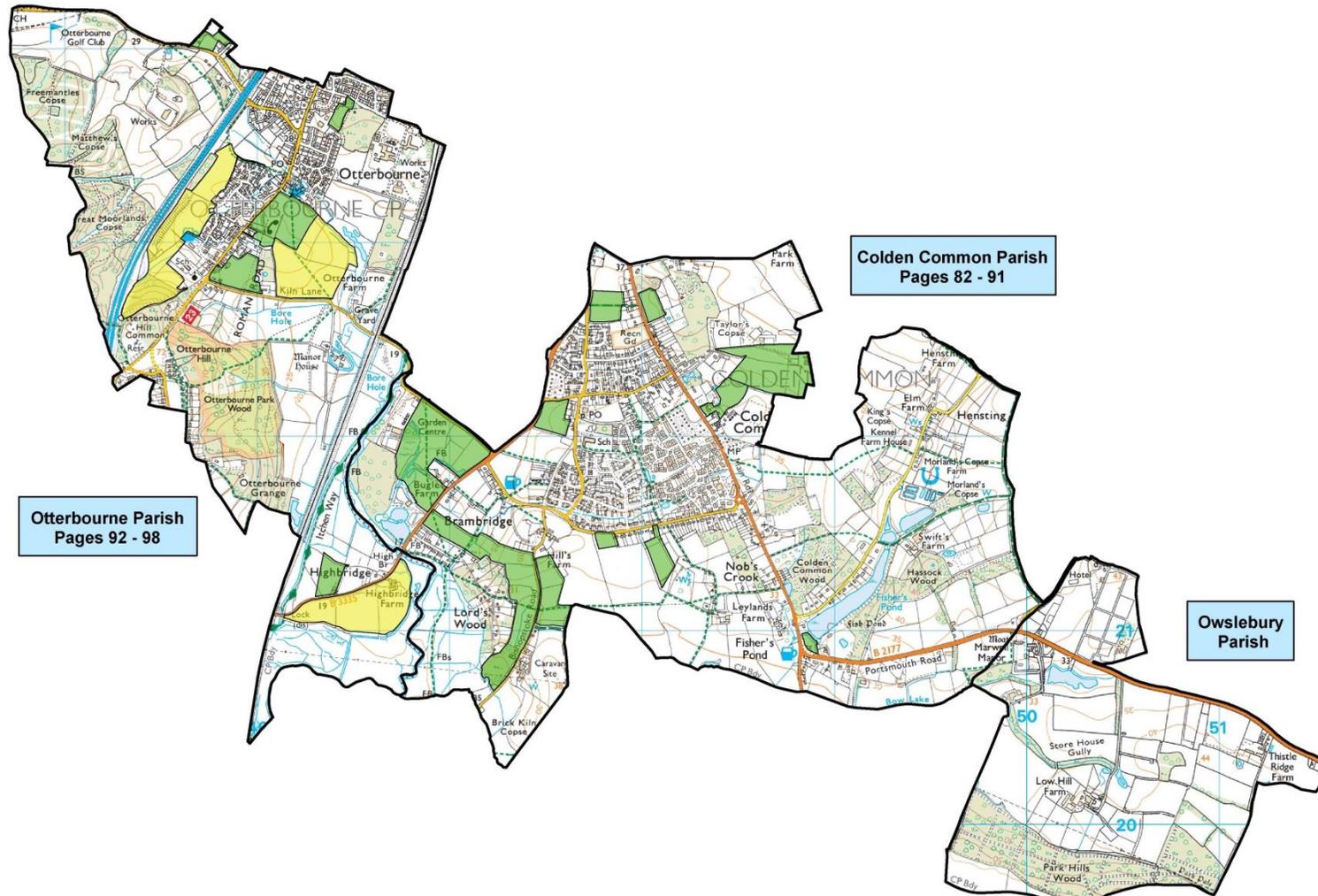
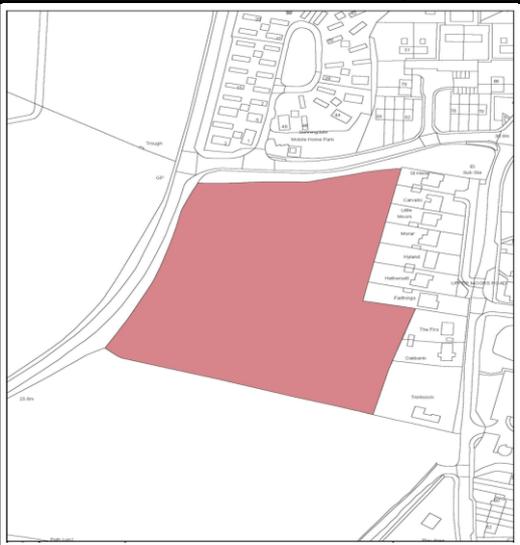


# Appendix 3: South Western Parishes Site Assessments

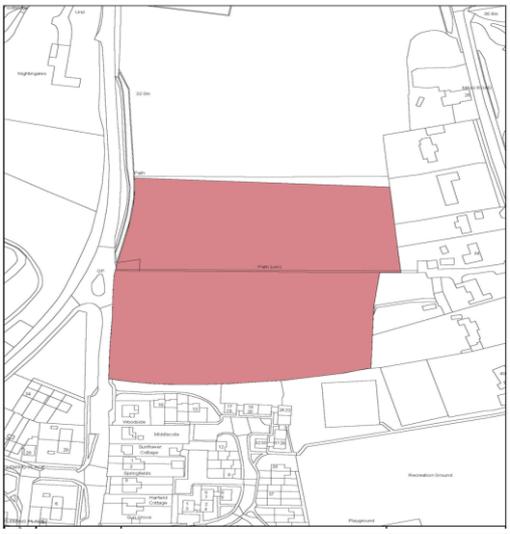


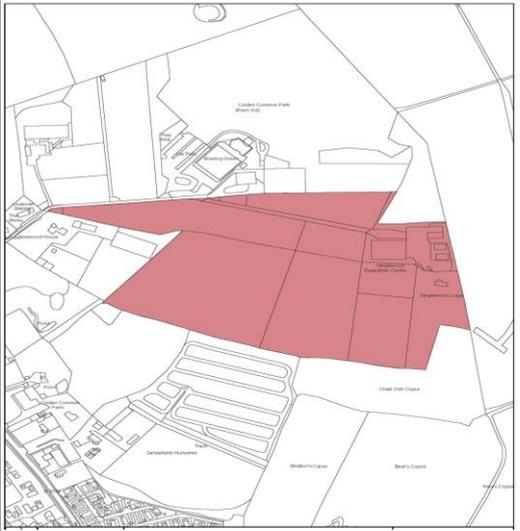
## Colden Common Parish Site Assessments and Maps

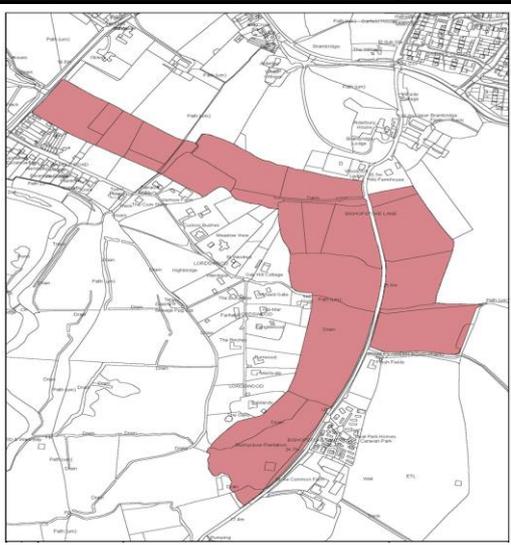
Site Ref	Address		Parish/Settlement	Site Area	
CC02	Colden Common Farm, 99 Main Road		Colden Common	2.3 ha	
<b>Site Description</b>					
<p>The site is located within Colden Common, located to the south of the District. The site is currently in agricultural use. The site is accessed from Main Road and adjoins the Sandyfields development to the south and residential properties to the north.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.					
<b>Phasing</b>					
0 – 5 Years	0	6 – 10 Years	45	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
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	
CC03	Land east of Highbridge Road		Colden Common	2.3 ha	
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
<p>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.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	45	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

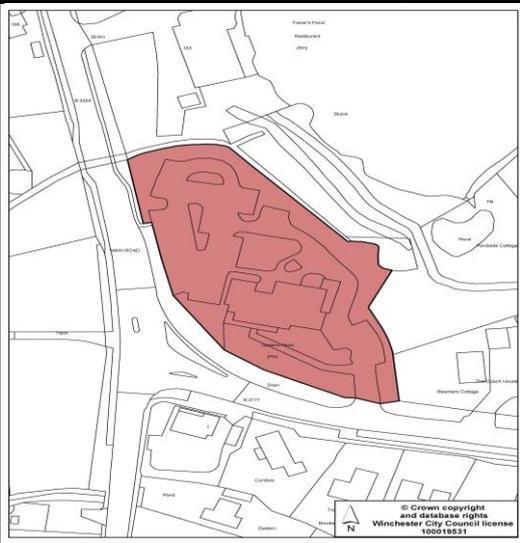
Site Ref	Address		Parish/Settlement	Site Area	
CC04	Land at Main Road, Colden Common		Colden Common	1.45 ha	
<b>Site Description</b>					
<p>The site is located within Colden Common, in the south of the District. The site is currently used for grazing. The site is accessed from Main Road. The site is bounded by residential properties to the South and West and agricultural land to the East.</p>					
<b>Planning History</b>					
<p>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.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

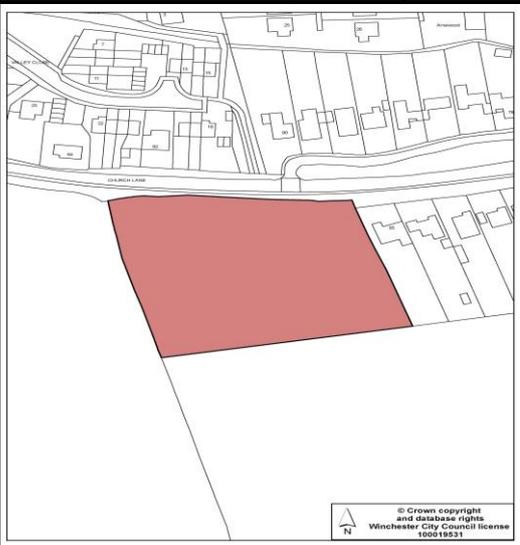
Site Ref	Address		Parish/Settlement	Site Area	
CC05	Land at Lower Moors Road		Colden Common	2.54 ha	
<b>Site Description</b>					
<p>The site is located within Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Lower Moors Road. The site is bounded by residential properties to the South and West and agricultural land to the East and North.</p>					
<b>Planning History</b>					
<p>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.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 50 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	50	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
CC07	Tanglewood Equestrian Centre		Colden Common	9.16 ha	
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
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.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 137 dwellings.					
<b>Phasing</b>					
0 – 5 Years	137	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
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	
CC08	Land off Bishopstoke Lane, at Highbridge Farm		Colden Common	17.89 ha	
<b>Site Description</b>					
The site is located in the parish of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road and Bishopstoke Lane. The site is bounded by agriculture to the north and residential to the south.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	▲	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development. The site was also promoted as link road for the proposed development in Eastleigh.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 268 dwellings.					
<b>Phasing</b>					
0 – 5 Years	268	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

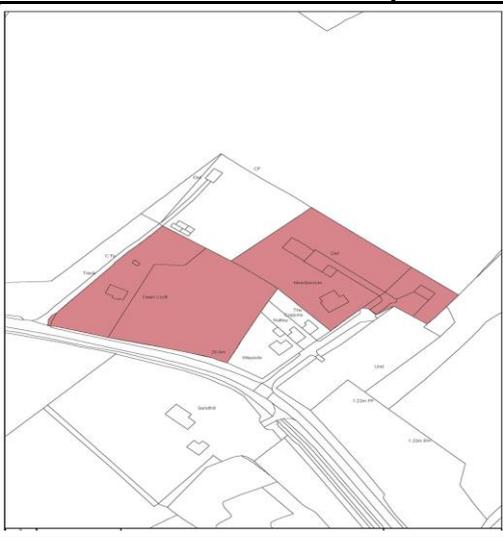
Site Ref	Address		Parish/Settlement	Site Area	
CC10	Waterwells Farm, 57 Church Lane		Colden Common	2.2 ha	
<b>Site Description</b>					
<p>The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural and leisure (caravanning) use. The site is accessed from Church Lane. The site adjoins residential to the north and is located close to the edge of the defined settlement boundary.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is available for development in six to ten years.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 43 dwellings.					
<b>Phasing</b>					
0 – 5 Years	0	6 – 10 Years	43	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

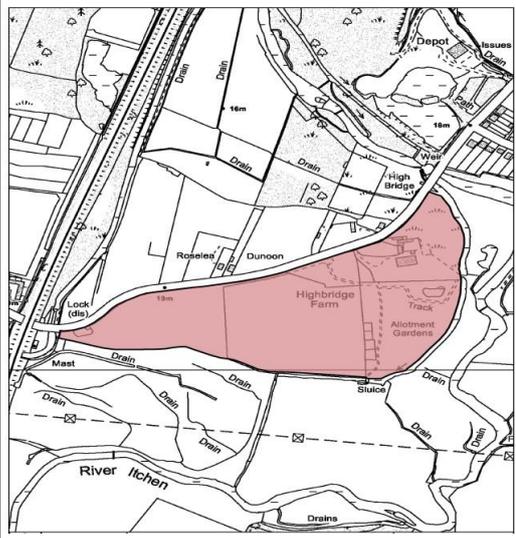
Site Ref	Address		Parish/Settlement	Site Area	
CC14	Queens Head, Portsmouth Road, Fishers Pond		Colden Common	0.957 ha	
<b>Site Description</b>					
<p>The site is located to the south of Colden Common, in the south of the District. The site is currently in use as a Public House (A4). The site is accessed from Portsmouth Road (B2177). The site adjoins residential to the south and east with the Fishers Pond Restaurant to north and agriculture to the west.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
<b>Availability (legal/ownership issues)</b>					
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.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.					
<b>Phasing</b>					
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

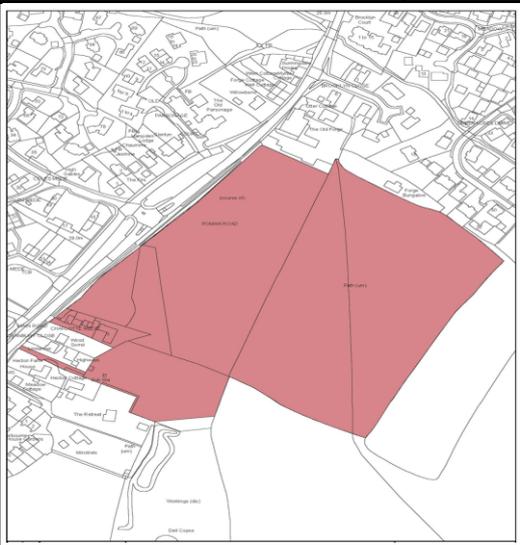
Site Ref	Address		Parish/Settlement	Site Area	
CC15	Land Adjoining 85 Church Lane, Colden Common		Colden Common	0.157 ha	
<b>Site Description</b>					
<p>The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Church Lane. The site is surrounded by residential to the north and east with agriculture to the south and west.</p>					
<b>Planning History</b>					
<p>An application (16/00819/OUT) for A Garden Village comprising up to 13 open market and 8 affordable houses, including a community orchard and major new public open space was refused on 30 June 2016.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 5 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	5	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

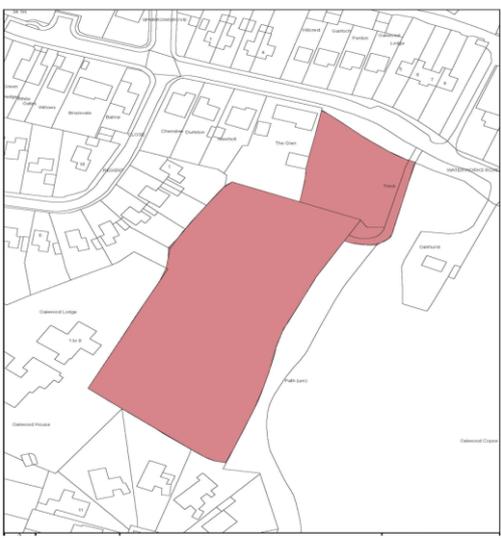
Site Ref	Address		Parish/Settlement	Site Area	
CC16	Land to the West of Highbridge Road, Highbridge, Colden Common		Colden Common	14.373 ha	
<b>Site Description</b>					
<p>The site is located to the west of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road. The site is surrounded by residential to the south with agriculture to the north, east and west.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 216 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	216	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

## 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
<b>Site Description</b>			
<p>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.</p>			
<b>Planning History</b>			
No relevant planning history within the last 5 years.			
<b>Suitability</b>			
<b>Environmental Constraints</b>		<b>Historical Constraints</b>	
SPA	●	Conservation Area	●
SAC	●	Historic Park/Garden	●
Ramsar	●	Scheduled Ancient Monument	●
SSSI	●	Historic Battlefields	●
SINC	●	Listed Building	●
LNR	●	<b>Policy Constraints</b>	
NNR	●	Countryside (MTRA4)	▲
Ancient Woodland	▲	Settlement Gap (CP18)	●
TPO	●	AQMA	●
		<b>Policy Constraints Continued</b>	
		Protected Open Space	●
		Mineral Safeguarding Area	●
		Waste Consultation Zone	▲
		<b>Physical Constraints</b>	
		Flood Zone 2	●
		Flood Zone 3	●
		<b>Other Considerations</b>	
		Agricultural Land Grade	3
		Previously Developed Land?	Yes
<b>Availability (legal/ownership issues)</b>			
The site is being promoted by the landowners and has stated that the site is available for development.			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density and Yield (including development type)</b>			
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.			
<b>Phasing</b>			
0 – 5 Years	36	6 – 10 Years	0
		10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>			
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.			

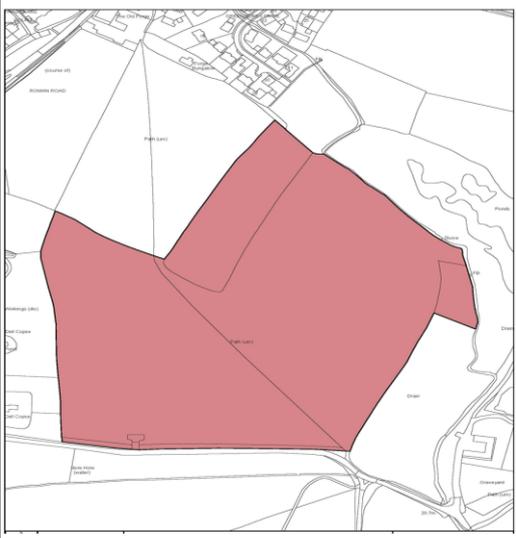
Site Ref	Address		Parish/Settlement		Site Area
OT02	Highbridge Farm, Highbridge Road		Otterbourne		12.059 ha
<b>Site Description</b>					
<p>The site is located south of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road and is surrounded by agricultural uses.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	▲	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	▲	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
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.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 181 dwellings.					
<b>Phasing</b>					
0 – 5 Years	181	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
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
OT03	Land off Main Road		Otterbourne		6.4 ha
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
<p>An outline application (16/02115/OUT) for up to 90 residential dwellings was refused on 25 November 2016. Another outline application (19/00233/OUT) for 90 dwellings was refused on 31 July 2019.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 106 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	106	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement		Site Area
OT05	Land off Waterworks Road		Otterbourne		1 ha
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	▲
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	▲	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	▲	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the landowners and has stated that the site is available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 24 dwellings.					
<b>Phasing</b>					
0 – 5 Years	24	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
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	
OT06	Land at Roselea, Highbridge Road		Otterbourne	2.109 ha	
<b>Site Description</b>					
<p>The site is located south of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Highbridge Road and is adjacent to residential and agricultural uses.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	▲	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
<b>Availability (legal/ownership issues)</b>					
<p>The site is being promoted by the landowners and has stated that the site is available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 41 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	41	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020</p>					

Site Ref	Address		Parish/Settlement	Site Area	
OT08	Land to the west of Cranbourne Drive, Otterbourne		Otterbourne	14.622 ha	
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	▲	Listed Building	●	Flood Zone 2	▲
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	▲	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
<p>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.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 99 dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	99	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
OT09	Land adjacent Dell Copse, Kiln Lane		Otterbourne	12.3 ha	
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
No relevant planning history on this site in the last 5 years.					
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	<b>Physical Constraints</b>	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	<b>Policy Constraints</b>		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	<b>Other Considerations</b>	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	▲	AQMA	●	Previously Developed Land?	No
<b>Availability (legal/ownership issues)</b>					
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.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 185 dwellings.					
<b>Phasing</b>					
0 – 5 Years	185	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.					