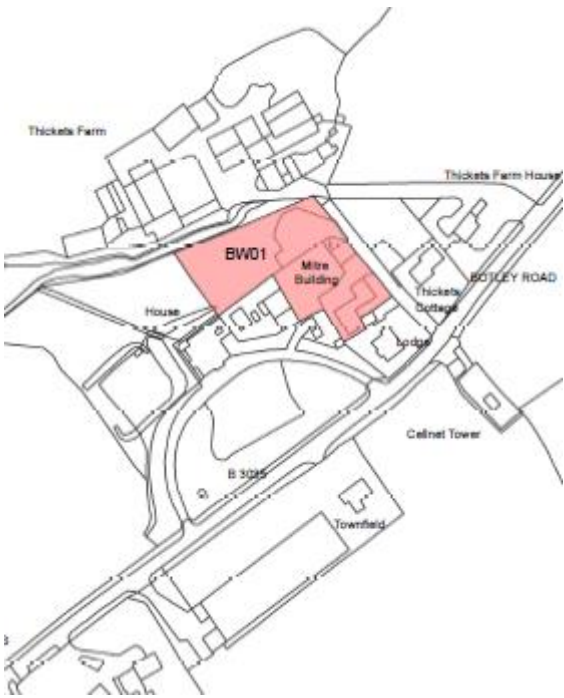


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Paper Size: A3


## Bishop's Waltham

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Site Ref	Address	Parish/Settlement	Site Area		
BW01	The Mitre Building, Botley Road	Bishops Waltham	0.320 ha		
<b>Site Description</b>					
The site is located south of Bishop’s Waltham, located to the south of the District. The site is currently in Business use (B1, B2 and B8). The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
<b>Planning History</b>					
20/00745/FUL - Change of use from B1 Offices to Use Class D2 - Private members Gymnasium (Retrospective Application) - Withdrawn; 19/00663/FUL - Construction of five, B1 starter units with additional new access, parking and landscaping - Refused 2nd May 2019; 18/00534/FUL (AMENDED PLANS RECEIVED 08/08/2018) Construction of 5 no: class B1 use starter units with parking and landscaping. Application refused 15th October 2018 for new buildings in the countryside with no special justification. Appeal was dismissed and costs refused. A further application for a similar scheme (19/00663/FUL) was refused on 2nd May 2019. 18/02779/LDP - Change of use from B1 (office) to D2 (gym) not construction or internal changes will be required - Application Ret					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.		
<b>Site Capacity</b>				<b>13</b>		
<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 13 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>13</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

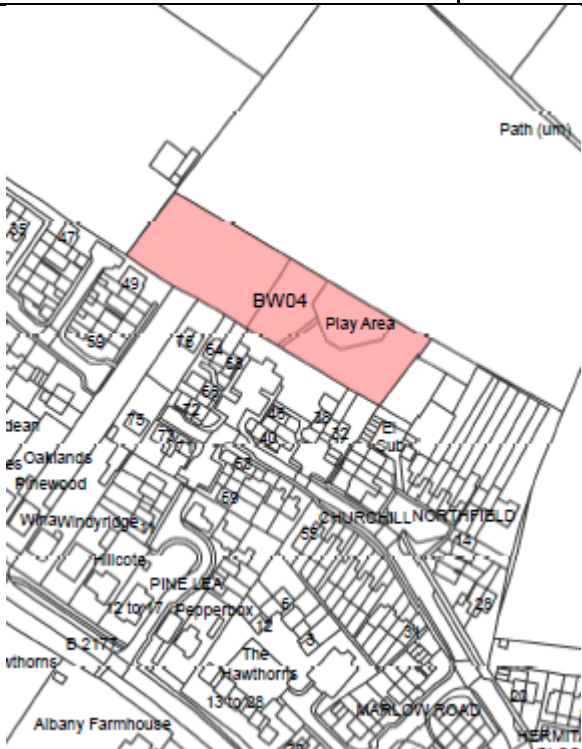


Site Ref	Address	Parish/Settlement	Site Area		
BW02	The Bungalow, Woodlea Nurseries, Wintershill	Bishops Waltham	2.757 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in horticultural use. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.					
Planning History					
20/01736/APN - Nursery plant cold storage and dispatch unit - No objection raised 9th September 2020; 18/00064/LDC mixed use for agriculture, importation of wood and processing into logs, erection of woodstore. Approved 8th January 2018.					
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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	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the sole landowner has stated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>72</b>			
<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 72 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>72</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address	Parish/Settlement	Site Area		
BW03	Jefferies Yard , Winters Hill	Bishops Waltham	1.201 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in used as a haulage contractors yard comprising a large secured open storage yard laid to concrete with associated storage and office buildings. The southern portion of the site is mainly open grassland and then woodland at the southern boundary. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.					
Planning History					
A planning application (19/01807/FUL) for the redevelopment of site for mixed use employment purposes comprising B1a Office accommodation and B8 Vehicle Storage. The application was Withdrawn.					
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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	AMBER
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	GREEN
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				38			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 38 dwellings.			
Phasing	0 – 5 Years	38	6 – 10 Years	0	10 – 15 Years	0	


Site Ref	Address	Parish/Settlement	Site Area		
BW04	Hermitage Heights, Churchill Avenue	Bishops Waltham	0.498 ha		
Site Description					
Planning History					
The site is located north of Bishop's Waltham, located to the south of the District. The site is currently in use as open space. The site is accessed from Churchill Avenue and surrounding uses comprise of residential and agriculture.					
There is no planning history within the last five years.					
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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	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the sole landowner has stated that the site is immediately available for development.		



<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>18</b>			
<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 18 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>18</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address	Parish/Settlement	Site Area		
BW09	Land adjoining Tangier Lane, Bishops Waltham	Bishops Waltham	3.221 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agriculture and the housing allocation BW3 (The Vineyard/Tangier Lane) to the north					
Planning History					
There is no planning history within the last five years.					
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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	GREEN
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.		

<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>Site Capacity</b>			<b>84</b>			
<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 84 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>84</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address	Parish/Settlement	Site Area		
BW10	Land to the rear of Romany Way, Wintershill	Bishops Waltham	1.576 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently vacant. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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	GREEN
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				50			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 50 dwellings.			
Phasing	0 – 5 Years	0	6 – 10 Years	50	10 – 15 Years	0	

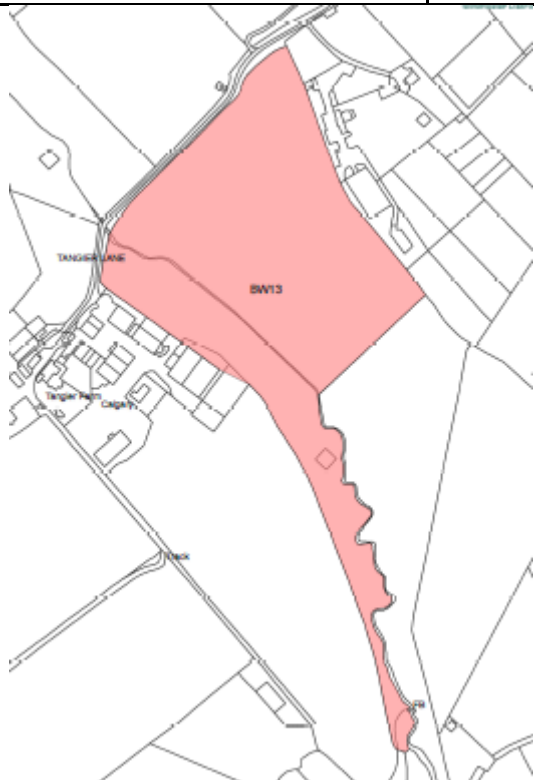


Site Ref	Address	Parish/Settlement	Site Area		
BW11	Land adjacent Mill House	Bishops Waltham	3.428 ha		
Site Description					
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Coppice Hill and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>89</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 89 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>89</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

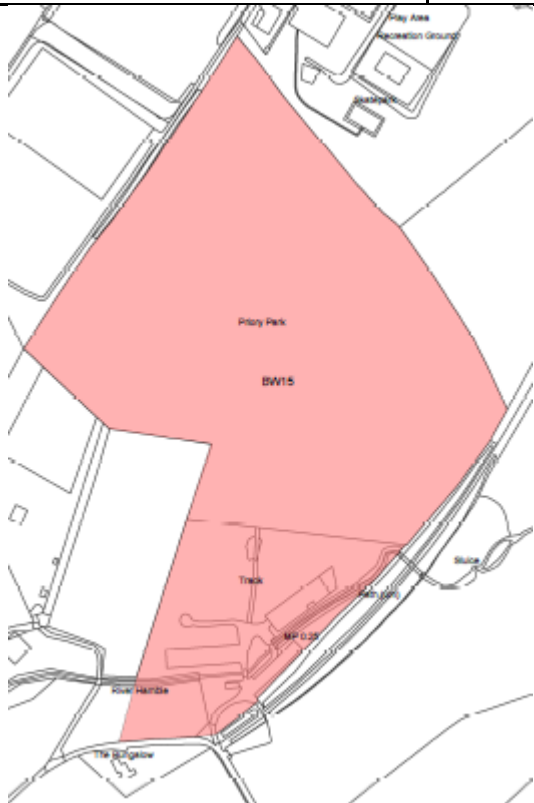
Site Ref	Address	Parish/Settlement	Site Area		
BW12	Land adjacent Crown Hill House, Botley Road	Bishops Waltham	2.622 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>			
<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>Site Capacity</b>			<b>68</b>			
<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 68 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>68</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

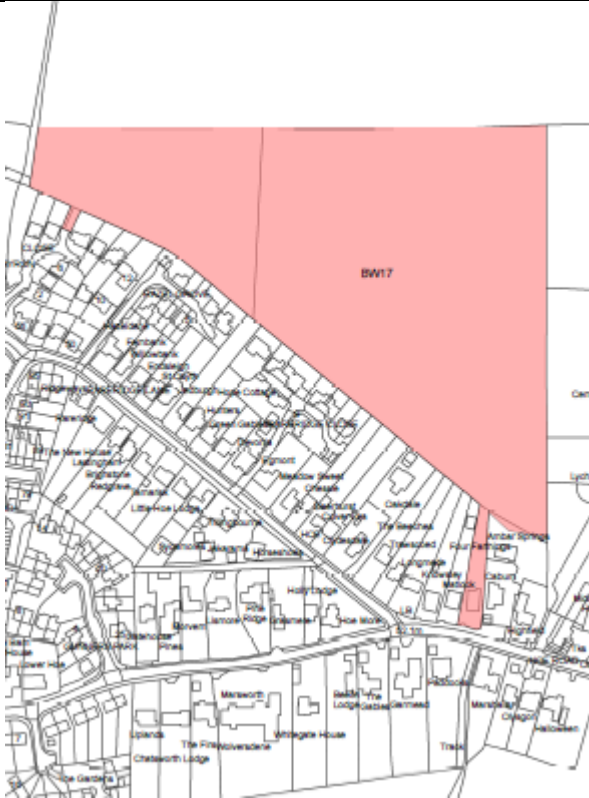
Site Ref	Address	Parish/Settlement	Site Area		
BW13	Land adjacent Tangier Farm, Tangier Lane	Bishops Waltham	5.347 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	GREEN
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				128			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 128 dwellings.			
Phasing	0 – 5 Years	128	6 – 10 Years	0	10 – 15 Years	0	

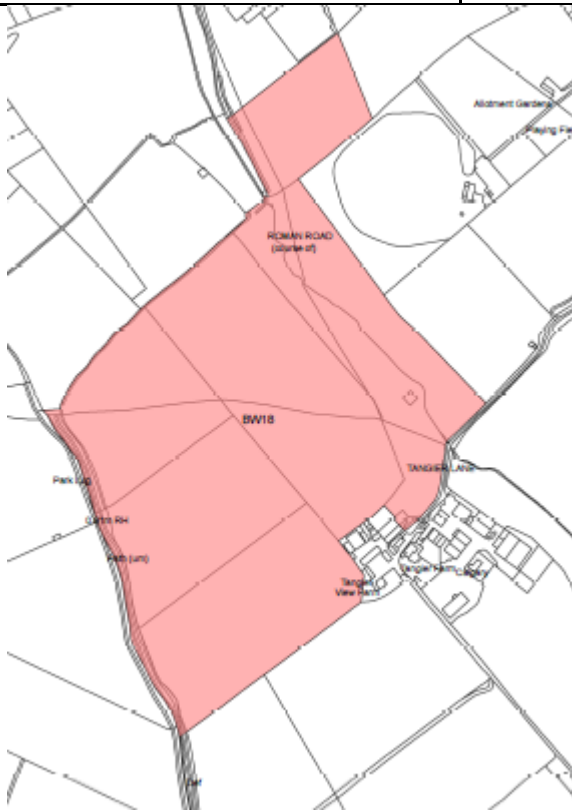
Site Ref	Address	Parish/Settlement	Site Area		
BW15	Land at Brooklands Farm, Botley Road	Bishops Waltham	10.215 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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	AMBER
LNR	AMBER	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The Archaeological Assessment has assessed this site as.			

<b>Availability (legal/ownership issues)</b>				<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>			
<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>Site Capacity</b>				<b>204</b>			
<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 204 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>54</b>	<b>10 – 15 Years</b>	<b>0</b>	


Site Ref	Address	Parish/Settlement	Site Area		
BW17	Land north of Rareridge Lane	Bishops Waltham	5.231 ha		
Site Description					
The site is located north of Bishop's Waltham, located to the south of the District. The site is currently vacant open space. The site is accessed from Rareridge Lane via Matlock and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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		

				<b>landowners and have indicated that the site is immediately available for development.</b>		
<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>Site Capacity</b>				<b>126</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 126 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>126</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address	Parish/Settlement	Site Area		
BW18	Land at Tangier View Farm, Tangier Lane	Bishops Waltham	20.260 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>405</b>			
<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 405 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>200</b>	<b>6 – 10 Years</b>	<b>205</b>	<b>10 – 15 Years</b>	<b>0</b>	

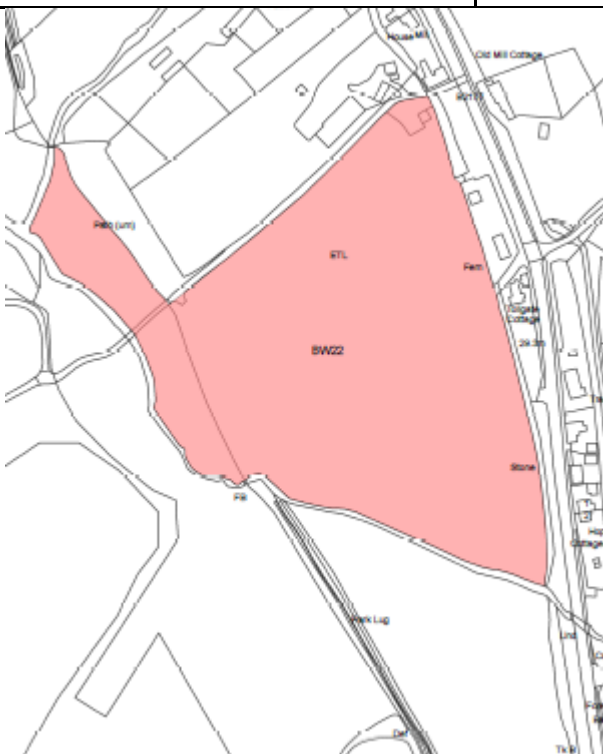
Site Ref	Address	Parish/Settlement	Site Area		
BW19	Land Adjacent to Romany Way, Wintershill	Bishops Waltham	0.160 ha		
Site Description					
The site is within the countryside at the junction of Wintershill with the Winchester Road which is the main road into Bishops Waltham. The site is bounded to the east by Winchester Road and to the south by Wintershill. There is a residential property to the west and open land to the north. The site is currently in use as residential curtilage.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
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	GREEN
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		

				<b>that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>6</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 6 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>6</b>	<b>10 – 15 Years</b>	<b>0</b>	


Site Ref	Address	Parish/Settlement	Site Area		
BW20	Land at Garfields Road and Old Gas works	Bishops Waltham	0.69 ha		
Site Description					
The site is within the settlement boundary of Bishops Waltham. It is located at the end of Garfield Rd with residential development around it on the east, south and west, and the SDNP to the north. The site is in industrial use.					
Planning History					
21/01684/HCS - Outline application with landscaping reserved for the redevelopment of the former gas works and metal scrap yard for 21 dwellings along with associated access road, landscaping, public open space and associated public access from within the development at Bryan Hirst Ltd, Garfield Road, Bishops Waltham SO32 1AT (South Down National Park Authority has received a duplicate application as the development falls partly within their area) - To be determined 19/00280/PRE - Redevelopment of scrap metal yard and former gas works sites to provide 44 residential dwellings with associated access road, amenity space and landscaping					
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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	WHITE
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<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>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>25</b>			
<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 25 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>25</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address	Parish/Settlement	Site Area		
BW22	Land off Winchester Road, Bishop's Waltham	Bishops Waltham	4.624 ha		
Site Description					
The site is located within the countryside. The site is bounded by sporadic residential development fronting the Winchester Road to the east and to the south and by countryside to the north and west. The site is currently in use for agriculture.					
Planning History					
15/00786/FUL - Development of ground mounted solar photovoltaic panels and associated equipment. Application permitted 7th August 2015.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
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		

				<b>landowners and have indicated that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>111</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 111 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>111</b>	<b>6 – 10 Years</b>		<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement		Site Area
BW24	Tollgate Sawmill, Winters Hill, Bishops Waltham		Bishops Waltham		2.494 ha
Site Description					
The site is located within the settlement boundary of Bishop's Waltham and is currently allocated for employment in Local Plan Part 2. The site is a former sawmill which is no longer in use. The site is bounded by the housing allocation BW4 to the east, Winchester Road to the north with agricultural uses to the south and west.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
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)	GREEN	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
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.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>50</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 50 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>50</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

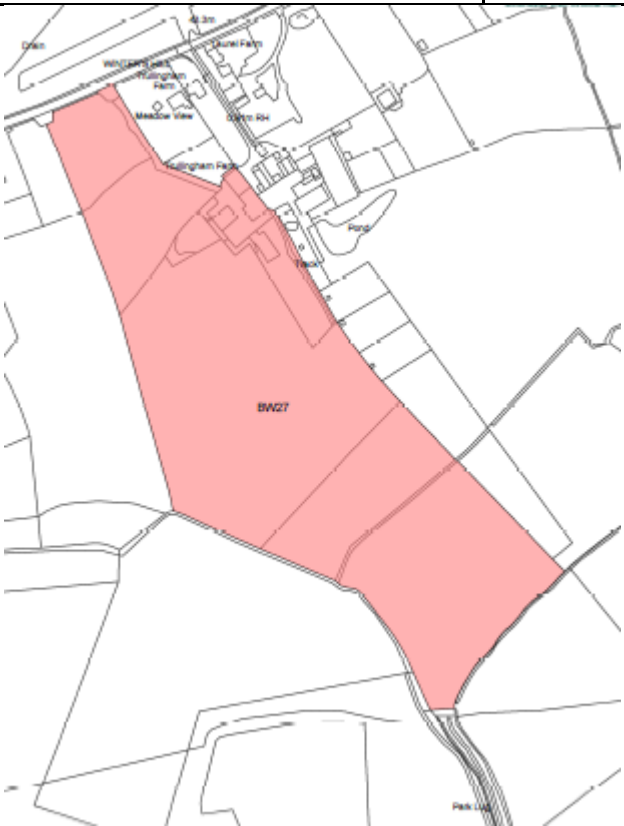
Site Ref	Address	Parish/Settlement	Site Area		
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	Bishops Waltham	0.801 ha		
Site Description					
The site is located within the countryside. The site is bounded by Dog Kennels, Sewage Treatment Works and residential. The site is currently in use for B8 Storage and B1(c) Light Industrial.					
Planning History					
20/01834/LDC - Operational development comprising the creation of a hardstanding within the site; Change of use of land to B1(c) Light Industrial; and Change of use of land and building to B8 storage - Permitted 14th May 2021					
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Site promoters proposed use		Employment			
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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
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	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<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>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.		
<b>Site Capacity</b>				<b>1,001-1,500sqm</b>		
<b>Potential Density and Yield (including development type)</b>				There is a potential yield of 1001 - 1500 sqm of floorspace for B1/B8 uses.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1,001-1,500sqm</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address	Parish/Settlement	Site Area		
BW26	Land off Freehills, 1 Paradise Lane, Bishop's Waltham	Bishops Waltham	2.936 ha		
Site Description					
The site is located within the countryside. The site is bounded agricultural uses to the north, south, east and west. The site is currently in use for agriculture.					
Planning History					
20/00347/LDC - Change of use of land and buildings from agriculture to a mixed use comprising of agriculture, the repair of tractors and plant, storage and sale of plant and mechanical components together with storage containers, offices ancillary to the use of the land and buildings together with a residential caravan and stables. - Permitted 9th September 2020					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

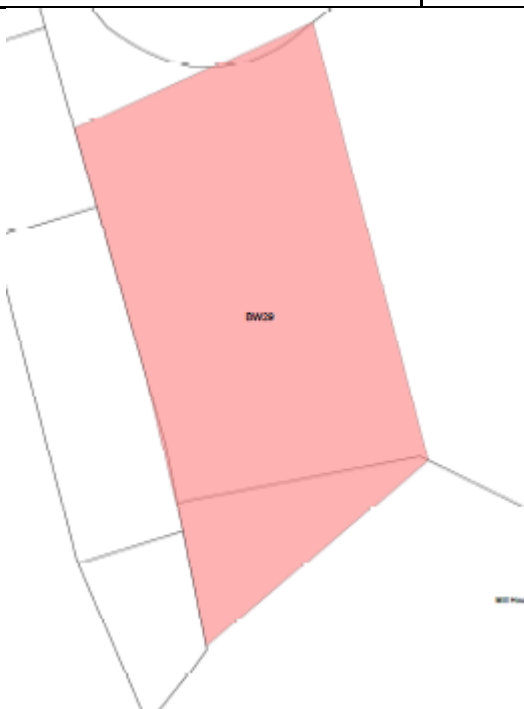
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>			<b>59</b>				
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 59 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>59</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BW27	Trullingham Farm, Wintershill	Bishops Waltham	9.122 ha		
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural uses. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
Planning History					
20/01068/FUL - Agricultural and equestrian development comprising the repair, extension and change of use of existing buildings, the erection of an ancillary toilet block, the reinstatement and extension of a dilapidated manege and associated works - Permitted 28th September 2020					
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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	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<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>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>182</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 182 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>182</b>	<b>6 – 10 Years</b>		<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

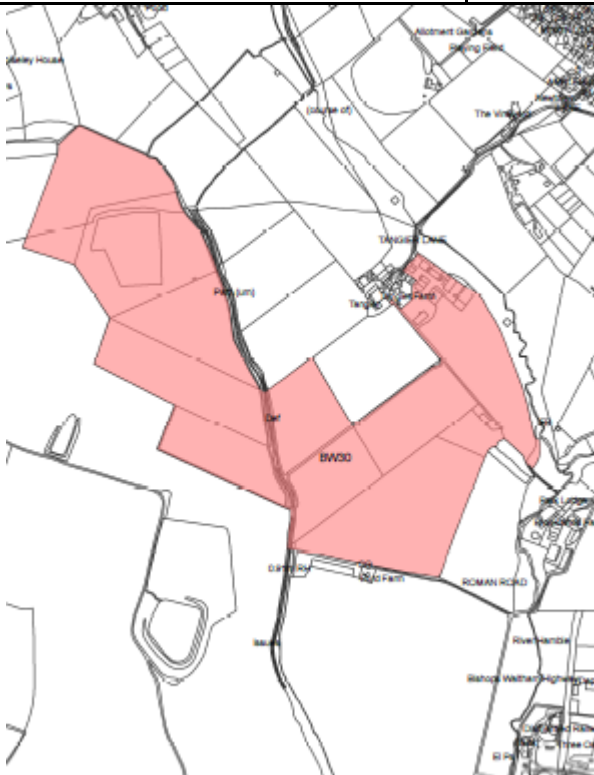
Site Ref	Address	Parish/Settlement	Site Area		
BW28	Land to the rear of Mill House, Winchester Road	Bishops Waltham	0.444 ha		
Site Description					
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>9</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 9 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>9</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

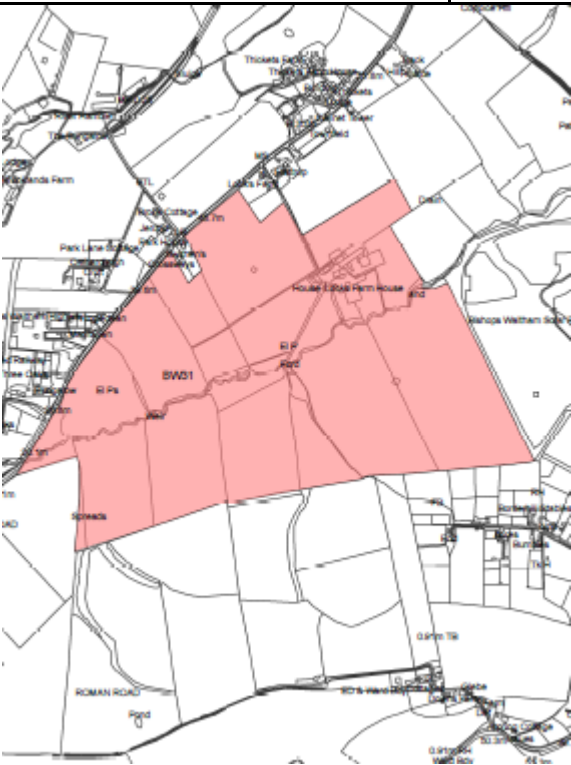
Site Ref	Address	Parish/Settlement	Site Area		
BW29	Land at Mill House, Winchester Road	Bishops Waltham	0.073 ha		
Site Description					
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>1</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 1 dwelling.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

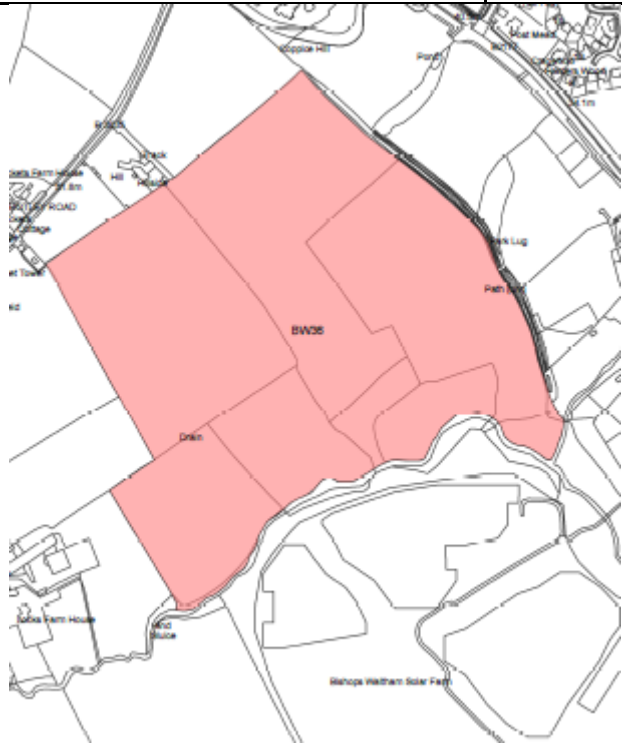


Site Ref	Address	Parish/Settlement	Site Area		
BW30	Tangier Farm, Tangier Lane, Bishops Waltham, Southampton, SO32 1BU	Bishops Waltham	40.49 ha		
Site Description					
In countryside south-west of Bishops Waltham. Site is in agricultural use with farm buildings. Accessed via Tangier Lane.					
Planning History					
There is no planning history within the last five years.					
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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)	GREEN	Archaeology	A/G
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<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</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>810</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 810 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>810</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
BW31	Locks Farm, Botley Road, Bishops Waltham, Southampton, SO32 1DR	Bishops Waltham	61.35 ha		
Site Description					
In countryside south of Bishops Waltham. Site is in agriculatural use with farm buildngs. Solar farm to eastern boundary. Botley Road (B3035) on northern boundary, mostly open, with a few residential properties fronting.					
Planning History					
21/01391/FUL - Solar farm and associated development (MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) - To be determined; 20/00931/SCREEN - Request for an EIA Screening Opinion in relation to the proposed development of "solar farm and associated development" - Not requiring an EIA; 18/01337/FUL - Development of a gas powered standby generation facility and associated infrastructure (for a period of 25 years from date of commissioning) - Refused 28th June 2019					
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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	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	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.		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.		
<b>Site Capacity</b>				<b>1,227</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 1,227 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1,227</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
BW36	Land at Botley Road, Bishops Waltham	Bishops Waltham	9.24 ha Development Land 11.78ha Offset Land		
Site Description					
South of Bishops Waltham. Surrounded by countryside, apart from residential within Bishops Waltham bounding the north-eastern edge of the site.					
Planning History					
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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	G/A
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>				<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>185</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 185 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>185</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

