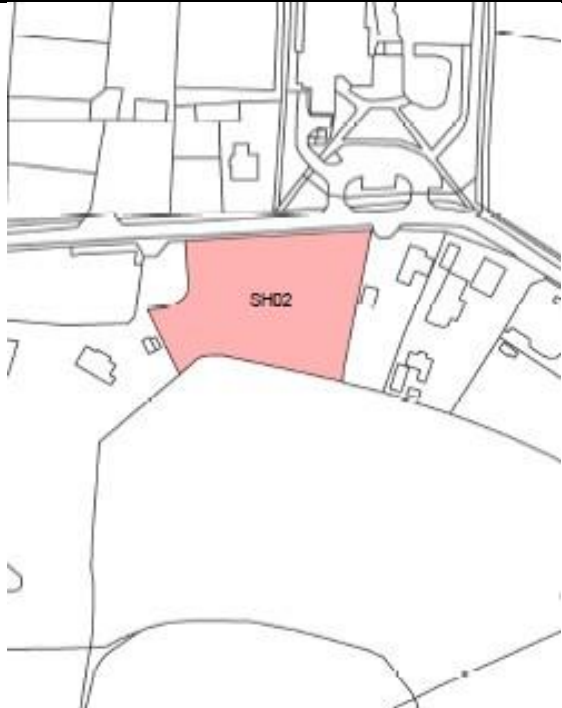



Scale: 1:25,598
Paper Size: A4

Shedfield

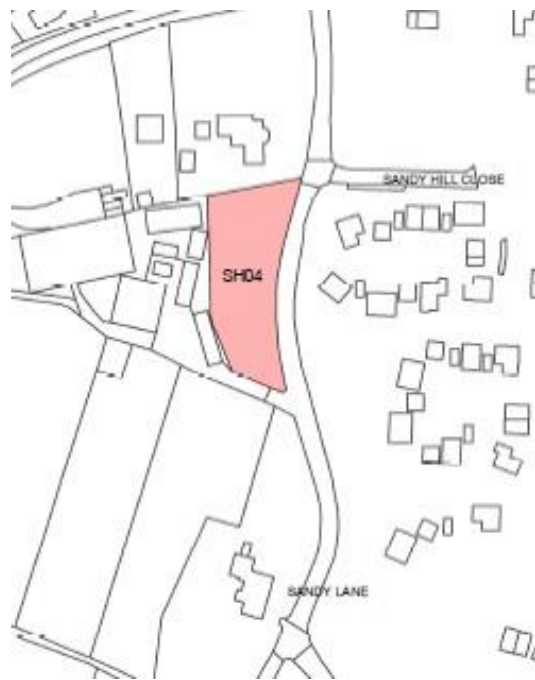
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Site Ref	Address	Parish/Settlement	Site Area		
SH02	The land adjacent Ivy Cottage, Solomons Lane	Shedfield	0.319 ha		
Site Description					
The site is south of Waltham Chase, located to the south of the District. This site is in agricultural use. It fronts onto Solomons Lane, adjoins residential dwellings to the north, east and west, agricultural land to the south.					
Planning History					
An application (13/02778/FUL) for the erection of 2no. Five bedroom detached dwellings and 2no. Detached double garages was refused on 04 April 2014.					
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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)	AMBER	Accessibility	GREEN
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 by the landowners and has stated that the site is available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		


Site Capacity				10		
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 10 dwellings.		
Phasing	0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH03	Land to the rear of Little Bull Lane	Shedfield	3.749 ha		
Site Description					
The site is south west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins residential dwellings to the east and agricultural land to the north, east and south.					
Planning History					
No relevant planning history within the last 5 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			73			
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 73 dwellings.			
Phasing	0 – 5 Years	73	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH04	Oakley Field, Sandy Lane, Waltham Chase	Shedfield	0.197 ha		
Site Description					
The site is west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins the allocation WC3 (Sandy Lane) to the east, Claymont (residential dwelling) to the north and agriculture to the south and west.					
Planning History					
No relevant planning history within the last 5 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	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.		


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			6			
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 6 dwellings.			
Phasing	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH06	Land adjacent Abingdon Shirrell Heath	Shedfield	0.231 ha		
Site Description					
The site is within Shirrell Heath, located to the south of the District. This site is in use residential curtilage to Abingdon. It is accessible from the High Street, adjoins residential and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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 being promoted by the landowners and has stated that the site is available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			7			
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 7 dwellings.			
Phasing	0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH09	Land at Forest Farm, Waltham Chase	Shedfield	8.737 ha		
Site Description					
The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.					
Planning History					
Access road for following 20/01633/FUL - Use of land for Class B8 storage, include siting of six containers. Application permitted.					
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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	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			131			
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 131 dwellings.			
Phasing	0 – 5 Years	131	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH10	Land Adjacent Culverland Industrial Estate	Shedfield	0.665 ha		
Site Description					
The site within Shedfield, located to the south of the District. This site is in agricultural use. It is accessible from Philmore Gardens, adjoins residential, agricultural and industrial uses.					
Planning History					
No relevant planning history within the last 5 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	AMBER	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 being promoted by the landowners and has stated that the site is available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				18			
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 18 dwellings.			
Phasing	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH11	Land at Lower Chase Road, Waltham Chase	Shedfield	4.328 ha		
Site Description					
The site is east of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Lower Chase Road, adjoins residential to the west and south and agricultural to the north east.					
Planning History					
No relevant planning history within the last 5 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)	AMBER	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		

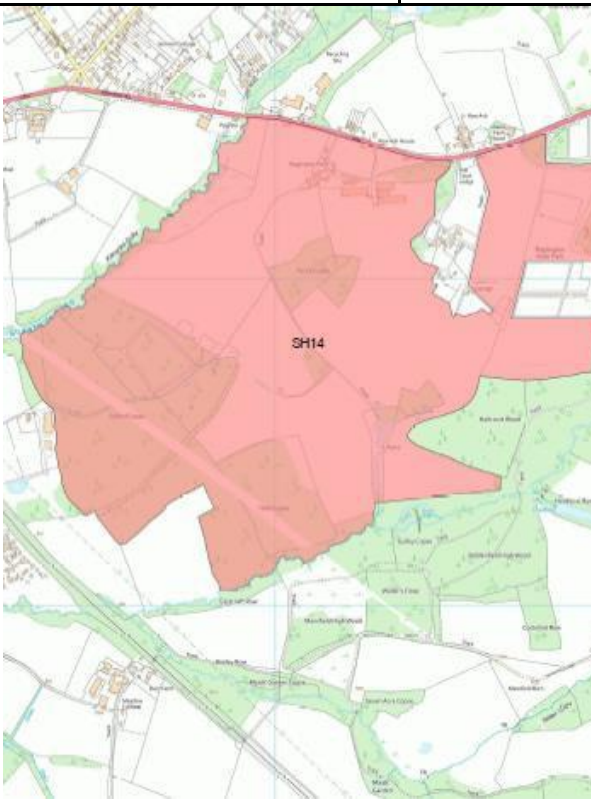
				landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				78		
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 78 dwellings.		
Phasing	0 – 5 Years	78	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH12	Land south east of High Street, Shirrell Heath	Shedfield	0.497 ha		
Site Description					
The site is within Shirrell Heath, located to the south of the District. This site is in agricultural use and has its own access to the High Street. The site adjoins numerous residential properties.					
Planning History					
No relevant planning history within the last 5 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 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			13			
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 13 dwellings.			
Phasing	0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SH13	Land at Church Farm, Winchester Road		Shedfield		8.043 ha
Site Description					
The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the landowners and has stated that the site is available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		


Site Capacity				121			
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 121 dwellings.			
Phasing	0 – 5 Years	121	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH14	Raglington Farm, Botley Road, Shedfield	Shedfield	153.244 ha		
Site Description					
The site is south east of Curdridge located to the south of the District. This site is currently in agricultural use. It is accessible from the Botley Road and adjoins residential and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN

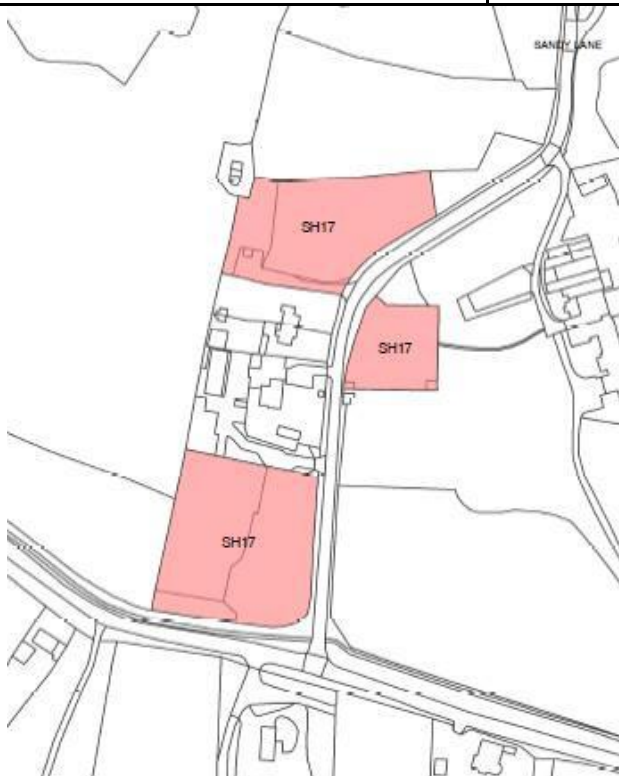
Initial high level assessment

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.			
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			2299			
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 2299 dwellings.			
Phasing	0 – 5 Years	76 6	6 – 10 Years	76 6	10 – 15 Years	76 7

Site Ref	Address	Parish/Settlement	Site Area		
SH15	Land at Shedfield Equestrian Centre, Botley Rd	Shedfield	1.575 ha		
Site Description					
The site is west of Shedfield, located to the south of the District. This site is in agricultural use and has its own access onto Botley Road. The site adjoins numerous residential, commercial and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	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				35			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.			
Phasing	0 – 5 Years	35	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH17	Land at Sandy Lane, Shedfield	Shedfield	1.008 ha		
Site Description					
The site is west of Shedfield, located to the south of the District. This site comprises of several plots of land currently in agricultural use. The surrounding uses comprise of residential, agricultural buildings and a golf course (D2).					
Planning History					
No relevant planning history within the last 5 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 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				24			
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 24 dwellings.			
Phasing	0 – 5 Years	24	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH18	Redwings, Winchester Road	Shedfield	0.816 ha		
Site Description					
The site is south of Waltham Chase, located to the south of the District. This site is currently in residential use. The surrounding uses comprise of residential to the north and agricultural uses to the south, east and west.					
Planning History					
No relevant planning history within the last 5 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)	AMBER	Accessibility	GREEN
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				22			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.			
Phasing	0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH20	Land adjacent Whingarth	Shedfield	0.986 ha		
Site Description					
The site is south of Shirell Heath, located to the south of the District. This site is currently in agricultural use. The surrounding uses comprise of residential to the north and south, hotel and conference centre to the east with agricultural uses to the west.					
Planning History					
21/01253/OUT - Outline permission for the creation of eight (8) serviced self-build/custom-build plots with all matters reserved except access and landscaping. Pending consideration.					
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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	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		

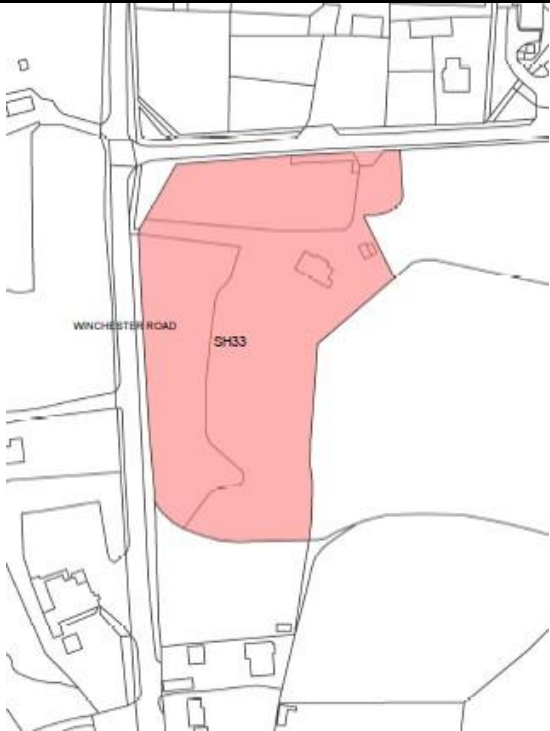
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				27			
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 27 dwellings.			
Phasing	0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH26	Land at Twynhams Hill, Shirrell Heath	Shedfield	1.847 ha		
Site Description					
The site is within Shedfield, located to the south of the District. This site is currently vacant and has its own access onto the High Street or Tywnhams Hill. The site adjoins numerous residential to the east, west and north, with agriculture to the south.					
Planning History					
No relevant planning history within the last 5 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 not owned by the promoter however they do have the consent by the		

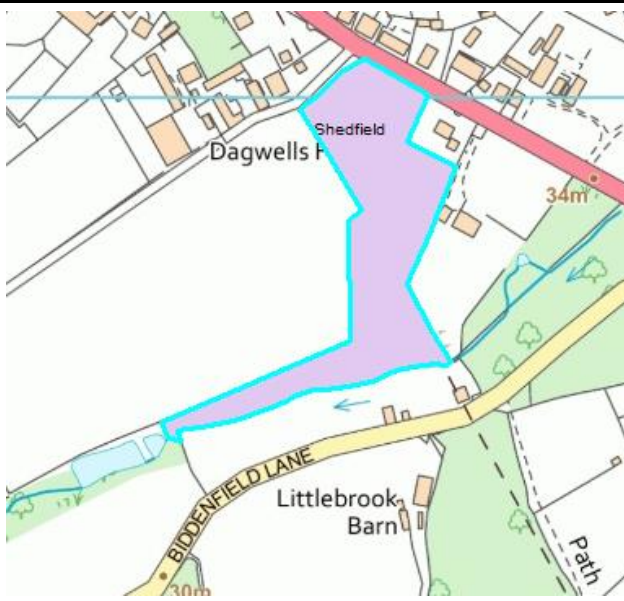
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				42			
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 42 dwellings.			
Phasing	0 – 5 Years	42	6 – 10 Years		0	10 – 15 Years	0


Site Ref	Address	Parish/Settlement	Site Area		
SH28	Land at Pine Cottage, Turkey Island, Shedfield	Shedfield	0.062 ha		
Site Description					
The site is located south of Waltham Chase in the south of the District. The site is bounded by residential to the north, south and east with agriculture to the west. The site is currently in use for agriculture.					
Planning History					
No relevant planning history within the last 5 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				13			
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 13 dwellings.			
Phasing	0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0	


Site Ref	Address	Parish/Settlement	Site Area		
SH33	Poplar Cottage, Solomons Lane Waltham Chase	Shedfield	1.076 ha		
Site Description					
The site is located in the countryside. Access to the site is off Solomon's Lane. The site is surrounded by countryside. The site is currently in residential use.					
Planning History					
No relevant planning history within the last 5 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)	AMBER	Accessibility	GREEN
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				26			
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 26 dwellings.			
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	


Site Ref	Address		Parish/Settlement		Site Area
SH34	Land adjoining Botley Road, Shedfield		Shedfield		1.38ha
Site Description					
The site is located within the countryside to the south of the Botley Road. There is residential development to the west, north and south and countryside to the south. The access to the site is off Botley Road. The site is currently in use for agricultural / equestrian.					
Planning History					
There is no planning history in 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	AMBER
Initial high level assessment		This site is deemed deliverable and 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		33			
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 33 dwellings.			
Phasing	0 – 5 Years		33	6 – 10 Years	10 – 15 Years

Site Ref	Address	Parish/Settlement	Site Area		
SH35	Land adjoining Botley Road, Shedfield,	Shedfield	1.367 ha		
Site Description					
The site is located within the countryside to the south of the Botley Road. There is residential development to the west, north and south and countryside to the south. The access to the site is off Botley Road. The site is currently in use for agricultural / equestrian.					
Planning History					
No relevant planning history within the last 5 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		

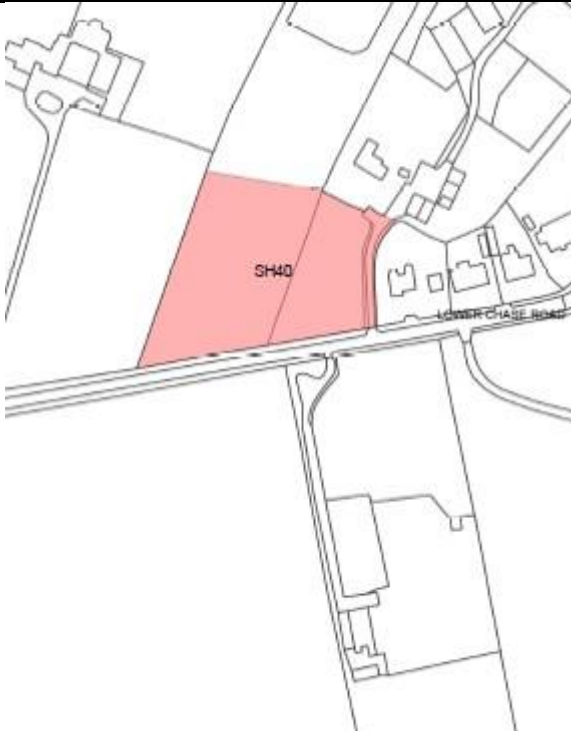
				site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				33		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.		
Phasing	0 – 5 Years	33	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH37	Earlsfield, High Street, Shirrell Heath	Shedfield	1.444 ha		
Site Description					
The site is located in the countryside. There are scattered houses to the east, south and west and countryside to the north. The access to the site is off the High Street. The site is currently in use as a residential property.					
Planning History					
20/02856/PNACOU - Conversion of agricultural barn into C3 residential dwelling house Required. 21/02033/PNACOU - Conversion of agricultural barn into C3 residential dwelling house to the rear of Earlsfield, High Street, Shirrell Heath details required.					
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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	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)			The site is being promoted by the sole landowner who has 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			35			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.			
Phasing	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH38	Red House Field, Botley Road, Shedfield	Shedfield	0.956 ha		
Site Description					
The site is located to the south of the settlement of Shedfield in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	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				26			
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 26 dwellings.			
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	0.538 ha		
Site Description					
The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.					
Planning History					
No relevant planning history within the last 5 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)	AMBER	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		

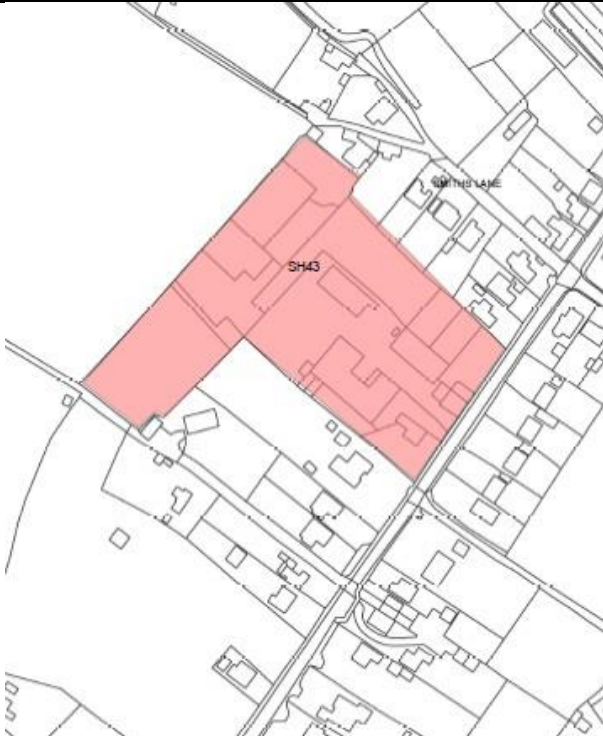
				site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				15			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.			
Phasing	0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH41	Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	3.691 ha		
Site Description					
The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.					
Planning History					
20/01256/PNACOU - Prior Notification of Proposed Change of Use of Agricultural Buildings to 5 Dwellinghouse (Use Class C3) and Associated Building Operations. The three existing agricultural buildings are located to the north of the site in a row. Building 1 will be converted into 1 unit; building 2 will be converted into 1 unit; and building 3 will be converted into 3 units. Prior Approval Required.					
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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 not owned by the promoter however they do have the consent by the		

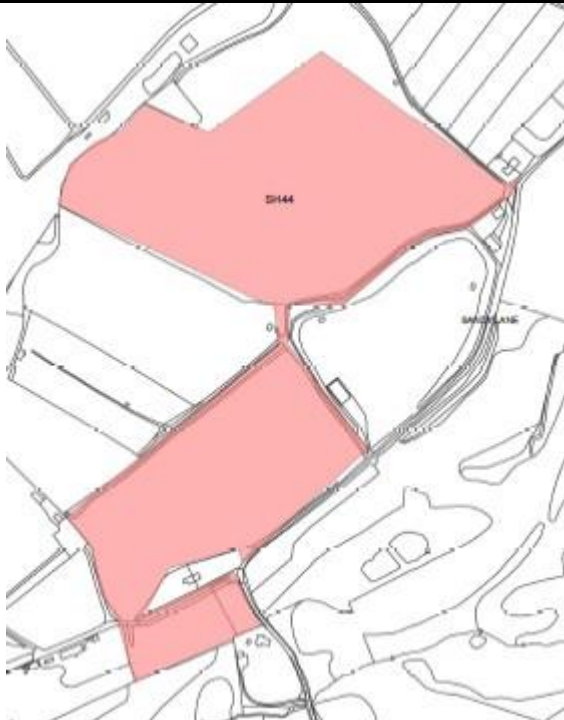
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				72			
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 72 dwellings.			
Phasing	0 – 5 Years	72	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH42	Shirral House, Church Road, Shedfield	Shedfield	1.152 ha		
Site Description					
The site is located within the settlement of Shedfield in the south of the district. The site is currently a residential property on a substantial plot and surrounding uses comprises of residential and agricultural uses.					
Planning History					
An application (16/00591/OUT) for the erection of a detached house and associated access which was refused on the 13 May 2016. 21/00900/HOU - New boundary wall, railings and gates to the existing north and east boundaries. Application permitted.					
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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	AMBER	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			

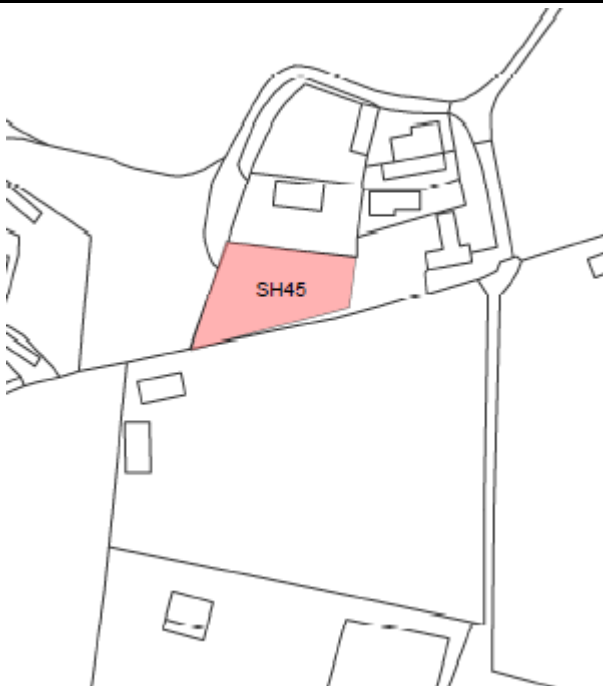
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			28			
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 28 dwellings.			
Phasing	0 – 5 Years	28	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH43	Crossways, High Street, Shirrell Heath, Southampton, SO32 2JH	Shedfield	1.5 ha		
Site Description					
The site is in the countryside and is currently in use for B1, B8 and equestrian use. It has residential development to the north, east and south and agricultural land to the west.					
Planning History					
20/02856/PNACOU - Conversion of agricultural barn into C3 residential dwelling house. 21/02033/PNACOU - Conversion of agricultural barn into C3 residential dwelling house to the rear of Earlsfield, High Street, Shirrell Heath. Details required.					
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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)	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 not owned by the promoter however they do have the consent by the		

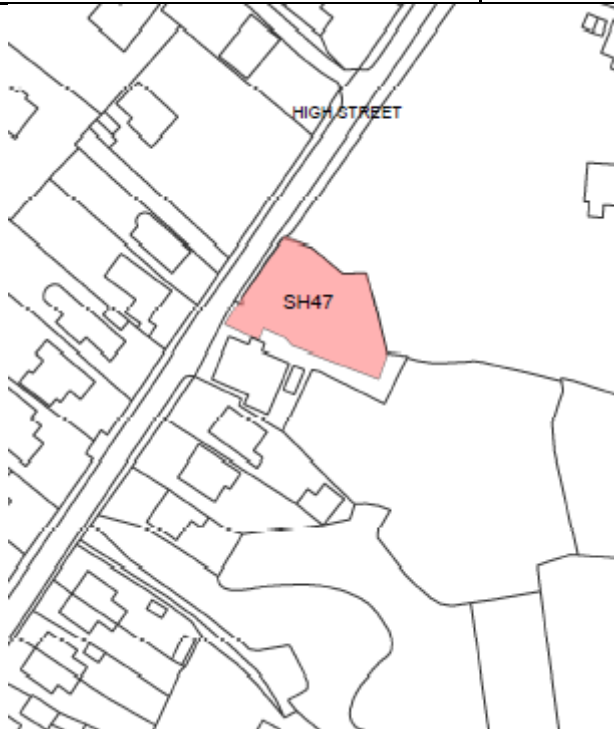
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				34			
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 34 dwellings.			
Phasing	0 – 5 Years	34	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SH44	Land at Sandy Lane, Shedfield, SO32 2HD		Shedfield		13.72 ha
Site Description					
The site is in the countryside and is currently in use for agriculture. It is surrounded by land in use for agriculture, leisure use including a golf course.					
Planning History					
19/02107/FUL - Construction of a replacement dwelling - Refused 4th December 2019; 20/01254/DIC - Discharge of condition 3 of planning application 17/01939/PNACOU. - Permitted 19th August 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	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	AMBER	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		

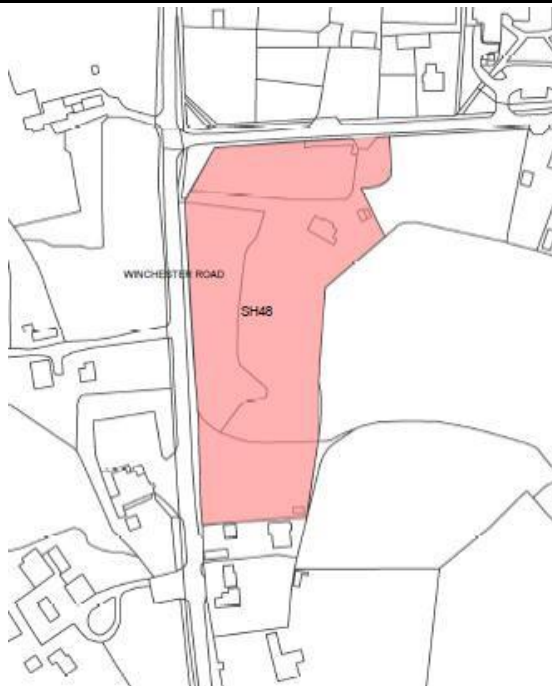
				site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				206			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 206 dwellings.			
Phasing	0 – 5 Years	206	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH45	Site of Pine Cottage, Turkey Island, Shedfield SO32 2JE	Shedfield	less than 1 hectare		
Site Description					
The site is in the countryside and currently forms part of a residential garden. It is bounded by Shedfield Common to the west, agricultural land to the south and residential dwellings to the north and east.					
Planning History					
21/00113/HOU - Proposed single storey rear extension with raised patio. Application permitted					
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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	AMBER
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	AMBER	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 being promoted by the landowner and they have indicated the site is immediately available.		


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			27			
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 27 dwellings.			
Phasing	0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH47	Land Adjacent to the Old Ale House, Shirrel Heath	Shedfield	0.07 ha		
Site Description					
The site is in the countryside and is currently in use for agriculture. It is surrounded by residential gardens.					
Planning History					
19/00477/FUL - Erection of a 4 bedroom dwelling - Refused 7th May 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	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				2			
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 2 dwellings.			
Phasing	0 – 5 Years	2	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH48	Poplar Cottage, Solomons Lane, Waltham Chase SO32 2LY	Shedfield	1 ha		
Site Description					
The site is in the countryside and is currently in use as residential and garden. It has residential uses to the north and south, agricultural land to the east, mixed use residential, pub and agricultural to the west.					
Planning History					
17/01246/LDC - THE COTTAGE IN THE GROUNDS OF POPLAR COTTAGE (NAMED BY ME AS WOOD COTTAGE) WHICH IS THE SUBJECT OF THIS APPLICATION HAS SINCE 1 SEPTEMBER 2005 BEEN CONTINUOUSLY OCCUPIED AS RESIDENTIAL ACCOMMODATION - Permitted 22nd August 2017					
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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)	AMBER	Accessibility	GREEN
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				27			
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 27 dwellings.			
Phasing	0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH49	Land on the north side of Solomons Lane, Shirrell Heath	Shedfield	2.12ha		
Site Description					
The site is in the countryside and is currently in use for agriculture. It has a school to the west, residential to the south and agricultural land to the north and east.					
An additional area of land has been added to the north of the site since the previous SHELAA (2021)					
Planning History					
22/00149/OUT - Outline planning application (with all Matters reserved except Access) for 6 dwellings (Use Class C3), a nursery (Use Class E(f)), sports pitches, public open space, play space, parking, drainage and associated infrastructure, landscape, ancillary and site preparation works – refused 03/10/22					
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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	AMBER	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	AMBER
Initial high level assessment		This site is deemed deliverable and 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		41				
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 42 dwellings.				
Phasing	0 – 5 Years	42	6 – 10 Years		10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area		
SH50	Land at Northcroft Farm, Sandy Lane, Waltham Chase SO32 2LR	Shedfield	1.7 ha		
Site Description					
The site is in the countryside and is currently in use for agriculture. It is bounded to the south and west by agricultural land and to the east and north by residential.					
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		

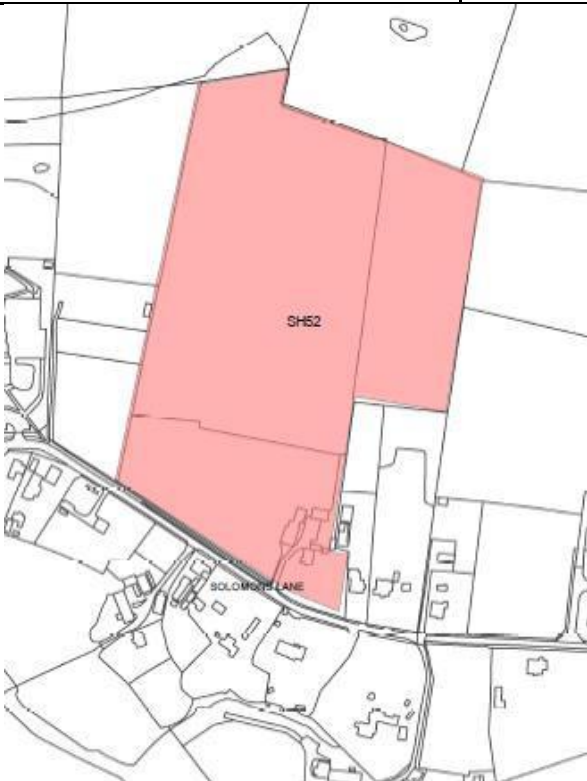
				that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				38			
Potential Density and Yield (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
SH51	Land to the south-east of Upper Church Road, Waltham Chase	Shedfield	1.78 ha
Site Description			
The site is located in the countryside and is currently in use for agriculture. The site has residential development to the west and east and agricultural land to the north and south.			
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	AMBER	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					
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		40					
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 40 dwellings.					
Phasing	0 – 5 Years	40	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH52	Gamblins Farm, Solomons Lane, Waltham Chase, Southampton, SO32 2LY	Shedfield	6.37 ha		
Site Description					
The site is in the countryside and currently in use for agriculture. It is surrounded by agricultural land other than a scatter of residential dwellings to the south easterly corner of the site.					
Planning History					
17/01766/PNACOU - Proposed Change of Use of an Agricultural Building to a Dwellinghouse (Class C3) and associated Operational Development. Prior Approval Required.					
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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	AMBER
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	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	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)				The site is being promoted by the landowner and they have indicated the site is immediately available.		
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				105		
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 105 dwellings.		
Phasing	0 – 5 Years	105	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SH53	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	2.13 ha		
Site Description					
The site is in the countryside and is currently in use for agriculture. The site is surrounded by agricultural land to the north, west and south and there is mixed agricultural and residential to the east.					
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	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 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				42			
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 42 dwellings.			
Phasing	0 – 5 Years	42	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH54	Land to the north of Chase Road, Waltham Chase	Shedfield	0.32 ha		
Site Description					
The site is in the countryside and is currently in use for residential with associated garden. The site is surrounded by residential uses.					
Planning History					
There is no planning history within the last five years.					
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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	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 not owned by the promoter however they do have the consent by the		


				landowners and have indicated that the site is immediately			
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				2,001m²			
Potential Density and Yield (including development type)				There is potential for 2001m ² of employment floorspace			
Phasing	0 – 5 Years	2001 m²	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SH55	Oak Farm, Winchester Road, Shedfield	Shedfield	1.64ha		
Site Description					
The site lies within Shedfield in the south of the district. The site is located to the east of Winchester Road.					
Planning History					
22/01178/FUL - Temporary change of use of land for the siting of 20 mobile homes; a temporary utility block; access and associated works to facilitate the accommodation of seasonal agricultural workers. Pending decision					
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Site promoters proposed use		Employment – light industrial/open storage (or other) - low cost/agricultural workers housing			
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	AMBER	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		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The site is in single ownership and they have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery		The promoters of the site have not specified any issues regarding the viability in developing the site.			

factors)						
Site Capacity						
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years	$\frac{3}{7}$	6 – 10 Years		10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area		
SH56	Morgans Yard	Waltham Chase	2.8ha		
Site Description					
The site is located to the east of Winchester Road. There are existing employment buildings and residential properties on the site.					
Current Use: Employment					
Planning History					
There is a current application on the site – 21/02439/FUL					
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Site promoters proposed use		Mixed Use			
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/RED	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER/RED	AQMA	GREEN	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			100		

Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years	

Site Ref	Address		Parish/Settlement		Site Area	
SH57	Site off A334		Shedfield		1.6ha	
Site Description						
The site is located to the south of Botley Road and to the west of the village of Shedfield. The site is currently occupied by travelling showpeople. More information in the 'Homes for All' chapter. Current use: Travelling Showpeoples depot						
Planning History						
There are a number of applications on the site relating to the use of the site for travelling showpersons.						
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Site promoters proposed use			Travelling showpersons' use			
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	GREEN	
Initial high level assessment						
Availability (legal/ownership issues)						
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity						
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years			10 – 15 Years

