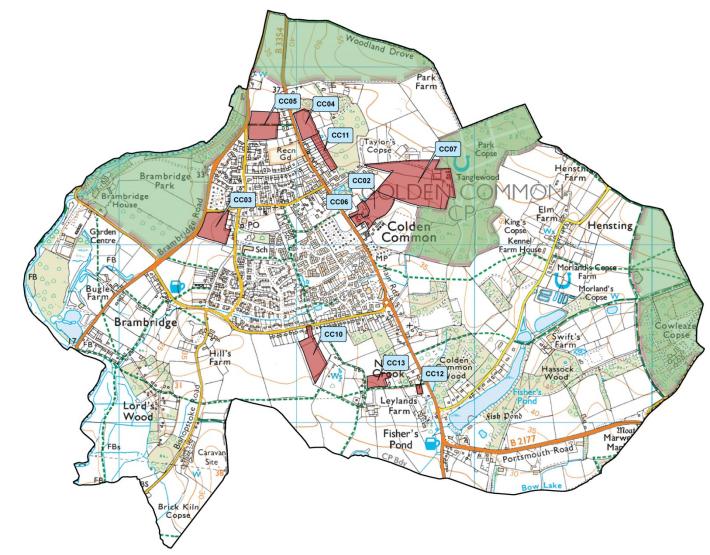
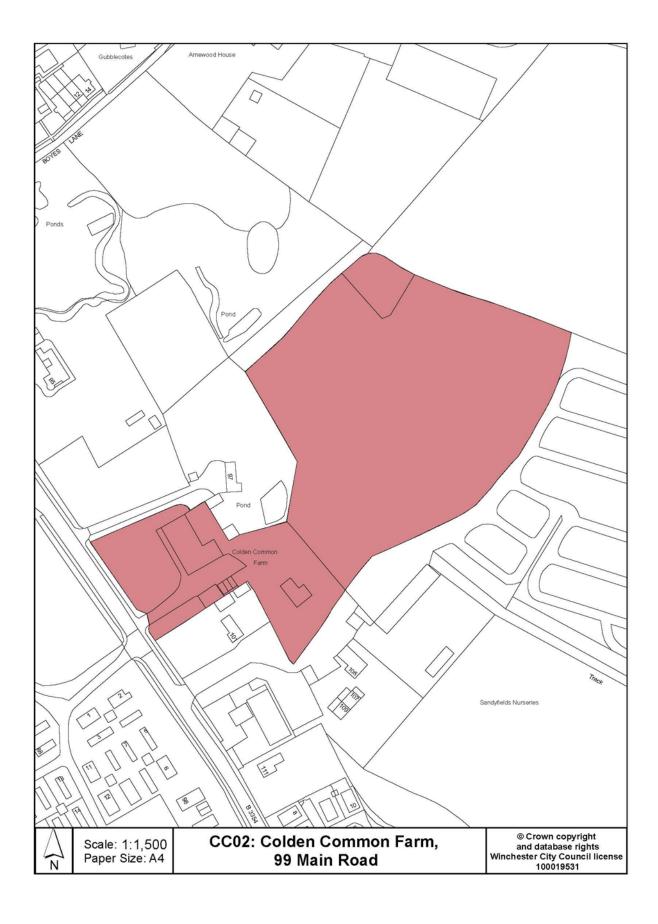


Appendix 3: South Western Parishes

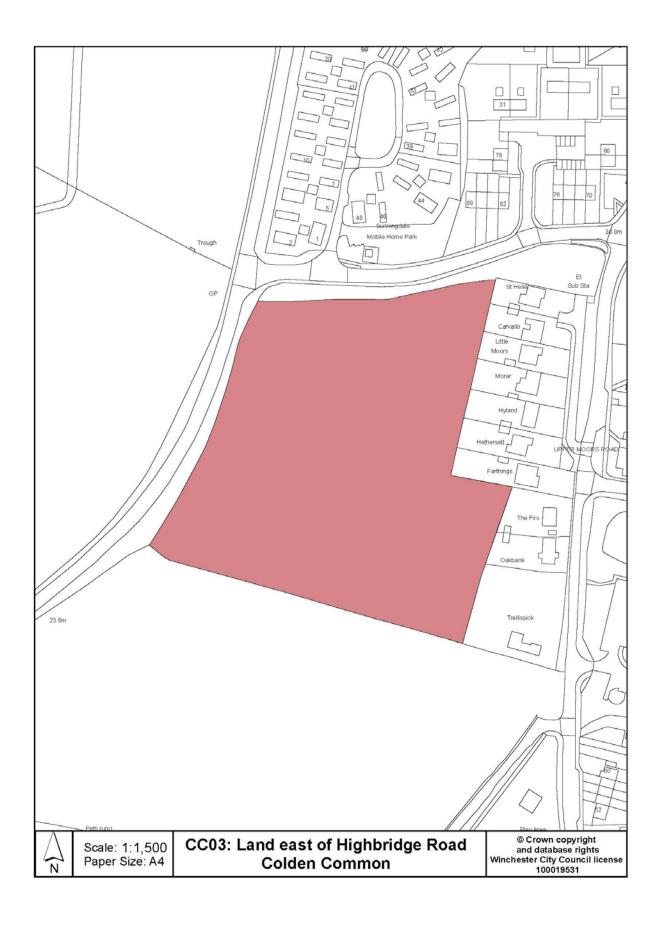


Colden Common Parish Site Assessments and Maps

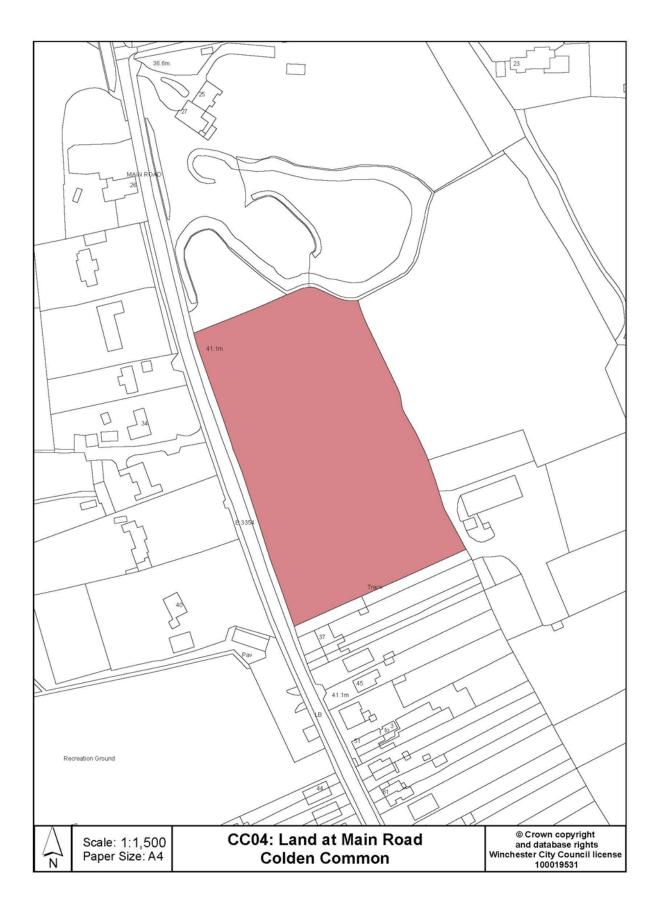
Site Ref			Address		Parish/Settlem	ent	Site	Area		
CC02	Colden Common F	arm	, 99 Main Road		Colden Comm	on	2.3	ha		
Site Descri	ption									
agricultural	The site is located within Colden Common, located to the south of the District. The site is currently in agricultural use. The site is accessed from Main Road and adjoins the Sandyfields development to the south and residential properties to the north.									
Planning H	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			<u>N</u>		
SAC Ramsar		N	Countryside (MTRA4) Historic Park/Garden	Y	Flood Zone 3 Other Con	aidarati	a 10 a	N		
SSSI		N N	SINC	N N	Agricultural Land		ons	3		
	Ancient Monument	N	AQMA	N	Previously Develo		d?	 N		
Listed Build		N	Settlement Gap	N	PUSH		a .	Y		
	rvation Order		Ancient Woodland	N	Mineral Safeguard	ding Area	a	Y		
Availability	/ (legal/ownership is	ssu	es)							
The site is to development		e so	ble landowner and has stated	that t	he site is immediate	ly availa	ble for			
Achievabil	ity (economic viabi	lity;	market factors; cost factors	s; de	livery factors)					
The promot	ers of the site have r	not s	specified any issues regarding	the v	viability in developing	g the site	э.			
Potential D	ensity and Yield (ir	clu	ding development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.										
Phasing	1	I								
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.										



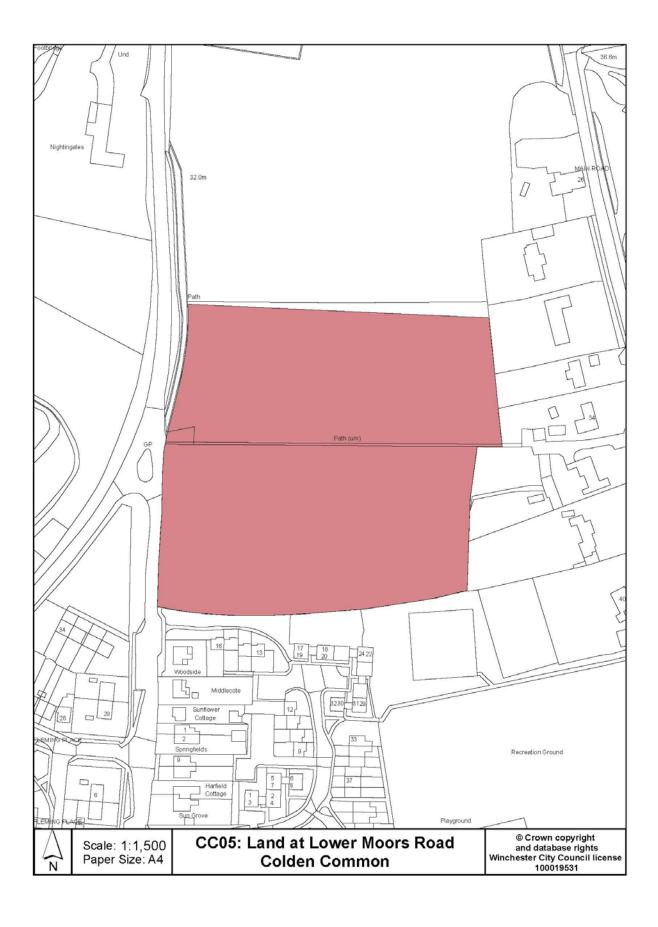
Site Ref			Address		Parish/Settlemen	nt	Site	Area		
CC03	Land east of Highb	ridg	e Road		Colden Commor	n	2.3	ha		
Site Descri	ption									
agricultural	use. The site is acce	sse	ommon, located to the south of ed from Highbridge Road. The s and to the south and west.					s to		
Planning H	listorv									
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										
	ative Constraints		Policy Constraints		Physical Co	onstrai	nts			
SPA		N	Conservation Area	N	Flood Zone 2			N		
SAC		Ν	Countryside (MTRA4)	Y	Flood Zone 3			Ν		
Ramsar		N	Historic Park/Garden	N	Other Consi		ons			
SSSI		N	SINC	N	Agricultural Land Gr		10	3		
	Ancient Monument	Ν	AQMA	N	Previously Develope	ed Lan	d?	N		
Listed Build		N	Settlement Gap	N	PUSH			Y		
	rvation Order (legal/ownership is	Y	Ancient Woodland	Ν	Mineral Safeguardin	ng Area	1	Y		
indicated th	at the site is immedia	atel	er however they do have the co y available for development. market factors; cost factors;			and ha	ave			
The promot	ers of the site have r	not s	specified any issues regarding t	the v	riability in developing t	the site	Э.			
Potential D	ensity and Yield (in	clu	ding development type)							
Given the s dwellings.	ites location within th	e C	countryside a density of 30 dph	was	applied providing a y	ield of	45			
Phasing										
0 – 5 Years	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/Settlem	ent	Site	Area	
CC04	Land at Main Road	, Cole	den Common		Colden Comm	on	1.45	5 ha	
Site Descri	ption								
The site is a and agricult	accessed from Main ural land to the East	Road	nmon, in the south of the Dist . The site is bounded by resid						
Planning H	Planning History								
applications for being co	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	lativa Canatrainta		Delieu Constrainte		Dhysical	Constra	into		
SPA	lative Constraints	N	Policy Constraints Conservation Area	N	Physical C Flood Zone 2	Jonstra	ints	N	
SAC		N	Countryside (MTRA4)	Y	Flood Zone 3			N	
Ramsar		N	Historic Park/Garden	N	Other Con	siderati	ons		
SSSI		N	SINC	N	Agricultural Land		0113	3	
	Ancient Monument	N	AQMA	N	Previously Developed Land		d?	N	
Listed Build		N	Settlement Gap	N	PUSH			Y	
	vation Order	Y	Ancient Woodland	N	Mineral Safeguard	lina Area	а	Ŷ	
	(legal/ownership is					<u> </u>			
indicated th	at the site is immedia	ately	r however they do have the c available for development. narket factors; cost factors		-	rs and h	ave		
Acmevabin		пу, і	narket factors, cost factors	, uei	ivery factors				
The promot	ers of the site have r	iot sp	pecified any issues regarding	the v	iability in developing	g the sit	e.		
Potential D	ensity and Yield (in	clud	ing development type)						
Given the si dwellings.	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	Phasing								
0 – 5 Years	0 – 5 Years 35 6 – 10 Years 0 10 – 15 Years 0								
Conclusion	(deliverable/devel	opab	le)						
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.									



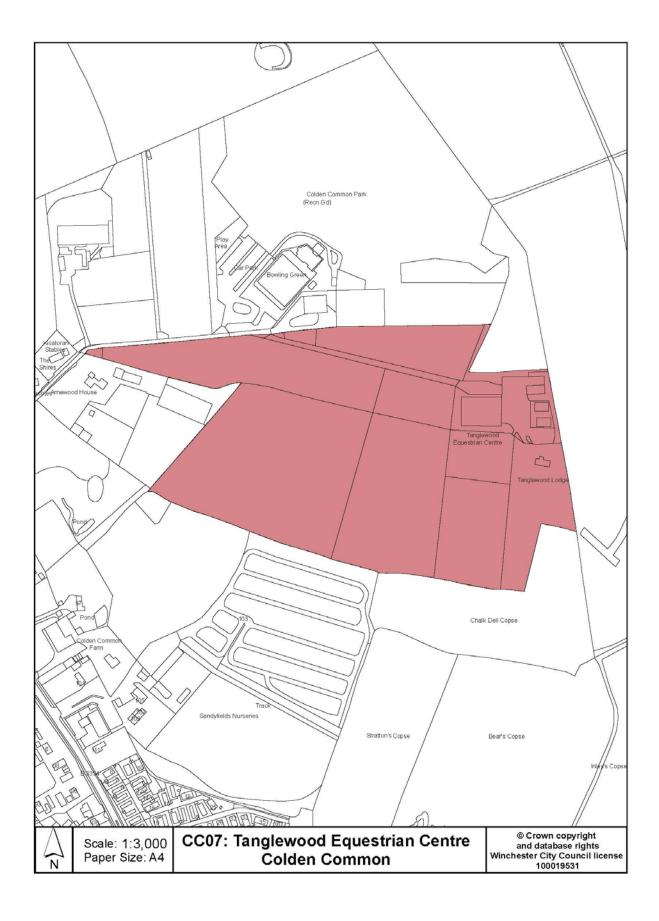
Site Ref			Address	Parish/Settleme	ent	Site	Area		
CC05	Land at Lower Moo	rs F	Road		Colden Commo	'n	2.54	ha	
Site Descri	ption								
The site is a		Mc	mmon, in the south of the Dist oors Road. The site is bounded st and North.						
Planning H	Planning History								
There were two planning applications 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					1				
	ative Constraints		Policy Constraints		Physical Co	onstrai	nts		
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 Cons		ons		
SSSI		N	SINC	N	Agricultural Land Grade		40	3	
	Ancient Monument	N	AQMA	N	Previously Develop	ed Lan	d?	N	
Listed Build	ing vation Order	N	Settlement Gap Ancient Woodland	N	PUSH Mineral Sefericardia			Y Y	
	(legal/ownership is			Ν	Mineral Safeguardir	ng Area	1	ľ	
indicated th Achievabili	at the site is immedia ty (economic viabil	ity;	er however they do have the c / available for development. market factors; cost factors	; del	ivery factors)				
			specified any issues regarding	the v	viability in developing	the site	9.		
Potential D	ensity and Yield (in	clu	ding development type)						
Given the siduellings.	ites location within th	e C	ountryside a density of 30 dph	was	applied providing a y	∕ield of	50		
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/Settleme	ent	Site	Area		
CC06	97 Main Road, Cold	den	Common		Colden Commo	on	0.52	: ha		
Site Descri	ption									
residential c	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 H	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		Ν	Countryside (MTRA4)	Y	Flood Zone 3	• • • •		Ν		
Ramsar		N	Historic Park/Garden	N	Other Cons		ons			
SSSI		N	SINC	N	Agricultural Land C		-10	3 Y		
	Ancient Monument	N	AQMA	N		eviously Developed Lan				
Listed Build	ing vation Order	N	Settlement Gap	N	PUSH Mineral Safeguard			Y N		
	valion Order	Ν		Ν	Mineral Safeguard	ing Area	±	IN		
six to ten ye	ears.		ble landowner and has stated t market factors; cost factors			or devel	opmer	it in		
The promot	ers of the site have r	not s	specified any issues regarding	the v	viability in developing	g the site	e			
Potential D	ensity and Yield (ir	clu	ding development type)							
dwellings.	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 14 dwellings.									
Phasing	Phasing									
0 – 5 Years	0		6 – 10 Years 14		10 – 15 Years		0			
Conclusion	n (deliverable/devel	ора	ble)							
The site is c	The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.									



Site Ref			Address		Parish/Settleme	ent	Site	Area		
CC07	Tanglewood Eques	tria	n Centre		Colden Commo	on	9.16	i ha		
Site Descri	ption									
site is acces	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 H	Planning History									
	No relevant planning history within the last 5 years.									
Suitability										
Legislative Constraints Policy Constraints Physical Constraints SDA N Concervation Area N Elect Zone 2 N										
SPA SAC		N N	Conservation Area	N Y	Flood Zone 2 Flood Zone 3			N N		
Ramsar		N	Countryside (MTRA4) Historic Park/Garden	n N	Other Cons	sidorati	ons	IN		
SSSI		N	SINC	N	Agricultural Land G		0113	3		
	Ancient Monument	N	AQMA	N	Previously Develop		d?	N		
Listed Build		Ν		Ν	PUSH			Y		
Tree Preser	vation Order	Ν	Ancient Woodland	Ν	Mineral Safeguardi	ing Area	a	Y		
Availability	(legal/ownership is	ssu	es)							
			er however they do have the c v available for development.	onse	ent by the landowners	s and h	ave			
Achievabili	ity (economic viabi	ity;	market factors; cost factors	; del	ivery factors)					
The promot	ers of the site have r	not s	specified any issues regarding	the v	riability in developing	the site	e			
Potential D	ensity and Yield (ir	clu	ding development type)							
Given the sidwellings.	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 137 dwellings.									
Phasing										
0 – 5 Years	0 – 5 Years 137 6 – 10 Years 0 10 – 15 Years 0									
Conclusion	Conclusion (deliverable/developable)									
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.										



Site Ref			Address		Parish/Settlem	ent	Site	Area	
CC10	Waterwells Farm, 5	7 C	hurch Lane		Colden Comm	on	2.2	ha	
Site Descri	ption								
agricultural	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 H	Planning History								
	No relevant planning history within the last 5 years.								
Suitability									
Legislative Constraints Policy Constraints Physical Constraints									
SPA SAC		N N	Conservation Area	N Y	Flood Zone 2 Flood Zone 3			N N	
Ramsar		N	Countryside (MTRA4) Historic Park/Garden	N	Other Con	sidorati	one	IN	
SSSI		N	SINC	N	Agricultural Land (0113	3/4	
	Ancient Monument	N	AQMA	N	Previously Develo		d?	N	
Listed Build		Ν	Settlement Gap	Ν	PUSH			Y	
Tree Prese	vation Order	Ν	Ancient Woodland	Ν	Mineral Safeguard	ling Area	a	Y	
Availability	(legal/ownership is	ssu	es)						
The site is t six to ten ye		e so	ble landowner and has stated	that t	he site is available f	or devel	opmer	nt in	
Achievabili	ity (economic viabi	lity;	market factors; cost factors	s; del	ivery factors)				
The promot	ers of the site have r	not s	specified any issues regarding	the v	viability in developing	g the site	Э		
Potential D	ensity and Yield (ir	clu	ding development type)						
Given the s dwellings.	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 43								
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.									



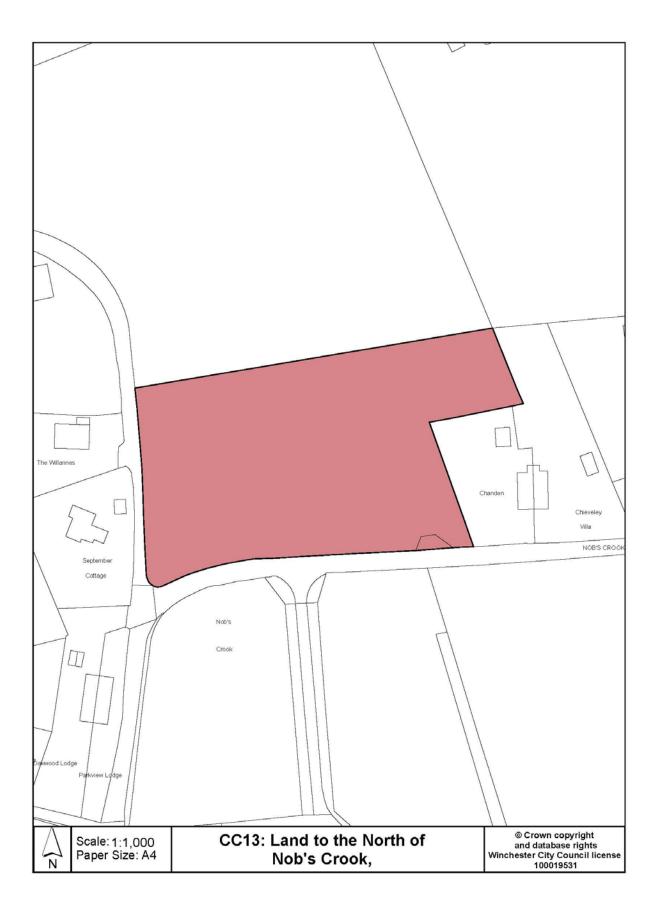
Site Ref			Address		Parish/Settlem	Parish/Settlement Site A			
CC11	Land to the east of	Ma	in Road		Colden Comm	on	0.95	5 ha	
Site Descri	ption								
gardens and	cillary to the resident	ial p	lden Common, in the south of properties facing onto Main Ro h residential to the west and s	ad. T				s	
Planning H	istory								
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									
Suitability Legislative Constraints Policy Constraints Physical Constraints									
SPA		Ν	Conservation Area	N	Flood Zone 2			N	
SAC			Countryside (MTRA4)	Υ	Flood Zone 3			Ν	
Ramsar		Ν	Historic Park/Garden	Ν	Other Con	siderati	ons		
SSSI		Ν	SINC	Ν	Agricultural Land	Grade		3/4	
Scheduled /	Ancient Monument	Ν	AQMA	Ν	Previously Develo			Ν	
Listed Build		Ν		Ν	PUSH	•		Ν	
	vation Order	Υ		Ν	Mineral Safeguard	ling Are	а	Y	
Availability	(legal/ownership is	ssu	es)		,				
developmer	nt.		ndowner and has stated that t market factors; cost factors			ailable f	or		
			specified any issues regarding	the \	viability in developing	g the sit	e.		
Potential D	ensity and Yield (ir	Iclu	ding development type)						
Given the si dwellings.	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26								
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.									



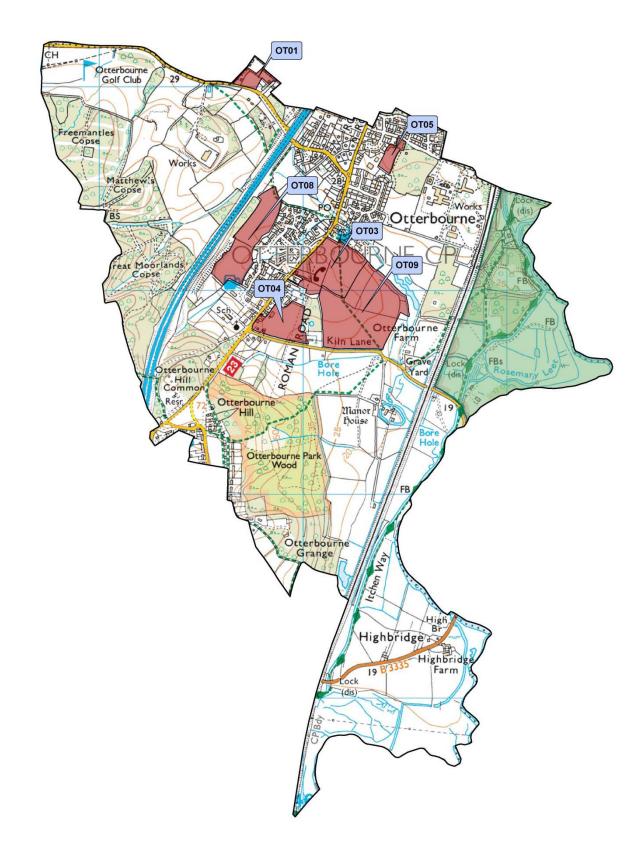
Site Ref			Address		Parish/Settlem	ent	Site	Area		
CC12	Land to the South of	of N	ob's Crook, Nob's Crook		Colden Comm	on	0.16	6 ha		
Site Descri	ption				L					
is residentia running alor	The site is located towards the southern end of Colden Common in an area of sporadic development. There is residential 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	Suitability									
Legislative Constraints Policy Constraints Physical Constraints										
SPA		Ν	Conservation Area	Ν	Flood Zone 2			N		
SAC		N	Countryside (MTRA4)	Y	Flood Zone 3	• • •		Ν		
Ramsar		N	Historic Park/Garden	N	Other Con		ons	0		
SSSI	Anniant Manumant	N N	SINC AQMA	N N	Agricultural Land (Previously Develo		40	3		
Listed Build	Ancient Monument	N		N	PUSH			N Y		
	vation Order	Y		N	Mineral Safeguard	ling Are:	2	Y		
	(legal/ownership is					ing / iot	<u> </u>	<u> </u>		
indicated th	at the site is immedia	atel	er however they do have the y available for development. market factors; cost factor			rs and h	ave			
			specified any issues regarding			g the site	e.			
Potential D	ensity and Yield (ir	nclu	ding development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 4 dwellings.										
Phasing		1								
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/Settleme	ent	Site	Area	
CC13	Land to the North c	of No	ob's Crook, Nob's Crook		Colden Commo	on	0.80) ha	
Site Descri	ption								
is residentia	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	••		Ν	
Ramsar		N	Historic Park/Garden	N	Other Cons		ons	2/4	
SSSI	Ancient Monument	N N	SINC AQMA	N N	Agricultural Land G		40	3/4 N	
			Settlement Gap	N	Previously Develop	eu Lan	u?	Y	
							Y		
	(legal/ownership is			1 1			<u>, </u>		
indicated th Achievabili	at the site is immedia	atel <u>;</u> lity;	ter however they do have the co y available for development. market factors; cost factors; specified any issues regarding t	; del	ivery factors)				
Potential D	onsity and Viold (in		ding dovelopment type)						
	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.									

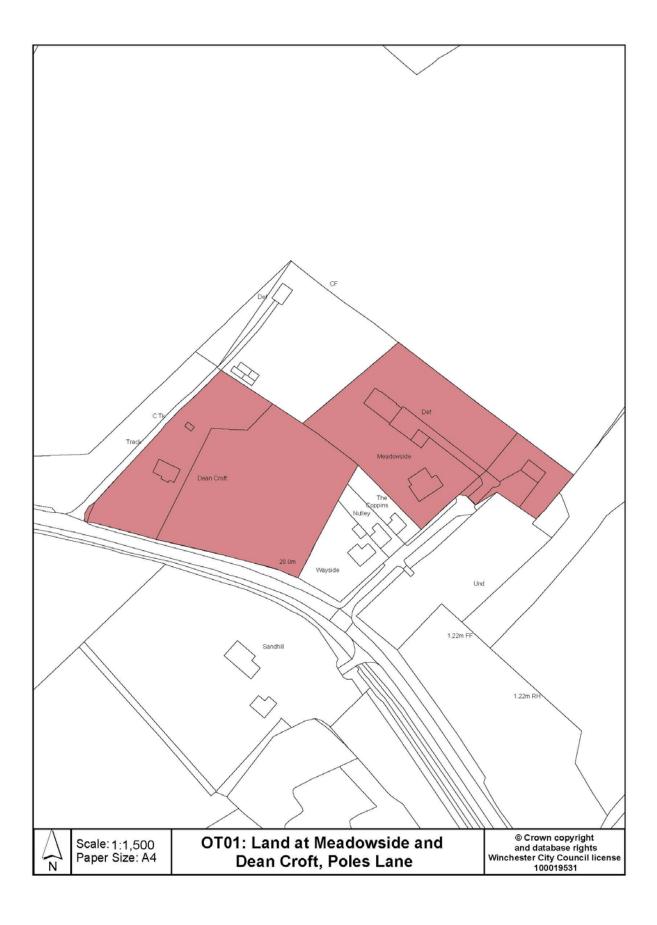


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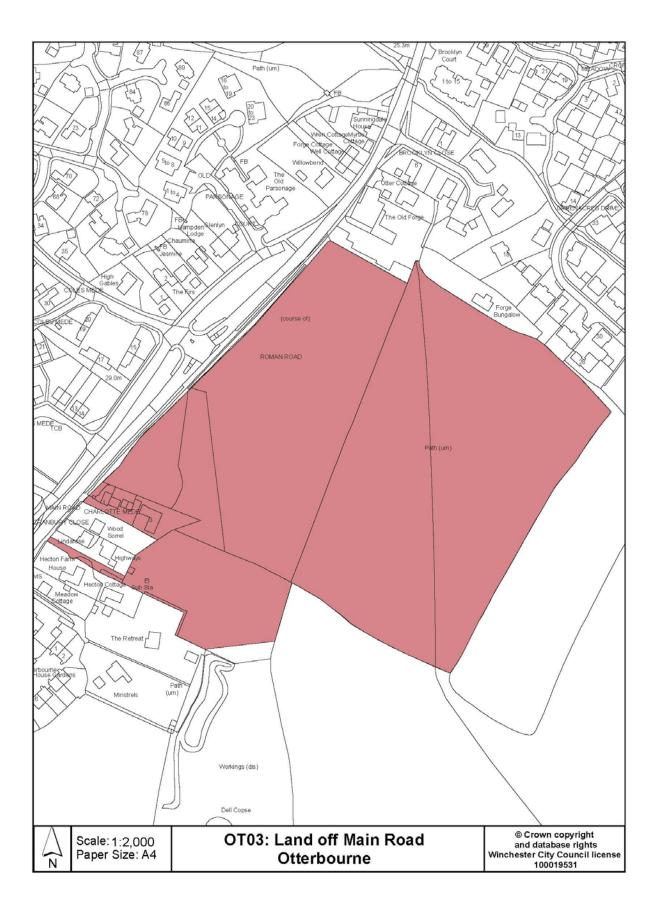


Otterbourne Parish Site Assessments and Maps

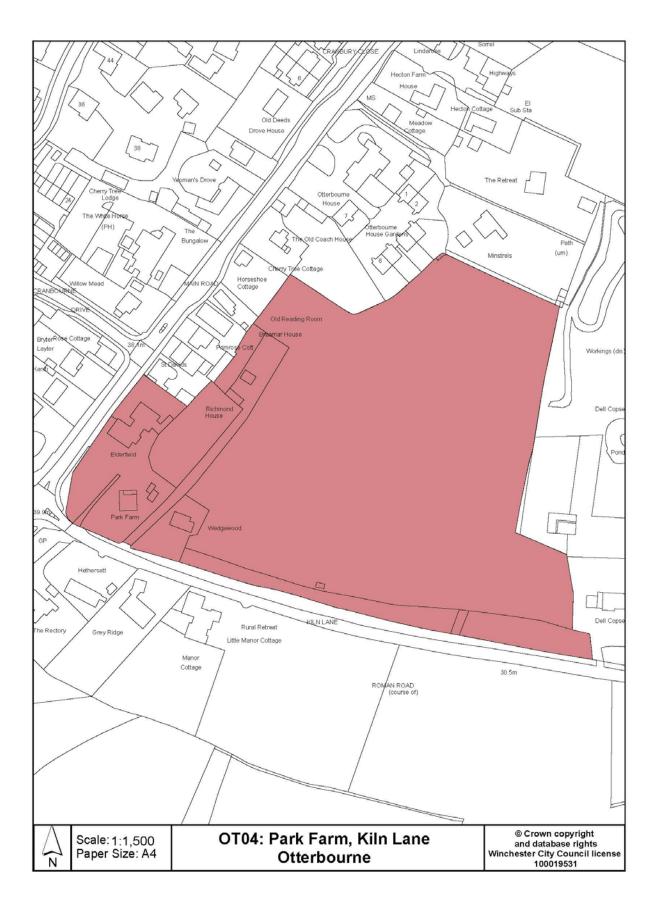
Site Ref			Address		Parish/Settleme	ent	Site	Area		
OT01	Land at Meadowsic	le a	nd Dean Croft, Poles Lane		Otterbourne		1.5	ha		
Site Descri	ption									
residential a	The site is located west of Otterbourne, located to the south west of the District. The site is currently residential and garden. The 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 SDA N Concervation Area N Elect Zone 2 N										
SPA SAC		N N	Conservation Area	N Y	Flood Zone 2 Flood Zone 3			N N		
Ramsar			Countryside (MTRA4) Historic Park/Garden	N	Other Cons	iderati	ons			
SSSI		N	SINC	N	Agricultural Land G		0113	3		
	Ancient Monument	N	AQMA	N	Previously Develop		d?	Y		
Listed Build		Ν	Settlement Gap	Ν	PUSH			Ν		
Tree Prese	vation Order	Ν	Ancient Woodland	Ν	Mineral Safeguardi	ng Area	à	Υ		
Availability	(legal/ownership is	ssu	es)							
			ndowners and has stated that			evelopm	ient.			
Achievabil	ity (economic viabi	lity;	market factors; cost factors	; del	ivery factors)					
The promot	ers of the site have r	not s	specified any issues regarding	the v	iability in developing	the site	Э.			
Potential D	ensity and Yield (in	nclu	ding development type)							
Given the s dwellings.	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 34									
Phasing		I								
0 – 5 Years	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.										



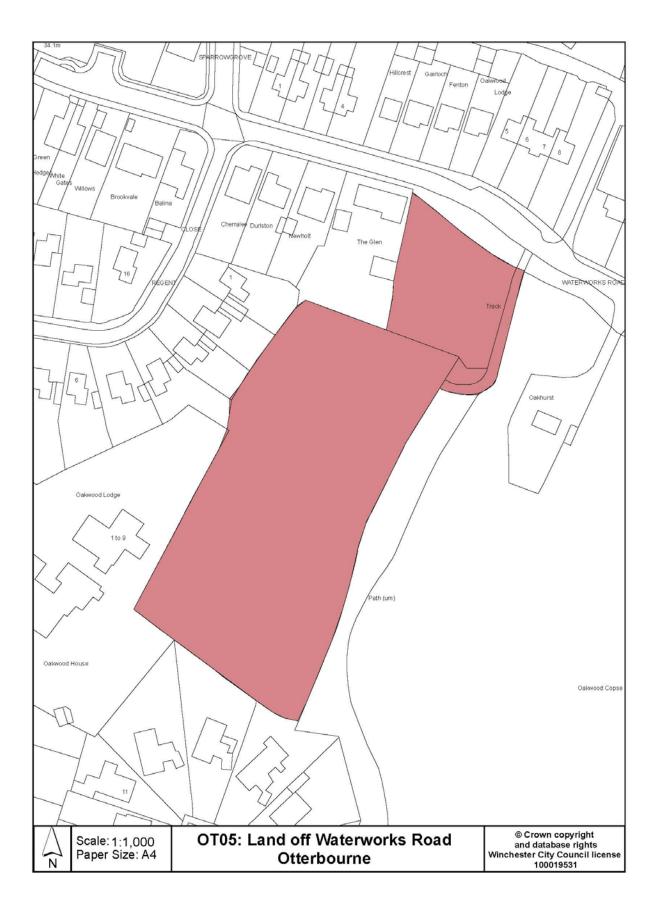
Site Ref			Address		Parish/Settlement	Site	Area		
OT03	Land off Main Road	I			Otterbourne	6.4	ha		
Site Descri	ption								
but was forr the north, w	nerly in agricultural urest and south and ag	ise.	rne, located to the south west of The site is accessible from Ma ulture to east.						
Planning H	Planning 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									
Legisla	Legislative Constraints Policy Constraints Physical Constraints								
SPA		Ν		Ν	Flood Zone 2		Ν		
SAC		Ν		Υ	Flood Zone 3		Ν		
Ramsar		Ν		Ν	Other Consider				
SSSI		Ν	SINC	Ν	Agricultural Land Grade		3		
Scheduled /	Ancient Monument	Ν		Ν	Previously Developed L	and?	Ν		
Listed Build		Ν		Ν	PUSH		N		
Tree Preser	vation Order	Υ	Ancient Woodland	Ν	Mineral Safeguarding A	rea	Y		
The site is r indicated th Achievabili The promot Potential D	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								
Phasing									
0 – 5 Years	0 – 5 Years 106 6 – 10 Years 0 10 – 15 Years 0								
Conclusion	n (deliverable/devel	ора	ble)						
The site is c	The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.								



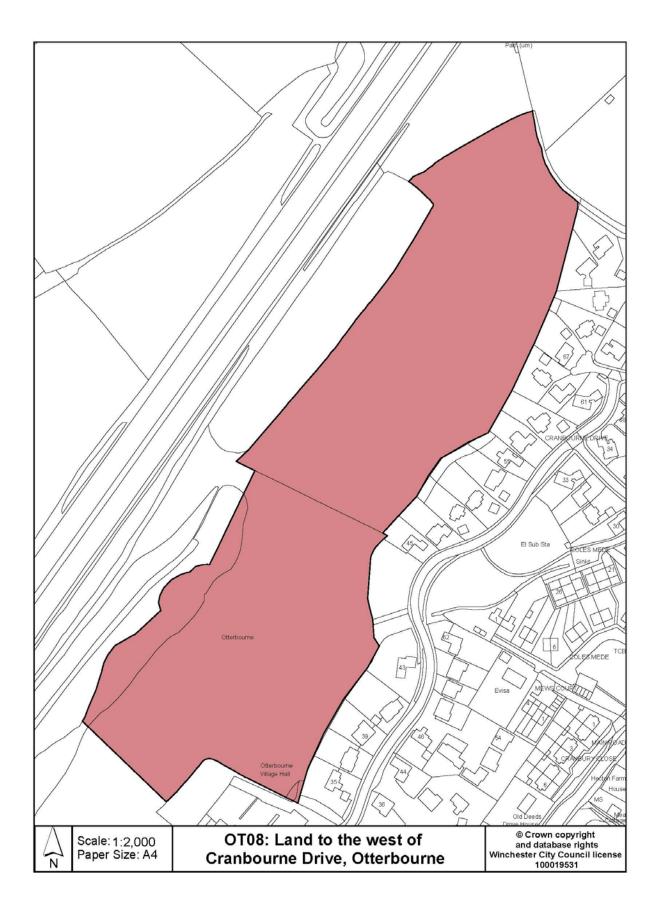
Site Ref	Address				Parish/Settlement Site Are			Area		
OT04	Park Farm, Kiln Lane				Otterbourne	e 3.5 ha		ha		
Site Description										
The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible 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										
	ative Constraints					Constraints				
SPA		N	Conservation Area	N				<u>N</u>		
SAC Ramsar		N N	Countryside (MTRA4) Historic Park/Garden	Y N	Flood Zone 3		one	N		
SSSI		N	SINC	N	Other Consideration			3		
	Ancient Monument	N	AQMA	N	Previously Developed Lanc		d?	Y/N		
Listed Build		N	Settlement Gap	N	PUSH			N		
	Tree Preservation Order Y			N	Mineral Safeguard	arding Area		Y		
Availability	/ (legal/ownership is	ssu	es)		· · · · · ·	Ŭ				
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.										
Achievabil	ity (economic viabi	lity;	market factors; cost factors;	; del	ivery 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	1	ī								
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	Parish/Settlement Site Are				
OT05	Land off Waterworks Road			Otterbourne	e 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 H	istory									
	No relevant planning history within the last 5 years.									
Suitability					1					
	ative Constraints		Policy Constraints	r	Physical Constr		1			
SPA		N	Conservation Area	N	Flood Zone 2		N			
SAC Ramsar		N N	Countryside (MTRA4) Historic Park/Garden	Y N	Flood Zone 3 Other Consideratio		N			
SSSI		N	SINC	Y	Agricultural Land Grade		3			
	Ancient Monument	N	AQMA	N	Previously Developed Land		Ň			
Listed Build		Ν		Ν	PUSH		Ν			
	vation Order	Υ		Ν	Mineral Safeguarding Area		Y			
Availability	Availability (legal/ownership issues)									
The site is being promoted by the landowners and has stated that the site is available for development.										
Achievabili	ity (economic viabi	lity;	market factors; cost factors	; de	livery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.										
Potential D	ensity and Yield (in	Iclu	ding development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 24 dwellings.										
Phasing			F							
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/Settlem	Parish/Settlement Site Are					
OT08	Land to the west of Cranbourne Drive, Otterbourne				Otterbourne	ne 6.01 l		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 H	Planning History										
No relevant planning history within the last 5 years.											
Suitability											
	ative Constraints		Policy Constraints		Physical Constraints						
SPA		N	Conservation Area	N	Flood Zone 2			<u>N</u>			
SAC		N	Countryside (MTRA4) Historic Park/Garden	Y N	Flood Zone 3		e 20	N			
Ramsar SSSI		N N	SINC	N	Other Consideration		ons	3			
	Ancient Monument	N	AQMA	N	Agricultural Land Grade Previously Developed Land?			 N			
Listed Build		N	Settlement Gap	N	PUSH			Y			
			Ancient Woodland	N	Mineral Safeguard	uarding Area		Y			
	(legal/ownership i						<u> </u>	•			
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 D	ensity and Yield (ir	nclu	ding development type)								
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 99 dwellings.											
Phasing			I								
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 Are						
ОТ09	Land adjacent Dell Copse, Kiln Lane				Otterbourne	ie 12.3 ł		ha 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 H	Planning History										
No relevant planning history on this site in the last 5 years.											
Suitability											
	ative Constraints		Policy Constraints			Physical Constraints					
SPA		N		N				Y			
SAC Ramsar		N N	Countryside (MTRA4) Historic Park/Garden	Y N	Flood Zone 3		200	Y			
SSSI		N	SINC	N	Other Consideration			3/4			
	Ancient Monument	N	AQMA	N	Previously Developed Land?			<u> </u>			
Listed Build		N		N	PUSH			Y			
	rvation Order	Y	Ancient Woodland	N	Mineral Safeguarding	uarding Area		Y			
Availability	/ (legal/ownership is	ssu	es)		· · · · · · · · · · · · · · · · · · ·	<u> </u>					
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.											
Achievabili	ity (economic viabi	lity;	market factors; cost factors	s; de	ivery factors)						
The promoters of the site have not specified any issues regarding the viability in developing the site.											
Potential D	ensity and Yield (ir	nclu	ding development type)								
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 185 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.											

