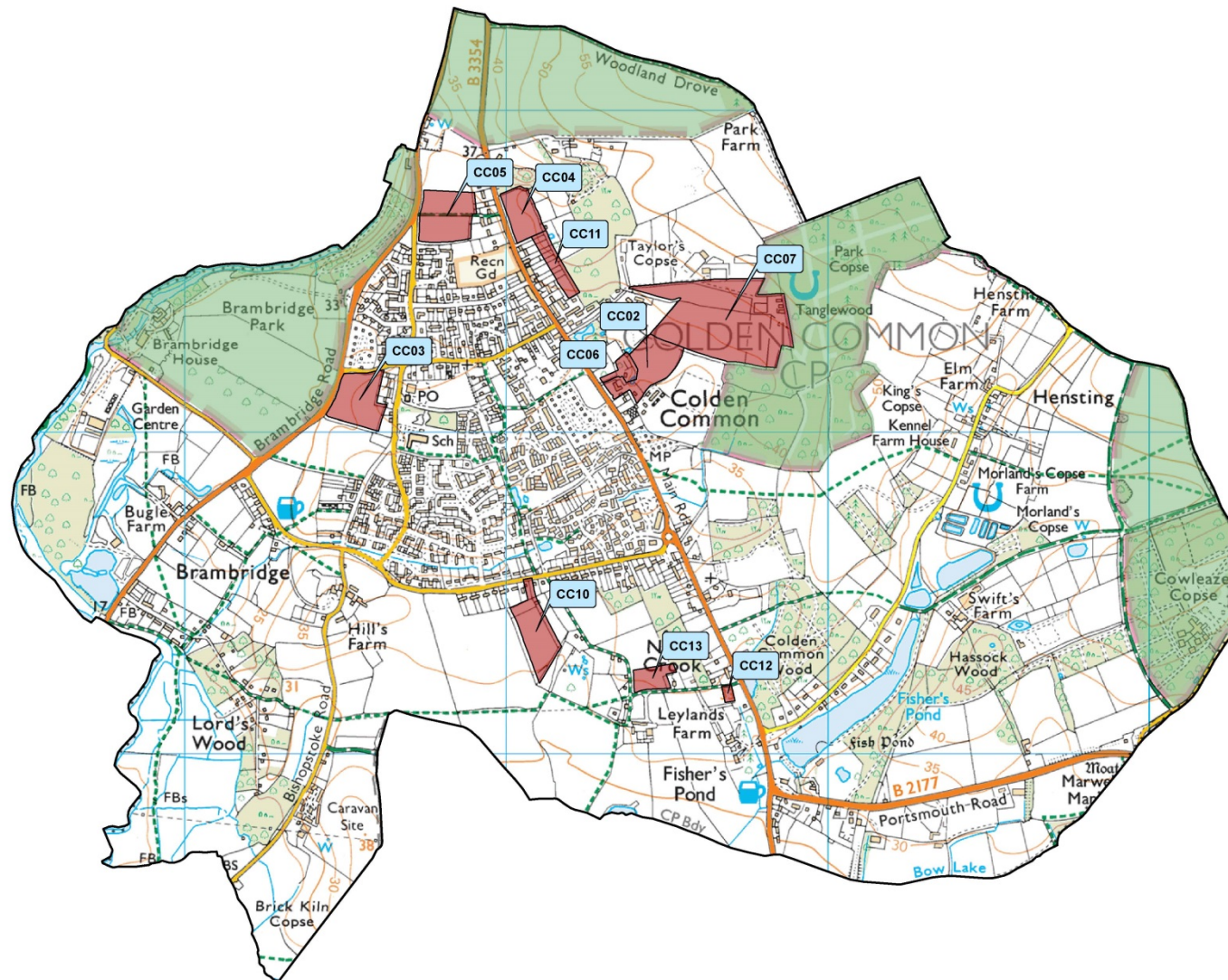


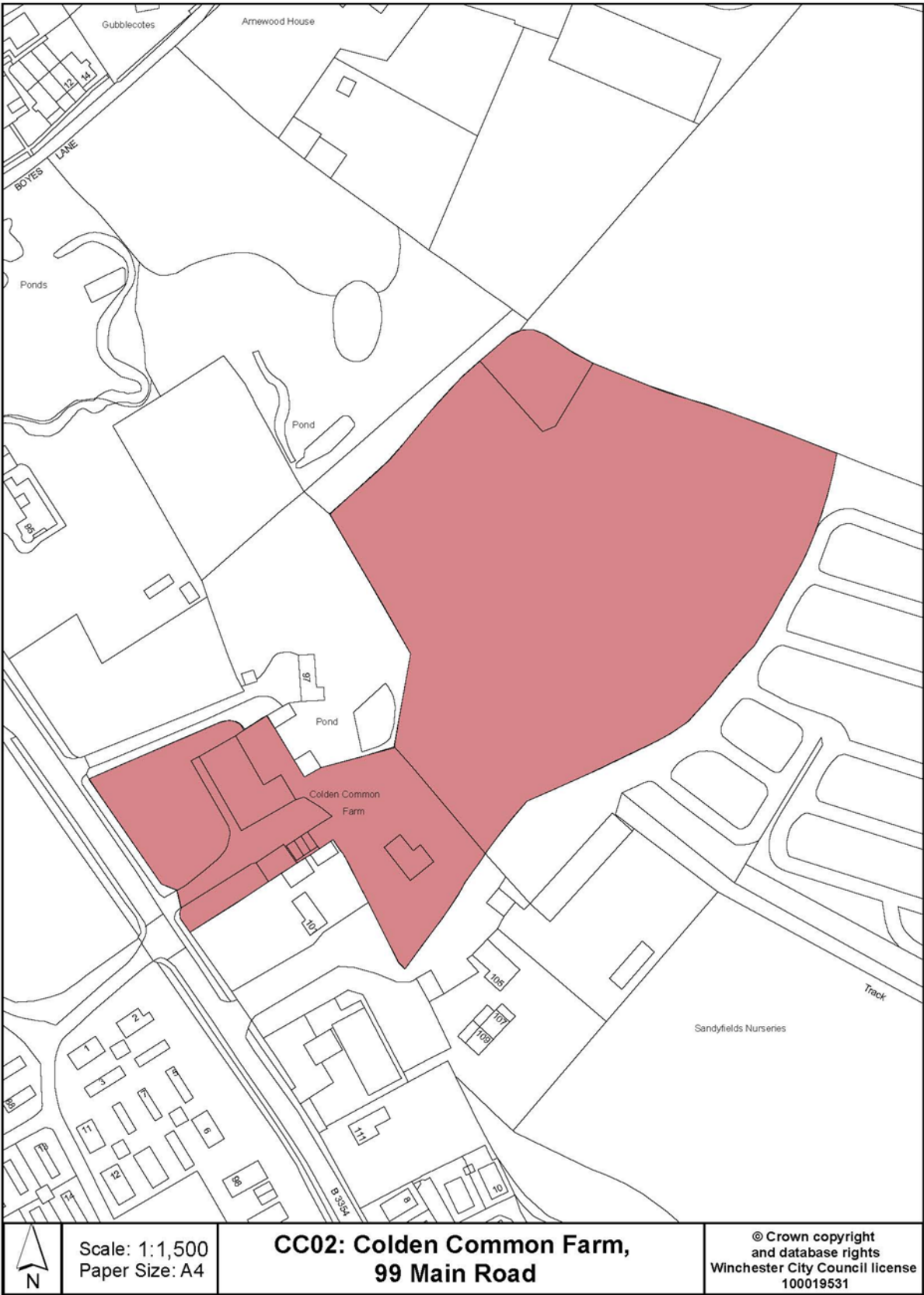


## Colden Common Parish Site Assessments and Maps



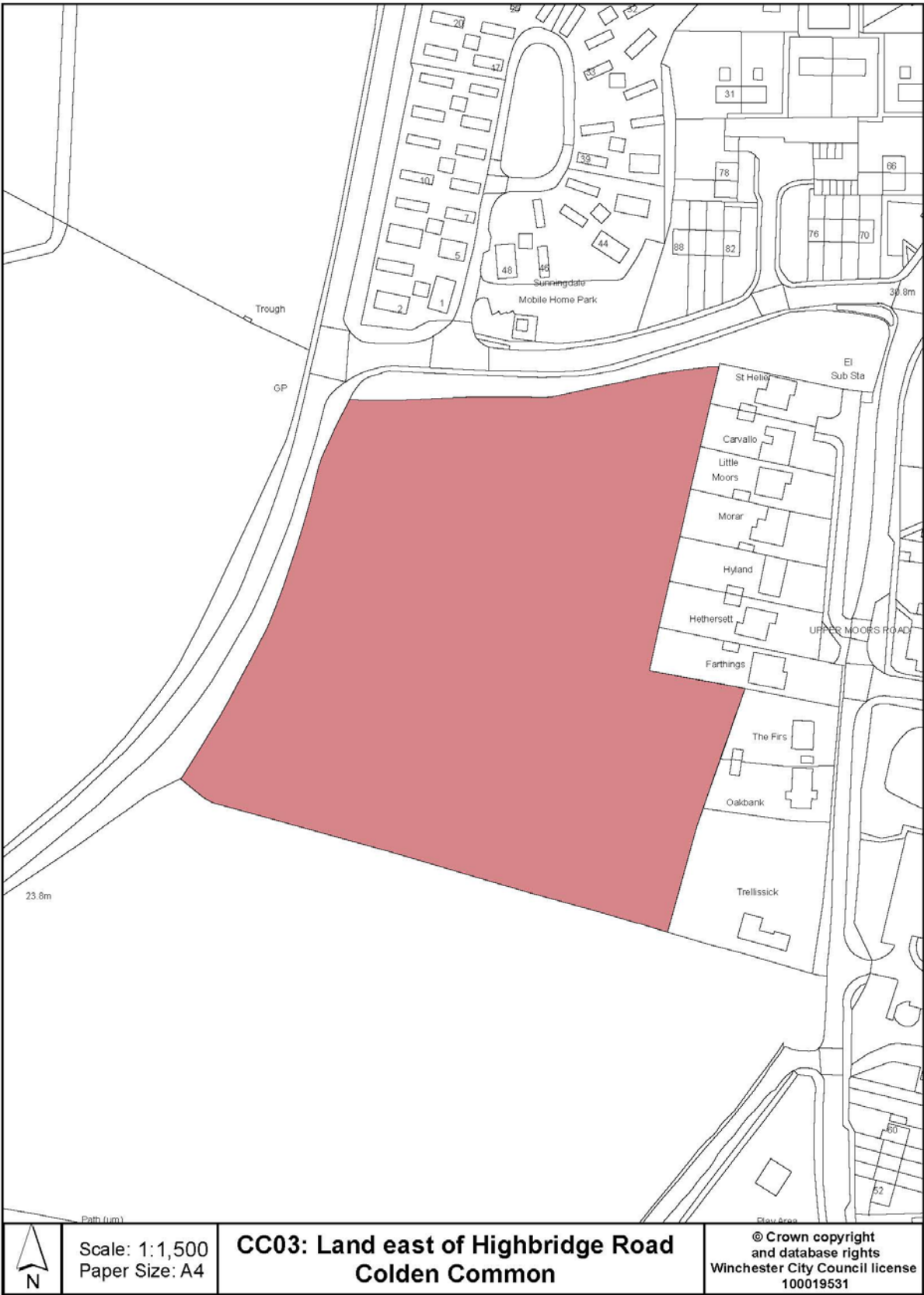
Site Ref	Address		Parish/Settlement		Site Area
CC02	Colden Common Farm, 99 Main Road		Colden Common		2.3 ha
Site Description					
The site is located within Colden Common, located to the south of the District. The site is currently in agricultural use. The site is accessed from Main Road and adjoins the Sandyfields development to the south and residential properties to the north.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 45 dwellings.					
Phasing					
0 – 5 Years	0	6 – 10 Years	45	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





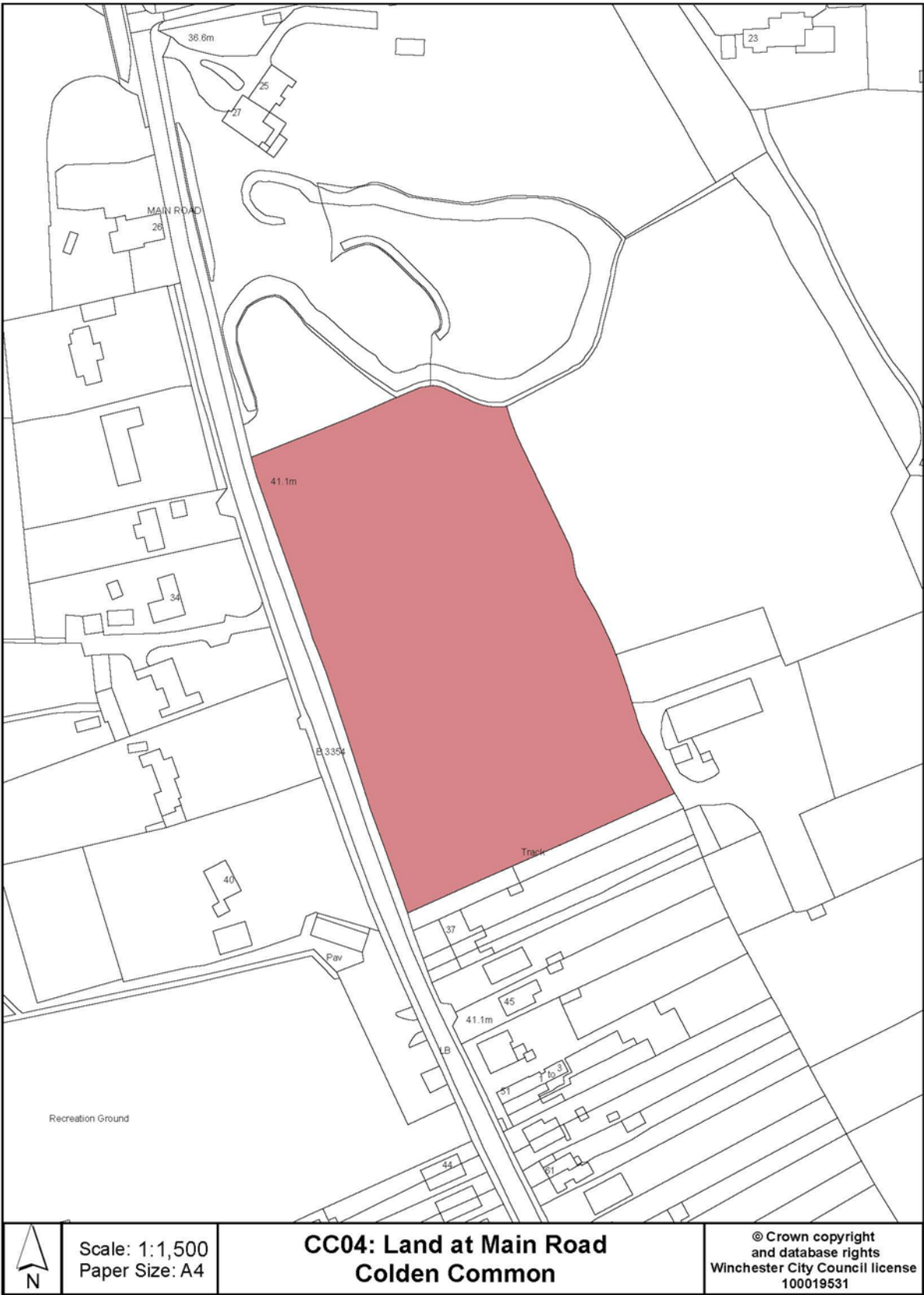


Site Ref	Address		Parish/Settlement		Site Area
CC03	Land east of Highbridge Road		Colden Common		2.3 ha
Site Description					
The site is located within Colden Common, located to the south of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road. The site is bounded by residential properties to the north and east and agricultural land to the south and west.					
Planning History					
There have been two applications (14/01404/OUT and 15/02043/OUT) for 70 dwellings on the site plus the field adjacent. Both were refused due to being contrary to the Local Plan in particular policies MTRA3. Application 15/02043/OUT did go to appeal however was subsequently withdrawn.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 <b>45</b> dwellings.					
Phasing					
0 – 5 Years	45	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

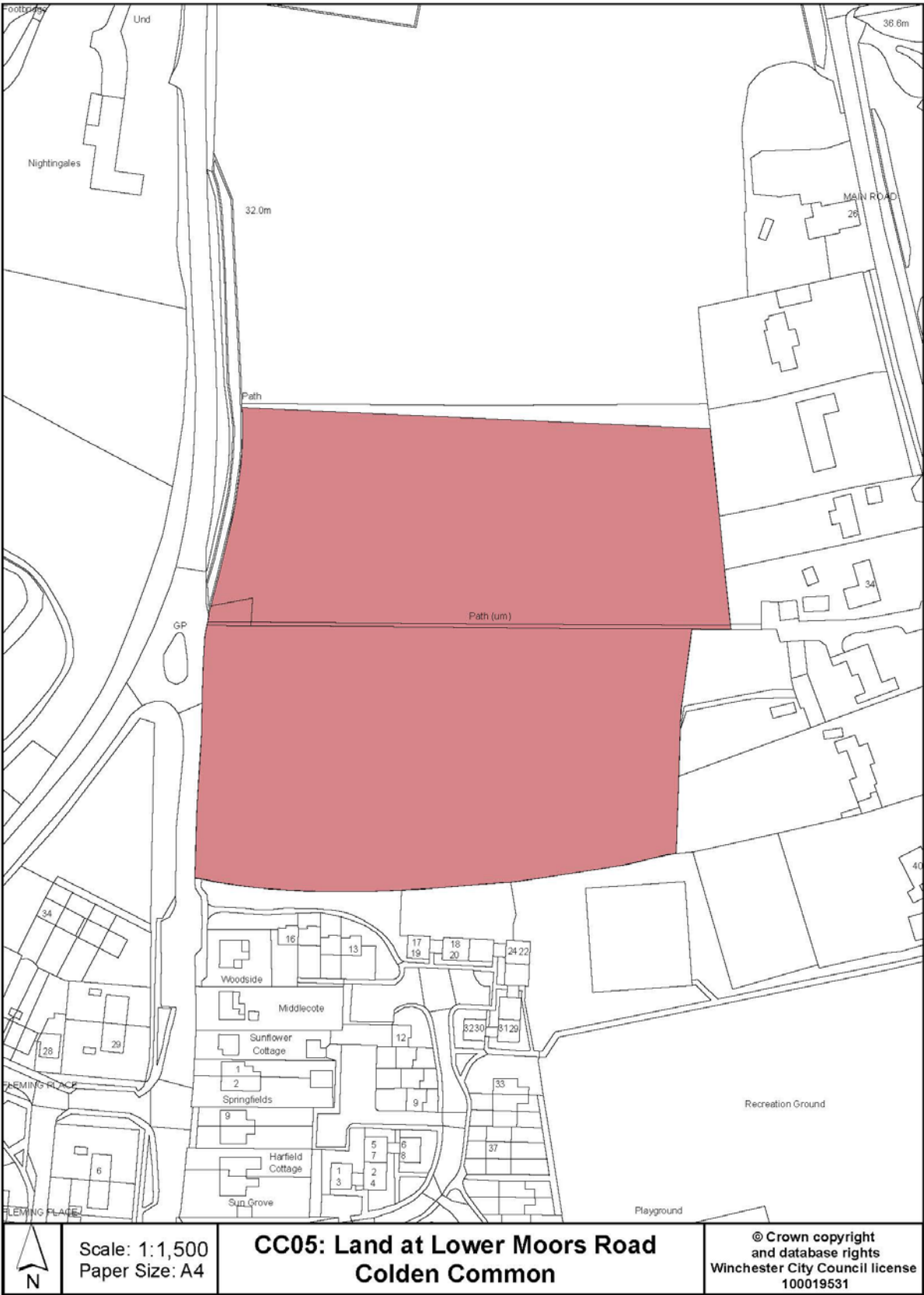


Site Ref	Address		Parish/Settlement		Site Area
CC04	Land at Main Road, Colden Common		Colden Common		1.45 ha
Site Description					
The site is located within Colden Common, in the south of the District. The site is currently used for grazing. The site is accessed from Main Road. The site is bounded by residential properties to the South and West and agricultural land to the East.					
Planning History					
There have been two applications (14/01943/OUT and 15/01151/OUT) both for 31 dwellings on the site. Both applications were refused being contrary to MTRA4 the 2015 application was appealed and was dismissed for being contrary to the development plan.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 <b>35</b> dwellings.					
Phasing					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



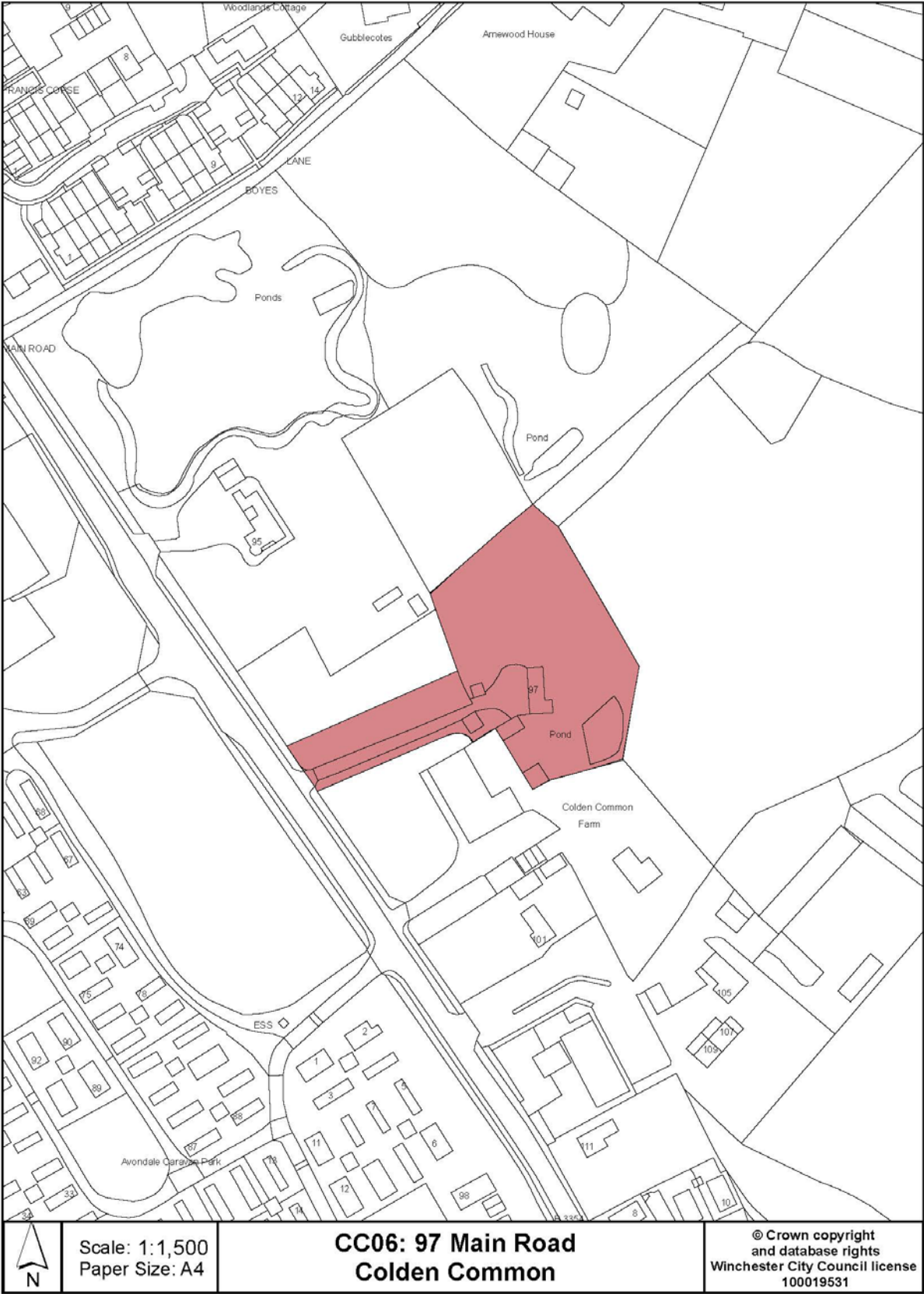


Site Ref	Address		Parish/Settlement		Site Area
CC05	Land at Lower Moors Road		Colden Common		2.54 ha
Site Description					
The site is located within Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Lower Moors Road. The site is bounded by residential properties to the South and West and agricultural land to the East and North.					
Planning History					
There were two planning applications on the site (14/01940/OUT and 15/01149/OUT) both were for 45 dwellings and both were refused. The 2015 application was a subject of an appeal (16/00011/REF) which was subsequently dismissed.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	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 50 dwellings.					
Phasing					
0 – 5 Years	50	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



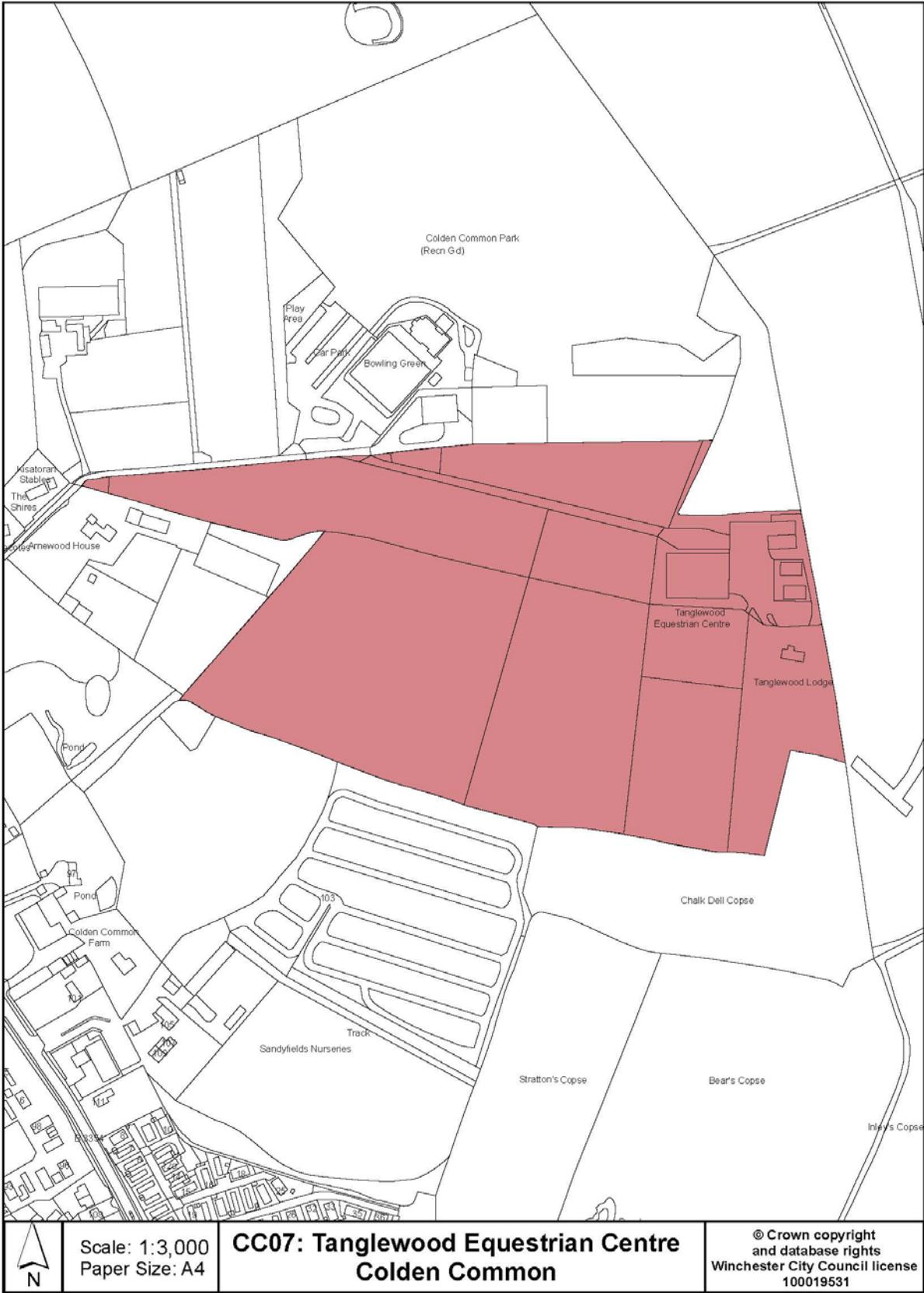


Site Ref	Address				Parish/Settlement		Site Area
CC06	97 Main Road, Colden Common				Colden Common		0.52 ha
Site Description							
The site is located adjacent to the settlement of Colden Common. Currently the site comprises of a single residential dwelling with access onto Main Road. The site is bounded by Colden Common Farm to the south and east with residential to the north and west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	Y		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is available for development in six to ten years.							
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 14 dwellings.							
Phasing							
0 – 5 Years	0	6 – 10 Years	14	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address		Parish/Settlement		Site Area
CC07	Tanglewood Equestrian Centre		Colden Common		9.16 ha
Site Description					
The site is located in Colden Common, in the south of the District. The site is currently in equestrian use. The site is accessed from Boyes Lane. The site adjoins the Sandyfields development to the south and the Bowling Green and Recreation Ground to the north.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	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 137 dwellings.					
Phasing					
0 – 5 Years	137	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





Site Ref	Address		Parish/Settlement		Site Area
CC10	Waterwells Farm, 57 Church Lane		Colden Common		2.2 ha
Site Description					
The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural and leisure (caravanning) use. The site is accessed from Church Lane. The site adjoins residential to the north and is located close to the edge of the defined settlement boundary.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is available for development in six to ten years.					
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	0	6 – 10 Years	43	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





Site Ref	Address				Parish/Settlement		Site Area
CC11	Land to the east of Main Road				Colden Common		0.95 ha
Site Description							
The site is located to the east of Colden Common, in the south of the District. The site is primarily used as gardens ancillary to the residential properties facing onto Main Road. The surrounding uses comprise of agriculture to the north and east with residential to the west and south.							
Planning History							
There has been one planning application on land to the rear of 49 Main Road which forms part of the larger site. Application 15/00793/FUL for a 3 bedroom dwelling was refused being in the countryside, the decision was appealed and the appeal dismissed for the same reason.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3/4		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is being promoted by the 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 <b>26</b> dwellings.							
Phasing							
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

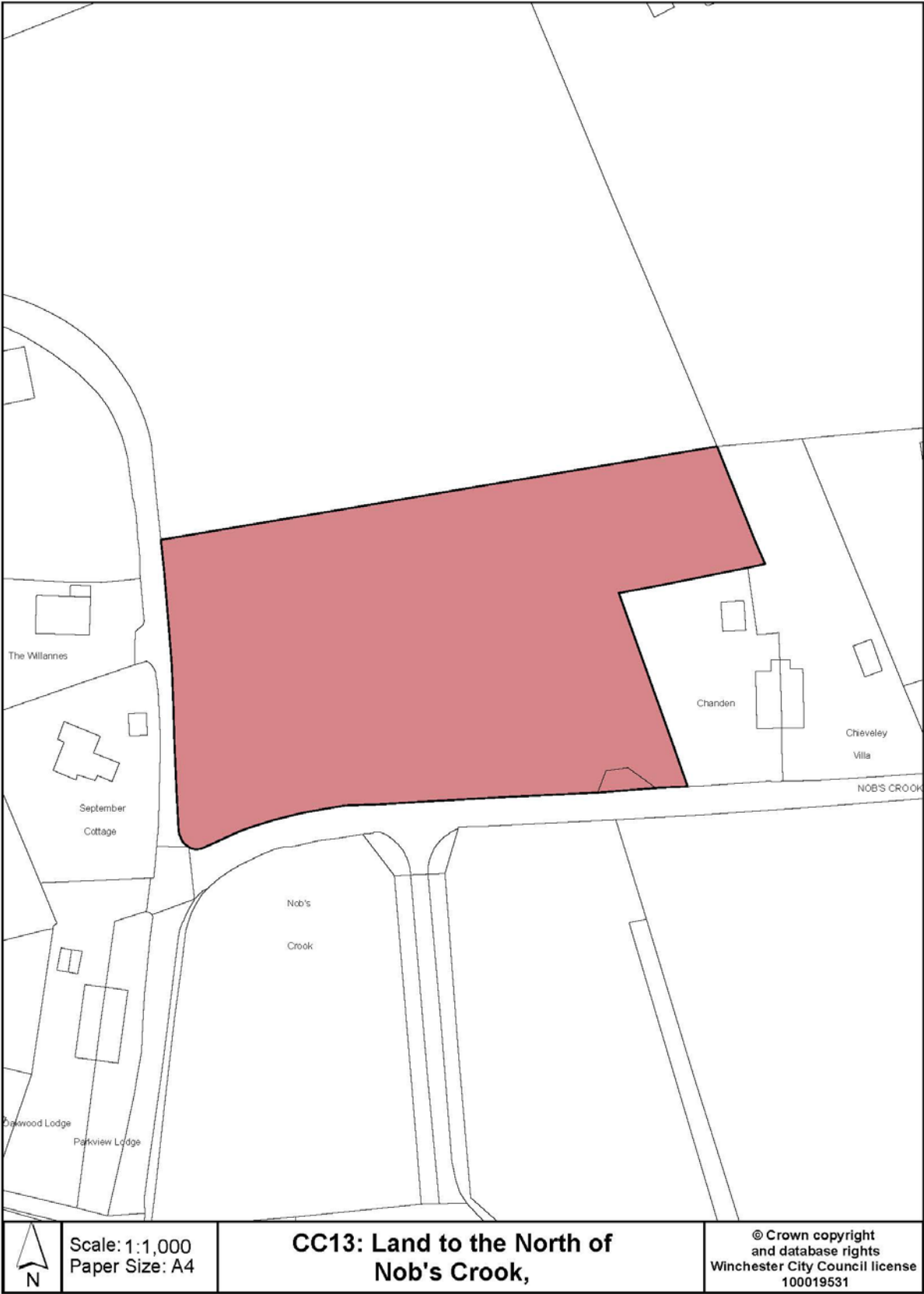


Site Ref	Address		Parish/Settlement		Site Area
CC12	Land to the South of Nob's Crook, Nob's Crook		Colden Common		0.16 ha
Site Description					
The site is located towards the southern end of Colden Common in an area of sporadic development. There is residential development to the north and east and open land to the west and south. There is a track running along the western boundary of the site which gives access to buildings. The site is currently in use as agriculture and is accessed off Nob's Crook.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 4 dwellings.					
Phasing					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



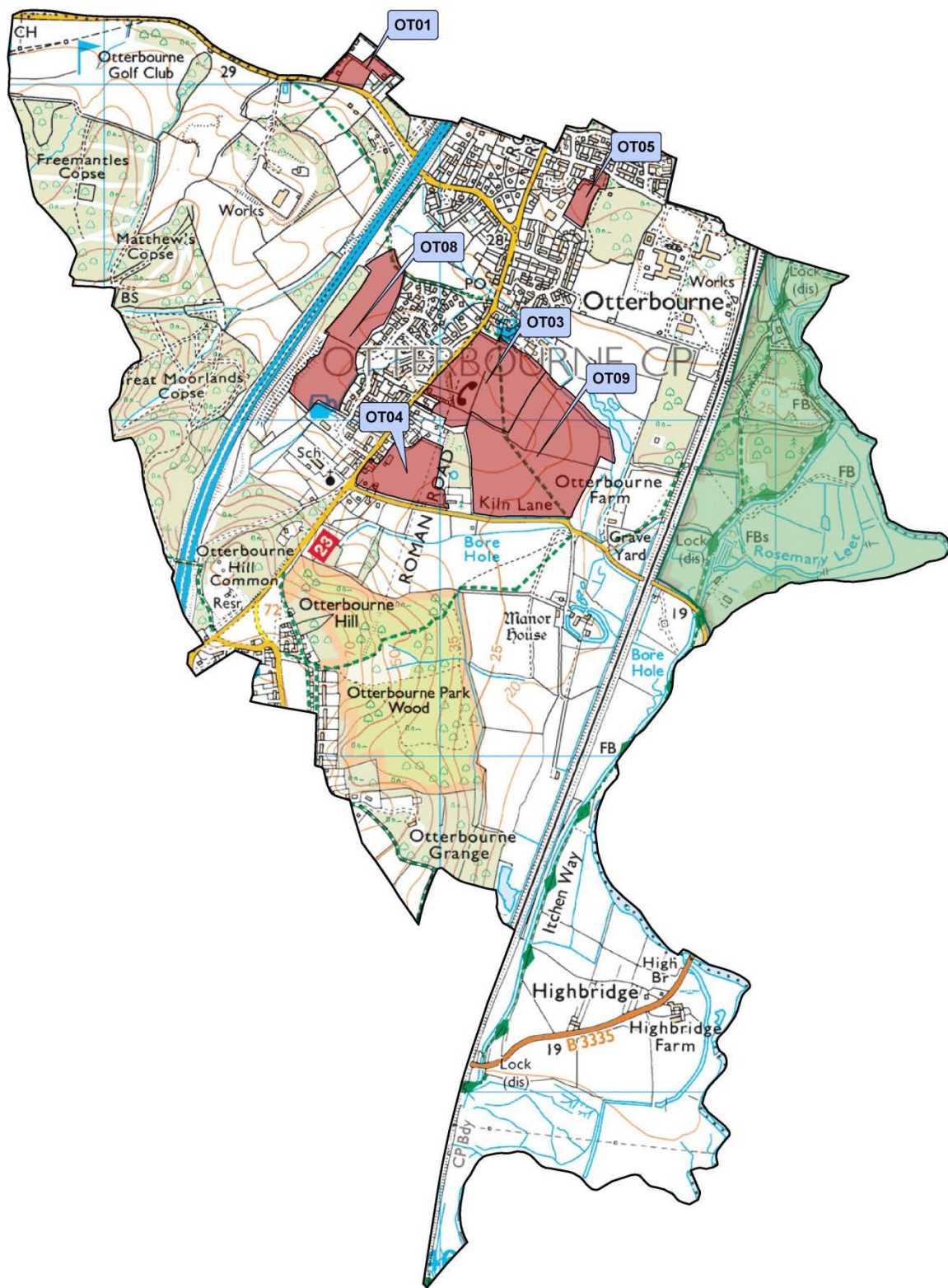
Site Ref	Address		Parish/Settlement		Site Area
CC13	Land to the North of Nob's Crook, Nob's Crook		Colden Common		0.80 ha
Site Description					
The site is located towards the southern end of Colden Common in an area of sporadic development. There is residential development to the east and west and open land to the north and south. The site is currently in use as garden land for the residential property adjacent and is accessed off Nob's Crook.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	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 22 dwellings.					
Phasing					
0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





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Otterbourne Parish Site Assessments and Maps



Site Ref	Address				Parish/Settlement		Site Area
OT01	Land at Meadowside and Dean Croft, Poles Lane				Otterbourne		1.5 ha
Site Description							
The site is located west of Otterbourne, located to the south west of the District. The site is currently residential and garden. The site is accessed from Poles Lane and is adjacent to residential to the south and agriculture to the north, east and west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
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 <b>34</b> dwellings.							
Phasing							
0 – 5 Years	34	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address		Parish/Settlement		Site Area	
OT03	Land off Main Road		Otterbourne		6.4 ha	
Site Description						
The site is located east of Otterbourne, located to the south west of the District. The site is currently vacant but was formerly in agricultural use. The site is accessible from Main Road and is adjacent to residential to the north, west and south and agriculture to east.						
Planning History						
An outline application (16/02115/OUT) for up to 90 residential dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Main Road and associated ancillary works. All matters to be reserved with the exception of the main site access. The application was refused on 25 November 2016. An outline application (19/00233/OUT) for 90 dwellings and associated works is undetermined at this time.						
Suitability						
Legislative Constraints			Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N	
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N	
Ramsar	N	Historic Park/Garden	N	Other Considerations		
SSSI	N	SINC	N	Agricultural Land Grade	3	
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N	
Listed Building	N	Settlement Gap	N	PUSH	N	
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 <b>106</b> dwellings.						
Phasing						
0 – 5 Years	106	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developable)						
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.						





Site Ref	Address		Parish/Settlement		Site Area
OT04	Park Farm, Kiln Lane		Otterbourne		3.5 ha
Site Description					
The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Kiln Lane and is adjacent to residential to the north, west and east and agriculture to south.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y/N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 68 dwellings.					
Phasing					
0 – 5 Years	68	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

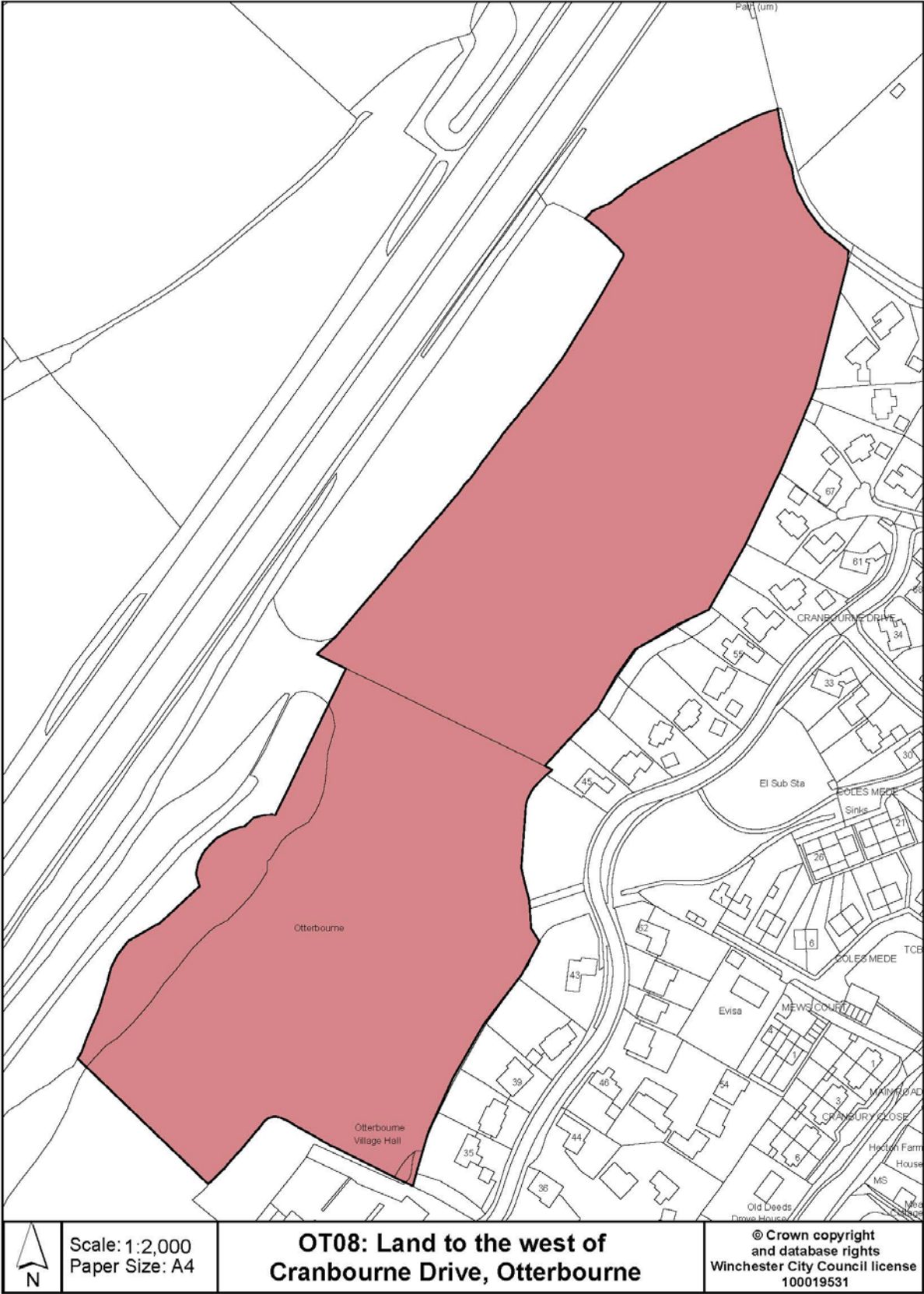


Site Ref	Address				Parish/Settlement		Site Area
OT05	Land off Waterworks Road				Otterbourne		1 ha
Site Description							
The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Waterworks Road and is adjacent to residential to the north, west and south and woodland to east.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	Y	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y		
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 <b>24</b> dwellings.							
Phasing							
0 – 5 Years	24	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address				Parish/Settlement		Site Area
OT08	Land to the west of Cranbourne Drive, Otterbourne				Otterbourne		6.01 ha
Site Description							
The site is located in the countryside to the west of the main development of Otterbourne. The site is bounded by the Cranbourne Drive development to the north east and south east, by the M3 motorway to the west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	Y		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	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 <b>99</b> dwellings.							
Phasing							
0 – 5 Years	99	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							





Site Ref	Address		Parish/Settlement		Site Area
OT09	Land adjacent Dell Copse, Kiln Lane		Otterbourne		12.3 ha
Site Description					
The site is located south east of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessible from Kiln Lane and is adjacent to agricultural uses to the north, east and south and residential to west.					
Planning History					
No relevant planning history on this site in the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	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 <b>185</b> dwellings.					
Phasing					
0 – 5 Years	185	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

