

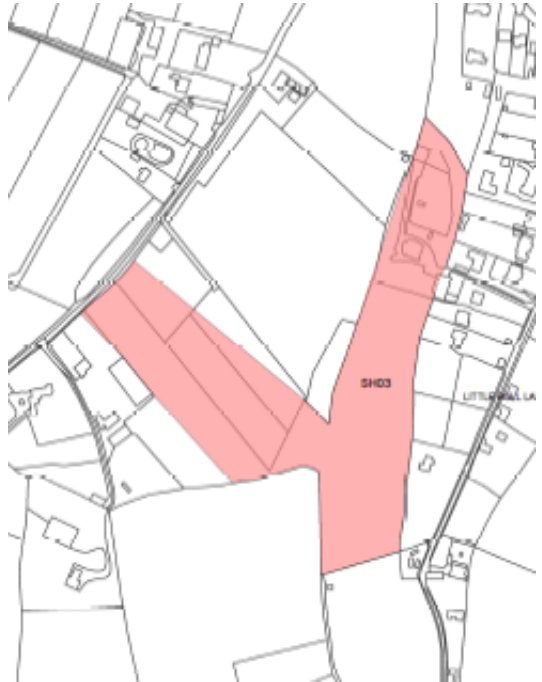
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Shedfield


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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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

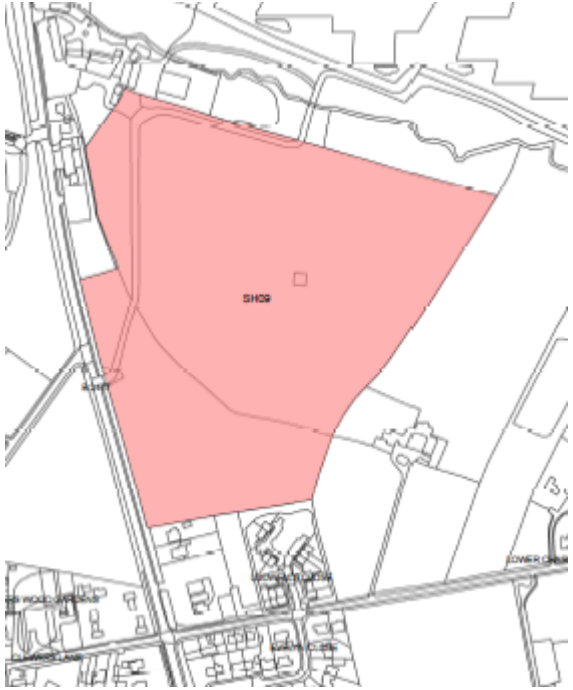
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		73				
Potential Density and Yield (including development type)		Given the sites location within 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.		

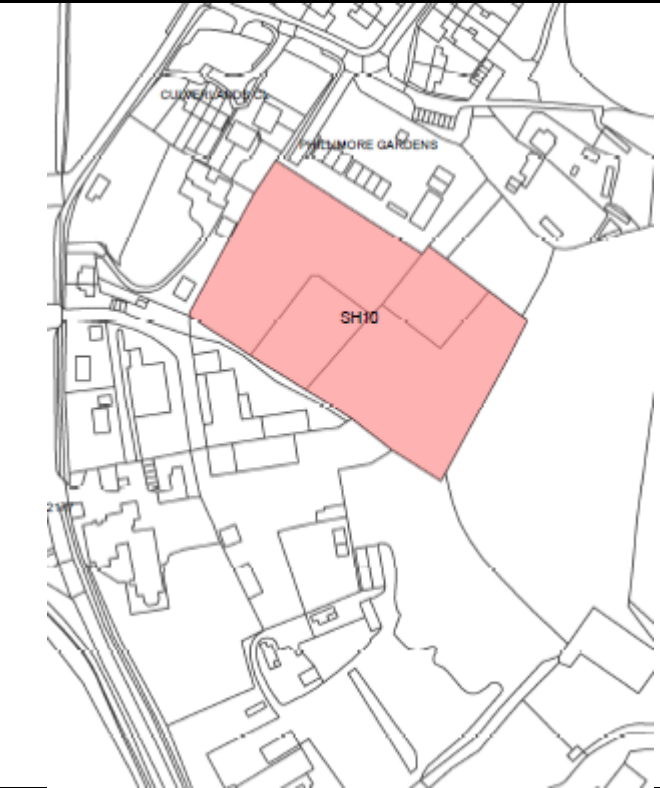
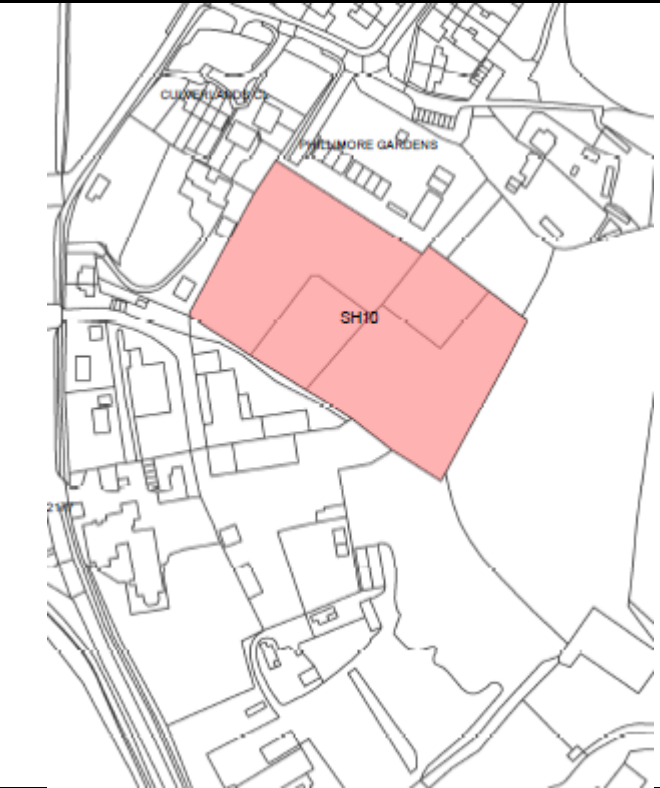
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			6			
Potential Density and Yield (including development type)			Given the sites location within 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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	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					
<p>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.</p>					
Planning History					
<p>Access road for following 20/01633/FUL - Use of land for Class B8 storage, include siting of six containers. Application permitted.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

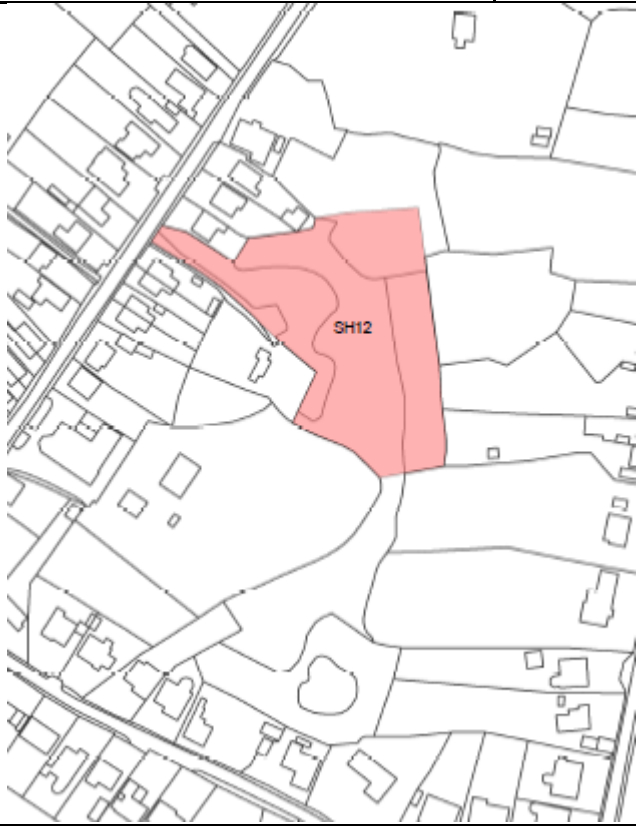
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		131				
Potential Density and Yield (including development type)		Given the sites location within 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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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		

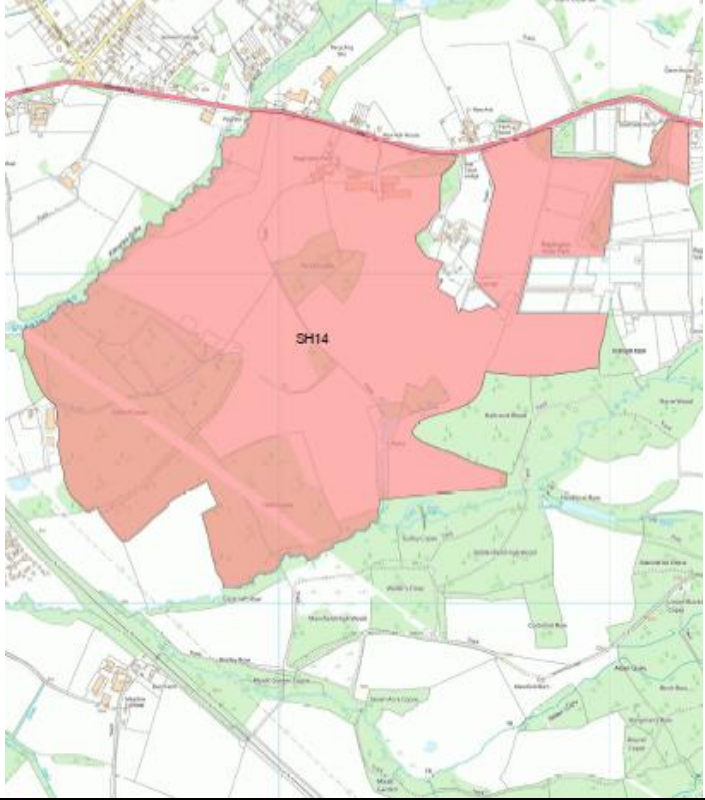
	landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	78					
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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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.		

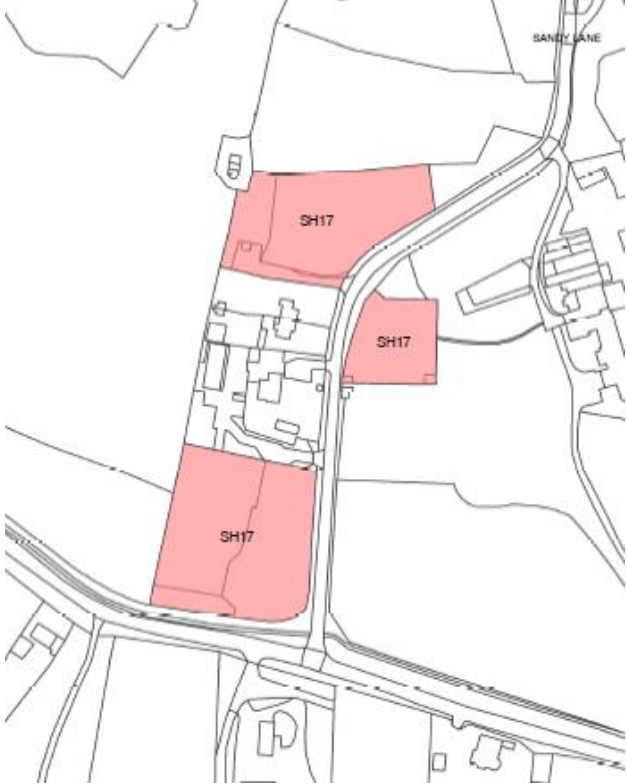
Site Capacity			121			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 121 dwellings.			
Phasing	0 – 5 Years	121	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SH14	Raglington Farm, Botley Road, Shedfield		Shedfield		153.244 ha
Site Description					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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

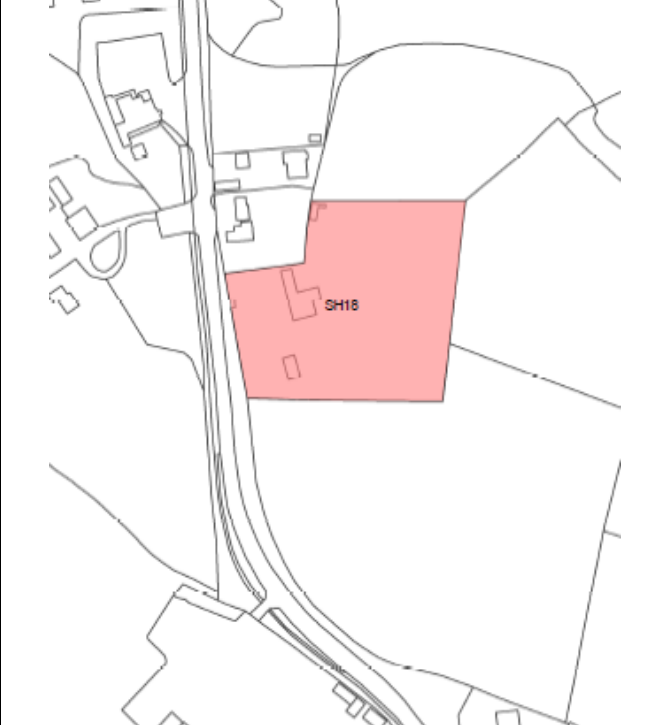
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
Achievability (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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		

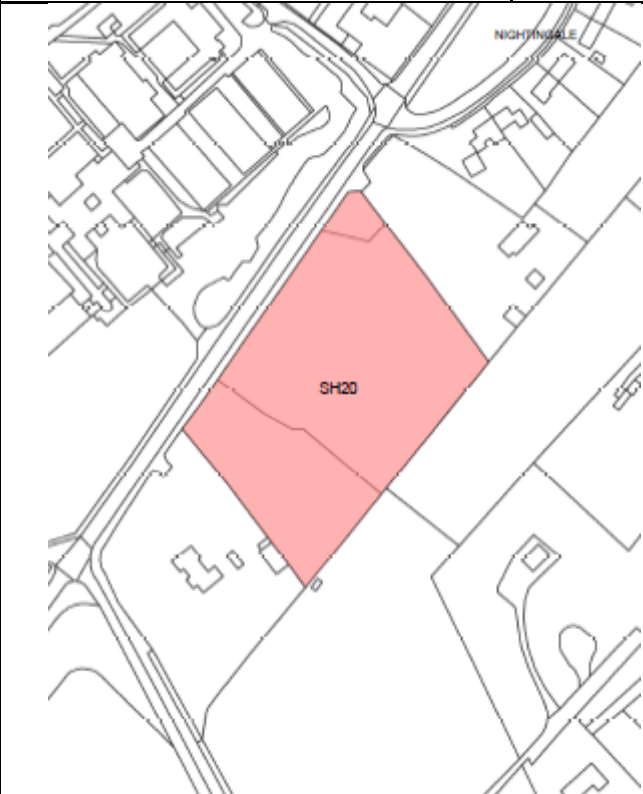
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		35					
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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		

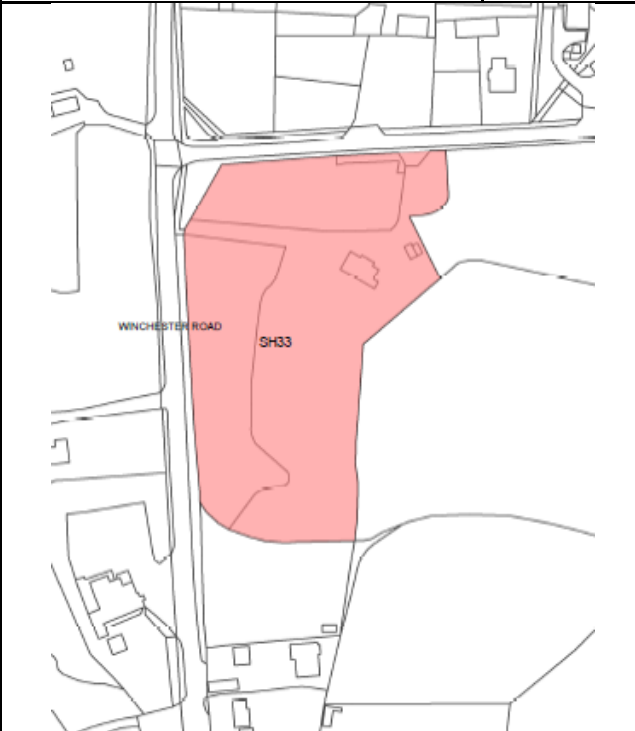
		landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		27				
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					
<p>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 Twynhams Hill. The site adjoins numerous residential to the east, west and north, with agriculture to the south.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	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		

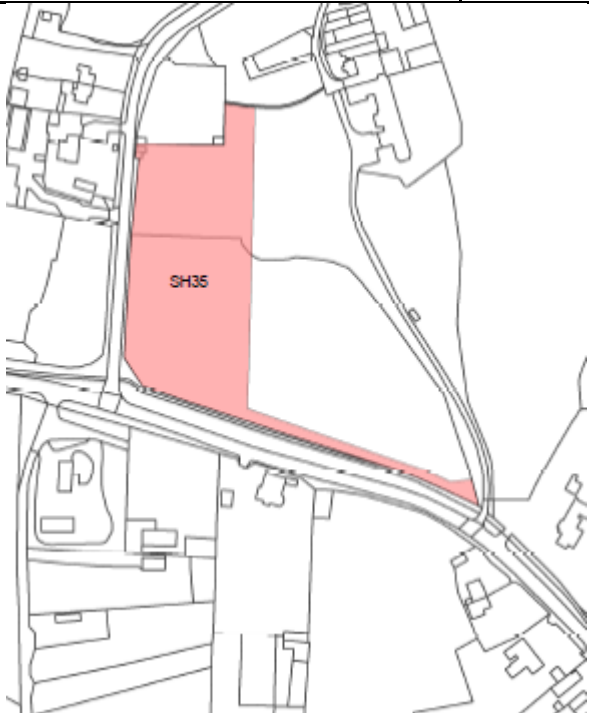
	landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	42					
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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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		
SH35	Land adjoining Botley Road, Shedfield,	Shedfield	1.367 ha		
Site Description					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		

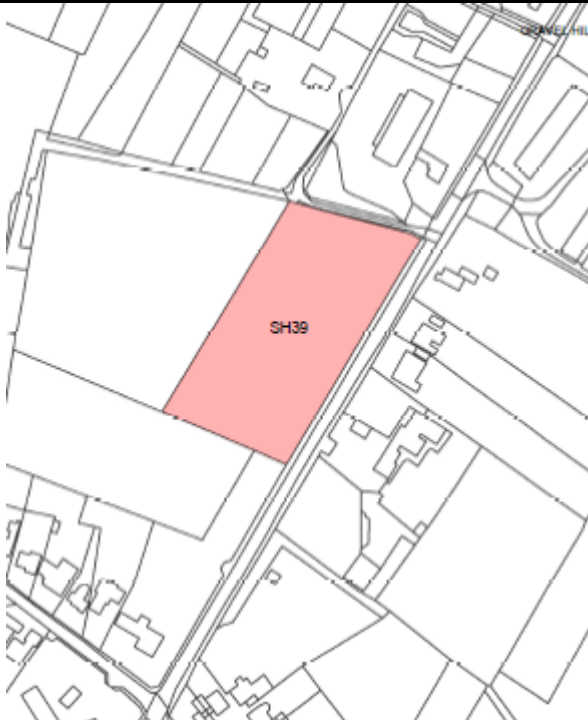
				site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				33			
Potential Density and Yield (including 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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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			

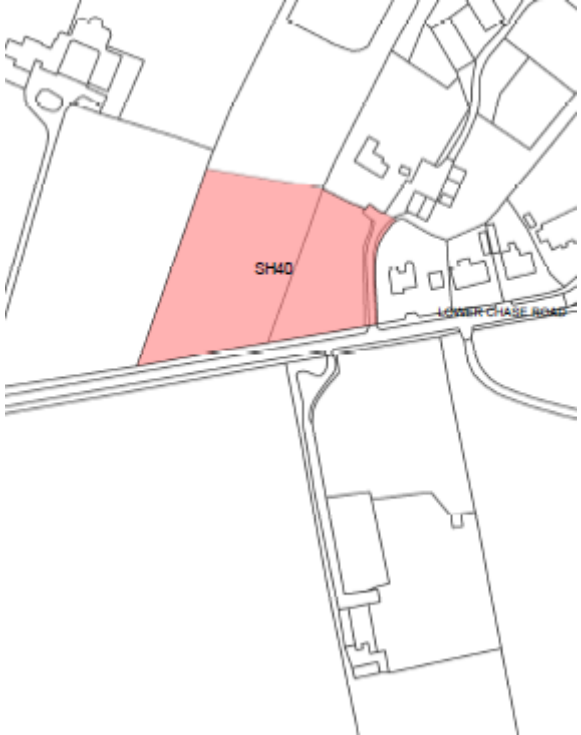
Availability (legal/ownership issues)			The site is being promoted by the sole landowner who has indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any 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					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		

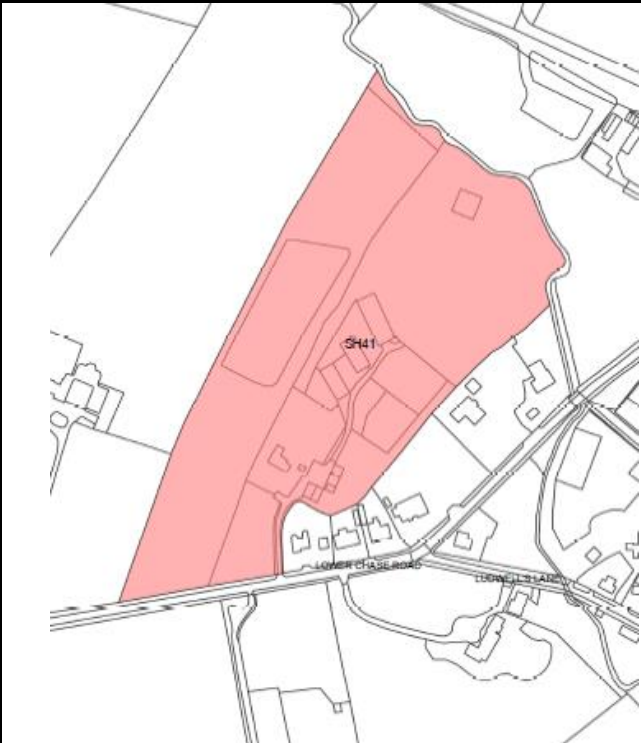
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		26					
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
SH39	Land on the north west side of Gravel Hill, Shirrell Heath		Shedfield		0.801 ha
Site Description					
<p>The site is located to the north of the settlement of Shirrell Heath in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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 entirely owned by the promoter however they do have the consent by the other 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	
SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase		Shedfield	0.538 ha	
Site Description					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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		

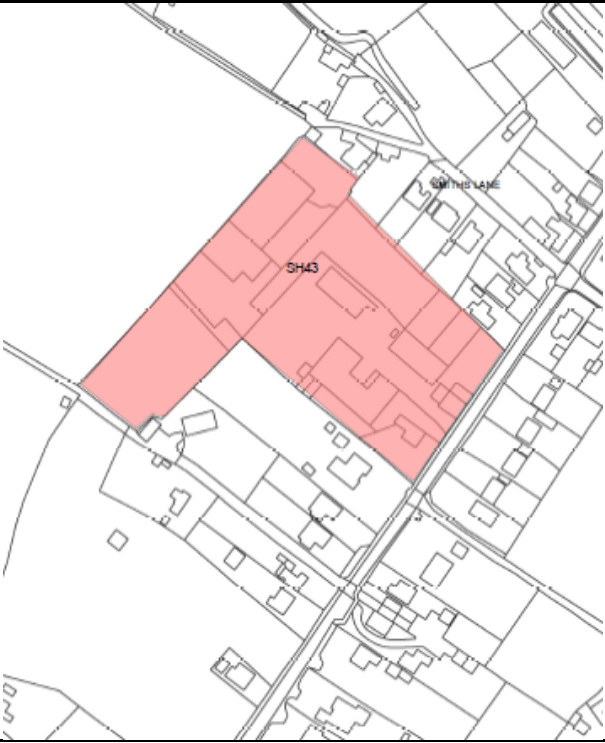
			site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			15			
Potential Density and Yield (including 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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		

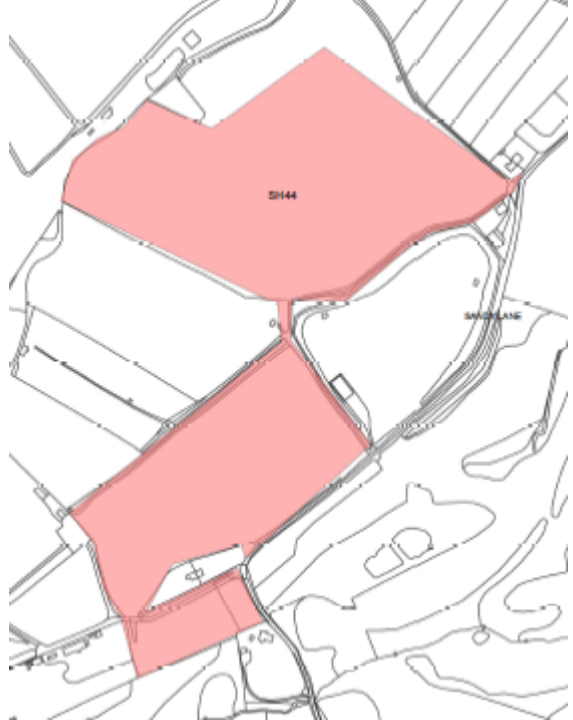
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		72					
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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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					
<p>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.</p>					
Planning History					
<p>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.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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		

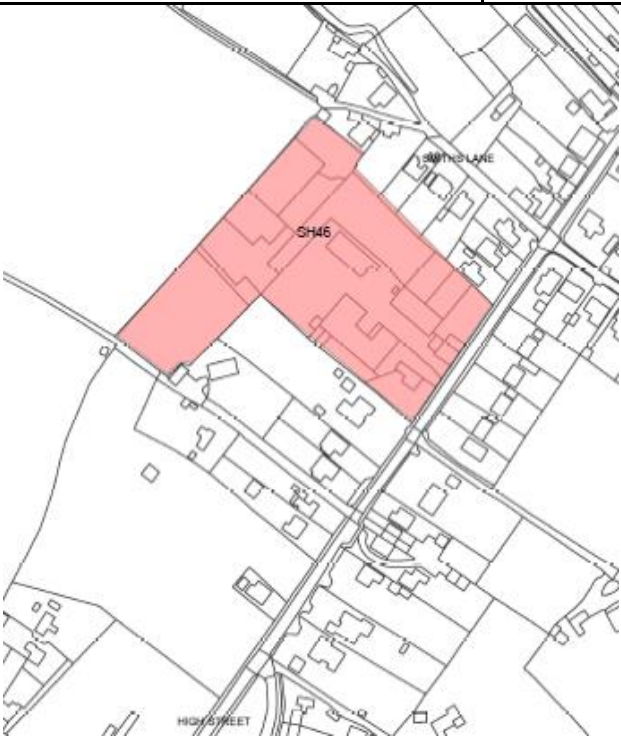
	landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	34					
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					
<p>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.</p>					
Planning History					
<p>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</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	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.		

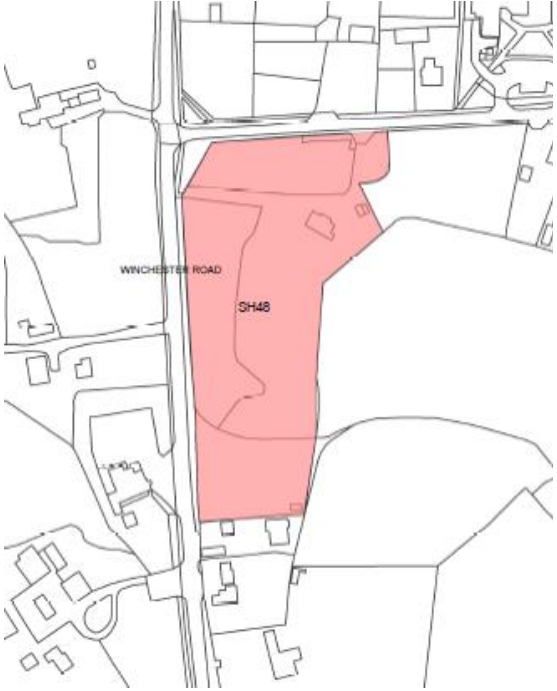
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		27					
Potential Density and Yield (including development type)		Given the sites location within 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
SH46	Crossways, High Street, Shirrell Heath, Southampton, SO32 2JN		Shedfield		1.501 ha
Site Description					
<p>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.</p>					
Planning History					
<p>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. Required.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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	
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		

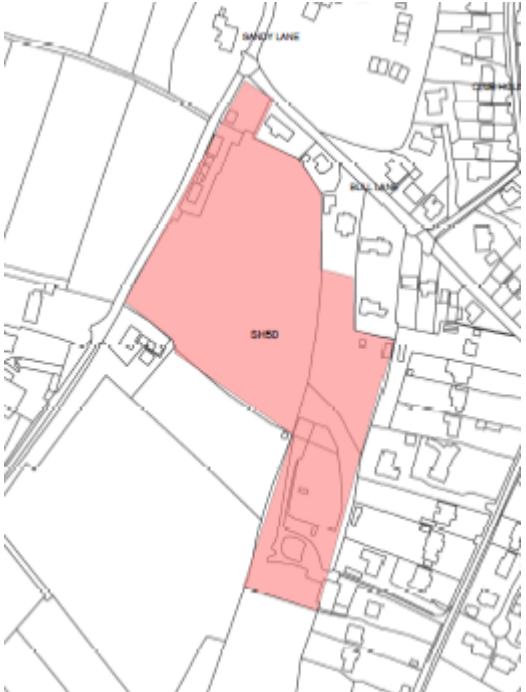
		landowners and have indicated that the site is immediately available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.	
Site Capacity		2	
Potential 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					
<p>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.</p>					
Planning History					
<p>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</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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		

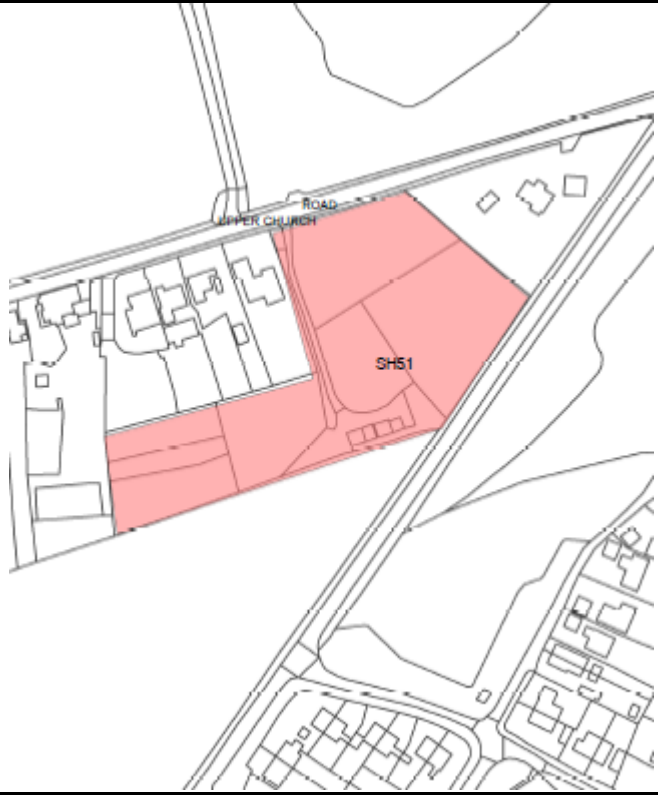
		the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		27					
Potential Density and Yield (including 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, Southampton		Shedfield	0.63 ha	
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.					
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	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	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 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		17				
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 17 dwellings.				
Phasing	0 – 5 Years	17	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SH50	Land at Northcroft Farm, Sandy Lane, Waltham Chase SO32 2LR		Shedfield		1.7 ha
Site Description					
<p>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.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	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					
<p>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.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	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					
<p>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.</p>					
Planning History					
<p>17/01766/PNACOU - Proposed Change of Use of an Agricultural Building to a Dwellinghouse (Class C3) and associated Operational Development. Prior Approval Required.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	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			

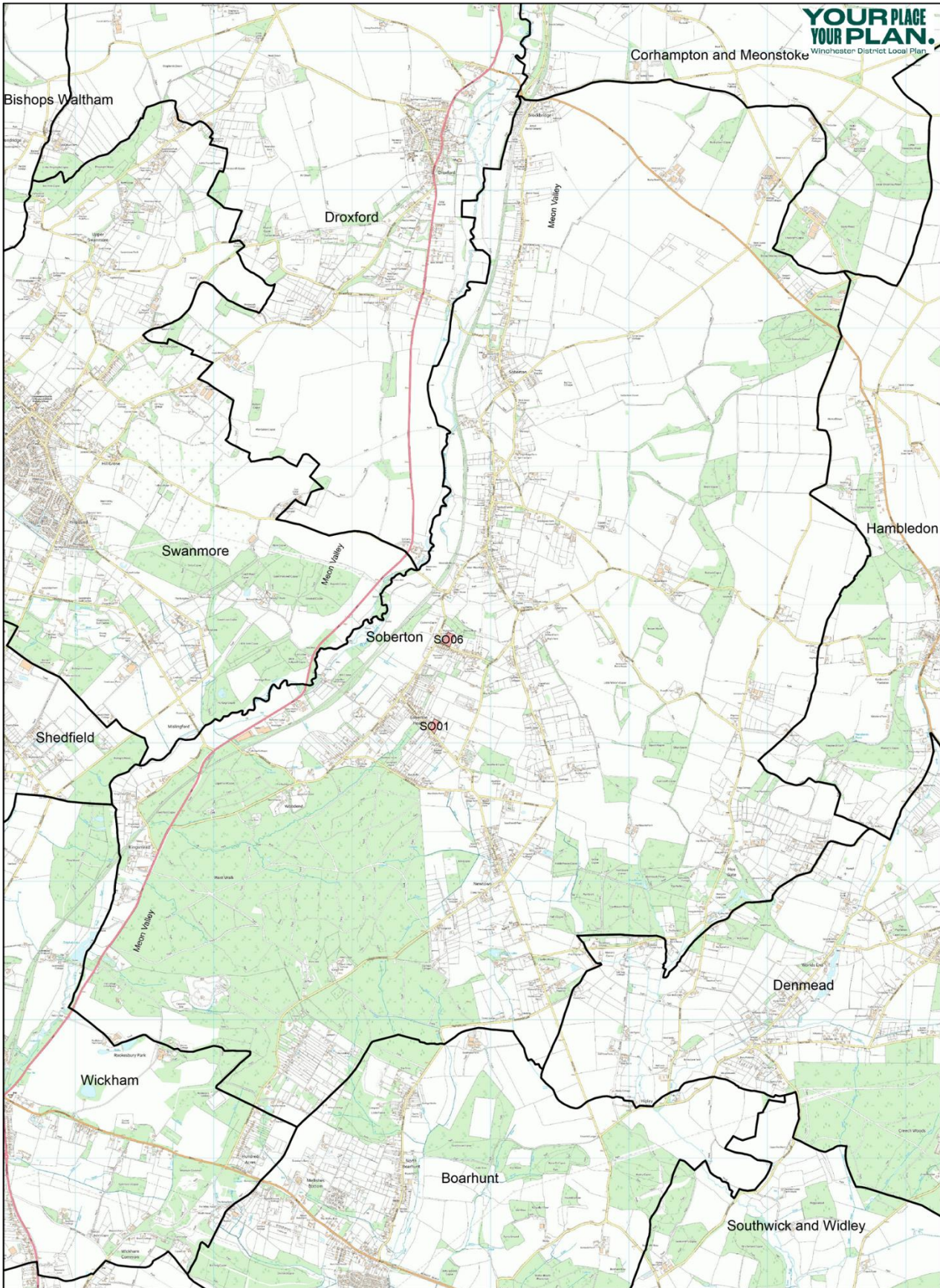
Availability (legal/ownership issues)		The site is being promoted by the landowner and they have indicated the site is immediately available.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the 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					
<p>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.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	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





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Soberton

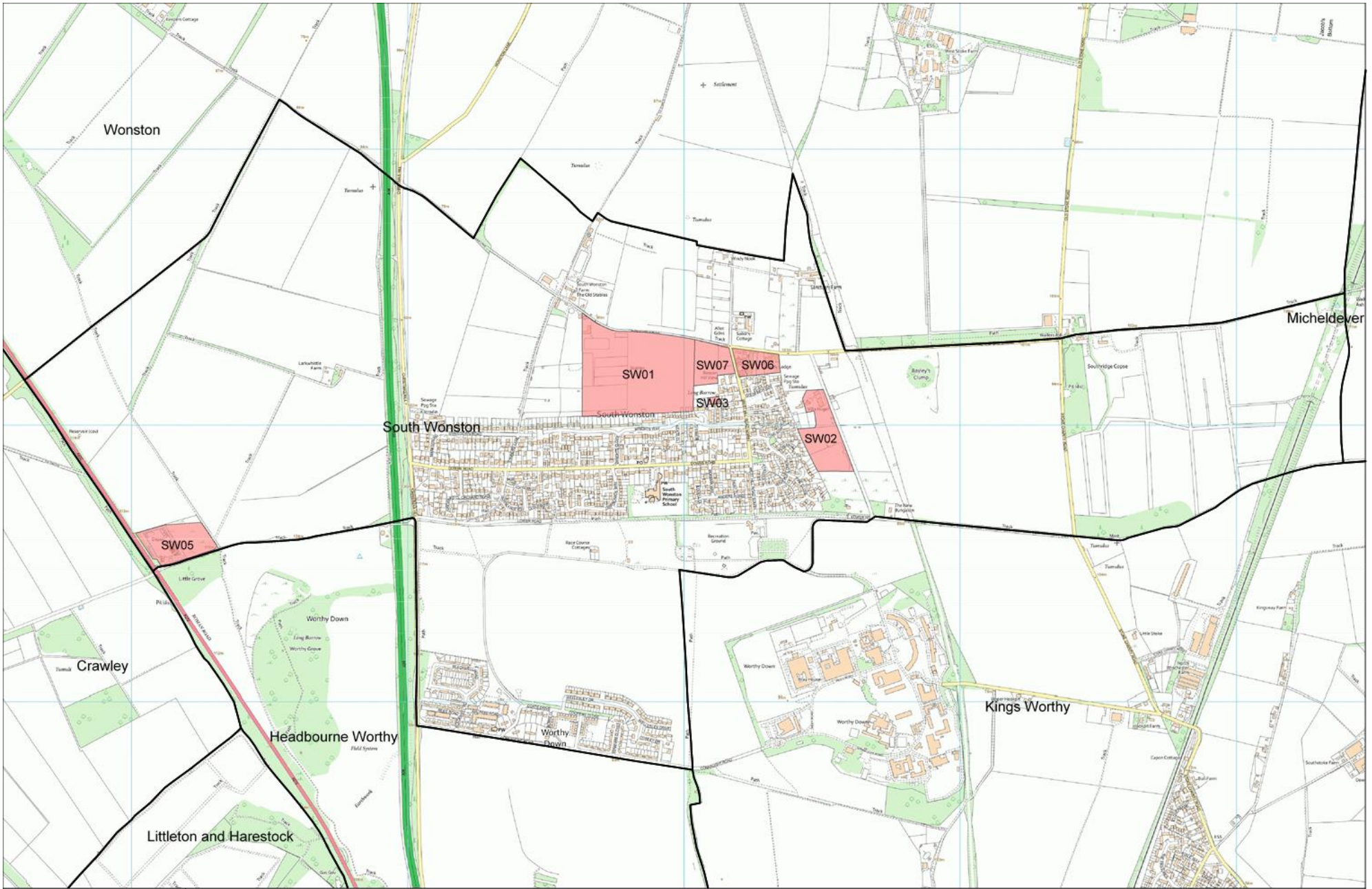
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Site Ref	Address		Parish/Settlement		Site Area
SO01	Land off Chapel Road, Soberton Heath		Soberton		0.571 ha
Site Description					
<p>The site is within Soberton Heath, located to the south of the District. This site is in use as vacant grassland. It fronts onto Forester Road, adjoins Front View (a residential dwelling) to the west, agricultural land to the north, Long Barn Mandalay (residential dwelling) to the east and with residential opposite to the south.</p>					
Planning History					
<p>20/02197/OUT - Erection of 2 detached dwellings, appeal against refusal in progress.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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		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
SO06	Land adjacent Forest View, Forester Road		Soberton		0.418 ha
Site Description					
<p>The site is within Soberton Heath, located to the south of the District. This site is in use as vacant grassland. It fronts onto Chapel Road, adjoins numerous residential properties.</p>					
Planning History					
<p>20/01783/FUL - Erection of 3No. detached dwellings with detached garages and use of existing access onto Chapel Road. Application Refused.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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)			<p>The site is not solely owned by the promoter however they do have the consent by the other landowners and have indicated that the site is immediately available for development.</p>		


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			11			
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 11 dwellings.			
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0



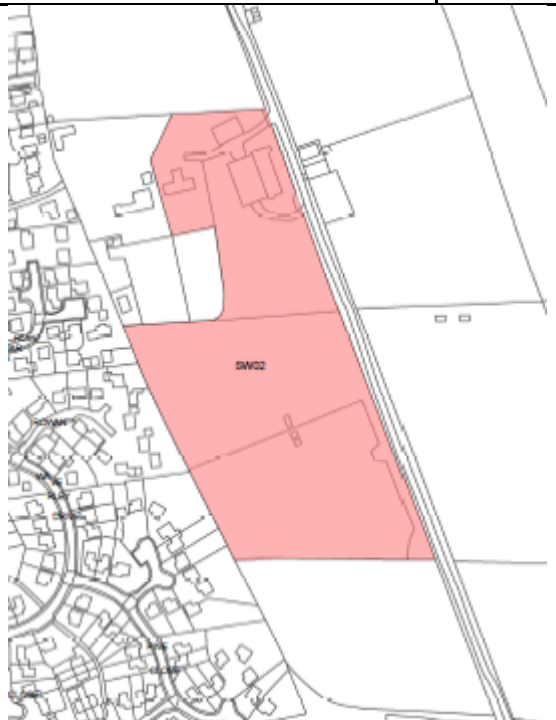

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South Wonston

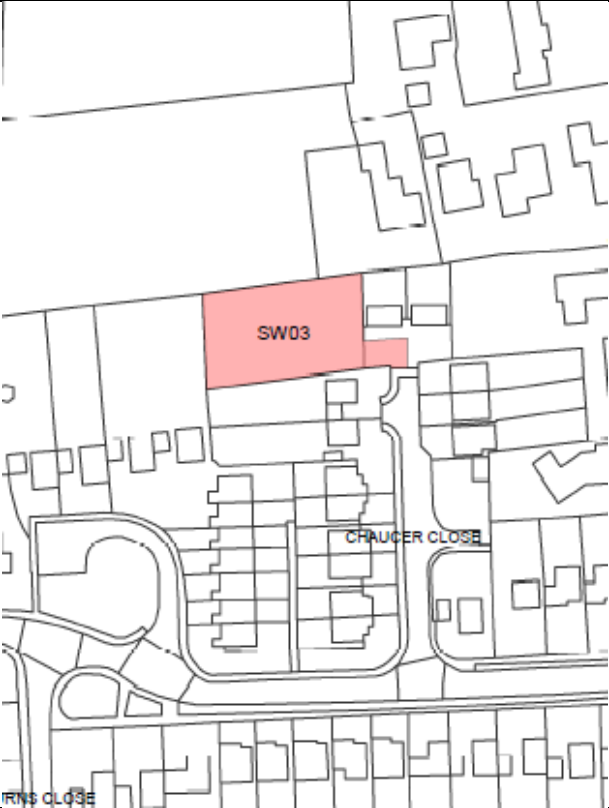
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Site Ref	Address		Parish/Settlement		Site Area
SW01	Hampshire Polo School, South Wonston Farm,		South Wonston		12.211 ha
Site Description					
<p>The site is north of South Wonston and is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill. It adjoins residential to the south and agricultural land to the west, north and east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER

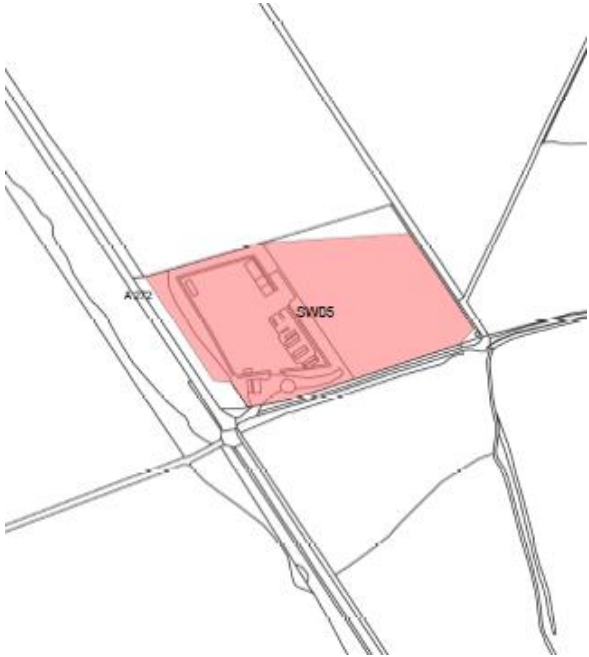
Initial high level assessment		The site is deemed as deliverable/developable					
Availability (legal/ownership issues)			The site is being promoted by the landowner and they have indicated the site is immediately available.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			183				
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 183 dwellings.				
Phasing	0 – 5 Years	183	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
SW02	Villa Hugel, West Hill Road North, South Wonston		South Wonston	3.295 ha	
Site Description					
<p>The site is at the eastern end of South Wonston. Its fronts onto Drove Links Rd which leads to the Alresford Drove to the north and the Ox Drove/ Lower Rd to the south. The site adjoins residential development to the west and agriculture to the north and east. The site is in equestrian and agricultural use.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	AMBER	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	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 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		64				
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 64 dwellings.				
Phasing	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SW03	Land off Chaucer Close, South Wonston		South Wonston		0.104 ha
Site Description					
<p>The site lies to the north of South Wonston and is accessed via Chaucer Close. It is currently in agricultural use. Surrounding uses comprise residential to the south, east and west, and agriculture to the north.</p>					
Planning History					
<p>20/02245/FUL - Erection of three detached dwellings (2 no. 2 bed and 1 no. 3 bed), alteration to existing access and associated landscaping and parking on land to the west of Canterbury Cottages, Chaucer Close. Application withdrawn.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	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 will be available for development in 0-5 years.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any concerns regarding the viability in developing the site but have highlighted the historic contaminative use as an oil field and unstable building.					
Site Capacity		3					
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 3 dwellings.					
Phasing	0 – 5 Years	3	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
SW05	Former Stockbridge Oil Field, Andover Road		South Wonston		3.004 ha
Site Description					
<p>The site is a former oil and gas production site located 4km to the north of Winchester. It is bounded by A272 to the west. The surrounding land is a mix of agriculture, dwellings/ farms, residential at South Wonston (1km east) and military accommodation at Worthy Down.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

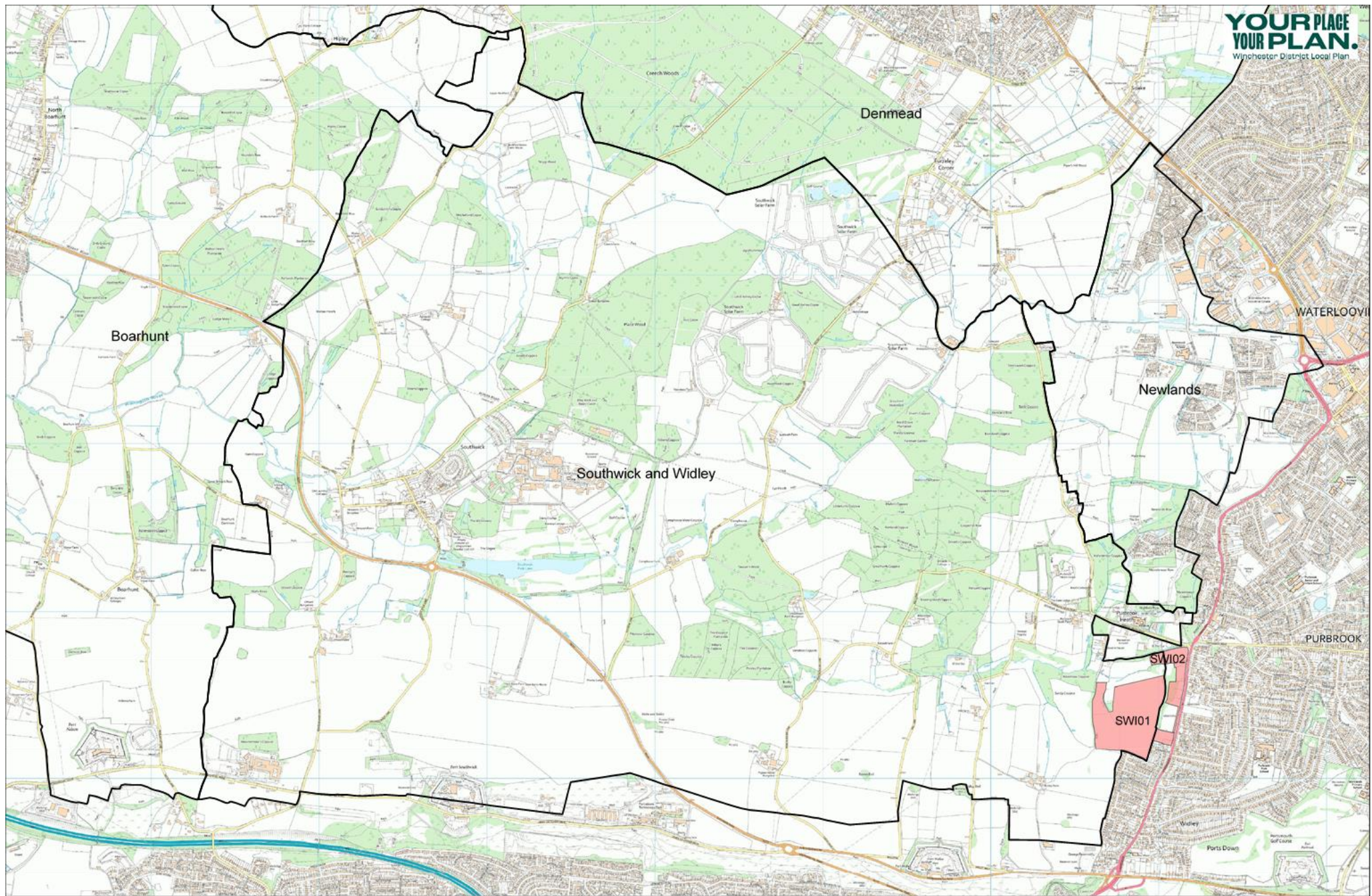
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity		59				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 59 dwellings.				
Phasing	0 – 5 Years	59	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SW06	Proposed Settlement Boundary change at 'Gunn Barrell Estate'		South Wonston		1.35 ha
Site Description					
The site is in the countryside and comprises a mix of residential dwellings and a hobby farm.					
Planning History					
18/02432/FUL - Application for hardcore entrance onto the land so there is access from Alresford Drive. - Permitted 19th July 2019; 19/01934/HOU - Proposed conservatory to side elevation - Permitted 11th October 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	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 and no evidence of landowner consent has been provided.		

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		32					
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 32 dwellings.					
Phasing	0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha		
Site Description					
<p>The site is in the countryside and is in use for agriculture. The site is bounded by allotments to the north, residential to the east and south and equestrian paddocks to the west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)					

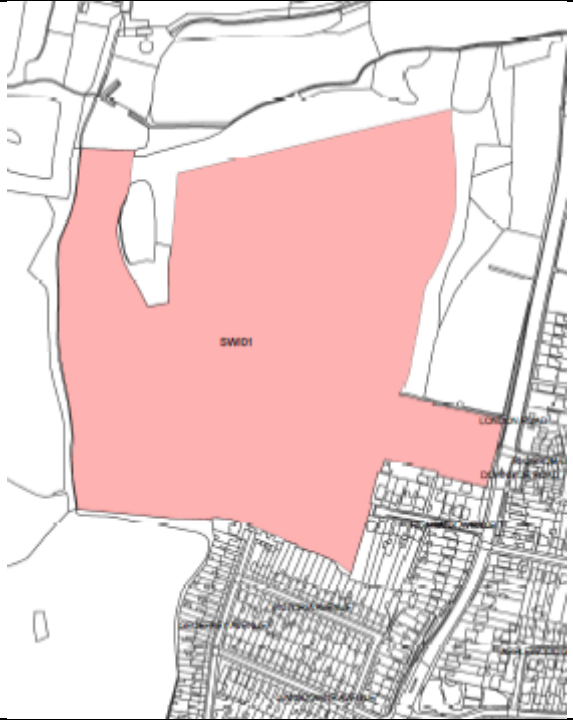
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity		41				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 41 dwellings.				
Phasing	0 – 5 Years	41	6 – 10 Years	0	10 – 15 Years	0



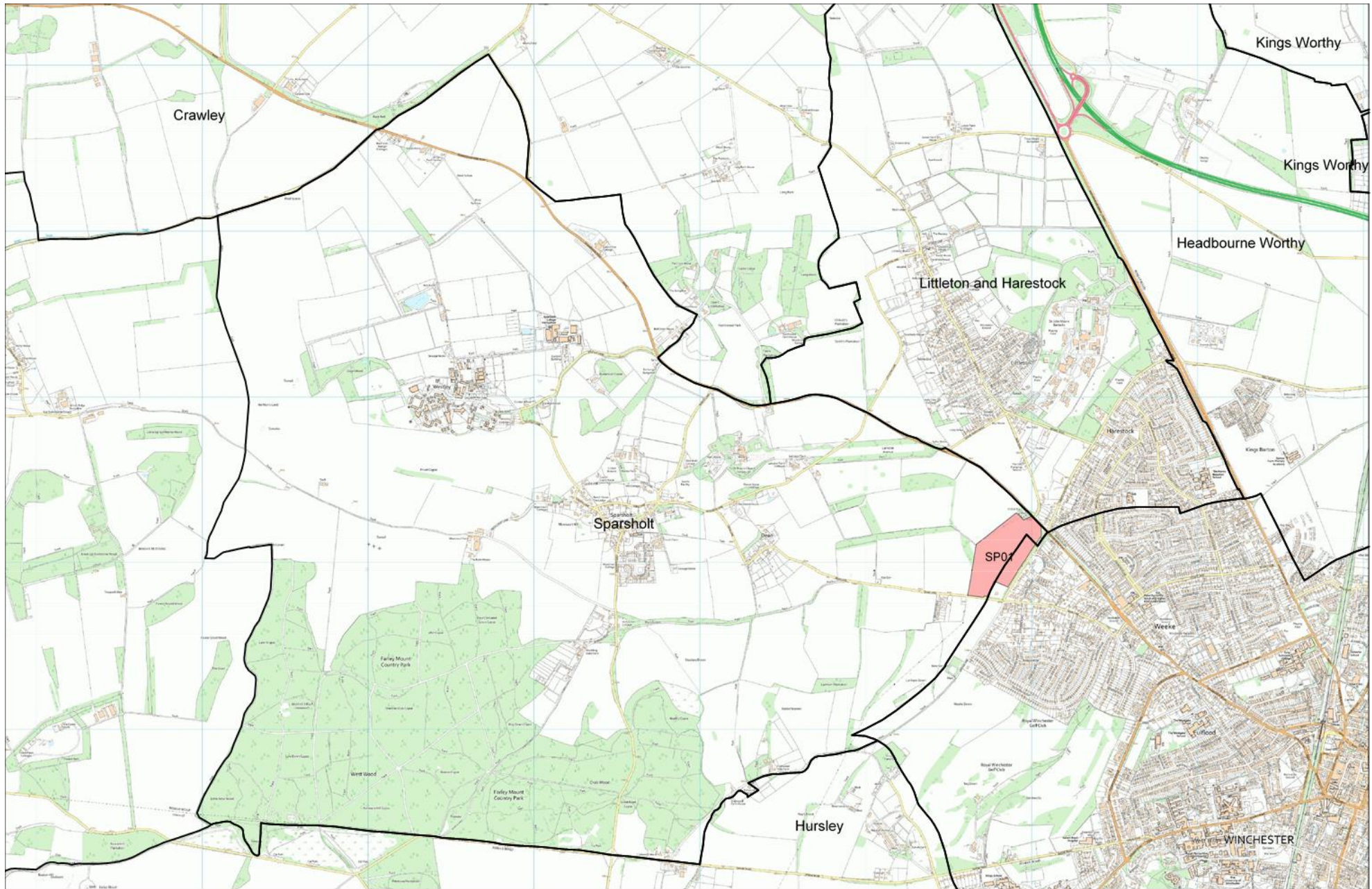
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Southwick and Widley

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Site Ref	Address	Parish/Settlement	Site Area		
SWI01	Land West of London Road, Purbrook	Southwick and Widley	16.203 ha		
Site Description					
<p>The site is adjacent to the settlement of Purbrook, which is located within the borough of Havant. This site is currently in agricultural use. It adjoins several residential properties to the south and east. To north and west is land in agricultural use. The proposed Access to the site is also within Havant Borough.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
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			

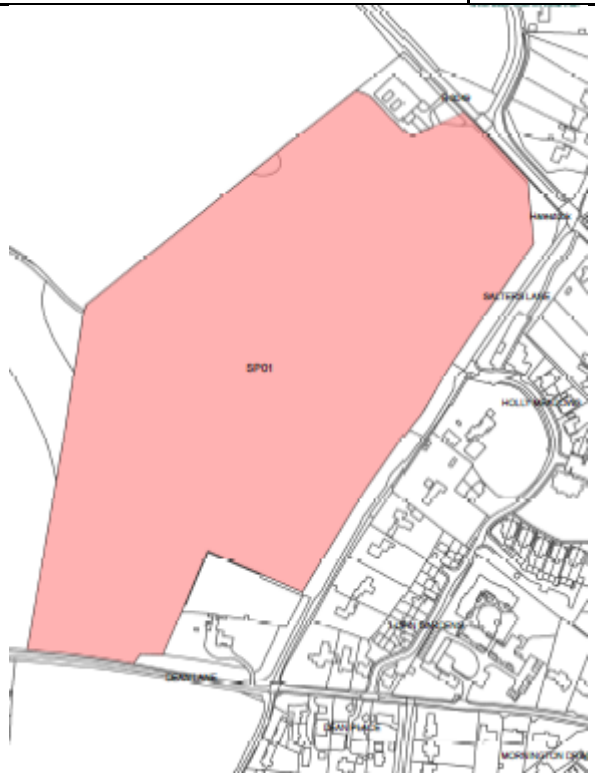
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		243				
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 243 dwellings.				
Phasing	0 – 5 Years	243	6 – 10 Years	0	10 – 15 Years	0



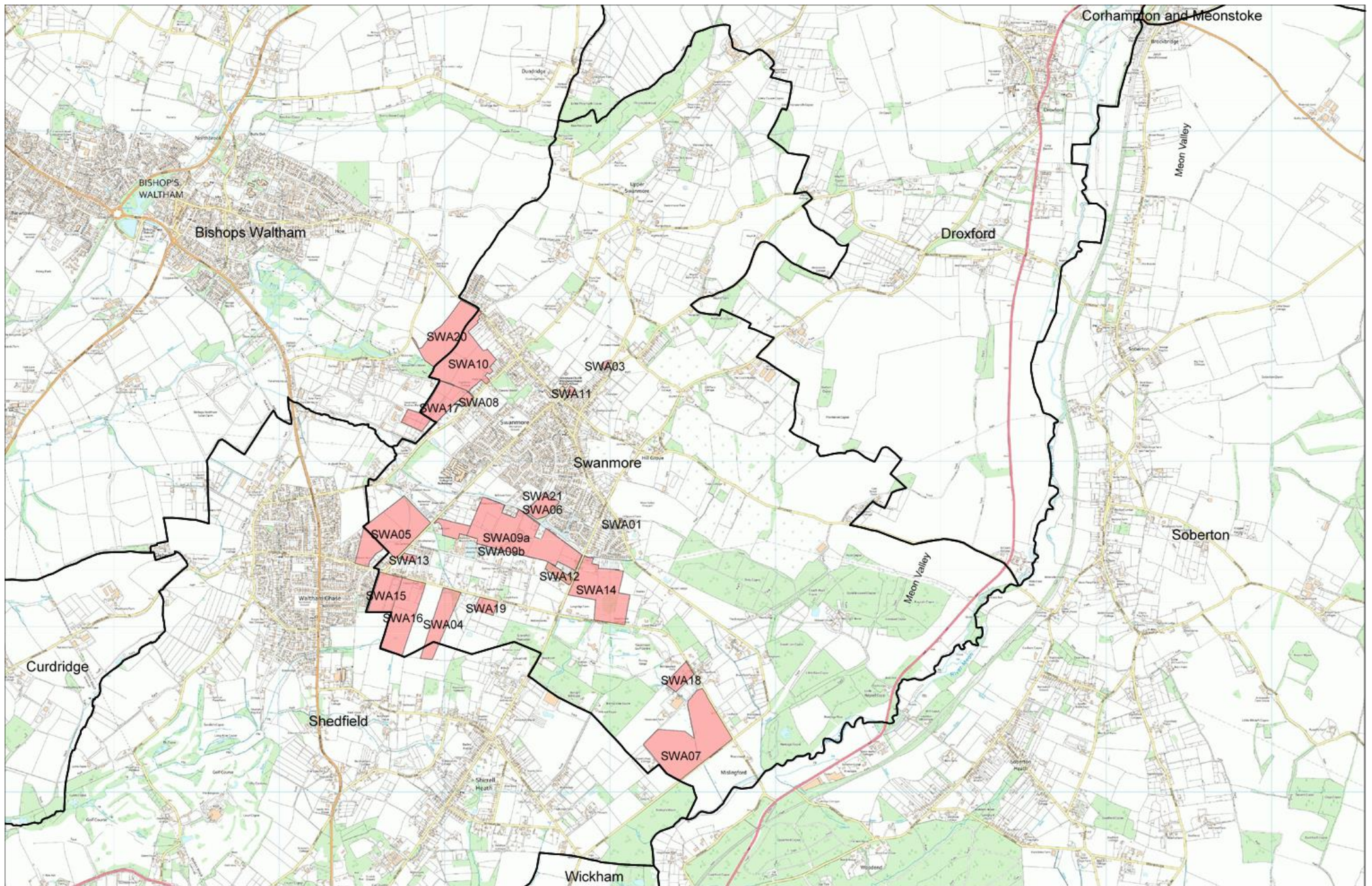
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Sparsholt

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Site Ref	Address	Parish/Settlement	Site Area		
SP01	Land to the west of Salters Lane	Sparsholt	12.507 ha		
Site Description					
<p>The site is west of Harestock, located to the west of the District. This site is in use as agriculture. It fronts onto Salters Lane, adjoins 56 Dean Lane (a residential dwelling) to the south, agricultural land to the north and west, with residential opposite to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>		<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the		

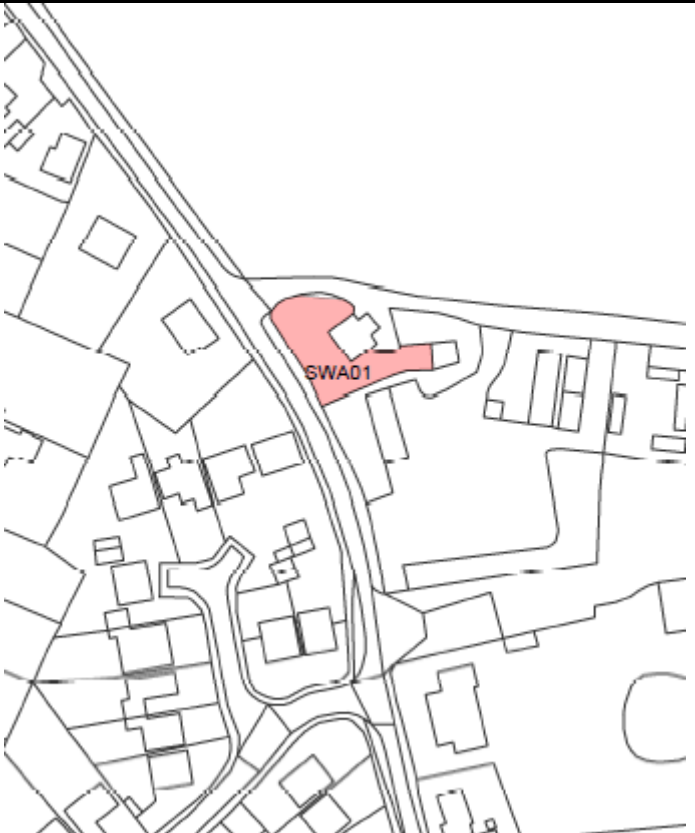
		consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		188					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 188 dwellings.					
Phasing	0 – 5 Years	188	6 – 10 Years	0	10 – 15 Years	0	





 Scale: 1:20,000
 Paper Size: A3

Swanmore


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Site Ref	Address		Parish/Settlement		Site Area
SWA01	Hill Pound/Old Mushroom Farm, Misingford Road		Swanmore		0.047 ha
Site Description					
The site is located in the countryside outside the settlement boundary of Swanmore. It is currently in use for agriculture. There is agricultural land to the north, east and south and residential development to the 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	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	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 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		1					
Potential Density and Yield (including development type)		Given the sites location in the countryside a density of 30dph has been applied giving a yield of 1 dwelling.					
Phasing	0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
SWA03	Land to the r/o Fullegar Cottages, Vicarage Lane		Swanmore		0.192 ha
Site Description					
The site is north of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Vicarage Lane, adjoins agricultural land to the north, west and east with residential dwellings 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	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable .			
Availability (legal/ownership issues)			The site is promoted by the sole landowner who has indicated that the site is immediately available for development.		

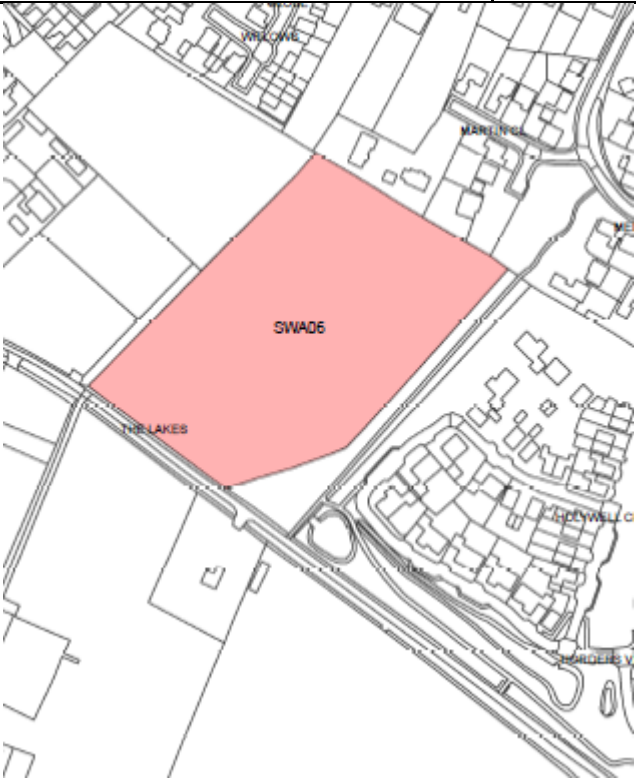
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		6				
Potential Density and Yield (including development type)		Given the sites location within 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
SWA04	Land south of Forest Road		Swanmore		4.084 ha
Site Description					
<p>The site is south of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Forest Road, adjoins agricultural land to the south, west and east with residential dwellings to the north.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	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)	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 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			74			
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 74 dwellings.			
Phasing	0 – 5 Years	74	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA05	Land between Forest Road and Ludwells Lane		Swanmore		9.790 ha
Site Description					
The site is north of Waltham Chase, located to the south of the District. This site is in use for agriculture. It fronts onto Forest Road and Ludwells Lane, adjoins agricultural land to the north and west with residential dwellings to the south and 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	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
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 of 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		147					
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 147 dwellings. The site promoter has also indicated some employment on the site as well as residential.					
Phasing	0 – 5 Years	147	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
SWA06	Land adjacent Belmont Farm, The Lakes		Swanmore		1.722 ha
Site Description					
<p>The site is south of Swanmore, located to the south of the District. This site is currently vacant. It fronts onto The Lakes, adjoins agricultural land to the south with residential dwellings to the north, west and east. The site adjoins the LPP2 allocation SW1 which is currently under construction.</p>					
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	RED	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 has has been scored Red due to a majority of the site being covered by a SINC. Therefore the site will be eliminated from further assessment in the SHELAA 2021.			

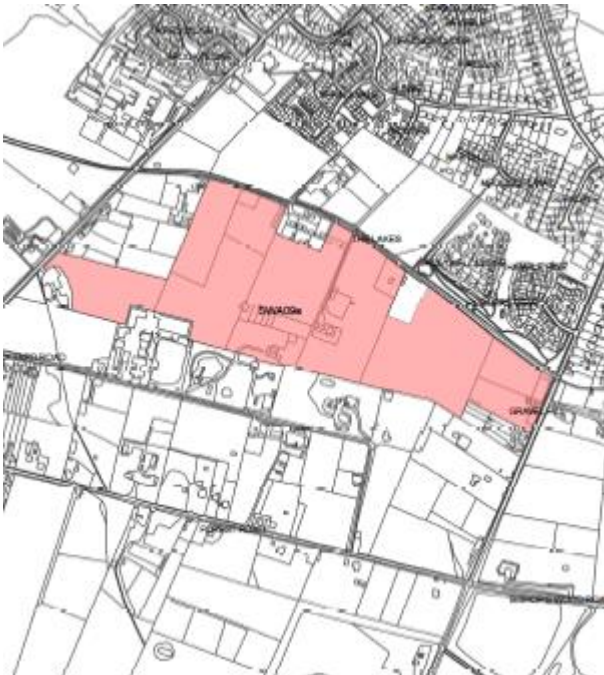
Availability (legal/ownership issues)							
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		39					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 39 dwellings. The site promoter has also indicated some employment on the site as well as residential.					
Phasing	0 – 5 Years	39	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
SWA07	Land off Bishops Wood Road, Mislingford		Swanmore	13.353 ha	
Site Description					
<p>The site is south east of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Newmans Hill, adjoins agricultural land to the south, east and west with commercial to the north.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>		<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
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		The site is deemed as deliverable/developable .			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.</p>		

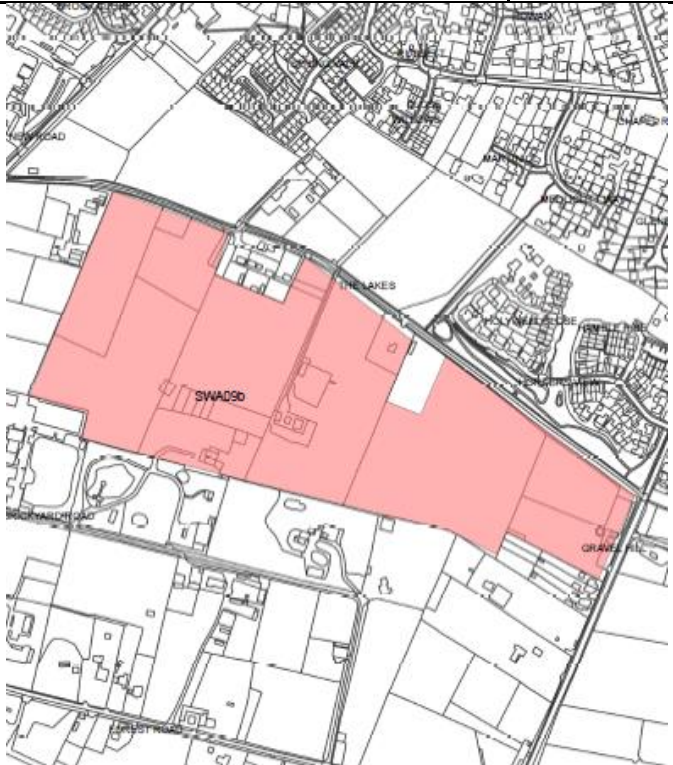
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		200				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 200 dwellings.				
Phasing	0 – 5 Years	200	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA08	Land adjoining Alexandra Cottage, Lower Chase Rd		Swanmore		0.381 ha
Site Description					
<p>The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins Alexandra Cottage (residential dwelling) to the south, agricultural land to the west and Millstone Cottage (residential dwelling) to the north.</p>					
Planning History					
<p>An application (16/02527/FUL) for the erection of 2 no. two bedroom semi-detached houses, 2 no. three bedroom semi-detached houses and 2 no. four bedroom detached houses, new accesses, garaging and parking was refused on 16 January 2017.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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	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 of 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				11			
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 11 dwellings.			
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
SWA09a	South of The Lakes, Swanmore		Swanmore		14.471 ha
Site Description					
<p>The site is to the south of Swanmore and is in agricultural use. The surrounding area comprises residential, commercial and agricultural land uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.</p>		


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		217				
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 217 dwellings.				
Phasing	0 – 5 Years	217	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA09b	Land south of The Lakes, Swanmore		Swanmore		14 ha
Site Description					
<p>The site is to the south of Swanmore and is in agricultural use. The surrounding area comprises residential, commercial and agricultural land uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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	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 of 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		210					
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 210 dwellings.					
Phasing	0 – 5 Years	210	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
SWA10	Land at Swanmore Road		Swanmore	8.458 ha	
Site Description					
<p>The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins residential dwellings to the north and east, agricultural land to the west and south.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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	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 of the landowners and have indicated that the		

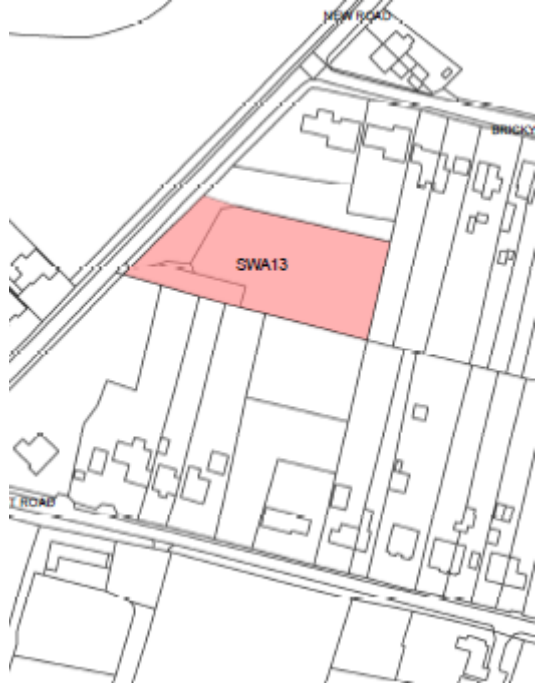
			site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			127			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 127 dwellings.			
Phasing	0 – 5 Years	127	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA11	Greenfields Lodge, Church Road		Swanmore		0.194 ha
Site Description					
<p>.The site is in the countryside. It is bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden.</p>					
Planning History					
<p>18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed on 17 May 2019.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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	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 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		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	
SWA12	Swanmore Garden Nursery, Gravel Hill		Swanmore	0.813 ha	
Site Description					
The site is in the countryside. There are residential properties to the north, west and south and countryside to the west. The access to the site is off Gravel Hill. The site was last in use as a plant nursery.					
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)	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 promoted by the sole landowner who has indicated that the site is immediately available for development.		

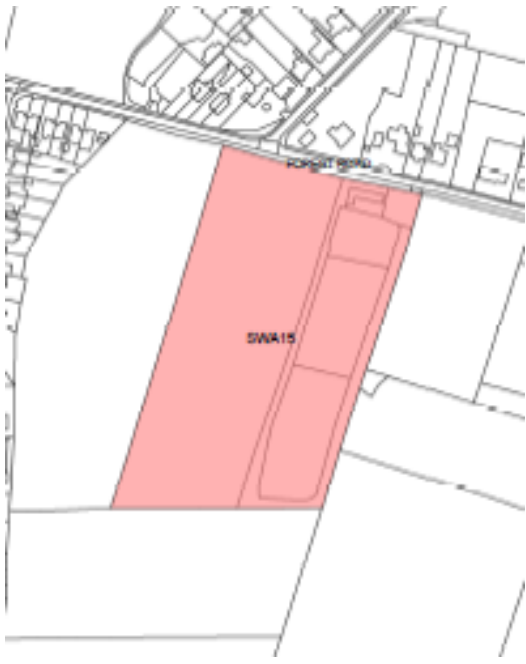
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		22				
Potential Density and Yield (including development type)		Given the sites location within 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	
SWA13	Hopelands, New Road, Swanmore		Swanmore	0.359 ha	
Site Description					
<p>The site is in the countryside. The access is onto New Road. The site is bounded to the north, east and south by the rear gardens of residential properties fronting onto Forest Road and Brickyard Road. To the west is countryside. The site is currently in use for agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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 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			11			
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 11 dwellings.			
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA14	Land at Hamble Brook Farm, Swanmore		Swanmore		8.562 ha
Site Description					
<p>The site is within the countryside. There is residential development to the north (Orchardlea), scattered dwellings on Gravel Hill to the west and agricultural land to the south and east. The site has frontages to Gravel Hill and Bishop's Wood Road. The site is currently in use for agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.</p>		

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 30 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	
SWA15	Land South of Forest Road, Waltham Chase		Swanmore	3.275 ha	
Site Description					
<p>The site is located east of Waltham Chase and is currently within the countryside. There are houses to the north on the opposite side of Forest Road and countryside to the west, south and east. The site is currently in use for agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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 of the landowners and have indicated that the site is immediately available for development.		

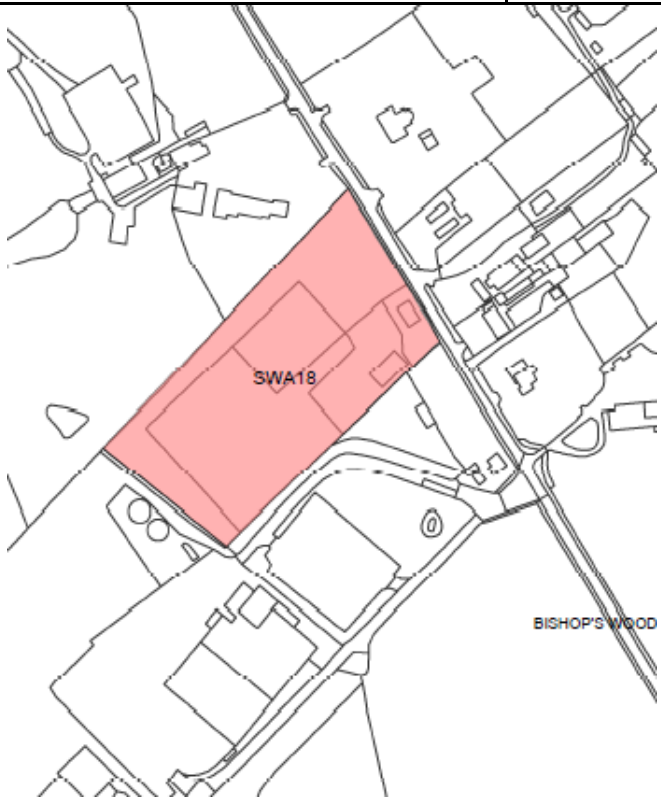
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		64				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 64 dwellings.				
Phasing	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA16	Filditch Farm, Forest Road Filditch Farm, Forest Road		Swanmore		6.548 ha
Site Description					
<p>The site is located east of Waltham Chase and is currently within the countryside. There are houses to the north on the opposite side of Forest Road and countryside to the west, south and east. The site is currently in use for agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable .			

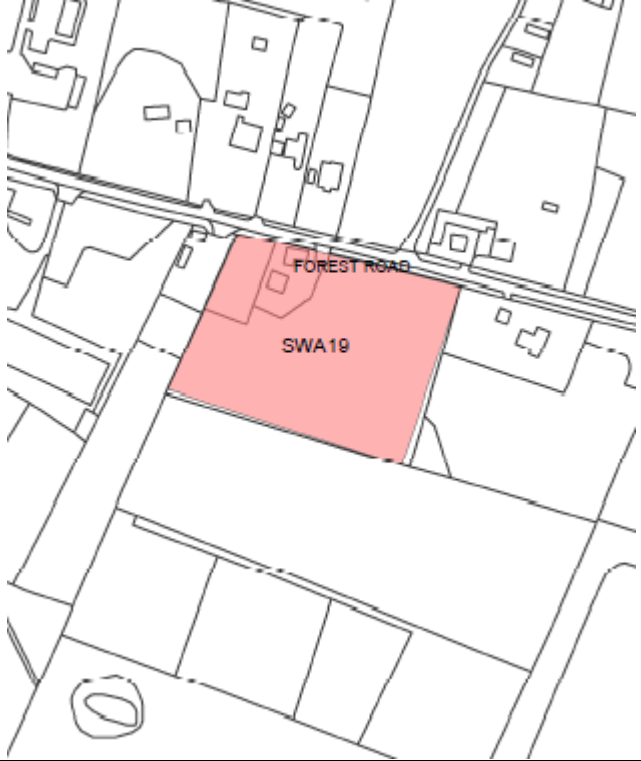
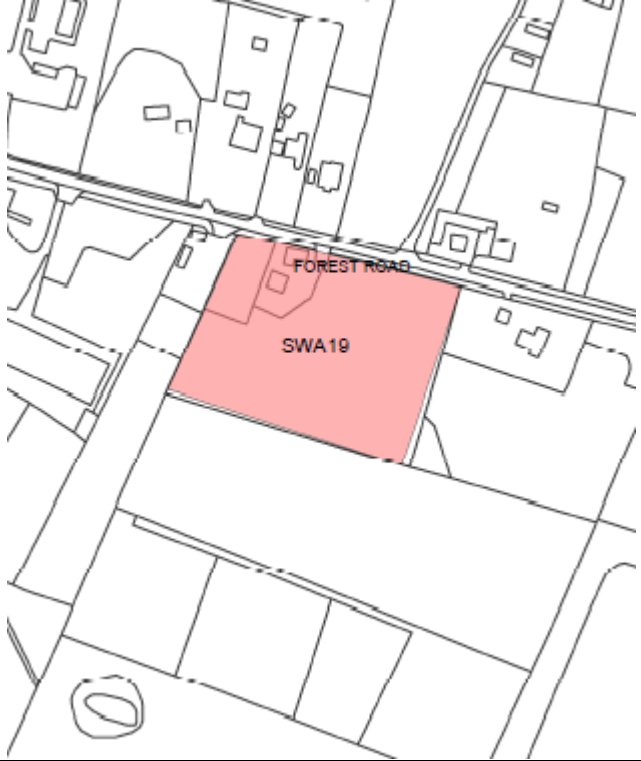
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		108					
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 108 dwellings.					
Phasing	0 – 5 Years	108	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
SWA17	Land at White Cottage, Lower Chase Road, Swanmore		Swanmore		5.12 ha
Site Description					
<p>The site is in the countryside and is currently in agricultural use. There is a business park to the west of the site, agricultural land to the north and dwellings to the east on the opposite side of the road.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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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	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 not owned by the promoter however they do have the consent of the landowners		

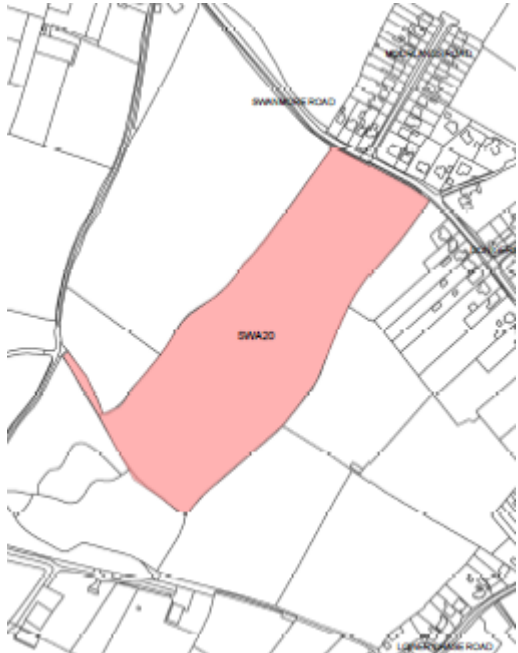
		and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		92				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 92 dwellings. The promoter has indicated the site could be developed for mixed use, proving up to 1500-2000 sqm of employment floorspace.				
Phasing	0 – 5 Years	92	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA18	Oak Meadow, Bishops Wood Road, Mislingford, Fareham, Hants, PO17 5AT		Swanmore		1.537 ha
Site Description					
<p>The site is in the countryside and is currently in residential and agricultural use. It is surrounded by mixed use including agricultural and residential.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN

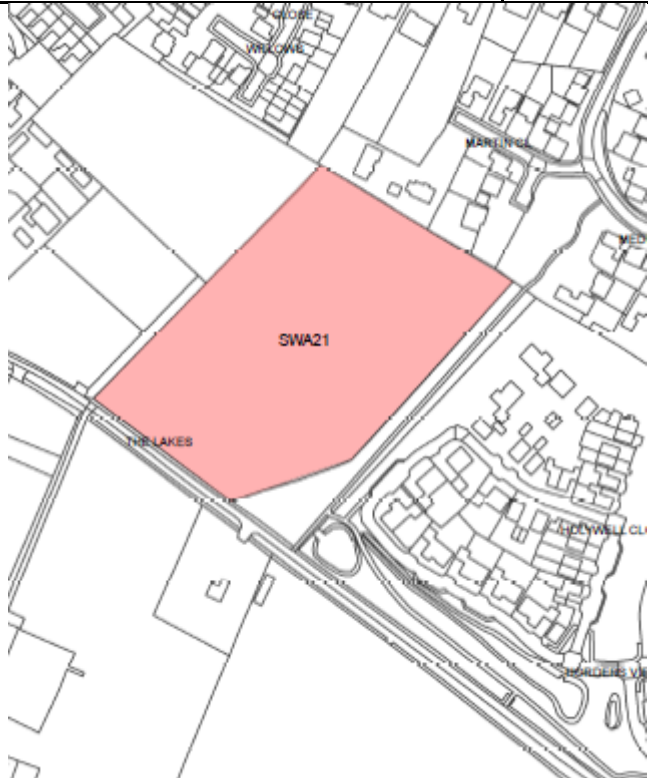
Initial high level assessment		The site is deemed as deliverable/developable .					
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.					
Achievability (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
SWA19	Oakfields Stables, Forest Road, Swanmore, SO32 2PL		Swanmore		2.428 ha
Site Description					
<p>The site is in the countryside and is currently in equestrian use. It is surrounded by mixed use including residential, equestrian and agricultural.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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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	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 owned by the promoter 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			47			
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 47 dwellings.			
Phasing	0 – 5 Years	47	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
SWA20	Land at Hoe Road, Swanmore		Swanmore	5.78 ha	
Site Description					
<p>The site is in the countryside and is currently in agricultural use. There are residential dwellings to the north and agricultural land to the other boundaries.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	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)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable .			
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			104		
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 104 dwellings.		
Phasing	0 – 5 Years	104	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
SWA21	The Lakes, Swanmore		Swanmore		1.77 ha
Site Description					
<p>The site is in the countryside and is currently in agricultural use. It has residential development to the north and eastern boundaries, agricultural land to the west and mixed use agricultural and residential to the south.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	RED	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		<p>The site has has been scored Red due to a majority of the site being covered by a SINC. Therefore the site will be eliminated from further assessment in the SHELAA 2021.</p>			

Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of 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	