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Scale: 1:20,000
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Sparsholt

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Site Ref	Address	Parish/Settlement	Site Area		
SP01	Land to the west of Salters Lane	Sparsholt	12.507 ha		
Site Description					
<p>The site is west of Harestock, located to the west of the District. This site is in use as agriculture. It fronts onto Salters Lane, adjoins 56 Dean Lane (a residential dwelling) to the south, agricultural land to the north and west, with residential opposite to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
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.					
Site Capacity	188					
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 188 dwellings.					
Phasing	0 – 5 Years	188	6 – 10 Years	0	10 – 15 Years	0