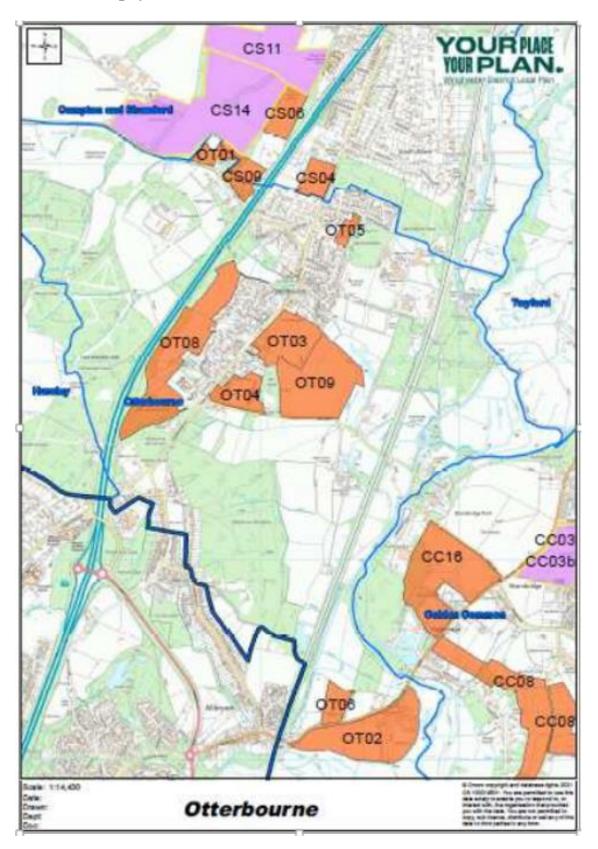
## SHELAA SITES IDENTIFIED IN OTTERBOURNE

The SHELAA identifies 8 sites within Otterbourne; they provide for around 740 dwellings in total and are deemed viable and deliverable over the next 5-10 year period, they include:

- Land at Meadowside and Dean Croft, Poles Lane for 36 dwellings (OTO1) (5 Constraints)
- Highbridge Farm, Highbridge Road for 181 dwellings (OTO2) (7 Constraints)
- Land east of Main Road (AKA the 'Gladman' site) for 106 dwellings (OTO3) (3 Constraints)
- Park Farm (rear of 'Elderfield'), Kiln Lane for 68 dwellings (OTO4) (2 Constraints)
- Land off Waterworks Road (adjacent Oakwood Copse) for 24 dwellings (OTO5) (4 Constraints)
- Land at 'Roselea', Highbridge Road for 41 dwellings (OTO6) (5 Constraints)
- Land west of Cranbourne Drive (access via 'the kickabout') for 99 dwellings (OTO8) (6 Constraints)
- Land on Kiln Lane (via current access gate) for 185 dwellings (OTO9) (5 Constraints).

Map of Otterbourne showing all of the Sites in Orange and Labelled (OTO1-9). NB. (OTO7) Does not exist as far as we are aware.

After the Map, you will find detailed information on each of the sites.



Site Ref	Address	Parish/Settlement	Site Area
OT01	Land at Meadowside and Dean Croft, Poles Lane	Otterbourne	1.518 ha
Site Description		<b>"</b>	
to the south wes currently residen accessed from P	d west of Otterbourne, located st of the District. The site is tial and garden. The site is loles Lane and is adjacent to south and agriculture to the est.		
Planning History	,	OTDI	5 /-
No relevant plan years.	ning history within the last 5		

Site promotors p	proposed u	ıse		C3 - Re	sidential			ヿ
Suitability	Suitability							
Environme Constrain		Historica	al Co	nstraints	Policy C	onstraints Co	ntinued	
SPA	GREEN	Conservatio Area	n	GREEN	Protected O	pen Space	GREE	ΞN
SAC	GREEN	Historic Park/Garder	n	GREEN	Mineral Safe Area	eguarding	GREE	EN
Ramsar	GREEN	Scheduled Ancient Monument		GREEN	Waste Cons	sultation Zone	AMBE	R
SSSI	GREEN	Historic Battlefields		GREEN	Phy	sical Constrai	nts	
SINC	GREEN	Listed Buildi	ing	GREEN	Flood Zone	2 and 3	GREE	N
LNR	GREEN	Policy	Cons	straints	Othe	er Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	1	AMBER	Archaeology	у	GREE	N
Ancient Woodland	AMBER	Settlement ( (CP18)	Gap	GREEN	Accessibility	/	AMBE	R
TPO	AMBER	AQMA		GREEN	Landscape		GREE	N
Initial high I assessme			The s	ite is deem	ed as deliverabl	le/developable		
Availability (lega	l/ownersh	ip issues)			landowners a	eing promoted and has stated ble for develop	that the	è
Achievability (ec cost factors; deli			et fac	ctors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity					36			
Potential Density and Yield (including develop type)				opment	Countryside a	s location within density of 30 d ling a yield of 3	lph was	
Phasing	0 - 5	Years	36	6 – 1	0 Years	0 10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
OT02	Highbridge Farm, Highbridge Road	Otterbourne	12.059 ha
Site Descript	ion	, I WILL A SOLVE	
located to the site is currentl is accessed for	cated south of Otterbourne, south west of the District. The y in agricultural use. The site rom Highbridge Road and is y agricultural uses.		
Planning Hist	tory		
No relevant pl 5 years.	anning history within the last		

Site promotors proposed use C3 -				C3 - Re	sidential				
Suitability									
Environi Constr		Histori	ical Co	onstraints	Policy	Cons	straints Co	ntinued	
SPA	GREEN	Conserva Area	ation	GREEN	Protected Op	en S	pace	GREE	N
SAC	AMBER	Historic Park/Gar	den	GREEN	Mineral Safe	guard	ling Area	AMBE	R
Ramsar	GREEN	Schedule Ancient Monume		GREEN	Waste Consu	ıltatio	n Zone	GREE	N
SSSI	AMBER	Historic Battlefiel	ds	GREEN	Ph	ysic	al Constrai	nts	
SINC	GREEN	Listed Bu	uilding	GREEN	Flood Zone 2	and	3	AMBE	R
LNR	GREEN	Polic	y Con	straints	Oti	Other Considerations			
NNR	GREEN	Countrys (MTRA4)		AMBER	Archaeology			GREEN	
Ancient Woodland	GREEN	Settleme (CP18)	nt Gap	GREEN	Accessibility			AMBE	R
TPO	GREEN	AQMA		GREEN	Landscape			AMBE	R
Initial hig assess			Th	ne site is de	emed as deliver	able/	developable	•	
Availability	(legal/owne	rship issu	ies)		The site is not however they landowners ar site is immedi development.	do h	ave the cor	sent by the	
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				181					
Potential Density and Yield (including development type)				Given the sites Countryside a providing a yiel	densi	ty of 30 dph	was appli	ed	
Phasing	0 - 5	Years	181	6 – 1	10 Years	0	10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
OT03	Land off Main Road	Otterbourne	6.435 ha
Site Descrip	tion		FLE WAR
located to the The site is formerly in accessible from	located east of Otterbourne, the south west of the District. currently vacant but was agricultural use. The site is to m Main Road and is adjacent to the north, west and south re to east.	Section (Section )	Country Country
Planning His	story	ОТОЗ	/><
up to 90 resi on 25 Nove application dwellings wa 20/00163/FU agricultural la erection of a	oplication (16/02115/OUT) for dential dwellings was refused ember 2016. Another outline (19/00233/OUT) for 90 as refused on 31 July 2019. IL - Change of use of and to a pony paddock and the stable block with associated ding and access track. ermitted.		

Site promotors proposed use C3 - R				C3 - Re	esidential				
Suitability									
Environm Constra		Histor	ical Co	nstraints	Policy	Con	straints Co	ntinued	
SPA	GREEN	Conserva Area	ation	GREEN	Protected Op	en S	pace	GREE	N
SAC	GREEN	Historic Park/Gar	rden	GREEN	Mineral Safe	guard	ling Area	AMBE	R
Ramsar	GREEN	Schedule Ancient Monume		GREEN	Waste Consu	ıltatio	n Zone	GREE	N
SSSI	GREEN	Historic Battlefiel	ds	GREEN	Ph	ysic	al Constra	ints	
SINC	GREEN	Listed B	uilding	GREEN	Flood Zone 2	and	3	GREE	N
LNR	GREEN	Polic	y Cons	straints	Ot	her C	Considerati	ions	
NNR	GREEN	Countrys (MTRA4	)	AMBER	Archaeology			GREEN	
Ancient Woodland	GREEN	Settleme (CP18)	ent Gap	GREEN	Accessibility		GREE	N	
TPO	AMBER	AQMA		GREEN	Landscape		GREE	N	
Initial high assessm			Th	e site is de	emed as deliver	able/	developabl/	е	
Availability (legal/ownership issues)					The site is not however they landowners ar site is immedi development.	do h nd ha	ave the co ave indicat	nsent by the	
Achievability (economic viability; market factors; cost factors; delivery factors)				et	The promoters of the site have not specified any issues regarding the viability in developing the site.			ed	
Site Capacity				106					
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 106 dwellings.			ed			
Phasing	0 – 5	Years	106	6 – 1	0 Years	0		Years	0

Site Ref	Address	Parish/Settlement	Site Area
OT04	Park Farm, Kiln Lane	Otterbourne	3.499 ha
Site Description	n		<u>^</u>
located to the si site is currently use. The site is a is adjacent to re	cated east of Otterbourne, outh west of the District. The in agricultural and residential accessible from Kiln Lane and residential to the north, west priculture to south.		
Planning Histor	ry	OTTLA	no
No relevant plar years.	nning history within the last 5		

Site promotors proposed use C3 - R				C3 - Re	sidential			
Suitability	Suitability							
Environme Constrair		Historic	al Co	nstraints	Policy	Constraints Co	ntinued	
SPA	GREEN	Conservati Area	on	GREEN	Protected Op	pen Space	GREE	N
SAC	GREEN	Historic Park/Garde	en	GREEN	Mineral Safe	guarding Area	GREE	Ν
Ramsar	GREEN	Scheduled Ancient Monument		GREEN	Waste Cons	ultation Zone	GREE	N
SSSI	GREEN	Historic Battlefields	;	GREEN	Ph	ysical Constrai	nts	
SINC	GREEN	Listed Build	ding	GREEN	Flood Zone	2 and 3	GREE	Ζ
LNR	GREEN	Policy	Cons	straints	Oth	er Considerati	ons	
NNR	GREEN	Countrysid (MTRA4)	е	AMBER	Archaeology	,	GREEN	
Ancient Woodland	GREEN	Settlement (CP18)	Gap	GREEN	Accessibility		GREE	N
TPO	AMBER	AQMA		GREEN	Landscape		GREE	N
Initial high assessm			The	site is dee	med as delivera	ble/developable	)	
Availability (leg	gal/owners	hip issues)			however they the landowne	t owned by the do have the co ers and have in mediately avail	onsent by dicated th	,
Achievability (economic viability; market factors; cost factors; delivery factors)				factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity					68			
Potential Density and Yield (including development type)				Countryside a	s location within density of 30 dp ing a yield of 68	oh was		
Phasing	0 – 5	Years	68	6 – 1	0 Years	0 10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area			
OT05	Land off Waterworks Road	Otterbourne	1.010 ha			
Site Description	n	Section The section of the section o	7			
located to the si site is currently use. The site is Road and is a	cated east of Otterbourne, outh west of the District. The in agricultural and residential accessible from Waterworks djacent to residential to the south and woodland to east.		and pancing to			
Planning Histor	гу	101010H				
No relevant plar years.	nning history within the last 5	253				

Site promotors proposed use C3 - Residential								
Suitability								
Environme Constrair		Historic	al Co	nstraints	Policy	Constraints Co	ntinued	
SPA	GREEN	Conservati Area	on	GREEN	Protected (	Open Space	GREE	Z
SAC	GREEN	Historic Park/Garde	en	GREEN	Mineral Sat	feguarding Area	GREE	N
Ramsar	GREEN	Scheduled Ancient Monument		GREEN	Waste Con	sultation Zone	GREE	N
SSSI	AMBER	Historic Battlefields	;	GREEN	N PI	hysical Constrai	nts	
SINC	GREEN	Listed Build	ding	GREEN	Flood Zone	2 and 3	GREE	N
LNR	GREEN	Policy	Cons	traints	Other Considerations			
NNR	GREEN	Countrysid (MTRA4)	е	AMBER	R Archaeolog	у	GREEN	
Ancient Woodland	AMBER	Settlement (CP18)	Gap	GREEN	Accessibility		GREE	N
TPO	AMBER	AQMA		GREEN	Landscape		GREE	N
Initial high assessm			The	site is dee	med as deliver	able/developable	)	
Availability (leg	jal/owners	hip issues)			landowners	eing promoted l and has stated for developmen	that the s	ite
Achievability (economic viability; market factors; cost factors; delivery factors)				actors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			ity
Site Capacity 24								
	Potential Density and Yield (including development type)				Countryside a	es location within a density of 30 dp ding a yield of 24	h was	
Phasing	0 – 5	Years	24	6 – 1	0 Years	0 10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
ОТ06	Land at Roselea, Highbridge Road	Otterbourne	2.09 ha
Site Description	on		/
located to the s site is currently use. The site is	cated south of Otterbourne, outh west of the District. The in agricultural and residential accessible from Highbridge adjacent to residential and is.		
Planning Histo	ory	<b>V</b>	7
No relevant pla years.	nning history within the last 5	OTO6	

Site promotor	Site promotors proposed use		C3 - Res	idential	
Suitability					
Environm Constrai		Historical Cons	straints	Policy Constraints Con	ntinued
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	AMBER	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deer	med as deliverable/developable	

Availability (le	The site is being promoted by the landowners and has stated that the site is available for development.						
Achievability (	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		41					
Potential Dens development t	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					0

Site Ref	Address	Parish/Settlement	Site Area	
OT08	Land to the west of Cranbourne Drive, Otterbourne	Otterbourne	6.011 ha	
Site Descrip	otion	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1863	
The site is located in the countryside to the west of the main development of Otterbourne. The site is bounded by the Cranbourne Drive development to the north east and south east, by the M3 motorway to the west.				
Planning History				
No relevant planning history within the last 5 years.			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

Site promotors proposed use			C3 - Residential				
Suitability							
Environmental Historical Constraints			straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
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	GREEN		
LNR	GREEN	Policy Const	traints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level Th			e 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 factors; cost		arket any issues red	The promoters of the site have not specified any issues regarding the viability in developing					
Site Capacity		99	99					
Potential Den development	udin	a density of 30	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 99 dwellings.					
Phasing	0 - 5 Years	99	6 - 10 Years	0	10 - 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area			
ОТ09	Land adjacent Dell Copse, Kiln Lane	Otterbourne	12.3ha			
Site Description						
The site is located south east of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessible from Kiln Lane and is adjacent to agricultural uses to the north, east and south and residential to west.						
Planning Histo	ory	отов				
No relevant planning history within the last 5 years.						

Site promotors	proposed	l use	C3 - Re	esidential				
Suitability								
Environmental Historical Constra					Policy Constraints Continued			
SPA	GREEN	Conservation Area	n GREEN		Protected O	Protected Open Space		
SAC	GREEN	Historic Park/Garder	n	GREEN	Mineral Safe Area	Mineral Safeguarding Area		
Ramsar	GREEN	Scheduled Ancient Monument		GREEN	Waste Cons	Waste Consultation Zone		
SSSI	GREEN	Historic Battlefields		GREEN	Ph	Physical Constraints		
SINC	GREEN	Listed Buildi	ing	GREEN	Flood Zone	2 and 3	AMBER	
LNR	GREEN	Policy (	Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER		Archaeology	Archaeology		
Ancient Woodland	GREEN	Settlement ( (CP18)	Gap	GREEN	Accessibility		AMBER	
TPO	AMBER	AQMA GREEN		Landscape		GREEN		
Initial high assessm			The sit	e is deem	ned as delivera	ble/developable		
Availability (legal/ownership issues)					however they	ot owned by the y do have the c ers and have in is immediately nent.	onsent by dicated	
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					185			
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 185 dwellings.			
Phasing 0 – 5 Years 185 6 –				6 – 1	0 Years	0 10 – 15		