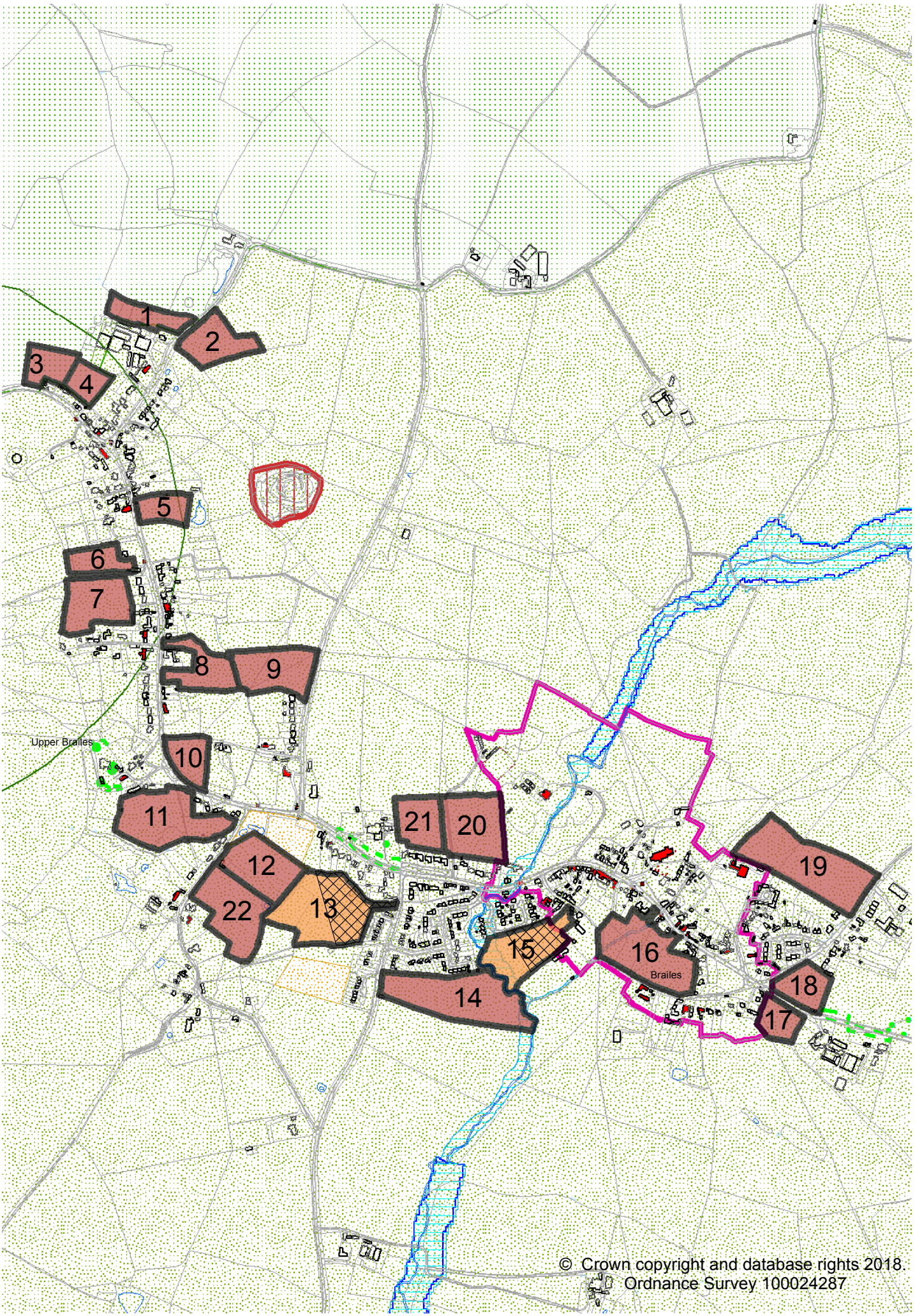


Brailes Land Parcels

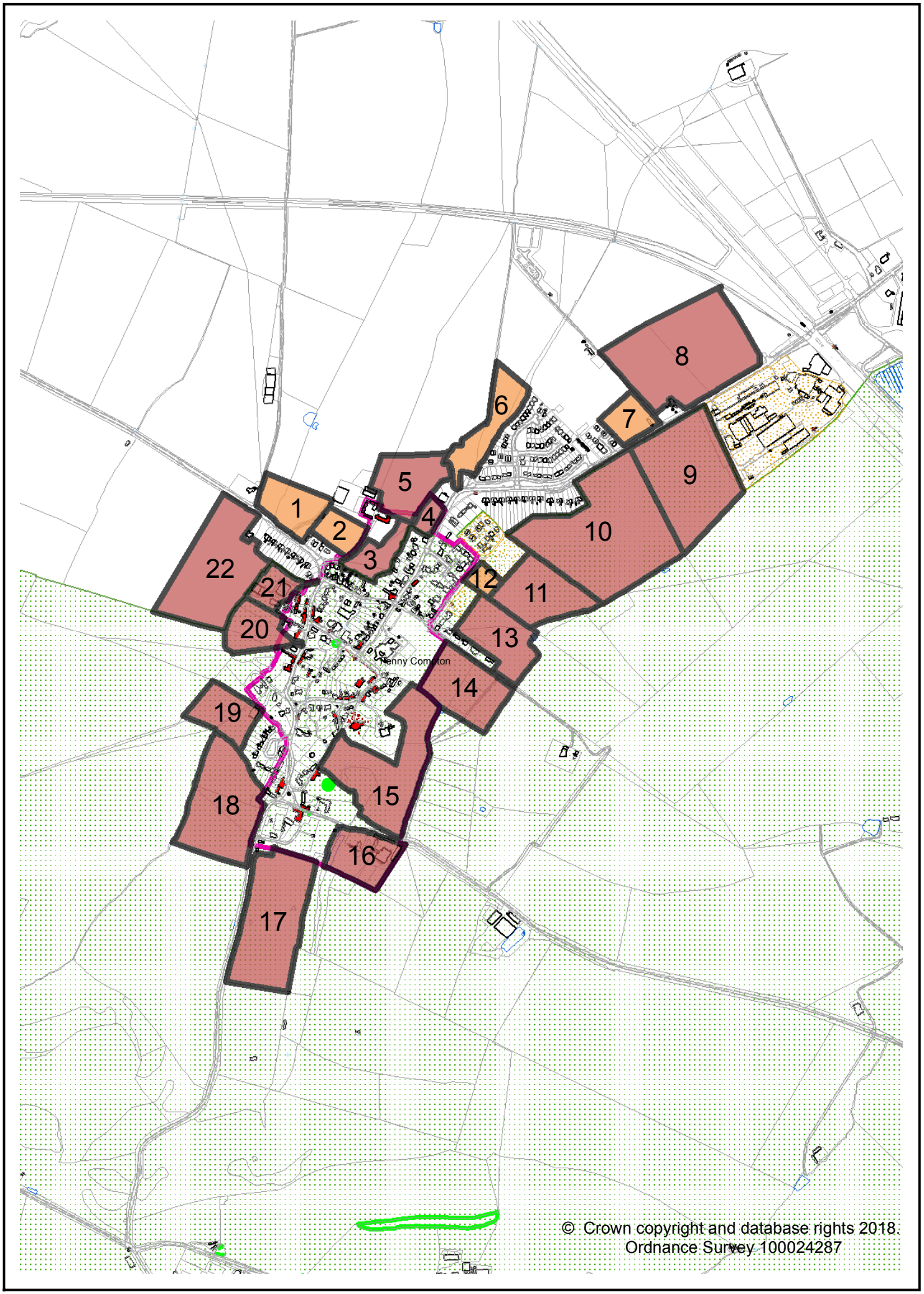
BRAILES LAND PARCELS ASSESSMENT

	Reference Number	BRA.01	BRA.02	BRA.03	BRA.04	BRA.05	BRA.06	BRA.07	BRA.08	BRA.09	BRA.10	BRA.11
General Site Information	Location	West of Castle Hill	East of Castle Hill	Fant Hill (west)	Fant Hill (east)	East of B4035 (north)	West of B4035 (north)	West of B4035 (south)	East of B4035 (middle)	West of Castle Hill Lane	East of B4035 (south)	South of B4035 (west)
	Gross Site Area (Ha)	0.7	0.9	0.6	0.5	0.4	0.5	1.2	0.8	1.2	0.6	1.6
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Unused	Unused	Agriculture	Agriculture	Agriculture	Unused	Unused	Agriculture	Agriculture	Unused	Agriculture
Major Planning Considerations	Green Belt											
	Area of Outstanding Natural Beauty											
	Conservation Area											
	European/ National Wildlife Site/ Protected Species											
	Special Landscape Area/Area of Restraint											
	Flood Risk											
	Heritage Assets											
	Local Wildlife Site											
	Major Infrastructure											
	Minerals and Waste											
Other Planning Considerations	Access to site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
	Settlement Form											
	Settlement Character											
	Neighbouring Amenity											
	Neighbouring Land Uses											
	Non-designated Heritage Asset											
	Landscape Sensitivity											
	Agricultural Land Classification											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	BRA.01	BRA.02	BRA.03	BRA.04	BRA.05	BRA.06	BRA.07	BRA.08	BRA.09	BRA.10	BRA.11
Availability Assessment	Current Use											
	Intentions											
	Legal											
	Ownership											
Achievability Assessment	Local Market Analysis											
	SHLAA History											
	Planning History											
	Viability											
Overall Assessment	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement form and character	Landscape Impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character
	Suitability - Technical	Proximity to farm		Provision of vehicle and pedestrian/cycle access	Provision of vehicle and pedestrian/cycle access		Provision of vehicle and pedestrian/cycle access	Provision of vehicle and pedestrian/cycle access				
	Achievability											
	Deliverability											
Dwelling Capacity	Net Site Area (Ha)											
	30dph of net area											
	35dph of net area											
	40dph of net area											
Timescale	1- 5 Years											
	6 – 10 Years											
	11 – 15 Years											
	16+ Years											

	Reference Number	BRA.12	BRA.13	BRA.14	BRA.15	BRA.16	BRA.17	BRA.18	BRA.19	BRA.20	BRA.21	BRA.22
General Site Information	Location	East of Henbrook Lane (north)	West of Sutton Lane	East of Sutton Lane	South of Orchard Close	South of High Street	South of Holloway Hill	North of Holloway Hill	Salt Way Lane	North of High Street (east)	North of High Street (west)	East of Henbrook Lane (south)
	Gross Site Area (Ha)	1.4	2.0	2.0	1.5	1.8	0.5	0.6	2.4	1.2	1.1	1.4
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt											
	Area of Outstanding Natural Beauty											
	Conservation Area											
	European/ National Wildlife Site/ Protected Species											
	Special Landscape Area/Area of Restraint											
	Flood Risk											
	Heritage Assets											
	Local Wildlife Site											
	Major Infrastructure											
	Minerals and Waste											
Other Planning Considerations	Access to site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
	Settlement Form											
	Settlement Character											
	Neighbouring Amenity											
	Neighbouring Land Uses											
	Non-designated Heritage Asset											
	Landscape Sensitivity											
	Agricultural Land Classification											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	BRA.12	BRA.13	BRA.14	BRA.15	BRA.16	BRA.17	BRA.18	BRA.19	BRA.20	BRA.21	BRA.22
Availability Assessment	Current Use											
	Intentions											
	Legal											
	Ownership											
Achievability Assessment	Local Market Analysis											
	SHLAA History											
	Planning History											
	Viability											
Overall Assessment	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Ridge and furrow	Landscape impact. Conservation Area	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character
	Suitability - Technical					Provision of vehicle access				Provision of vehicle access	Provision of vehicle access	Provision of vehicle access
	Achievability											
	Deliverability		AONB		AONB. Appeal dismissed							
Dwelling Capacity	Net Site Area (Ha)		1.0		0.5							
	30dph of net area		30		15							
	35dph of net area											
	40dph of net area											
Timescale	1- 5 Years		30		15							
	6 – 10 Years											
	11 – 15 Years											
	16+ Years											



Fenny Compton Land Parcels

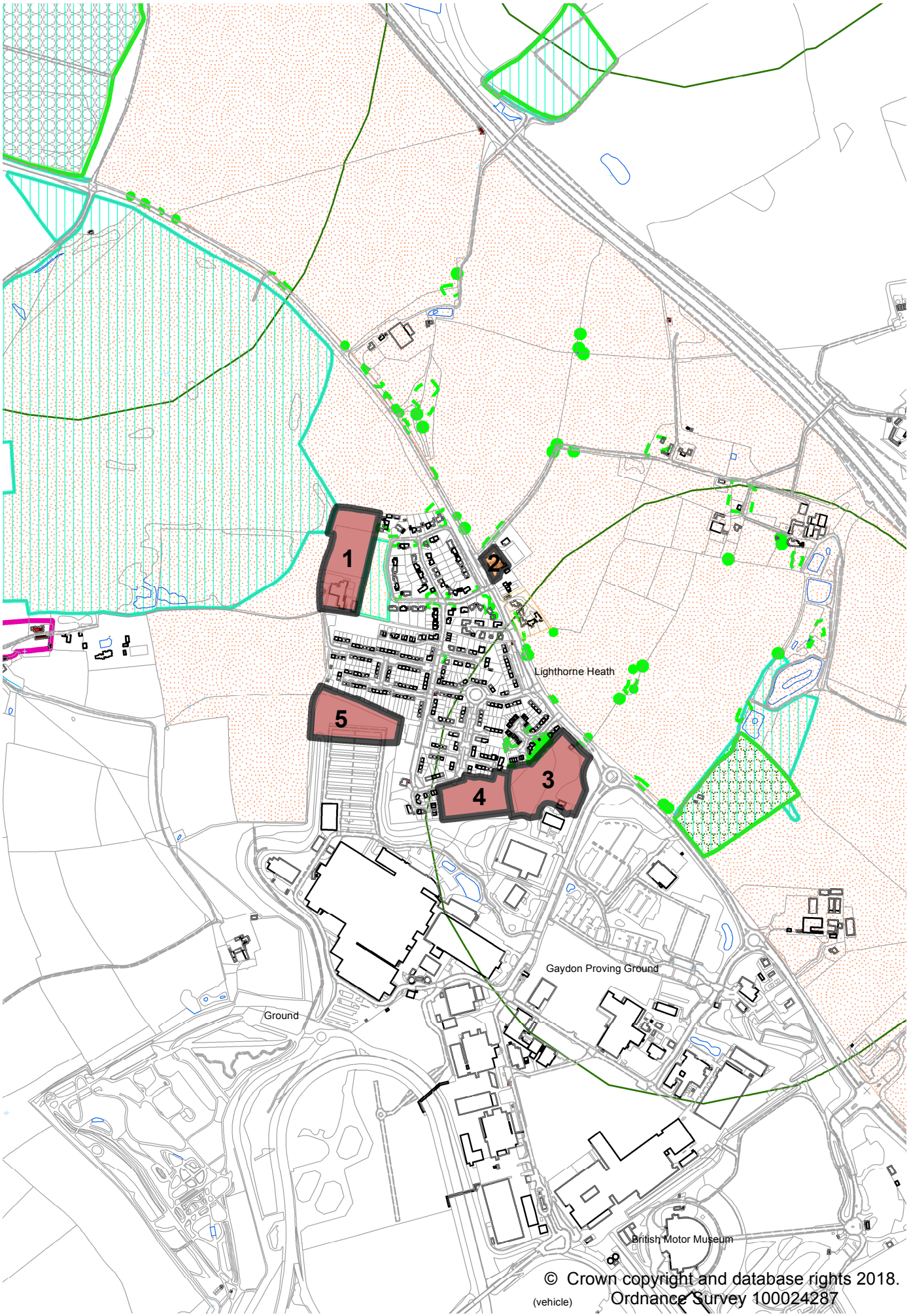
FENNY COMPTON LAND PARCELS ASSESSMENT

	Reference Number	FEN.01	FEN.02	FEN.03	FEN.04	FEN.05	FEN.06	FEN.07	FEN.08	FEN.09	FEN.10	FEN.11
General Site Information	Location	North of Northend Road (west)	North of Northend Road (east)	North of Brook Street	East of High Street (east)	East of High Street (west)	North of High Street	North of Station Road (west)	North of Station Road (middle)	South of Station Road (east)	South of Station Road (west)	East of High Street (north)
	Gross Site Area (Ha)	1.0	0.7	0.8	0.4	1.5	1.3	0.6	4.0	4.2	4.5	2.0
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt											
	Area of Outstanding Natural Beauty											
	Conservation Area											
	European/ National Wildlife Site/ Protected Species											
	Special Landscape Area/Area of Restraint											
	Flood Risk											
	Heritage Assets											
	Local Wildlife Site											
	Major Infrastructure											
	Minerals and Waste											
Other Planning Considerations	Access to site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
	Settlement Form											
	Settlement Character											
	Neighbouring Amenity											
	Neighbouring Land Uses											
	Non-designated Heritage Asset											
	Landscape Sensitivity											
	Agricultural Land Classification											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	FEN.01	FEN.02	FEN.03	FEN.04	FEN.05	FEN.06	FEN.07	FEN.08	FEN.09	FEN.10	FEN.11
Availability Assessment	Current Use											
	Intentions											
	Legal											
	Ownership											
Achievability Assessment	Local Market Analysis											
	SHLAA History											
	Planning History											
	Viability											
Overall Assessment	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Setting of Conservation Area	Conservation Area	Conservation Area	Landscape impact. Impact on settlement form and character. Setting of Conservation Area	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character
	Suitability - Technical		Proximity to businesses	Proximity to businesses		Provision of vehicle access	Provision of vehicle access					Provision of vehicle access
	Achievability											
	Deliverability	Not available						Appeal dismissed				
Dwelling Capacity	Net Site Area (Ha)	0.5	0.4				1.0	0.5				
	30dph of net area	15	12				30	15				
	35dph of net area											
	40dph of net area											
Timescale	1- 5 Years	15	12				30	15				
	6 – 10 Years											
	11 – 15 Years											
	16+ Years											

	Reference Number	FEN.12	FEN.13	FEN.14	FEN.15	FEN.16	FEN.17	FEN.18	FEN.19	FEN.20	FEN.21	FEN.22
General Site Information	Location	East of HighStreet (south)	North of Mill Lane	South of Mill Lane	East of Dog Lane	South of The Slade	East of Avon Dassett Road	West of Avon Dassett Road	West of Bridge Street (south)	West of Bridge Street (middle)	West of Bridge Street (north)	South of Northend Road
	Gross Site Area (Ha)	0.3	1.6	1.6	3.0	1.2	2.8	2.8	1.2	1.0	0.7	3.2
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Farm buildings	Agriculture	Agriculture	Agriculture	Agriculture	Farm buildings	Agriculture
Major Planning Considerations	Green Belt											
	Area of Outstanding Natural Beauty											
	Conservation Area											
	European/ National Wildlife Site/ Protected Species											
	Special Landscape Area/Area of Restraint											
	Flood Risk											
	Heritage Assets											
	Local Wildlife Site											
	Major Infrastructure											
	Minerals and Waste											
Other Planning Considerations	Access to site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
	Settlement Form											
	Settlement Character											
	Neighbouring Amenity											
	Neighbouring Land Uses											
	Non-designated Heritage Asset											
	Landscape Sensitivity											
	Agricultural Land Classification											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	FEN.12	FEN.13	FEN.14	FEN.15	FEN.16	FEN.17	FEN.18	FEN.19	FEN.20	FEN.21	FEN.22
Availability Assessment	Current Use											
	Intentions											
	Legal											
	Ownership											
Achievability Assessment	Local Market Analysis											
	SHLAA History											
	Planning History											
	Viability											
Overall Assessment	Availability											
	Suitability - Environmental	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access. Loss of farm buildings			Provision of vehicle access	Provision of vehicle access	Provision of vehicle access. Loss of farm buildings	
	Achievability											
	Deliverability											
Dwelling Capacity	Net Site Area (Ha)	0.2										
	30dph of net area	6										
	35dph of net area											
	40dph of net area											
Timescale	1- 5 Years	6										
	6 – 10 Years											
	11 – 15 Years											
	16+ Years											

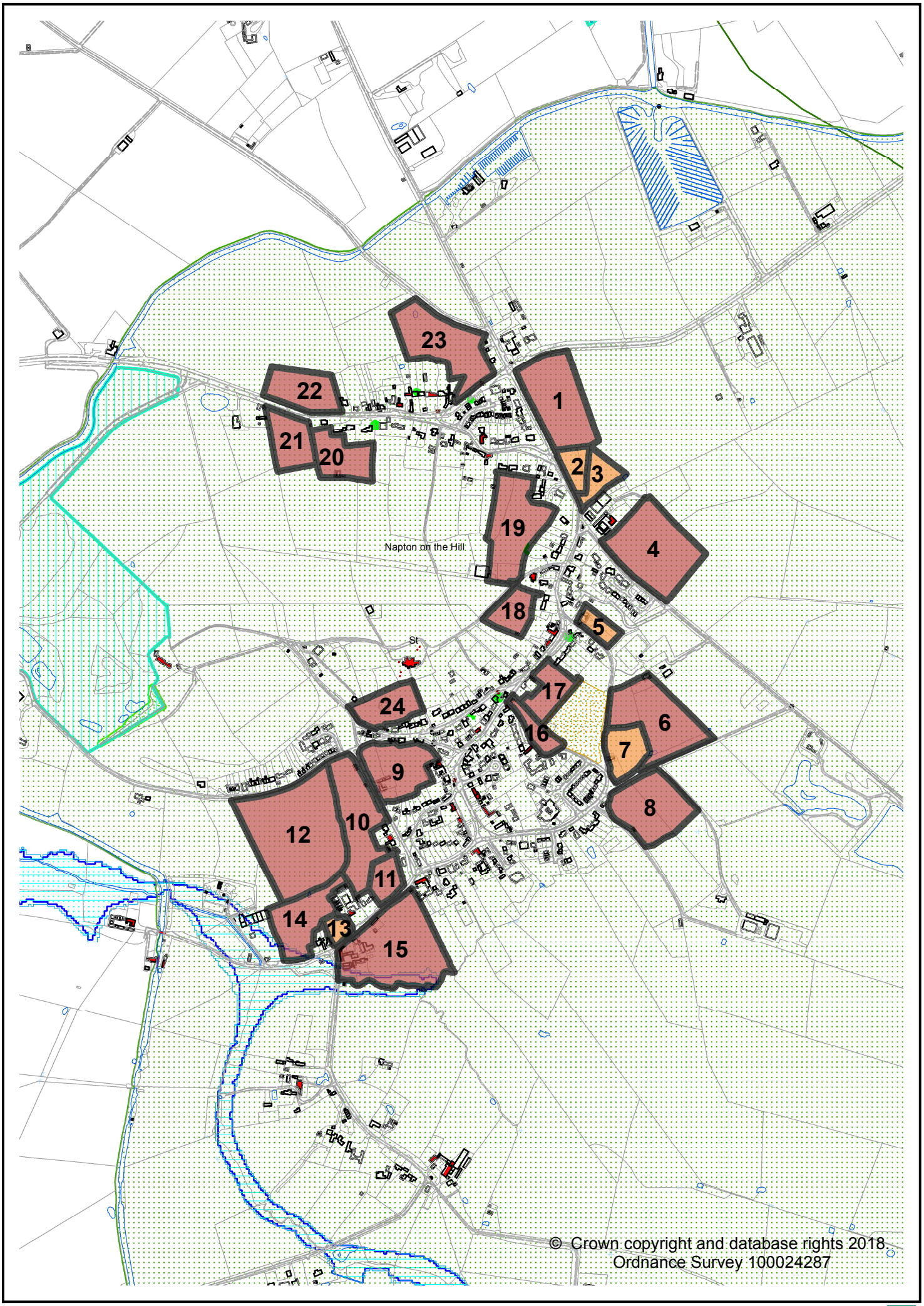


Lighthorne Heath Land Parcels

LIGHTHORNE HEATH LAND PARCELS ASSESSMENT

	Reference Number	LH.01	LH.02	LH.03	LH.04	LH.05
General Site Informati	Location	West of Verney Road	East of Banbury Road	West of Banbury Road	South of Marston Avenue	West of Leam Road
	Gross Site Area (Ha)	1.6	0.3	1.5	0.9	1.1
	Greenfield/ Brownfield	Greenfield/ Brownfield	Brownfield	Greenfield	Greenfield	Brownfield
	Land Use	Primary School	Garage	Woodland	Playing Field	Unused
Major Planning Considerations	Green Belt					
	Area of Outstanding Natural Beauty					
	Conservation Area					
	European/ National Wildlife Site/ Protected Species					
	Special Landscape Area/Area of Restraint					
	Flood Risk					
	Heritage Assets					
	Local Wildlife Site					
	Major Infrastructure					
	Minerals and Waste					
Other Planning Considerations	Access to site (vehicles)					
	Access to Site (walking and cycling)					
	Accessibility to Local Facilities					
	Public Transport					
	Relationship to Highway Network					
	Public Right of Way					
	Coalescence					
	Settlement Form					
	Settlement Character					
	Neighbouring Amenity					
	Neighbouring Land Uses					
	Non-designated Heritage Asset					
	Landscape Sensitivity					
	Agricultural Land Classification					
	Contaminated Land					
	Tree Preservation Order (TPO)					
	Natural Features					
	Pollution					
	Site Assembly					
	Site Topography and Shape					

	Reference Number	LH.01	LH.02	LH.03	LH.04	LH.05
Availability Assessment	Current Use					
	Intentions					
	Legal					
	Ownership					
Achievability Assessment	Local Market Analysis					
	SHLAA History					
	Planning History					
	Viability					
Overall Assessment	Availability					
	Suitability - Environmental	Impact on settlement character. Impact on Local Wildlife Site		Impact on settlement character. Loss of woodland	Impact on settlement character	
	Suitability - Technical	Loss of Primary School	Potential contamination. Loss of business, Proximity to electricity sub-station		Loss of playing field	Provision of vehicle and predstrian/cycle access. Inside secure site
	Achievability					
	Deliverability		Not available			
Dwelling Capacity	Net Site Area (Ha)		0.2			
	30dph of net area		6			
	35dph of net area					
	40dph of net area					
Timescale	1- 5 Years		6			
	6 – 10 Years					
	11 – 15 Years					
	16+ Years					



Napton Land Parcels

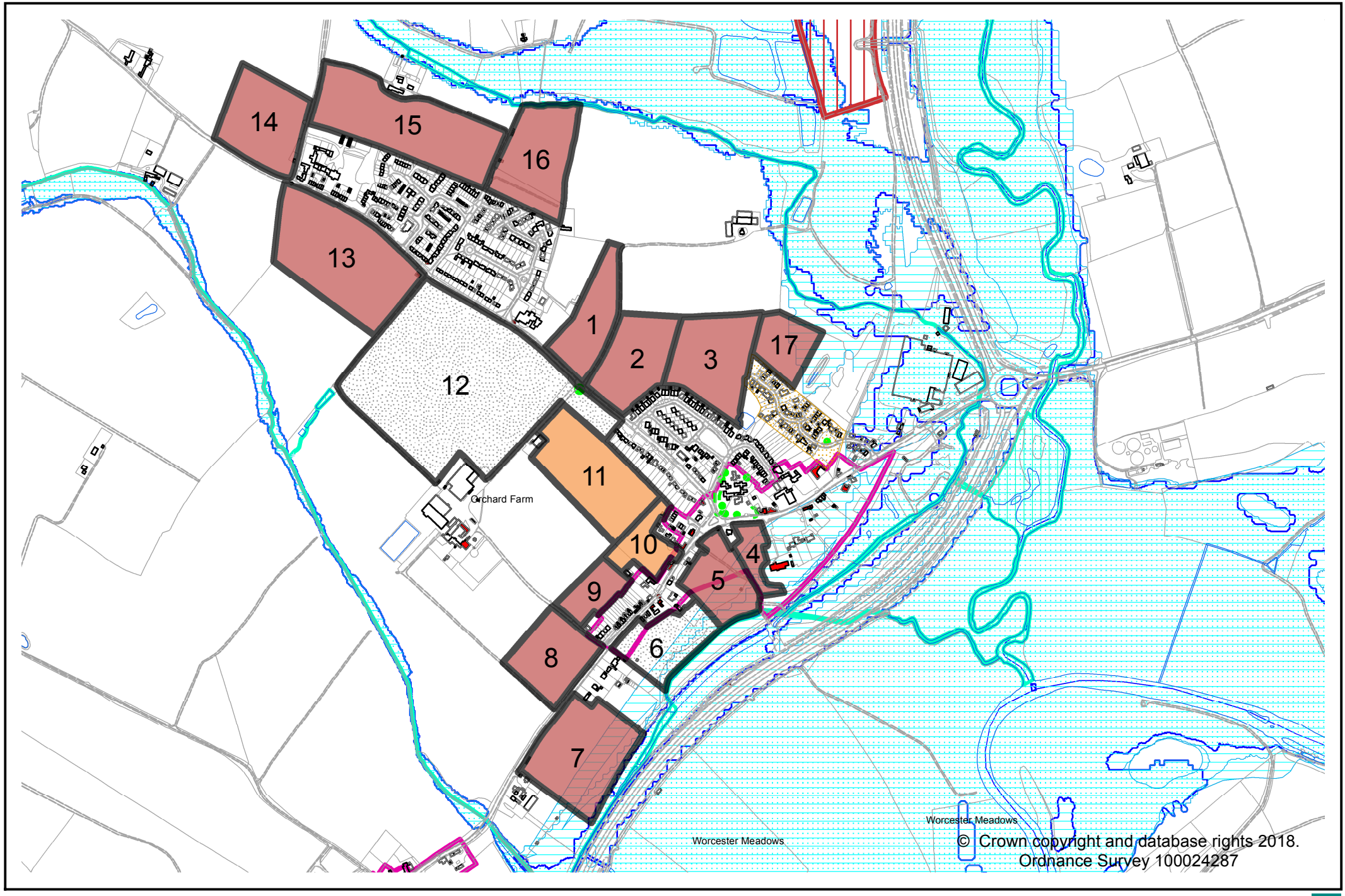
NAPTON-ON-THE-HILL LAND PARCELS ASSESSMENT

	Reference Number	NAP.01	NAP.02	NAP.03	NAP.04	NAP.05	NAP.06	NAP.07	NAP.08	NAP.09	NAP.10	NAP.11	NAP.12
General Site Information	Location	East of Butt Hill (north)	East of Butt Hill (middle)	East of Butt Hill (south)	North of Shuckburgh Road	North of Fell's Lane	North of Dog Lane	East of Fell's Lane	South of Dog Lane	East of Howcombe Lane	West of Howcombe Lane	North of New Street (east)	South of Poplar Road
	Gross Site Area (Ha)	2.0	0.3	0.4	2.0	0.3	1.8	0.7	1.6	1.2	1.5	0.5	3.5
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Unused	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt												
	Area of Outstanding Natural Beauty												
	Conservation Area												
	European/ National Wildlife Site/ Protected Species												
	Special Landscape Area/Area of Restraint												
	Flood Risk												
	Heritage Assets												
	Local Wildlife Site												
	Major Infrastructure												
	Minerals and Waste												
Other Planning Considerations	Access to site (vehicles)												
	Access to Site (walking and cycling)												
	Accessibility to Local Facilities												
	Public Transport												
	Relationship to Highway Network												
	Public Right of Way												
	Coalescence												
	Settlement Form												
	Settlement Character												
	Neighbouring Amenity												
	Neighbouring Land Uses												
	Non-designated Heritage Asset												
	Landscape Sensitivity												
	Agricultural Land Classification												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Natural Features												
	Pollution												
	Site Assembly												
	Site Topography and Shape												

	Reference Number	NAP.01	NAP.02	NAP.03	NAP.04	NAP.05	NAP.06	NAP.07	NAP.08	NAP.09	NAP.10	NAP.11	NAP.12
Availability Assessment	Current Use												
	Intentions												
	Legal												
	Ownership												
Achievability Assessment	Local Market Analysis												
	SHLAA History												
	Planning History												
	Viability												
Overall Assessment	Availability												
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character		Landscape impact. Impact on settlement character	Landscape impact	Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character. Ridge and furrow
	Suitability - Technical					Provision of vehicle access							
	Achievability												
	Deliverability		Not available										
Dwelling Capacity	Net Site Area (Ha)		0.2	0.2		0.2		0.4					
	30dph of net area		6	6		6		12					
	35dph of net area												
	40dph of net area												
Timescale	1- 5 Years		6	6		6		12					
	6 – 10 Years												
	11 – 15 Years												
	16+ Years												

	Reference Number	NAP.13	NAP.14	NAP.15	NAP.16	NAP.17	NAP.18	NAP.19	NAP.20	NAP.21	NAP.22	NAP.23	NAP.24
General Site Information	Location	North of New Street (west)	North of Folly Lane	South of New Street	East of Godsons Lane	South of Hackwell Street	West of Vicarage Road (south)	West of Vicarage Road (north)	South of Southam Road (east)	South of Southam Road (west)	North of Southam Road	South of Stockton Road	North of High Street
	Gross Site Area (Ha)	0.3	1.7	2.7	0.3	0.7	0.6	1.6	1.0	0.8	1.0	1.8	1.2
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield
	Land Use	Agriculture	Agriculture	Agriculture/ Farm buildings	Paddock	Agriculture	Agriculture/ unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Unused Reservoir
Major Planning Considerations	Green Belt												
	Area of Outstanding Natural Beauty												
	Conservation Area												
	European/ National Wildlife Site/ Protected Species												
	Special Landscape Area/Area of Restraint												
	Flood Risk												
	Heritage Assets												
	Local Wildlife Site												
	Major Infrastructure												
	Minerals and Waste												
Other Planning Considerations	Access to site (vehicles)												
	Access to Site (walking and cycling)												
	Accessibility to Local Facilities												
	Public Transport												
	Relationship to Highway Network												
	Public Right of Way												
	Coalescence												
	Settlement Form												
	Settlement Character												
	Neighbouring Amenity												
	Neighbouring Land Uses												
	Non-designated Heritage Asset												
	Landscape Sensitivity												
	Agricultural Land Classification												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Natural Features												
	Pollution												
	Site Assembly												
	Site Topography and Shape												

	Reference Number	NAP.13	NAP.14	NAP.15	NAP.16	NAP.17	NAP.18	NAP.19	NAP.20	NAP.21	NAP.22	NAP.23	NAP.24
Availability Assessment	Current Use												
	Intentions												
	Legal												
	Ownership												
Achievability Assessment	Local Market Analysis												
	SHLAA History												
	Planning History												
	Viability												
Overall Assessment	Availability												
	Suitability - Environmental	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character
	Suitability - Technical	Proximity to farm	Proximity to businesses	Proximity to farm	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle and pedestrian/cycle access				Provision of vehicle access
	Achievability												
	Deliverability									Has planning permission			
Dwelling Capacity	Net Site Area (Ha)	0.2											
	30dph of net area	6											
	35dph of net area												
	40dph of net area												
Timescale	1- 5 Years	6											
	6 – 10 Years												
	11 – 15 Years												
	16+ Years												

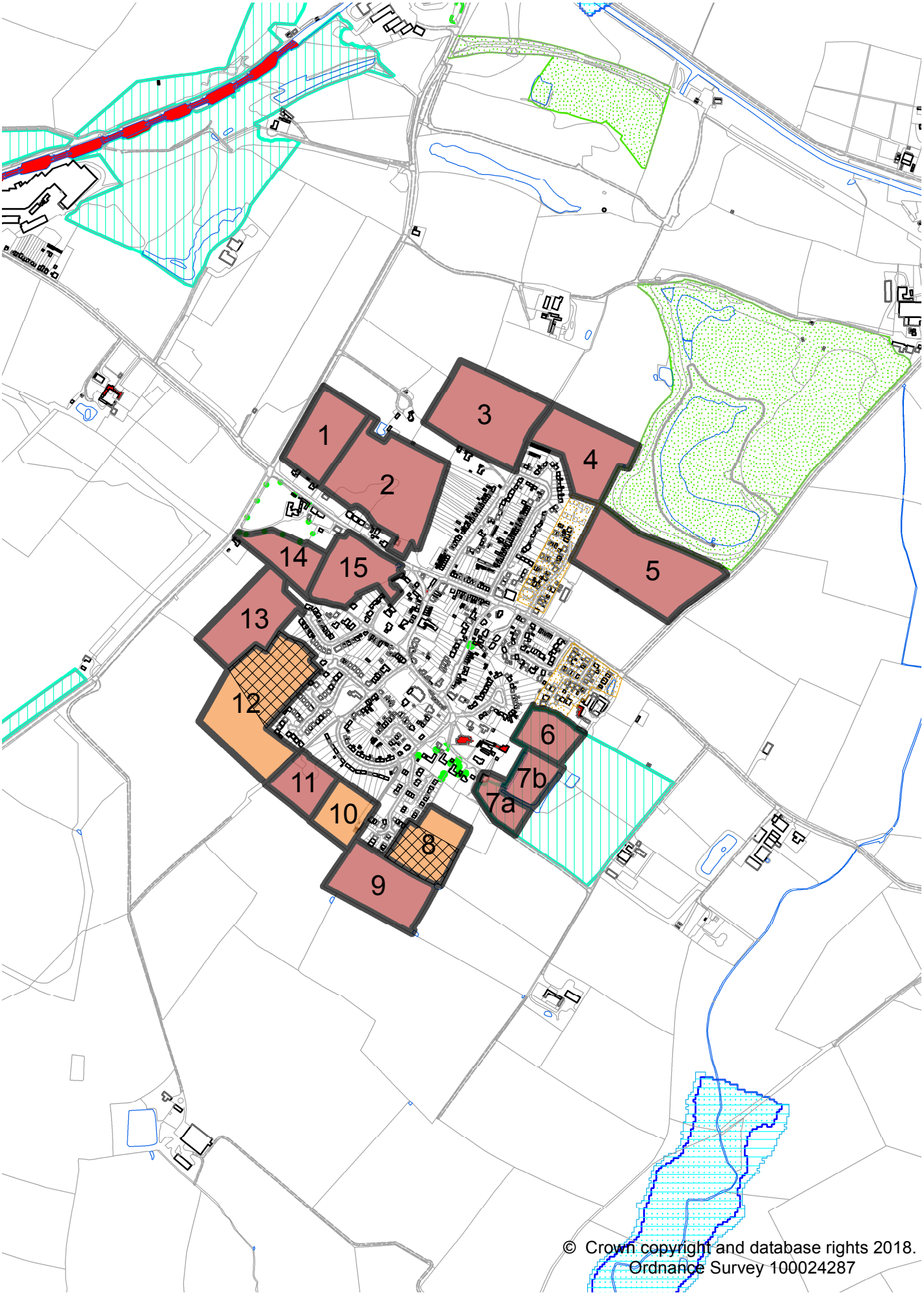


Salford Priors Land Parcels

SALFORD PRIORS LAND PARCELS ASSESSMENT

	Reference Number	SALF.01	SALF.02	SALF.03	SALF.04	SALF.05	SALF.06	SALF.07	SALF.08	SALF.09	SALF.10	SALF.11	SALF.12	SALF.13	SALF.14	SALF.15	SALF.16	SALF.17
General Site Informatic	Location	North of School Road (west)	North of School Road (east)	North of Ban Brook Road	South of Station Road (east)	South of Station Road (west)	East of Evesham Road (north)	East of Evesham Road (south)	West of Evesham Road (south)	West of Evesham Road (middle)	West of Evesham Road (north)	South of School Road (east)	South of School Road (middle)	South of School Road (west)	North of School Road	North of Perkins Close	North of Priors Grange	North of Bomford Way
	Gross Site Area (Ha)	1.8	2.0	2.5	0.8	1.6	1.5	3.2	2.0	1.0	1.0	3.0	9.0	4.2	2.5	4.5	2.8	2.4
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Unused
Major Planning Considerations	Green Belt																	
	Area of Outstanding Natural Beauty																	
	Conservation Area																	
	European/ National Wildlife Site/ Protected Species																	
	Special Landscape Area/Area of Restraint																	
	Flood Risk																	
	Heritage Assets																	
	Local Wildlife Site																	
	Major Infrastructure																	
	Minerals and Waste																	
Other Panning Considerations	Access to site (vehicles)																	
	Access to Site (walking and cycling)																	
	Accessibility to Local Facilities																	
	Public Transport																	
	Relationship to Highway Network																	
	Public Right of Way																	
	Coalescence																	
	Settlement Form																	
	Settlement Character																	
	Neighbouring Amenity																	
	Neighbouring Land Uses																	
	Non-designated Heritage Asset																	
	Landscape Sensitivity																	
	Agricultural Land Classification																	
	Contaminated Land																	
	Tree Preservation Order (TPO)																	
	Natural Features																	
	Pollution																	
	Site Assembly																	
	Site Topography and Shape																	

	Reference Number	SALF.01	SALF.02	SALF.03	SALF.04	SALF.05	SALF.06	SALF.07	SALF.08	SALF.09	SALF.10	SALF.11	SALF.12	SALF.13	SALF.14	SALF.15	SALF.16	SALF.17
Availability Assessment	Current Use																	
	Intentions																	
	Legal																	
	Ownership																	
Achievability Assessment	Local Market Analysis																	
	SHLAA History																	
	Planning History																	
	Viability																	
Overall Assessment	Availability																	
	Suitability - Environmental	Impact on settlement character. High quality agricultural land	Impact on settlement character. High quality agricultural land	High quality agricultural land	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement character. Conservation Area (part of site)	Landscape impact. Conservation Area (part of site)	Landscape impact. Impact on settlement character. High quality agricultural land	Impact on settlement character. High quality agricultural land	High quality agricultural land	High quality agricultural land	High quality agricultural land	Landscape impact. Impact on settlement character. High quality agricultural land	Landscape impact. Impact on settlement character. High quality agricultural land	Landscape impact. Impact on settlement character. High quality agricultural land	Impact on settlement form and character. High quality agricultural land	Impact on settlement form and character. High quality agricultural land	Impact on settlement form and character
	Suitability - Technical			Provision of vehicle and pedestrian/ cycle access	Flood risk	Flood risk	Flood risk	Flood risk		Provision of vehicle and pedestrian/ cycle access				Adjacent to potential minerals extraction site	Potential minerals extraction site	Adjacent to potential minerals extraction site		Flood risk
	Achievability																	
	Deliverability						Allocated in 'made' Neighbourhood Plan				Not allocated in 'made' Neighbourhood Plan	Not allocated in 'made' Neighbourhood Plan	Allocated in 'made' Neighbourhood Plan					
Dwelling Capacity	Net Site Area (Ha)										0.5	2.0						
	30dph of net area										15	60						
	35dph of net area																	
	40dph of net area																	
Timescale	1- 5 Years										15	60						
	6 – 10 Years																	
	11 – 15 Years																	
	16+ Years																	

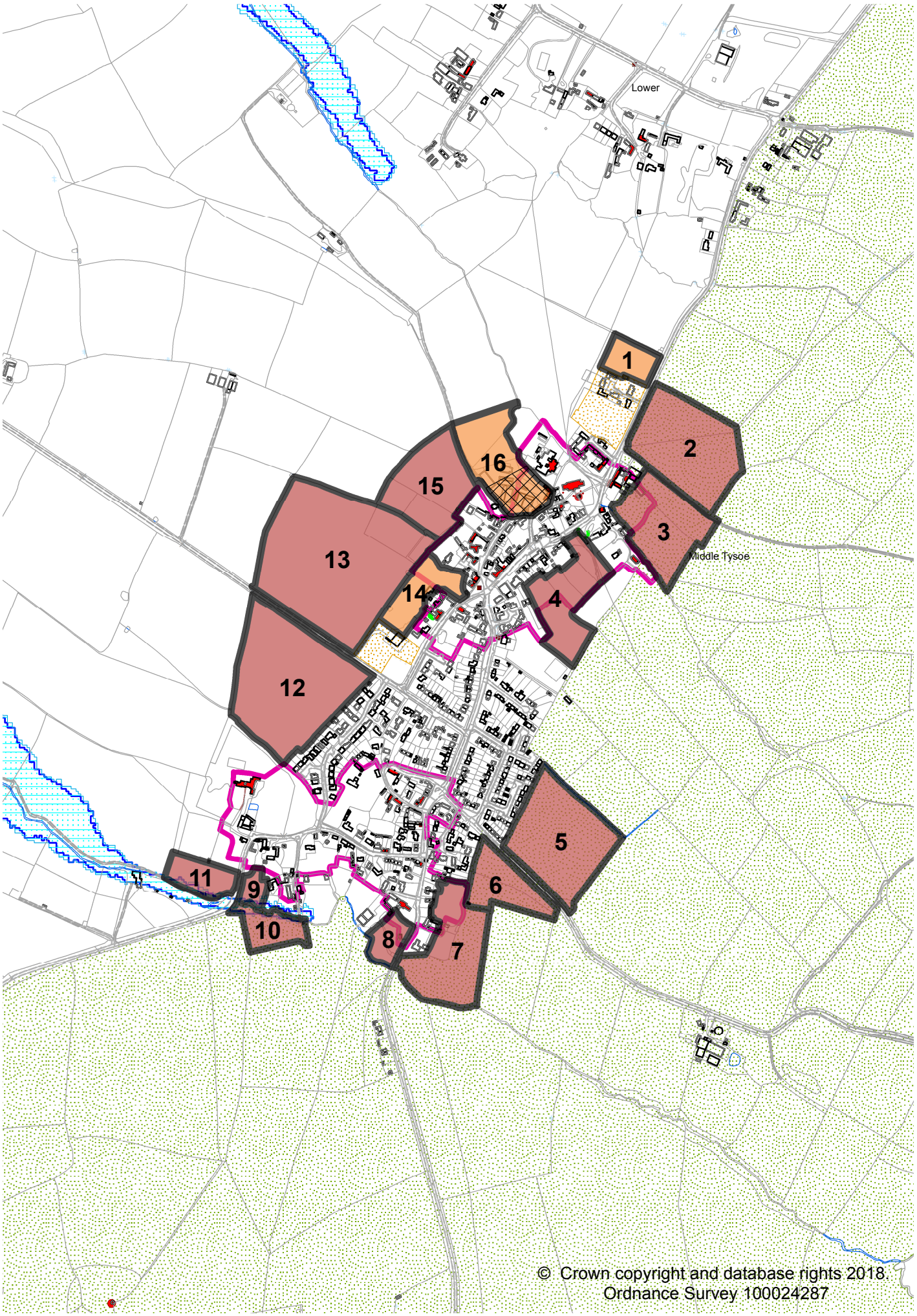


Stockton Land Parcels

STOCKTON LAND PARCELS ASSESSMENT

	Reference Number	STOC.01	STOC.02	STOC.03	STOC.04	STOC.05	STOC.06	STOC.07A	STOC.07B	STOC.08	STOC.09	STOC.10	STOC.11	STOC.12	STOC.13	STOC.14	STOC.15
General Site Informatic	Location	East of Rugby Road (north)	North of Napton Road	North of Elm Row	North of George Street	West of Station Road	East of Manor Road	East of Rectory Close (south)	East of Rectory Close (north)	East of Glebe Close	South of Glebe Close	South of St Michael's Cresent (east)	South of St Michael's Crescent (west)	North of Sycamore Close	East of Rugby Road (south)	East of Rugby Road (middle)	South of Napton Road
	Gross Site Area (Ha)	1.5	3.0	3.0	2.2	2.8	0.8	0.5	0.7	1.4	1.8	1.0	1.0	3.0	1.7	1.0	1.6
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Woodland	Agriculture	Unused	Recreation Ground	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt																
	Area of Outstanding Natural Beauty																
	Conservation Area																
	European/ National Wildlife Site/ Protected Species																
	Special Landscape Area/Area of Restraint																
	Flood Risk																
	Heritage Assets																
	Local Wildlife Site																
	Major Infrastructure																
	Minerals and Waste																
Other Planning Considerations	Access to site (vehicles)																
	Access to Site (walking and cycling)																
	Accessibility to Local Facilities																
	Public Transport																
	Relationship to Highway Network																
	Public Right of Way																
	Coalescence																
	Settlement Form																
	Settlement Character																
	Neighbouring Amenity																
	Neighbouring Land Uses																
	Non-designated Heritage Asset																
	Landscape Sensitivity																
	Agricultural Land Classification																
	Contaminated Land																
	Tree Preservation Order (TPO)																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																

	Reference Number	STOC.01	STOC.02	STOC.03	STOC.04	STOC.05	STOC.06	STOC.07A	STOC.07B	STOC.08	STOC.09	STOC.10	STOC.11	STOC.12	STOC.13	STOC.14	STOC.15
Availability Assessment	Current Use																
	Intentions																
	Legal																
	Ownership																
Achievability Assessment	Local Market Analysis																
	SHLAA History																
	Planning History																
	Viability																
Overall Assessment	Availability																
	Suitability - Environmental	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Ridge and furrow	Impact on settlement character	Impact on settlement character	Landscape impact. Local Wildlife Site	Landscape impact. Local Wildlife Site	Landscape impact. Local Wildlife Site	Landscape impact	Landscape impact	Landscape impact. Ridge and furrow	Landscape impact	Landscape impact.	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow
	Suitability - Technical				Provision of vehicle and pedestrian/cycle access		Provision of vehicle and pedestrian/cycle access		Provision of vehicle access		Provision of vehicle access		Provision of vehicle access. Loss of playing field				
	Achievability																
	Deliverability											Planning permission refused		Planning permission refused			
Dwelling Capacity	Net Site Area (Ha)									0.8		0.5		1.5			
	30dph of net area									24		15		45			
	35dph of net area																
	40dph of net area																
Timescale	1- 5 Years									24		15		45			
	6 – 10 Years																
	11 – 15 Years																
	16+ Years																

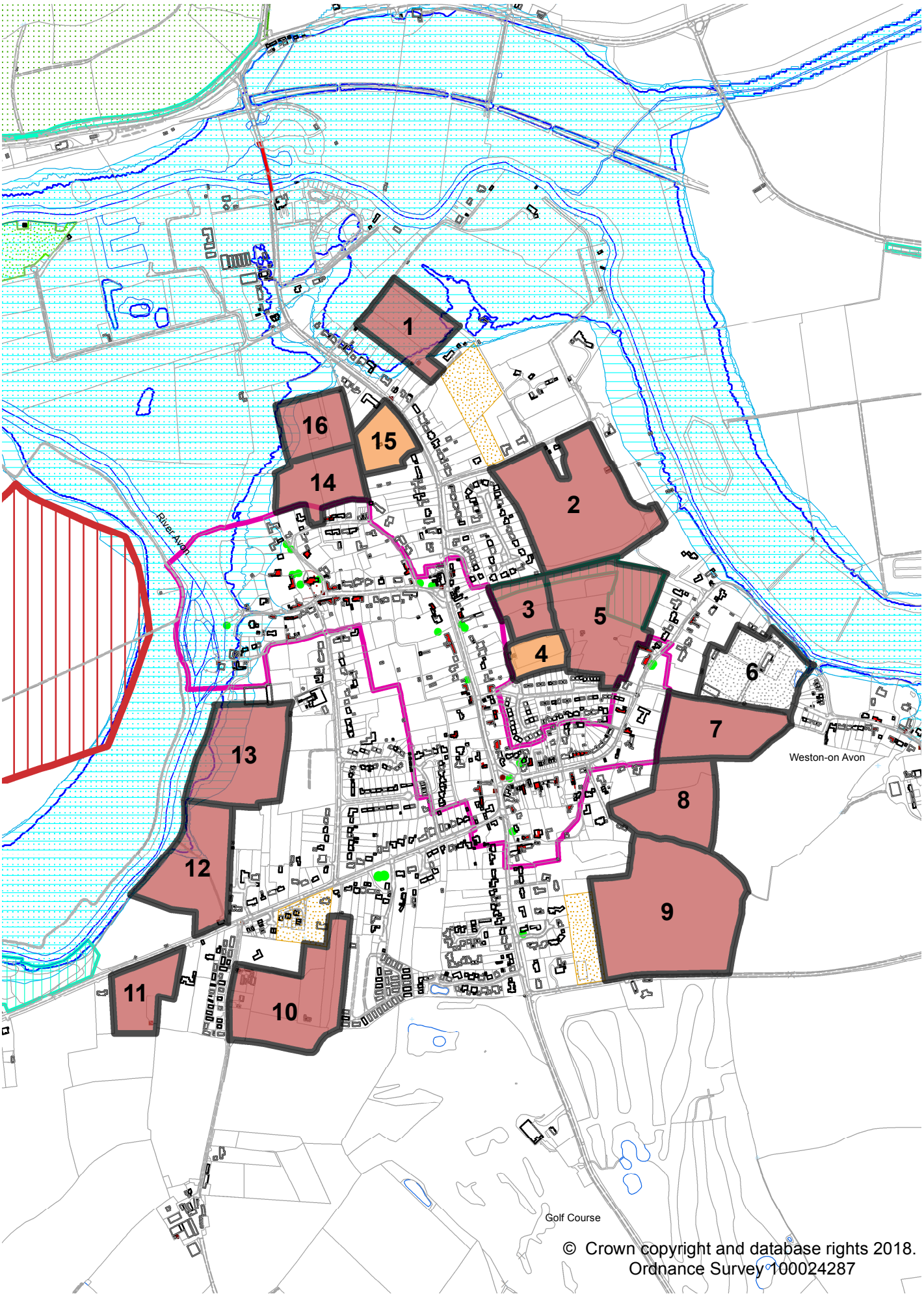


Tysoe Land Parcels

TYSOE LAND PARCELS ASSESSMENT

	Reference Number	TYS.01	TYS.02	TYS.03	TYS.04	TYS.05	TYS.06	TYS.07	TYS.08	TYS.09	TYS.10	TYS.11	TYS.12	TYS.13	TYS.14	TYS.15	TYS.16
General Site Information	Location	West of Main Street	East of Main Street (north)	East of Main Street (middle)	East of Main Street (south)	North of Shenington Road	South of Shenington Road	East of Epwell Road	West of Epwell Road	East of Shipston Road (north)	East of Shipston Road (south)	West of Shipston Road	South of Oxhill Road	North of Oxhill Road (west)	West of Sandpits Lane	West of Back Lane	North of Saddledon Street
	Gross Site Area (Ha)	0.7	3.0	2.3	1.6	3.0	1.3	2.3	0.5	0.3	0.7	0.8	5.0	6.0	1.0	2.2	2.0
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Allotments/ Agriculture	Agriculture	Unused	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Unused	Agriculture	Farm buildings/ Agriculture
Major Planning Considerations	Green Belt																
	Area of Outstanding Natural Beauty																
	Conservation Area																
	European/ National Wildlife Site/ Protected Species																
	Special Landscape Area/Area of Restraint																
	Flood Risk																
	Heritage Assets																
	Local Wildlife Site																
	Major Infrastructure																
	Minerals and Waste																
Other Planning Considerations	Access to site (vehicles)																
	Access to Site (walking and cycling)																
	Accessibility to Local Facilities																
	Public Transport																
	Relationship to Highway Network																
	Public Right of Way																
	Coalescence																
	Settlement Form																
	Settlement Character																
	Neighbouring Amenity																
	Neighbouring Land Uses																
	Non-designated Heritage Asset																
	Landscape Sensitivity																
	Agricultural Land Classification																
	Contaminated Land																
	Tree Preservation Order (TPO)																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																

	Reference Number	TYS.01	TYS.02	TYS.03	TYS.04	TYS.05	TYS.06	TYS.07	TYS.08	TYS.09	TYS.10	TYS.11	TYS.12	TYS.13	TYS.14	TYS.15	TYS.16
Availability Assessment	Current Use																
	Intentions																
	Legal																
	Ownership																
Achievability Assessment	Local Market Analysis																
	SHLAA History																
	Planning History																
	Viability																
Overall Assessment	Availability																
	Suitability - Environmental	Landscape impact. Coalescence with Lower Tysoe	Landscape impact. Impact on settlement character. Archaeological remains	Landscape impact. Impact on settlement character. Conservation Area (part of site)	Landscape impact. Impact on settlement character. Conservation Area (part of site)	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Conservation Area (part of site), Ridge and furrow	Landscape impact. Impact on settlement character. Conservation Area (part of site)	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement form and character. Ridge and furrow	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact. Impact on settlement character. Ridge and furrow	Conservation Area (part of site)	Landscape impact. Impact on settlement character. Setting of Conservation Area	Conservation Area (part of site)
	Suitability - Technical			Provision of vehicle access			Loss of allotments									Provision of vehicle and pedestrian/cycle access	Provision of vehicle access. Loss of farm buildings
	Achievability																
	Deliverability																
Dwelling Capacity	Net Site Area (Ha)	0.2													0.4		0.6
	30dph of net area	6													12		18
	35dph of net area																
	40dph of net area																
Timescale	1- 5 Years	6													12		18
	6 – 10 Years																
	11 – 15 Years																
	16+ Years																



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Ordnance Survey 100024287

Welford-on-Avon Land Parcels

WELFORD-ON-AVON LAND PARCELS ASSESSMENT

	Reference Number	WELF.01	WELF.02	WELF.03	WELF.04	WELF.05	WELF.06	WELF.07	WELF.08	WELF.09	WELF.10	WELF.11	WELF.12	WELF.13	WELF.14	WELF.15	WELF.16
General Site Information	Location	East of Binton Road	East of Quiney's Lane	East of High Street	North of Millers Close (west)	North of Millers Close (east)	East of Duck Lane	East of Chapel Street	East of Pool Close	North of Milcote Road	South of Barton Road (east)	South of Barton Road (west)	North of Barton Road	West of Headland Road	North of Church Lane	West of Binton Road (south)	West of Binton Road (north)
	Gross Site Area (Ha)	1.8	5.0	1.0	0.9	3.5	3.0	2.5	2.5	7.0	3.5	1.5	3.0	3.0	1.5	1.0	1.2
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Plant Nursery	Agriculture/ residential curtilage	Plant Nursery	Agriculture	Agriculture	Agriculture	Agriculture/ Woodland	Agriculture	Agriculture	Agriculture	Agriculture	Garden/Paddock	Agriculture
Major Planning Considerations	Green Belt																
	Area of Outstanding Natural Beauty																
	Conservation Area																
	European/ National Wildlife Site/ Protected Species																
	Special Landscape Area/Area of Restraint																
	Flood Risk																
	Heritage Assets																
	Local Wildlife Site																
	Major Infrastructure																
	Minerals and Waste																
Other Planning Considerations	Access to site (vehicles)																
	Access to Site (walking and cycling)																
	Accessibility to Local Facilities																
	Public Transport																
	Relationship to Highway Network																
	Public Right of Way																
	Coalescence																
	Settlement Form																
	Settlement Character																
	Neighbouring Amenity																
	Neighbouring Land Uses																
	Non-designated Heritage Asset																
	Landscape Sensitivity																
	Agricultural Land Classification																
	Contaminated Land																
	Tree Preservation Order (TPO)																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																

Availability Assessment	Current Use																
	Intentions																
	Legal																
	Ownership																
Achievability Assessment	Local Market Analysis																
	SHLAA History																
	Planning History																
	Viability																
Overall Assessment	Availability																
	Suitability - Environmental	Landscape impact. Impact on settlement form and character. High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land	Landscape impact. Impact on settlement character. Setting of Conservation Area. Impact on Local Wildlife Site	Impact on settlement character. Setting of Conservation Area	Impact on settlement character. Local Wildlife Site (part). High quality agricultural land	Impact on settlement form and character. Coalescence with Weston-on-Avon. High quality agricultural land	Landscape impact. Impact on settlement form and character. Coalescence with Weston-on-Avon. High quality agricultural land	Landscape impact. Impact on settlement form and character. Coalescence with Weston-on-Avon. High quality agricultural land	Landscape impact. Impact on settlement character. High quality agricultural land	Impact on settlement character. High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land	High quality agricultural land	Landscape impact. Impact on settlement form and character. High quality agricultural land
	Suitability - Technical	Flood risk	Provision of vehicle access	Provision of vehicle and pedestrian/cycle access	Provision of vehicle access. Loss of business use	Provision of vehicle access	Provision of vehicle access. Loss of business use	Provision of vehicle access	Provision of vehicle access		Provision of vehicle access			Flood risk. Provision of vehicle and pedestrian/cycle access	Provision of vehicle access		Provision of vehicle and pedestrian/cycle access
	Achievability																
	Deliverability				Appeal dismissed		Has planning permission									Not available	
Dwelling Capacity	Net Site Area (Ha)				0.4											0.3	
	30dph of net area				12											9	
	35dph of net area																
	40dph of net area																
Timescale	1- 5 Years				12											9	
	6 – 10 Years																
	11 – 15 Years																
	16+ Years																