the retrospective change of use from C2 (residential institutions) to C3 dwelling house. The application was permitted on 21 April 2017.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3 & 4		
TPO	<u> </u>	AQMA		Previously Developed Land? Yes		

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.

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 7 dwellings.

Phasing

	0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE27	Land North side of Forest Road, Lower Crabbick	Denmead	4.733 ha

The site is west of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Forest Road, adjoins residential dwellings to the north and to the south, west and east is agricultural land.



Planning History

No relevant planning history within the last 5 years.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4			
TPO		AQMA		Previously Developed Land? No			

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.

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 85 dwellings.

Phasing

	0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE28	Hill Crest, Old Mill Lane, Denmead	Denmead	4.215 ha

The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.

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Planning History

An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?			

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.

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 76 dwellings.

Phasing

	0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE29	Mill View Farm, Mill Lane, Denmead	Denmead	3.214 ha

The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.

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Planning History

An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area (
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3	
TPO		AQMA		Previously Developed Land?		

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.

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 63 dwellings.

Phasing

	0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE30	Lincoln Green Nursery, Willow House, Hambledon Road	Denmead	1.231 ha

The site is north of Denmead, located to the south of the District. This site is currently in use as a nursery. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.

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Planning History

No relevant planning history within the last 5 years.

Environmental Constraints		Historical Constraints		Boliov Constraints Continued		
Environmental Con	istraints	nistorical Constraints		Policy Constraints Continue		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone (
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO		AQMA		Previously Developed Land?		

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.

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 30 dwellings.

Phasing

	0 – 5 Years	30	6 – 10 Years	0	10 – 15 Years	0
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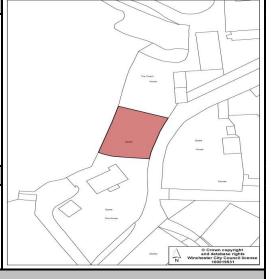
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE31	Orchard Field, Soake Road, Denmead	Denmead	0.053 ha

The site is south east of Denmead, located to the south of the District. The site is currently vacant, although previously formed part of the residential curtilage of Soake Farmhouse to the south. It fronts onto Soake Road, and is bound by residential (C3) uses to the south and east, storage and distribution (B8) uses to the north and by agricultural fields west. A builders yard (sui generis) is also located to the north east of the site on the opposite side of Soake Road.

Planning History

No relevant planning history within the last 5 years.



Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land? No	

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.

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 1 dwelling.

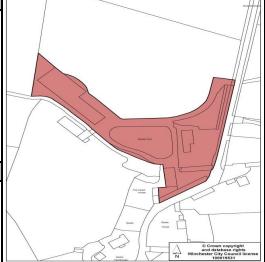
Phasing

	0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE32	Land west of Soake Road	Denmead	7.104 ha

The site currently accommodates two large warehouses and an office associated with a B8 (storage and distribution) use on the site as well an associated dwelling currently occupied by the landowner (C3). The site is bound by agricultural fields to the north and west, whilst is it is also neighboured by residential (C3) uses to the south and south east and a builders yard (sui generis) opposite the site to the east.



Planning History

No relevant planning history within the last 5 years.

Suitability		

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land? N	

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.

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.

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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
DE33	Land west of Soake Road	Denmead	7.104 ha

The site is bound by further agricultural uses to the north, east, west and south west, The site is neighbored by residential uses to the north west and south east as well as a storage and distribution (B8) use and Builders Yard (Sui Generis) to the south east.

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Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	_	Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

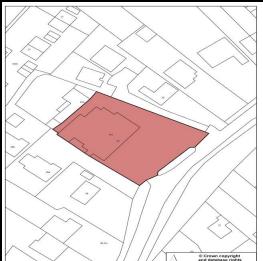
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.

Phasing						
	0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)						

The site has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	P	arish/Settlement	Site Area
DE34	The Cornerstone PH, Mead End Road		Denmead	0.166 ha

The site is within the settlement of Denmead, located to the south of the District. The site is currently vacant, however was previously in use as a church. Site is located on Mead End Road, a residential street, and is bound by residential (C3) uses on all sides.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land? Y	

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.

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 5 dwellings.

Phasing

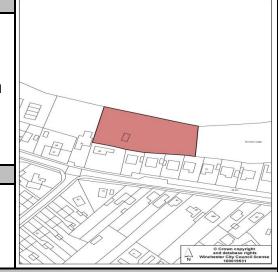
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE35	Land rear of 65 Anmore Road	Denmead	0.315 ha

The site is within the settlement of Denmead, located to the south of the District. The site is currently used as a garden. The eite is located on Anmore Road, a residential street, and is bound by residential (C3) and agricultural uses. The site is currently allocated within the Denmead Neighbourhood Plan.

Planning History

No relevant planning history within the last 5 years.



Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints		
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4	
TPO	<u> </u>	AQMA		Previously Developed Land?	No

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.

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 9 dwellings.

Phasing

	0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DE36	Denmead Health Centre, Hambledon Road	Denmead	0.287 ha

The site is within the settlement of Denmead, located to the south of the District. The site is currently in D1 Health Use. The site is located on Hambledon Road A22and is bound by residential (C3) uses.



Planning History

No relevant planning history within the last 5 years.

S	ui	ta	bi	li	ty

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints Flood Zone 3		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4	
TPO		AQMA		Previously Developed Land? Ye	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

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 9 dwellings.

Phasing

	0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	9
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Conclusion (deliverable/developable)

Durley Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
DU01	Rozel F	orge Stapleford Lane Durley		Durley	0.45 ha
Site Description	Site Description				
The site is located south of the settlement of Durley in the south of the district. Loccated within the countryside and currently has 800 solar panels, B2 usage, scrub land, outbuildings. The site is surrounded by industrial, agricultural and residential uses.				Standard Code St	3
Planning History					
There is no planning history within the last 5 years.				On Court	
Suitability					
Environmental Cor	straints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
Ramsai		Libertania Danilakatan		Physical Constraints	
SSSI		Historic Battlefields		i nysicai constan	ts
	•	Listed Building	•	Flood Zone 2	ets
SSSI	•			•	ets •

Availability (legal/ownership issues)

Ancient Woodland

TPO

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Agricultural Land Grade

Previously Developed Land?

Achievability (economic viability; market factors; cost factors; delivery factors)

Settlement Gap (CP18)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the countryside a density of 30dph was applied providing a yield of 12 dwellings.

Phasing						
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Yes

Site Ref	Address	Parish/Settlement	Site Area
DU02	East Horton Golf Course Mortimers Lane Fair Oak.	Durley	61.87 ha

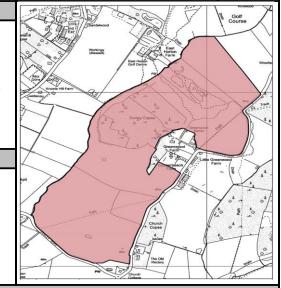
The site is located within the countryside and is in use as a golf course. Surrounding the site is a mix of agricultural land, industrial, residential and woodland.

Planning History

Suitability

TPO

There is no planning history within the last 5 years.



Previously Developed Land?

	Outtability					
Environmental Constraints		straints	Historical Constraints		Policy Constraints Continued	
	SPA		Conservation Area		Protected Open Space	
	SAC		Historic Park/Garden		Mineral Safeguarding Area	
	Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
	CCCI		Listaria Dattlafialda		Dhysiaal Canatrain	40

Historic Battlefields **Physical Constraints** SSSI SINC Listed Building Flood Zone 2 **Policy Constraints** LNR Flood Zone 3 Other Considerations NNR Countryside (MTRA4) Ancient Woodland Settlement Gap (CP18) Agricultural Land Grade 3 & 4

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is not immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have specified that the site is partially within Flood Zones 2 and 3 which may impact of the development of the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the countryside a density of 30dph was applied providing a yield of 928 dwellings.

Phasing					
0 – 5 Years	0	6 – 10 Years	500	10 – 15 Years	428
Conclusion (deliverable/developable)					

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Site Ref	Address	Parish/Settlement	Site Area
DU03	Land to the east of Parsonage Lane and south of Durley Street Durley.	Durley	2.65 ha

The site is located in the countryside to the east of the junction of Durley Street and Parsonage Lane. The site is in use as agricultural / equestrian grazing and is surrounded by agricultural land with some residential.

Planning History

Suitability

Ancient Woodland

TPO

There is no planning history on the site within the last 5 years.



Agricultural Land Grade

Previously Developed Land?

Suitability	Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden	0	Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constrain	ts	
SINC		Listed Building	0	Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

Settlement Gap (CP18)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the countryside a density of 30dph was applied providing a yield of 52 dwellings.

Phasing						
0 – 5 Years	52	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

4

Site Ref	Address	Parish/Settlement	Site Area
DU04	Land adjacent Sunnyside Durley Street Durley.	Durley	0.79 ha

The site is located on the east side of Durley Street. The site is currently in use for agriculture. The site has agricultural land to the east and west and other residential properties to the south and north.

Planning History

There is no planning history on this site within the last 5 years.



Suitability

Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constrain	ts		
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 21 dwellings.

Phasing

	0 – 5 Years	21	6 – 10 Years	0	10 – 15 Years	0
_						

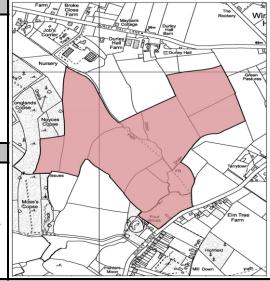
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU05	Land at Durley Street.	Durley	27.13 ha

The site is located in the countryside on the west of Durley Street. It is currently in use for agriculture. The site is surrounded by agricultural land.

Planning History

There is no planning history on the site within the last 5 years.



Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	0	Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI	0	Historic Battlefields	0	Physical Constrain	ts		
SINC	_	Listed Building	0	Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland	_	Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

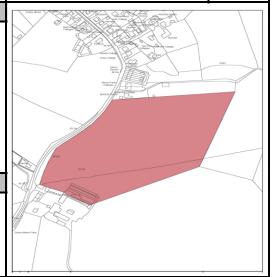
Given the sites location within the countryside a density of 30dph was applied providing a yield of 477 dwellings.

Phasing							
0 – 5 Years	477	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (delivershie/developable)							

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
DU06	Land north of Durley Manor Farm.	Durley	7.05 ha

The site lies to the north of Durley Manor Farm and to the east of Manor Road. The site is currently in agricultural use. There is residential development to the north of the site and agricultural land to the south west and east.



Planning History

There is no relevant planning history on this site within the last 5 years.

Suitability							
Environmental Con	straints	Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)		Other Consideratio	rations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade			
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 116 dwellings.

Phasing						
0 – 5 Years	116	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
DU07 Snakemoor Farm Snakemoor Lane Durley.		Durley	47.01 ha
Site Description		Beech Comer	

The site is located within the countryside and is currently in agricultural use. The site is largely surrounded by countryside with a scatter of dwellings.

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Planning History

There is no planning history on the site within the last 5 years.

Suitability	,
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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 1,2 &	
TPO		AQMA		Previously Developed Land? N	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 705 dwellings.

Phasing

	0 – 5 Years	500	6 – 10 Years	205	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU08	Land at Heathen Street Durley.	Durley	0.48 ha

The site is located on the east of Heathen Street and is currently in use for agriculture and equestrian use. The site has residential development to the north east and south west and agricultural land to the east.



Planning History

There is no planning history on the site within the last 5 years.

S	u	i	ta	b	1	l	ty	

-						
Environmental Constraints		Historical Constraints	Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden	toric Park/Garden			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields Physical Cons		Physical Constrain	nstraints	
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints Flo		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade		
TPO				Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have specified that the access onto Heathen Street will need to be carefully designed which may have some impact on the deliverability of the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 13 dwellings.

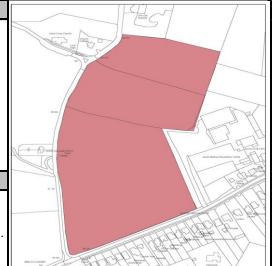
Phasing

0 – 5 Years 13 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Site	Ref	Address	Parish/Settlement	Site Area
DU	J09	Land at Church Farm Durley (Area A)	Durley	8.07 ha

The site is located to the north of Durley Brook Road and is currently in use for agriculture. To the east of the site is Church Farm house and buildings, to the south existing residential properties and to the west agricultural land.



Planning History

There is no planning history on this site within the last 5 years.

Suitability								
straints	Historical Constraints		Policy Constraints Continued					
	Conservation Area		Protected Open Space					
	Historic Park/Garden		Mineral Safeguarding Area					
	Scheduled Ancient Monument		Waste Consultation Zone					
	Historic Battlefields		Physical Constraints					
	Listed Building		Flood Zone 2					
	Policy Constraints		Flood Zone 3					
	Countryside (MTRA4)	<u> </u>	Other Considerations					
	Settlement Gap (CP18)		Agricultural Land Grade (
	AQMA		Previously Developed Land?	No				
	straints O O O O O O O O O O O O O	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4) Settlement Gap (CP18)	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4) Settlement Gap (CP18)	 Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4) Settlement Gap (CP18) Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 Other Consideration Agricultural Land Grade 				

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have specified that improvements will be required between Bubb Lane and the site. This may impact on the deliverability of the site.

Potential Density and Yield (including development type)

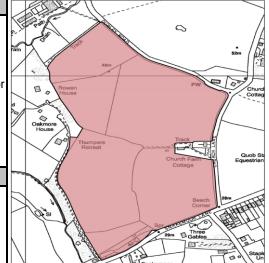
Given the sites location within the countryside a density of 30dph was applied providing a yield of 121 dwellings.

Phasing					
0 – 5 Years	121	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU11	Land at Church Farm Durley (Area C)	Durley	27.49 ha

The site is located in the countryside and is currently in use for agriculture. The site is surrounded by countryside.



Planning History

There is no planning history on the site within the last 5 years.

Suitability	
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.,				1		
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	<u> </u>	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4) <u>A Other Consider</u>		Other Consideratio	ns	
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade 3		
TPO	_	AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have specified that there is a stream to the west of the site and improvements are required between Bubb Lane and the site which may affect the deliverability.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 412 dwellings.

Phasing

	0 – 5 Years	412	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU12	Land south of Durley Street, Durley	Durley	4.23 ha

The site is located in the countryside to the east of Durley Mews. The site is currently in use for agriculture and horticulture.



Planning History

There is no planning history on the site within the last 5 years.

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Environmental Constraints		Historical Constraints	Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints		
NNR		Countryside (MTRA4)	_	△ Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	
TPO		AQMA	Previously Developed		No

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 76 dwellings.

Phasing

	0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU13	Land at Quob Stables Durley Brook Road Durley.	Durley	4.7 ha

The site is located on the northern side of Durley Brook Road. It is currently in use as a commercial stables. The site has residential properties to the south and is surrounded by countryside to the west, north and east.



Planning History

There is no planning history on the site in the past 5 years.

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constrain	ts	
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 85 dwellings.

Phasing							
0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (dalivarable/davelonable)							

Site Ref	Address	Parish/Settlement	Site Area
DU14	Hill Farm Netherhill Botley	Durley	58.73 ha
Site Description		Superior Prog Bis Prog Bis Superior Sup	Channels Farm
The site is located in the countryside and is in agricultural use. The site is surrounded by countryside with some scattered residential dwellings.		Sharehill (Cition)	Highland B Rock

Planning History

There is no planning history on this site in the last 5 years.

		7 5 76				
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Con	tinued	
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	1 & 2	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

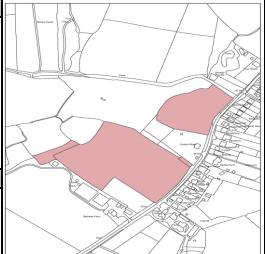
Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 881 dwellings.

Phasing						
0 – 5 Years	400	6 – 10 Years	481	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
DU15	Land adjacent to Hunters Moon Durley Street.	Durley	4.42 ha

The site is located within the countryside and is currently in use for residential and agricultural. The site has existing residential development to the east and is otherwise surrounded by agricultural land.



Planning History

There is no planning history on the site within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade		
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 80 dwellings.

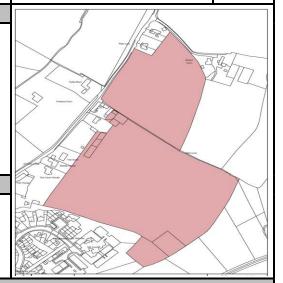
Phasing

	0 – 5 Years	80	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU16	Land at Findens Farm Kytes Lane.	Durley	7.6 ha

The site is located within the countryside and is currently in use for agriculture and residential. The site is located to the south and east of FIndens Farm and has existing residential development to the south and west.



Planning History

There is no planning history on this site in the last 5 years.

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 3	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 125 dwellings.

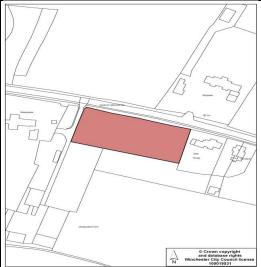
Phasing

	0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU17	Land adjacent Red House, Durley Brook Road	Durley	0.358 ha

The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Red House and surrounded by agricultural uses.



Planning History

There is no planning history on this site in the last 5 years.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 11 dwellings.

Phasing

	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU18	Land adjacent Elmdene, Durley Brook Road	Durley	0.292 ha

The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Elmdene and surrounded by agricultural uses.

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Planning History

There is no planning history on this site in the last 5 years.

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our ability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 9 dwellings.

Phasing

0 – 5 Years 9 6 – 10 Years 0 10 – 15 Years 0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU19	Land Adjacent to Lyons Cottage, Durley Brook Road	Durley	0.130 ha

The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and equestrian use (Quob) to the north. Agricultural use to the west.

Commission Remarks (commission of the commission
Planning History

An application (18/01745/FUL) for the erection of two detached houses (1 x 3 bedroom, 1 x 4 bedroom) with associated access and parking. The application was refused on 21 September 2018. An appeal was withdrawn.

Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3			
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

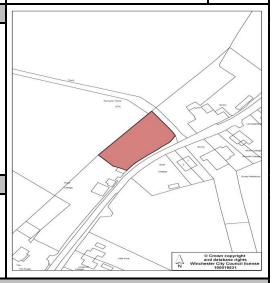
Given the sites location within the countryside a density of 30dph was applied providing a yield of 4 dwellings.

Phasing							
0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	0		
On the first (deliberate le (de colon de la)							

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
DU20	Land beside Farmers Home, Heathen Street, Durley	Durley	0.110 ha

The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and agricultural use to the west.



Planning History

An application (18/02363/OUT) for the construction of a single dwelling was refused on 23 April 2019.

Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 3 dwellings.

Phasing						
0 – 5 Years	3	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (dalivarable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
1)1121	Land at Durley Street, Durley Land off Durley Street, Durley	Durley	1.088 ha

The site is located to the north of Durley in the south of the district. The site is currently in agricultural use which also makes up a majority of surrounding uses.

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Planning History

There is no planning history on this site in the last 5 years.

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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)

The promotors of the site have not specified any issues regarding the viability in developing the site.

Potential Density and Yield (including development type)

Given the sites location within the countryside a density of 30dph was applied providing a yield of 26 dwellings.

Phasing

	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Shedfield Parish Site Assessments and Maps

Site Ref	Address	Parish/Settlement	Site Area
SH02	The land adjacent ly Cottage, Solomons Lane	Shedfield	0.3 ha
Site Description			
the District. This site	Valtham Chase, located to the south of is in agricultural use. It fronts onto bins residential dwellings to the north, east I land to the south.		
Planning History		Cottage	13 L
• •	2778/FUL) for the erection of 2no. Five wellings and 2no. Detached double on 04 April 2014.	The section of the se	7 000

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC	0	Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Consideratio	ns	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land? No		
Availability (legal/ownership issues)						

The site is being promoted by the landowners and has stated that the site is 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.

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 10 dwellings.

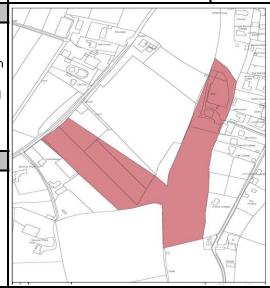
Phasing							
0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							

Site Ref	Address	Parish/Settlement	Site Area
SH03	Land to the rear of Little Bull Lane	Shedfield	3.7 ha

The site is south west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins residential dwellings to the east and agricultural land to the north, east and south.

Planning History

No relevant planning history within the last 5 years.



Suitability

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 73 dwellings.

Phasing

0 – 5 Years 73 6 – 10 Years 0 10 – 15 Years 0

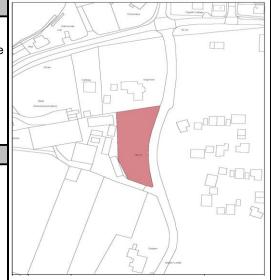
Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH04	Oakley Field, Waltham Chase	Shedfield	0.2 ha

The site is west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins the allocation WC3 (Sandy Lane) to the east, Claymont (residential dwelling) to the north and agriculture to the south and west.

Planning History

No relevant planning history within the last 5 years.



Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constrain	ts		
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	△ Other Considerations		ns		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade			
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

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.

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 6 dwellings.

Phasing								
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0			
Conclusion (deliver	Conclusion (deliverable/developable)							

Site Ref		Address		Parish/Settlement	Site Area
SH06	Land ad	jacent Abingdon Shirrell Heath		Shedfield	0.2 ha
Site Description			January Januar		/
District. This site is	in use res	th, located to the south of the sidential curtilage to Abingdon. It treet, adjoins residential and			
Planning History					
No relevant planning Suitability	history w	vithin the last 5 years.	The street	The steels have	Transition of the contract of
Environmental Co	netrainte	Historical Constraints		Policy Constraints Cor	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	nts
SINC	0	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Consideration	ons
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	ip issues)			
		the landowners and has stated tability; market factors; cost fac		·	t.
Acilievability (ecol	TOTHIC VI	ability, market lactors; cost fac	iors, aer	ivery lactors)	
The promoters of the	site have	e not specified any issues regard	ng the via	ability in developing the site.	
Potential Density a	nd Yield	(including development type)			
Given the sites locat	tion within	the Countryside a density of 30	dph was	applied providing a yield of 7 o	dwellings.
Phasing					
0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for

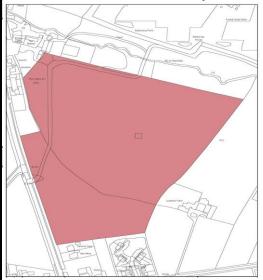
inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SH09	Land at Forest Farm, Waltham Chase	Shedfield	8.7 ha

The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.

Planning History

No relevant planning history within the last 5 years.



Suitability						
Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued	
SPA	0	Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2	<u> </u>	
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 131 dwellings.

|--|

0 – 5 Years 131 6 – 10 Years 0 10 – 15 Years 0)
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SH10	Land Adjacent Culverland Industrial Estate	Shedfield	1.3 ha

The site within Shedfield, located to the south of the District. This site is in agricultural use. It is accessible from Philmore Gardens, adjoins residential, agricultural and industrial uses.



Planning History

No relevant planning history within the last 5 years.

S	ui	ta	b	il	i	ty	į

Environmental Constraints		Historical Constraints		Policy Constraints Continue	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4	
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 18 dwellings.

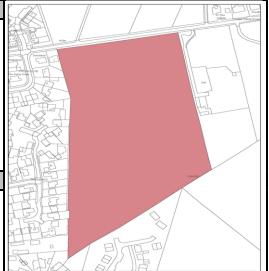
Phasing

	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH11	Land at Lower Chase Road, Waltham Chase	Shedfield	4.3 ha

The site is east of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Lower Chase Road, adjoins residential to the west and south and agricultural to the north east.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continue	
SPA	•	Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade 4	
TPO	<u> </u>	AQMA		Previously Developed Land? No	

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.

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 78 dwellings.

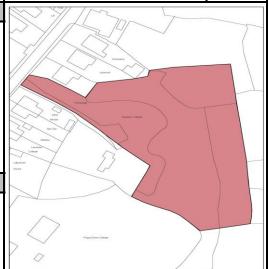
Phasing

|--|

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Se	ttlement	Site Area
SH12	Land south east of High Street, Shirrell Heath	Shedi	field	0.67 ha

The site is within Shirrell Heath, located to the south of the District. This site is in agricultural use and has its own access to the High Street. The site adjoins numerous residential properties.



Planning History

No relevant planning history within the last 5 years.

Suitability							
Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued		
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	0		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	No		

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.

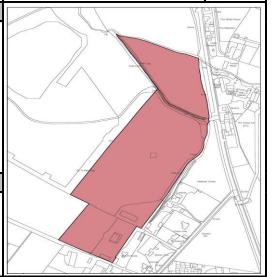
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 13 dwellings.

Phasing							
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (delive	Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
SH13	Land at Church Farm, Winchester Road	Shedfield	8 ha

The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2	<u> </u>	
LNR		Policy Constraints		Flood Zone 3	<u> </u>	
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	3 & 4	
TPO	<u> </u>	AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 121 dwellings.

Phasing

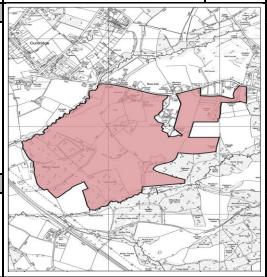
0 – 5 Years	121	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

The site has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SH14	Raglington Farm, Botley Road	Shedfield	153.2 ha

The site is south east of Curdridge located to the south of the District. This site is currently in agricultural use. It is accessible from the Botley Road and adjoins residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability								
Environmental Constraints		Historical Constraints		Policy Constraints Conf	inued			
SPA		Conservation Area		Protected Open Space				
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	<u> </u>			
SSSI		Historic Battlefields		Physical Constraints				
SINC	<u> </u>	Listed Building		Flood Zone 2	<u> </u>			
LNR		Policy Constraints		Flood Zone 3	<u> </u>			
NNR		Countryside (MTRA4)	_	Other Considerations				
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade	2 & 3			
TPO	<u> </u>	AQMA		Previously Developed Land?	No			

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.

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 2299 dwellings.

Phasing

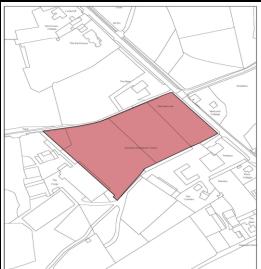
0 0 10 10 10 10 10 10 10 10 10 10 10 10	0 – 5 Years	766	6 – 10 Years	766	10 – 15 Years	767
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SH15	Land at Shedfield Equestrian Centre, Botley Road	Shedfield	1.5 ha

The site is west of Shedfield, located to the south of the District. This site is in agricultural use and has its own access onto Botley Road. The site adjoins numerous residential, commercial and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

Gartability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 35 dwellings.

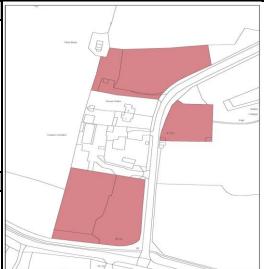
Phasing

	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH17	Land at Sandy Lane, Shedfield	Shedfield	1.0 ha

The site is west of Shedfield, located to the south of the District. This site comprises of several plots of land currently in agricultural use. The surrounding uses comprise of residential, agricultural buildings and a golf course (D2).



Planning History

No relevant planning history within the last 5 years.

Suitability

outability .							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade 2			
TPO		AQMA		Previously Developed Land?	No		

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.

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 24 dwellings.

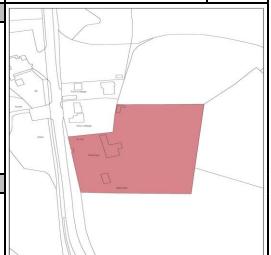
Phasing

0 – 5 Years 24 6 – 10 Years 0 10 – 15 Years 0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH18	Redwings, Winchester Road	Shedfield	0.8 ha

The site is south of Waltham Chase, located to the south of the District. This site is currently in residential use. The surrounding uses comprise of residential to the north and agricultural uses to the south, east and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	Yes		

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.

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 22 dwellings.

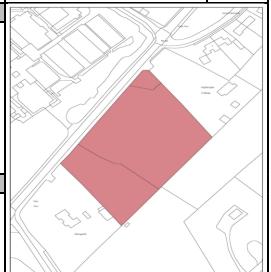
Phasing

	0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH20	Land adjacent Whingarth	Shedfield	0.9 ha

The site is south of Shirell Heath, located to the south of the District. This site is currently in agricultural use. The surrounding uses comprise of residential to the north and south, hotel and conference centre to the east with agricultural uses to the west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 27 dwellings.

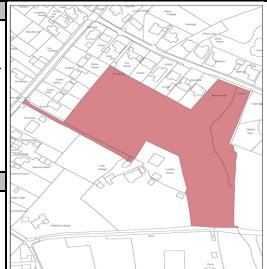
Phasing

0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH26	Land at Twynhams Hill, Shirrell Heath	Shedfield	1.87 ha

The site is within Shedfield, located to the south of the District. This site is currently vacant and has its own access onto the High Street or Tywnhams Hill. The site adjoins numerous residential to the east, west and north, with agriculture to the south.



Planning History

No relevant planning history within the last 5 years.

Suitability

Cultability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 2 &			
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

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.

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 42 dwellings.

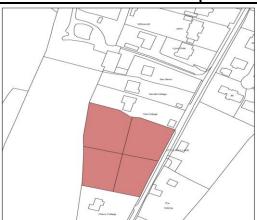
Phasing

	0 – 5 Years	42	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	;	Address	Parish/Settlement	Site Area
SH28		etween Oak Cottage & Cherry e, Little Bull Lane	Shedfield	0.49 ha

The site is located south of Waltham Chase in the south of the District. The site is bounded by residential to the north, south and east with agriculture to the west. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Suitability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4		
TPO		AQMA		Previously Developed Land?	No		

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.

Potential Density and Yield (including development type)

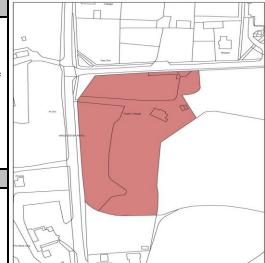
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 13 dwellings.

Phasing					
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable /developeble)					

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH33	Poplar Cottage, Solomons Lane Waltham Chase	Shedfield	1.08 ha

The site is located in the countryside. Access to the site is off Solomon's Lane. The site is surrounded by countryside. The site is currently in residential use.



Planning History

No relevant planning history within the last 5 years.

Suitability

Suitability					
Environmental Cor	straints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 26 dwellings.

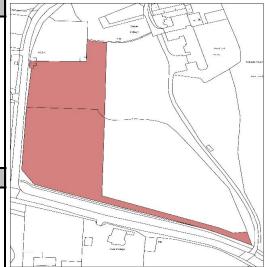
Phasing

	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH35	Land at the corner of Sandy Lane and Botley Road, Shedfield	Shedfield	0.82 ha

The site is located within the countryside to the south of the Botley Road. There is residential development to the west, north and south and countryside to the south. The access to the site is off Botley Road. The site is currently in use for agricultural / equestrian.



Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	A
Ramsar		Scheduled Ancient Monument	0	Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	0	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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
Conclusion (deliverable/developable)					

Site Ref	Address	Parish/Settlement	Site Area
SH37	Earlsfield, High Street, Shirrell Heath	Shedfield	1.37 ha

The site is located in the countryside. There are scattered houses to the east, south and west and countryside to the north. The access to the site is off the High Street. The site is currently in use as a residential property.

To the complete rights and the state rights are rights and the state rights are rights.

Planning History

An application (18/01566/FUL) for the construction of 2 x 3 bedroom detached houses with associated parking was permitted on 11th September 2018 covering a small area of the site which is no longer being promoted in then SHELAA.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	△
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	2
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner who has 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.

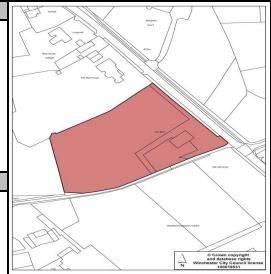
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.

Phasing					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
Conclusion (delive	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
SH38	Red House Field, Botley Road, Shedfield	Shedfield	0.956 ha

The site is located to the south of the settlement of Shedfield in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

S	u	i	ta	b	i	ı	i	t١	١

with the same of t					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade	
TPO		AQMA		Previously Developed Land? No	

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.

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 26 dwellings.

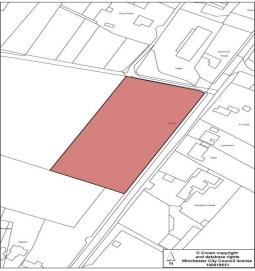
Phasing

	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH39	Land on the north west side of Gravel Hill, Shirrell Heath	Shedfield	0.801 ha

The site is located to the north of the settlement of Shirrell Heath in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	0	Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade 3		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is not entirely 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.

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.

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 22 dwellings.

Phasing

	0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	0.538 ha

The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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.

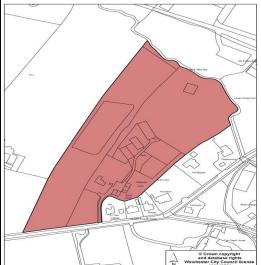
Phasing

	0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SH41	Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	3.691 ha

The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suita	bi	li	ty
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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints	Policy Constraints		<u> </u>
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 72 dwellings.

Phasing

	0 – 5 Years	72	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SH42	Shirral House, Church Road, Shedfield	Shedfield	1.152 ha

The site is located within the settlement of Shedfield in the south of the district. The site is currently a residential property on a substantial plot and surrounding uses comprises of residential and agricultural uses.

Planning History

An application (16/00591/OUT) for the erection of a detached house and associated access which was refused on the 13 May 2016.

Suitability
Environme

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO	<u> </u>	AQMA		Previously Developed Land?	No

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.

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 28 dwellings.

Phasing

	0 – 5 Years	28	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Soberton Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
SO01	Land op Road	posite Daisy Cottage, Forester		Soberton	0.4 ha
Site Description				/ /	
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.					
Planning History				0.30	
No relevant planning	history v	vithin the last 5 years.		Traction (Traction)	30
Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	•
SAC		Historic Park/Garden		Mineral Safeguarding Area	_
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrair	nts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	ip issues)			
that the site is imme	ediately a	promoter however they do have the vailable for development.			indicated
Achievability (ecor	nomic vi	ability; market factors; cost fac	tors; del	ivery factors)	
The promoters of the	e site hav	e not specified any issues regardi	ng the vi	ability in developing the site.	
Potential Density a	nd Yield	d (including development type)			
		n 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
Conclusion (delive	rable/de	velopable)			
The site has has been inclusion in the SHE		d Green so therefore is deemed as 0.	delivera	ble/developable and is suitable	e for

Site Ref	Address	Parish/Settlement	Site Area	
SO06	Land off Chapel Road, Soberton Heath	Soberton	0.571 ha	
Site Description				

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 reisdential properties.

The Constitution of Constituti

Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued	
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	△	
Ramsar		Scheduled Ancient Monument	0	Waste Consultation Zone		
SSSI		Historic Battlefields	0	Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

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.

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.

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
Conclusion (deliverable/developeble)					

Conclusion (deliverable/developable)

Southwick and Widley Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
SWI01	Land W	est of London Road, Purbrook	Southwick and Widley 15		
located within the boagricultural use. It as south and east. To r The proposed Acces Borough. Planning History	orough of djoins sevenorth and as to the s	ttlement of Purbrook, which is Havant. This site is currently in veral residential properties to the west is land in agricultural use. site is also within Havant		Recreation Ground	Allot Gdns
Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden	0	Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument	0	Waste Consultation Zone	
SSSI		Historic Battlefields	0	Physical Constrain	its
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	<u> </u>	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4
TPO		AQMA	0	Previously Developed Land?	No
Availability (legal/	ownersh	ip 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.					
Potential Density a	ınd Yield	(including development type)			
Given the sites locat	tion within	the Countryside a density of 30 c	lph was	applied providing a yield of 243	3 dwellings.

Conclusion (deliverable/developable)

243

Phasing

0 - 5 Years

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

6 - 10 Years

0

10 - 15 Years

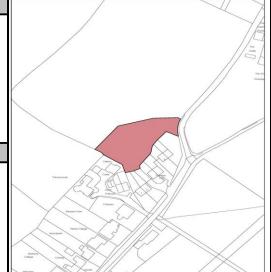
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Swanmore Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area	
SWA01		nd/Old Mushroom Farm, ord Road		Swanmore	0.05 ha	
Site Description						
The site is located in the countryside outside the settlement boundary of Swanmore. It is currently in use for agriculture. There is agricultural land to the north, east and south and residential development to the west.					entposed rum	
Planning History) / 🗇	
No relevant planning history within the last 5 years.			Free Street			
Suitability			_			
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Con	tinued	
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	Δ	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constrain	its	
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Consideratio	ns	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	
Availability (legal/o	ownersh	ip issues)				
The site is being promoted by the sole landowner who has indicated that the site is immediately available for development.						
Achievability (ecor	omic vi	ability; market factors; cost fact	ors; del	ivery factors)		
The promoters of the	site have	e not specified any issues regarding	ng the via	ability in developing the site.		
Potential Density a	nd Yield	(including development type)				
Given the sites locat	ion in the	countryside a density of 30dph h	as been	applied giving a yield of 1dwell	ing.	
Phasing						
0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (delive	rable/de	velopable)				
The site has has been inclusion in the SHE		I Green so therefore is deemed as 0.	delivera	ble/developable and is suitable	for	

Site Ref	Address	Parish/Settlement	Site Area
SWA03	Land to the rear of Fullegar Cottages, Vicarage Lane	Swanmore	0.2 ha

The site is north of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Vicarage Lane, adjoins agricultural land to the north, west and east with residential dwellings to the south.



Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constrain	ts	
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Consideration	ns	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 2		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

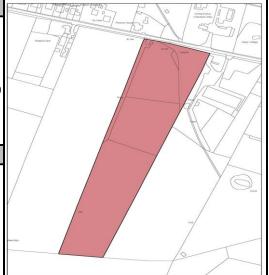
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 6 dwellings.

Phasing					
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					

Site Ref	Address	Parish/Settlement	Site Area
SWA04	Land south of Forest Road	Swanmore	4.08 ha

The site is south of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Forest Road, adjoins agricultural land to the south, west and east with residential dwellings to the north.



Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC	<u> </u>	Listed Building	0	Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)	P18) Agricultural Land Grade		4
TPO		AQMA		Previously Developed Land? No	

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated 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.

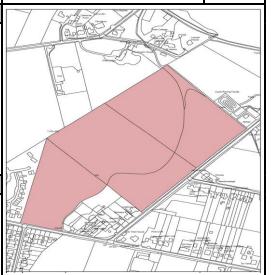
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 74 dwellings.

Phasing						
0 – 5 Years	74	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
SWA05	Land between Forest Road and Ludwells Lane	Swanmore	9.8 ha

The site is north of Waltham Chase, located to the south of the District. This site is in use for agriculture. It fronts onto Forest Road and Ludwells Lane, adjoins agricultural land to the north and west with residential dwellings to the south and east.



Planning History

No relevant planning history within the last 5 years.

Suitability		SWA05			
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	△ Other Considerations		ns
Ancient Woodland		Settlement Gap (CP18)	△ Agricultural Land Grade 4		4
TPO	<u> </u>	AQMA	Previously Developed Land? No		No

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.

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 147 dwellings. The site promoter has also indicated some employment on the site as well as residential.

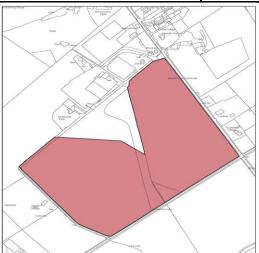
Phasing					
0 – 5 Years	147	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SWA07	Land off Bishops Wood Road, Mislingford	Swanmore	13.3 ha

The site is south east of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Newmans Hill, adjoins agricultural land to the south, east and west with commercial to the north.



Planning History

No relevant planning history within the last 5 years.

Suita	bi	li	ty
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Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3 & 4	
TPO		AQMA		Previously Developed Land? No	

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.

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 200 dwellings.

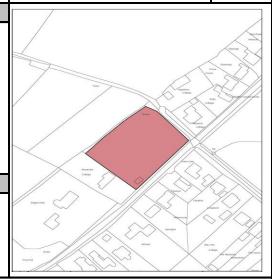
Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SWA08	Land adjoining Alexandra Cottage, Lower Chase Road	Swanmore	0.38 ha

The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins Alexandra Cottage (residential dwelling) to the south, agricultural land to the west and Millstone Cottage (residential dwelling) to the north.



Planning History

An application (16/02527/FUL) for the erection of 2 no. two bedroom semi-detached houses, 2 no. three bedroom semi-detached houses and 2 no. four bedroom detached houses, new accesses, garaging and parking was refused on 16 January 2017.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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.

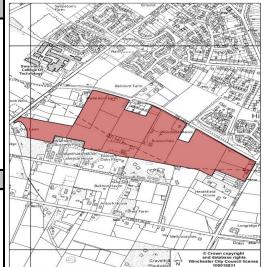
Phasing

|--|

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SWA09	Land south of The Lakes	Swanmore	14.471 ha

The site is south of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto The Lakes with the surrounding uses comprising of residential, commercial and agricultural. The land to the north of the site is allocated (SW1) for housing in the Winchester Local Plan Part 2: Development Management and Site Allocations DPD 2017.



Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Cor	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2	<u> </u>	
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	Yes/No	

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.

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 217 dwellings.

Phasing		
0 – 5 Years	217	

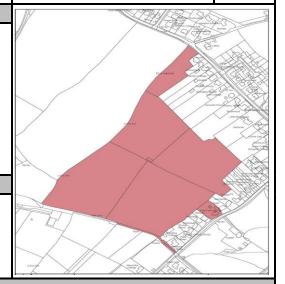
	0 – 5 Years	217	6 – 10 Years	0	10 – 15 Years	0
--	-------------	-----	--------------	---	---------------	---

Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SWA10	Land at Swanmore Road	Swanmore	8.4 ha

The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins residential dwellings to the north and east, agricultural land to the west and south.



Planning History

No relevant planning history within the last 5 years.

Suitability

	_				
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	3 & 4
TPO		AQMA		Previously Developed Land?	No

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.

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 127 dwellings.

Phasing

|--|

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SWA11	Greenfields Lodge, Church Road	Swanmore	0.19 ha

The site is in the countryside. It is bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden.

Planning History

There has been one application within the last 5 years (18/01597/FUL) for the erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed on 17 May 2019.

Suitability

Environmental Cor	nstraints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	3 & 4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is promoted by the sole landowner who has 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.

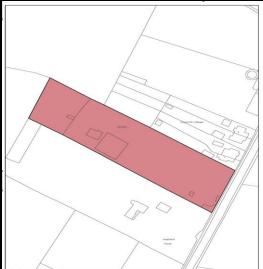
Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 6 dwellings.

PI	hasing					
	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0
C	onclusion (delive	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
SWA12	Swanmore Garden Nursery, Gravel Hill	Swanmore	0.81ha

The site is in the countryside. There are residential properties to the north, west and south and countryside to the west. The access to the site is off Gravel Hill. The site was last in use as a plant nursery.



Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner who has 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.

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 22 dwellings.

Phasing					
0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliver	rable/de	velopable)			

Site Ref	Address	Parish/Settlement	Site Area
SWA13	Hopelands, New Road, Swanmore	Swanmore	0.36ha

The site is in the countryside. The access is onto New Road. The site is bounded to the north, east and south by the rear gardens of residential properties fronting onto Forest Road and Brickyard Road. To the west is countryside. The site is currently in use for agriculture.

Planning History

No relevant planning history within the last 5 years.



Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4
TPO	<u> </u>	AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the sole landowner who has 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.

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
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SWA14	Land at Hamble Brook Farm, Swanmore	Swanmore	8.6 ha
Site Description			18 F

The site is within the countryside. There is residential development to the north (Orchardlea), scattered dwellings on Gravel Hill to the west and agricultural land to the south and east. The site has frontages to Gravel Hill and Bishop's Wood Road. The site is currently in use for agriculture.

Longridge Farm Swanmore Golf Centre

Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 128 dwellings.

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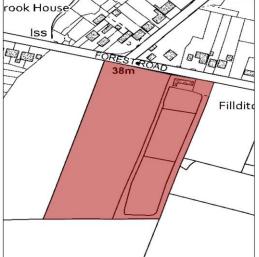
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
SWA15	Land South of Forest Road, Waltham Chase	Swanmore	3.28 ha
Site Description		rook House	6

The site is located east of Waltham Chase and is currently within the countryside. There are houses to the north on the opposite side of Forest Road and countryside to the west, south and east. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

- and an interpretation	unaving					
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	ea Protected Open Space			
SAC		Historic Park/Garden	istoric Park/Garden			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields Physical Con		Physical Constrain	straints	
SINC		Listed Building	Listed Building			
LNR		Policy Constraints	Policy Constraints F			
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 64 dwellings.

rnasing

	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SWA16	Filditch Farm, Forest Road Filditch Farm, Forest Road	Swanmore	6.548 ha
Site Description		TORESTAND STATE OF THE STATE OF	

The site is located east of Waltham Chase and is currently within the countryside. There are houses to the north on the opposite side of Forest Road and countryside to the west, south and east. The site is currently in use for agriculture.

S. Crown copyright Winchester City Council license

Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument	Scheduled Ancient Monument			
SSSI		Historic Battlefields Physica		Physical Constrain	sical Constraints	
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints	Policy Constraints F			
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4	
TPO		AQMA •		Previously Developed Land?	No	

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.

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 108 dwellings.

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2	h	а	Si	n	a

|--|

Conclusion (deliverable/developable)

Upham Parish Site Assessments and Maps

Address

Site Ref

Sile Rei		Address		ransii/Settienient	Site Area
UP01	Land to Lane	the rear of Alma Inn, Mortimer		Upham	1.2 ha
Site Description					752
The site is south of District. This site is	in use as ins the A	sham, located to the south of the sagriculture. It fronts onto Ima Arms PH (A4) to the west, east and south.	1111		
Planning History					
	history v	within the last 5 years.		To Vota	Bandounten
Suitability Environmental Cor	netrainte	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	unueu
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	
SINC		Listed Building	0	Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	0
NNR		Countryside (MTRA4)	<u> </u>	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	nip issues)			
that the site is imme	ediately a	promoter however they do have the available for development. ability; market factors; cost factors			indicated
The promoters of the	site hav	e not specified any issues regardi	ng the v	iability in developing the site.	

Parish/Settlement

Site Area

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 29 dwellings.

Phasing						
0 – 5 Years	29	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						

Site Ref	Address	Parish/Settlement	Site Area
UP02	Land at Alma Road, Upham	Upham	64.248 ha

The site is south of Lower Upham, located to the south of the District bordering Eastleigh Borough Council. This site comprises of numerous uses including residential and agriculture. It fronts onto Alma Lane, adjoins both residential and agriculture uses.

Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO	_	AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by a majority of the landowners and are confident the remaining landowners will be willing to develop their land. The promoter has 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.

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 964 dwellings.

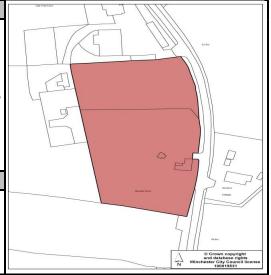
ilasiliy					
0 – 5 Years	482				

	0 – 5 Years	482	6 – 10 Years	482	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
UP03	Sciviers Farm, Sciviers Lane, Upham	Upham	0.815 ha

The site is south of Lower Upham, located to the south of the District. This site is in use as agriculture. It fronts onto Sciviers Lane, adjoins numerous agricultural uses.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No

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.

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 22 dwellings.

Phasing

	0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
UP04	Land off Winchester Road, Lower Upham	Upham	1.145 ha

The site is south of Lower Upham, located to the south of the District. This site is currently in use as agriculture. It fronts onto Winchester Road, adjoins the residential properties to the west and south and agricultural land to the north and east.

S. Crows copyright and distance rights

Previously Developed Land?

Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4

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.

Potential Density and Yield (including development type)

AQMA

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.

Phasing

TPO

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Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Whiteley Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
WH05		d County Farms Estate Park use & Park Paddock, Whiteley Lane		Whiteley	1.4 ha
Site Description				Poul	
The site is located to the south of the M27 motorway in the countryside outside the settlement of Whiteley. The Segensworth Industrial Estate lies to the west of the site, open land to the east and the main railway line to the south. Access to the site is off Whiteley Lane. The site is currently in use for commercial / office.					
Planning History					
No relevant planning	history v	vithin the last 5 years.		The same	an.
Suitability					
Environmental Co	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	<u> </u>
SSSI		Historic Battlefields		Physical Constrain	its
SINC		Listed Building	<u> </u>	Flood Zone 2	<u> </u>
LNR		Policy Constraints		Flood Zone 3	<u> </u>
NNR		Countryside (MTRA4)	_	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade	2 & 3
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	ip issues)			
development.		/ the sole landowner and has state			for
Achievability (ecor	nomic vi	ability; market factors; cost fact	ors; del	ivery factors)	
The promoters of the	site hav	e not specified any issues regarding	ng the via	ability in developing the site.	
Potential Density a	nd Yield	d (including development type)			
Given the sites locat	ion withii	n the Countryside a density of 30 o	dph was	applied providing a yield of 33	dwellings.
Phasing					
0 – 5 Years	33	6 – 10 Years	0	10 – 15 Years	0
Conclusion (delive	rable/de	velopable)			
The site has has bee	en scored	d Amber however the site is still de	eemed de	eliverable/developable and is su	uitable for
	1 4 4 202				

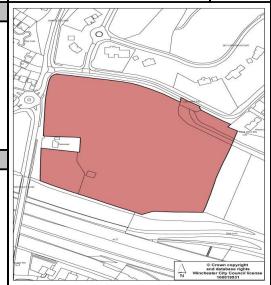
inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
WH06	Land south of Lee Ground, East of Whiteley Lane, Whiteley	Whiteley	3.940 ha

The site is located to the north of the M27 motorway in the countryside outside the settlement of Whiteley. The site adjoins residential to the west and north, agricultural uses to the east and the M27 to the south. Access to the site is off Whiteley Lane. The site is currently in use for agriculture.

Planning History

An application (16/01994/FUL) for an 80 bed care home which was refused on 16 November 2016. The applicant appealed which was dismissed.



Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	4	
TPO		AQMA		Previously Developed Land?	No	

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.

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 77 dwellings.

	Phasing					
	0 – 5 Years	77	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)						

Wickham Parish Site Assessments and Maps

	Pine Ca	va. 4 Cauthorials Dand			
Site Description		ars, 1 Southwick Road		Wickham	0.26 ha
Site Description The site is east of Wickham, located to the south of the District. The site currently is occupied by a mix of uses including residential 3 terraced houses and a commercial use of car sales & car wash. The site is bounded by residential to the east and west. Planning History An application (17/01356/FUL) for the continued use (for five years) of forecourt as a vehicle hand-wash (sui generis) was permitted on 11 August 2017.				Wickham	0.26 ha
Suitability				////	
Environmental Cons	straints		1	Policy Constraints Cor	ntinued
SPA		Conservation Area	0	Protected Open Space	0
SAC		Historic Park/Garden	0	Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrai	nts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Consideration	ons
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	Yes
	noted by	the landowners and has stated the		·	nt.
Potential Density ar	nd Yield	e not specified any issues regarding development type) In the Countryside a density of 30 countryside and the country side			dwellings.
Phasing					

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for

Conclusion (deliverable/developable)

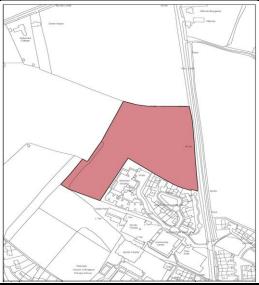
inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
WI02	Land at junction of Mill Lane, Wickham	Wickham	2.44 ha

The site is north of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the south and agriculture to the north, east and west.

Planning History

No relevant planning history within the last 5 years.



Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Cont	inued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO	_	AQMA		Previously Developed Land?	No

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.

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 47 dwellings.

Phasing					
0 – 5 Years	47	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/develonable)					

Site Ref	Address	Parish/Settlement	Site Area
WI03	Land at Southwick Road/School Road	Wickham	8.7 ha

The site is east of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the south and agriculture to the north, east and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Culturinty							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4		
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 131 dwellings.

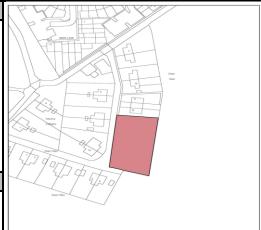
Phasing

	0 – 5 Years	131	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI05	Land at Dean Villas, Knowle	Wickham	0.19 ha

The site is east of Knowle, located to the south of the District. The site was historically in agricultural use however it is now currently vacant. The site is bounded by residential to the north, south and west and agricultural to the east.



Planning History

No relevant planning history within the last 5 years.

Suitability

·							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	Urban		
TPO		AQMA		Previously Developed Land?	No		

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.

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 5 dwellings.

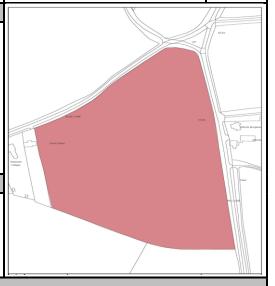
Phasing

0 – 5 Years 5 6 – 10 Years 0 10 – 15 Years 0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI06	Land at junction of Mill and Blind Lane, Wickham	Wickham	5.16 ha

The site is north of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the east and west with agriculture to the north and south.



Planning History

No relevant planning history within the last 5 years.

Suitability

Culturinty							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC		Listed Building		Flood Zone 2			
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3		
TPO	<u> </u>	AQMA		Previously Developed Land?	No		

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.

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 93 dwellings.

Phasing

0 – 5 Years	93	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI07	Land North of Blind Lane	Wickham	9.29 ha

The site is north of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the south and east with agriculture to the north and west.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	2 & 3
TPO	<u> </u>	AQMA		Previously Developed Land?	No

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.

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 139 dwellings.

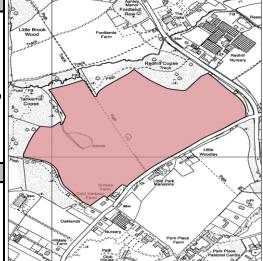
Phasing

	0 – 5 Years	139	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site I	Ref	Address	Parish/Settlement	Site Area
WIC)8 L	and at Cold Harbour Farm	Wickham	27.4 ha

The site is north west of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the south and east with agriculture to the north and west.



Planning History

No relevant planning history within the last 5 years.

Suitability		

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	Countryside (MTRA4)		ns
Ancient Woodland	<u> </u>	Settlement Gap (CP18)		Agricultural Land Grade 2 &	
TPO		AQMA		Previously Developed Land?	No

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.

Potential Density and Yield (including development type)

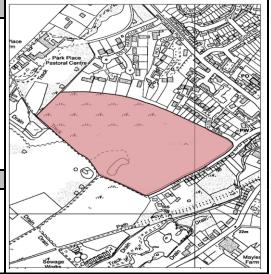
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 412 dwellings.

Phasing

Conclusion (deliverable/developable)

ĺ	Site Ref	Address	Parish/Settlement	Site Area
	W109	Land at Wickham Park Golf Club, Titchfield Lane	Wickham	12.23 ha

The site is south west of Wickham, located to the south of the District. The site currently forms part of Wickham Park Golf Course. The site is bounded by residential to the north and east with the remainder of the golf course to the south and a Pastoral Centre to the west.



Planning History

No relevant planning history within the last 5 years.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	Countryside (MTRA4)		ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 183 dwellings.

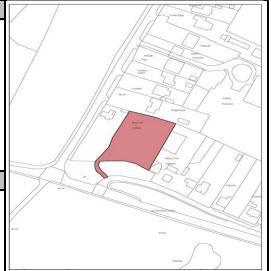
Phasing

0 – 5 Years	183	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI10	Land at junction of Southwick & Hundred Acres Road	Wickham	0.2 ha

The site is east of Wickham, located to the south of the District. The site currently is occupied by vacant land. To the north, east and west the site adjoins residential with the access onto Southwick Road to the south.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land? N		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 7 dwellings.

	Phasing								
	0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0			
Conclusion (deliverable/developable)									

Site Ref	Address	Parish/Settlement	Site Area
WI11	Land North of Amberwood	Wickham	6.7 ha

The site is north west of Wickham, located to the south of the District. The site currently is in agricultural use. The site is bounded by residential to the west and south with the LPP2 allocation WK2 to adjoining the site to the east.

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Planning History

An application (15/01981/FUL) covering the northern part of the site for residential development comprising 25 dwelling units, garages, parking spaces, new roads, public open space, landscaping and drainage works was Refused on 06 July 2016

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3		
TPO	<u> </u>	AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 111 dwellings.

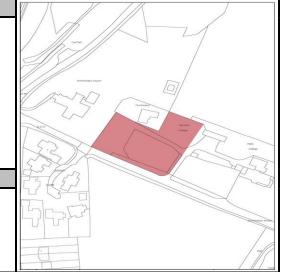
Phasing

0 – 5 Years 111 6 – 10 Years 0 10 – 15 Years 0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI13	Land adjacent St Nicholas Church, Southwick Road	Wickham	0.34 ha

The site is east of Wickham, located to the south of the District. The site is currently vacant with access on to Southwick Road. The site is bounded by St Nicholas Church to the west, residential to the north and east with Southwick Road to the south.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	<u> </u>	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 10 dwellings.

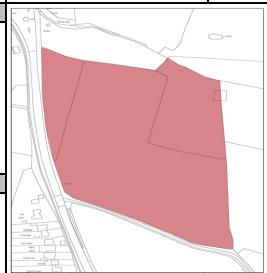
Phasing

0 – 5 Years

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI14	Land North of Castle Farm Lane	Wickham	5.2 ha

The site is south of Wickham, located to the south of the District. The site is currently in agricultural use with access on to Castle Farm Lane. The site is bounded by agriculture to the west, east and south. The LPP2 allocation WK3 is located to the north.



Planning History

No relevant planning history within the last 5 years.

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- and and						
Environmental Con	straints	Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	<u> </u>	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 95 dwellings.

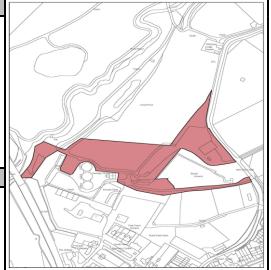
Phasing

	0 – 5 Years	95	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI15	Pogles Wood, Mayles Lane	Wickham	2.6 ha

The site is north of Knowle, located to the south of the District. The site is currently in agricultural use with access on to Mayles Lane. To the north is agriculture, south is agriculture and Sewage Treatment Works, west is residential and east is agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

outdon't							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA		Conservation Area	0	Protected Open Space			
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone			
SSSI		Historic Battlefields		Physical Constraints			
SINC	<u> </u>	Listed Building		Flood Zone 2	<u> </u>		
LNR		Policy Constraints		Flood Zone 3			
NNR		Countryside (MTRA4)	_	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade NA			
TPO		AQMA		Previously Developed Land?	No		

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.

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 51 dwellings.

Phasing

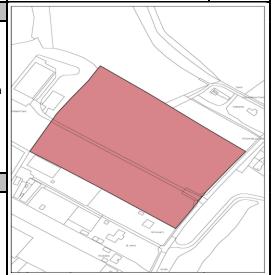
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
WI16	Land at Hilldale Farm, Titchfield Lane	Wickham	3.4 ha

The site is west of Wickham, located to the south of the District. The site is currently in agricultural use with access on to Titchfield Lane. There are numerous uses surrounding the site including residential, research centre and golf course.



Planning History

No relevant planning history within the last 5 years.

S	ui	ta	bi	П	ity

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constraints	
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR	<u> </u>	Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 2 &	
TPO		AQMA		Previously Developed Land?	

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.

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 65 dwellings.

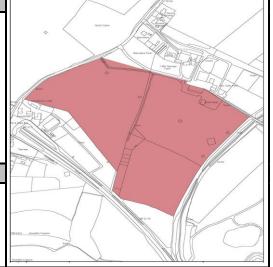
Phasing

	0 – 5 Years	65	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI17	Land at Tapnage, Titchfield Lane	Wickham	13.2 ha

The site is north west of Knowle, located to the south of the District. The site is currently in agricultural use with access on to Titchfield Lane. To the east and west is agriculture and a mixture of uses to the north and south.



Planning History

No relevant planning history within the last 5 years.

Suitability				
Environmental Constraints		Historical Constraints	Policy Constraints Continued	
SPA		Conservation Area	Protected Open Space	
SAC		Historic Park/Garden	Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument	Waste Consultation Zone	
SSSI		Historic Battlefields	Physical Constraints	
SINC		Listed Building	Flood Zone 2	
LNR		Policy Constraints	Flood Zone 3	
NNR		Countryside (MTRA4)	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)	Agricultural Land Grade	2
TPO		AQMA	Previously Developed Land?	No
				·

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 198 dwellings.

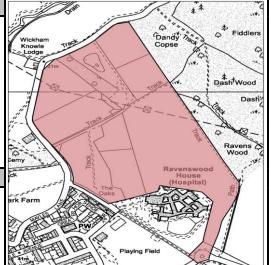
P			

0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI18	Land north of Ravenswood House Hospital	Wickham	17.2 ha

The site is north east of Knowle, located to the south of the District. The site is currently in agricultural use with access on to Knowle Road. To the south and west is residential, the North of Fareham Strategic Development Area to the east and woodland to the north.



Planning History

An Outline Application (18/01612/OUT) for a community led proposal to develop 200 new homes was permitted on the 14 March 2019.

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Environmental Con	etrainte	Historical Constraints		Policy Constraints Continued	
Livironinental con	Suamo	Thistorical constraints		Toncy constraints com	illucu
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland	_	Settlement Gap (CP18)	_	Agricultural Land Grade	NA
TPO		AQMA		Previously Developed Land?	No

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.

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 258 dwellings.

Phasing

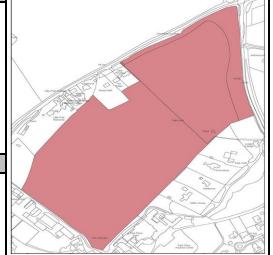
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Conclusion (deliverable/developable)

The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.

Site Ref	Address	Parish/Settlement	Site Area
WI19	Little Park Farm, Titchfield Lane	Wickham	13.9 ha

The site is west of Wickham, located to the south of the District. The site is currently in agricultural use with access on to Titchfield Lane. There are numerous uses surrounding the site including residential, and agriculture.



Planning History

The site is being promoted by the landowners and has stated that the site is available for development.

Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Conf	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO	<u> </u>	AOMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 209 dwellings.

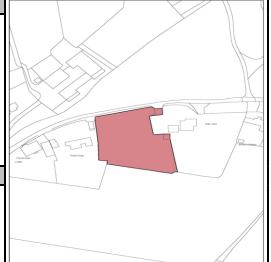
has	ıng		
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0 – 5 Years	209	6 – 10 Years	0	10 – 15 Years	0

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI20	Land between Forest Gate and Park View, Forest Lane, Wickham Common	Wickham	0.32 ha

The site is located in the countryside outside the settlement of Wickham. The site is formed of a gap between two residential properties to the west and east. There is countryside to the north and south. The access to the site is off Forest Lane. The site is currently in use for agriculture.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Con	straints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area	0	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

Potential Density and Yield (including development type)

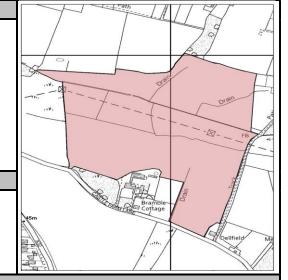
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 10 dwellings.

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI21	Land North of Castle Farm Lane	Wickham	5.09 ha

The site is located in the countryside. There is a cattery and residential dwelling to the south and countryside to all other boundaries. The access to the site is off Castle Farm Lane. The site is currently in use for agricultural.



Planning History

No relevant planning history within the last 5 years.

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
Environmental constraint		Thistorical constraints		Toncy constraints com	illucu	
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3 & 4		
TPO	_	AQMA		Previously Developed Land? N		

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.

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 255 dwellings.

Phasing

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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI22	Land adjacent to Moorshill, Fontley Road	Wickham	0.42 ha

The site is located in the countryside. There is a residential dwelling to the north and countryside to the east, south and west. The access to the site is off Fontley Road. The site is currently in use as a residential garden.



Planning History

No relevant planning history within the last 5 years.

Suitability	,
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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC	<u> </u>	Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)	_	Agricultural Land Grade 3		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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.

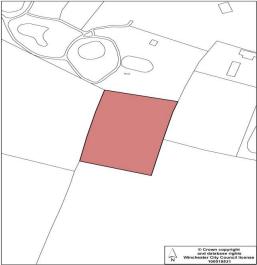
Phasing

0 – 5 Years

Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI23	Land at the Old Rectory, Southwick Road, Wickham	Wickham	0.280 ha

The site is located in the countryside the closest settlement being Wickham. The site forms part of the Old Rectory which is to the north and is surrounded by agricultural to the south, west and east.



Planning History

No relevant planning history within the last 5 years.

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Gartasinty						
Environmental Constraints		Historical Constraints	Policy Constraints Continued			
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)	_	Other Considerations		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 4		
TPO		AQMA		Previously Developed Land? No		

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 8 dwellings.

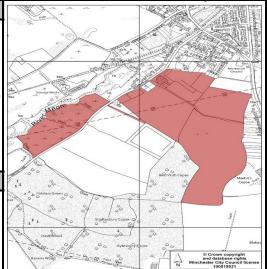
Phasing

	0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0
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Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WI24	Mayles Farm, Mayles Lane, Wickham	Wickham	31.694 ha

The site is located in the countryside the closest settlement being Wickham to the north. The site is bounded by agriculture uses to the south and residential to the north.



Planning History

No relevant planning history within the last 5 years.

Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Cont	inued	
SPA		Conservation Area		Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields		Physical Constraints		
SINC		Listed Building		Flood Zone 2		
LNR		Policy Constraints		Flood Zone 3		
NNR		Countryside (MTRA4)		Other Considerations		
Ancient Woodland	<u> </u>	Settlement Gap (CP18)	<u> </u>	Agricultural Land Grade	3	
TPO		AQMA		Previously Developed Land?	No	

Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is 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.

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 475 dwellings.

Phasing					
0 – 5 Years	475	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					