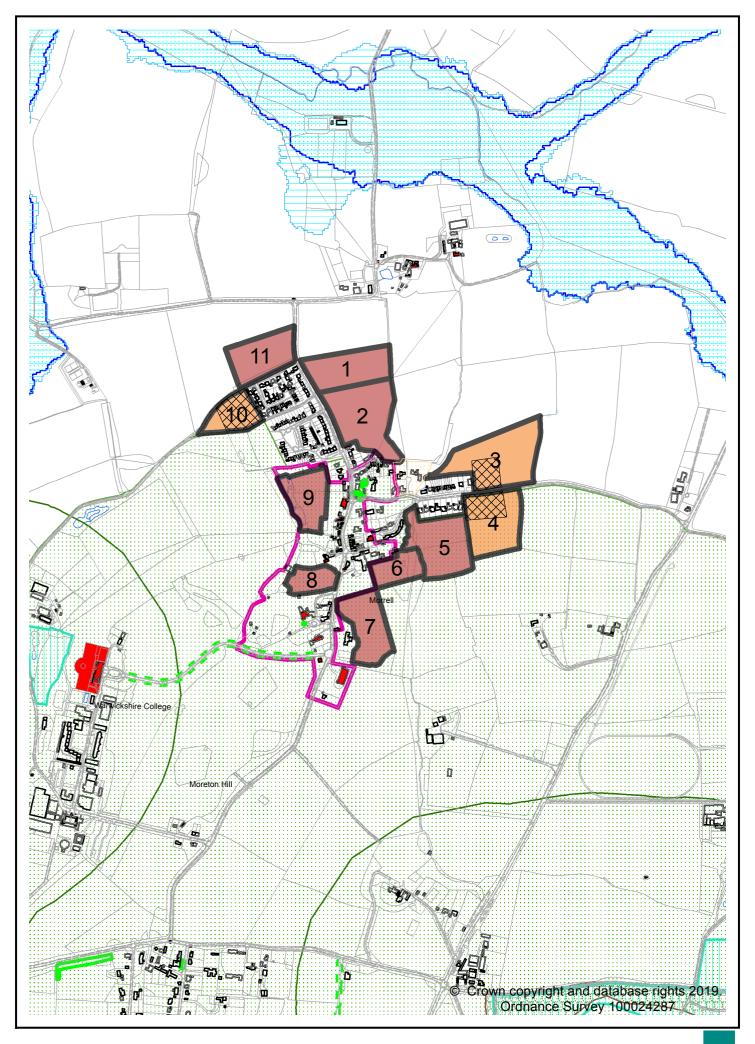


Mappleborgen Land Parcels

	MAPPLEBOROUGH GREEN LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE Reference Number MAPP.01A MAPP.01B MAPP.01C MAPP.02 MAPP.03 MAPP.04 MAPP.05 MAPP.06													
	Reference Number				MAPP.02	MAPP.03	MAPP.04	MAPP.05	MAPP.06					
General Site Information	Location	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road (north)	West of Birmingham Road (middle)	The Homestead, west of Birmingham Road	West of Birmingham Road (south)	West of Birmingham Road/south of village hall					
Site II	Gross Site Area (Ha)	1.5	2.5	0.6	0.5	1.2	0.7	1.0	0.8					
ieral S	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Brownfield	Greenfield	Greenfield					
Gei	Land Use	Woodland	Woodland	Unused	Woodland	Woodland	Dwelling and curtilage	Woodland	Woodland					
	Green Belt													
	Area of Outstanding Natural Beauty													
suc	Conservation Area													
deratic	European/National Wildlife Site													
Consi	Special Landscape Area/Area of Restraint													
nning	Flood Risk													
Major Planning Considerations	Designated Heritage Asset													
Maj	Major Infrastructure													
	Agricultural Land Quality													
	Minerals and Waste													
	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													
ttions	Settlement Form													
sidera	Settlement Character													
g Con	Neighbouring Amenity													
nninç	Neighbouring Land Uses													
Other Planning Considerations	Non-designated Heritage Asset													
Oth	Landscape Sensitivity													
	Contaminated Land													
	Tree Preservation Order (TPO)													
	Local Wildlife/Geological Site													
	Natural Features													
	Pollution													
	Site Assembly													
	Site Topography and Shape													

MAPPLEBOROUGH GREEN LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	MAPP.01A	MAPP.01B	MAPP.01C	MAPP.02	MAPP.03	MAPP.04	MAPP.05	MAPP.06
	Current Use								
Availability Assessment	Intentions								
Availa ssess	Legal								
~ <	Ownership								
	Local Market Analysis								
Achievability Assessment	SHLAA History								
chiev	Planning History								
44	Viability								
	Availability								
	Suitability - Environmental	Landscape impact. Impact on landscape character. Coalescence with Redditch. Impact on TPO	Landscape impact. Impact on landscape character. Coalescence with Redditch. Impact on TPO	Landscape impact. Impact on TPO	Landscape impact. Impact on settlement character. Coalescence with Redditch. Impact on TPO	Landscape impact. Impact on settlement character. Coalescence with Redditch. Impact on TPO	Landscape impact. Impact on settlement character. Coalescence with Redditch. Impact on TPO	Landscape impact. Impact on settlement character. Coalescence with Redditch. Impact on listed buildings. Impact on TPO	Landscape impact. Impact on settlement character. Coalescence with Redditch. Impact on TPO
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access. Noise from road	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access
nent	Achievability								
sessr	Initial Overall Deliverability								
Overall Assessment	Scope for Mitigation	Adjacent to housing allocation in Redditch Borough Local Plan. There is scope for a comprehensive scheme incorporating a modest development on this site together with extensive open space and landscape planting	Adjacent to housing allocation in Redditch Borough Local Plan. There is scope for a comprehensive scheme incorporating a modest development on this site together with extensive open space and landscape planting	Adjacent to housing allocation in Redditch Borough Local Plan. There is scope for a comprehensive scheme incorporating a modest development on this site together with extensive open space and landscape planting	Swathe of land to west of A435 Birmingham Road and south of A4189 Warwick Highway provides a narrow gap between Mappleborough Green and edge of Redditch and development would erode and undermine this important feature	Swathe of land to west of A435 Birmingham Road and south of A4189 Warwick Highway provides a narrow gap between Mappleborough Green and edge of Redditch and development would erode and undermine this important feature	Swathe of land to west of A435 Birmingham Road and south of A4189 Warwick Highway provides a narrow gap between Mappleborough Green and edge of Redditch and development would erode undermine this important feature	and south of A4189 Warwick Highway provides a narrow gap between Mappleborough	Swathe of land to west of A435 Birmingham Road and south of A4189 Warwick Highway provides a narrow gap between Mappleborough Green and edge of Redditch and development would erode and undermine this important feature
	Adjusted Overall Deliverability								
acity	Net Site Area (Ha)	1.0	1.0	0.2					
J Capé	30dph of net area	30	30	6					
Dwelling Capacity	35dph of net area								
2	40dph of net area								
	1- 5 Years	30	30	6					
Timescale	6 – 10 Years								
Time	11 – 15 Years								
	16+ Years								



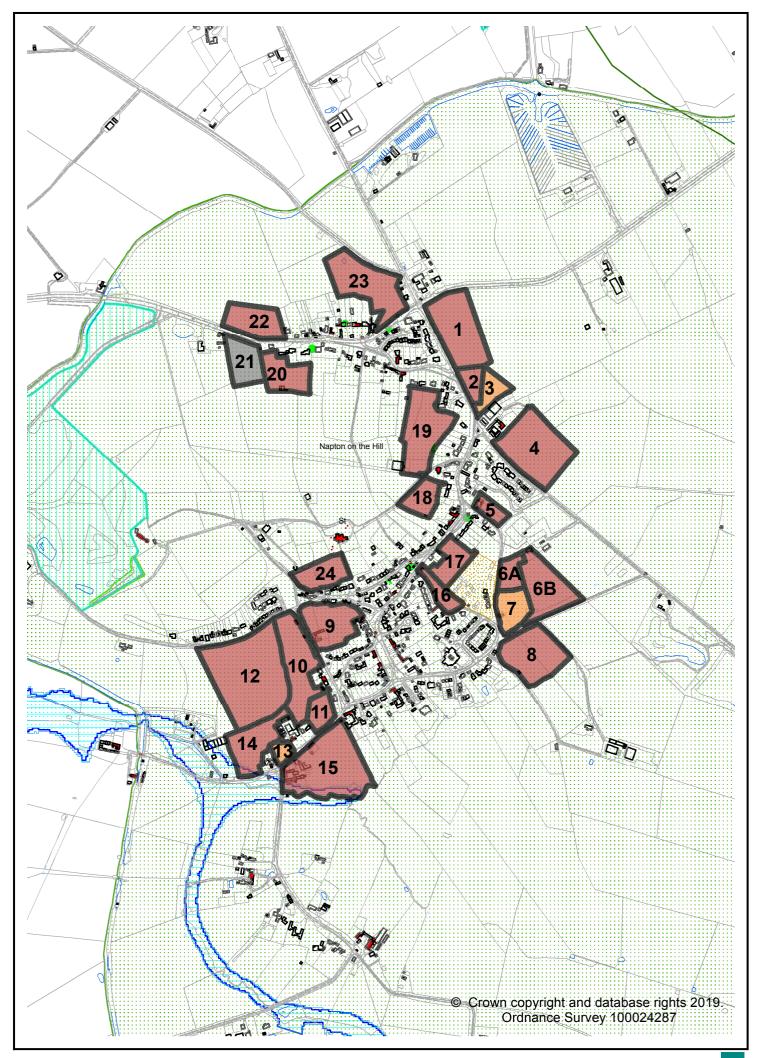
Moreton Morrell Land Parcels



MORETON MORRELL LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	MM.01	MM.02	MM.03	MM.04	MM.05	MM.06	MM.07	MM.08	MM.09	MM.10	MM.11
	Location	East of Fuller Place (north)	East of Fuller Place (south)	North of Brook Lane	South of Brook Lane (east)	South of Brook Lane (west)	South of Wilcox Leys	South of village (east)	South of village (west)	West of village	South of John Davis Drive	North of John Taylor Way
General Site Information	Gross Site Area (Ha)	1.0	2.0	2.5	1.8	2.0	0.8	1.5	0.5	1.2	1.1	1.5
Senera nform	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Geenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
0-	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Allotments/ Agriculture	Agriculture	Agriculture	Residential curtilage	Paddocks	Agriculture	Agriculture
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
derati	European/National Wildlife Site											
Major Planning Considerations	Special Landscape Area/Area of Restraint											
nning	Flood Risk											
or Pla	Designated Heritage Asset											
Majo	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	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											
ions	Settlement Form											
iderat	Settlement Character											
Other Planning Considerations	Neighbouring Amenity											
ning	Neighbouring Land Uses											
er Plai	Non-designated Heritage Asset											
Oth	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	MM.01	MM.02	MM.03	MM.04	MM.05	MM.06	MM.07	MM.08	MM.09	MM.10	MM.11
	Current Use											
bility sment	Intentions											
Availability Assessment	Legal											
	Ownership											
2.11	Local Market Analysis											
Achievability Assessment	SHLAA History											
Achiev Asses	Planning History											
	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character	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	Impact on settlement character.	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact. Impact on settlement form and character	Impact on settlement character
t	Suitability - Technical					Provision of vehicle access. Loss of allotments	Provision of vehicle and pedestrian/cycle access			Provision of vehicle and pedestrian/cycle access		
ssmei	Achievability											
Asse	Initial Overall Deliverability											
Overall Assessment	Scope for Mitigation	Development of this area would extend form of the village beyond a strong physical edge provided by the road into an area of attractive countryside with extensive views across it	Development of this area would extend form of the village beyond a strong physical edge provided by the road into an area of attractive countryside with extensive views across it	A small-scale development adjacent to road could be mitigated effectively	A small-scale development adjacent to road could be mitigated effectively	Lies behind frontage properties and development would change physical character of this part of the village in a way that could not be mitigated effectively	Not applicable as site is not available	Not applicable as site is not available			Site is well-related to housing development to east and can be mitigated effectively including through provision of an area of open space at western end	Not applicable as site is not available
	Adjusted Overall Deliverability											
sity	Net Site Area (Ha)			0.4	0.5						0.8	
Dwelling Capacity	30dph of net area			12	15						24	
glling	35dph of net area											
Dwe	40dph of net area											
	1- 5 Years			12	15						24	
Timescale	6 – 10 Years											
Time	11 – 15 Years											
	16+ Years											



Napton-on-the-HPage 187d Parcels

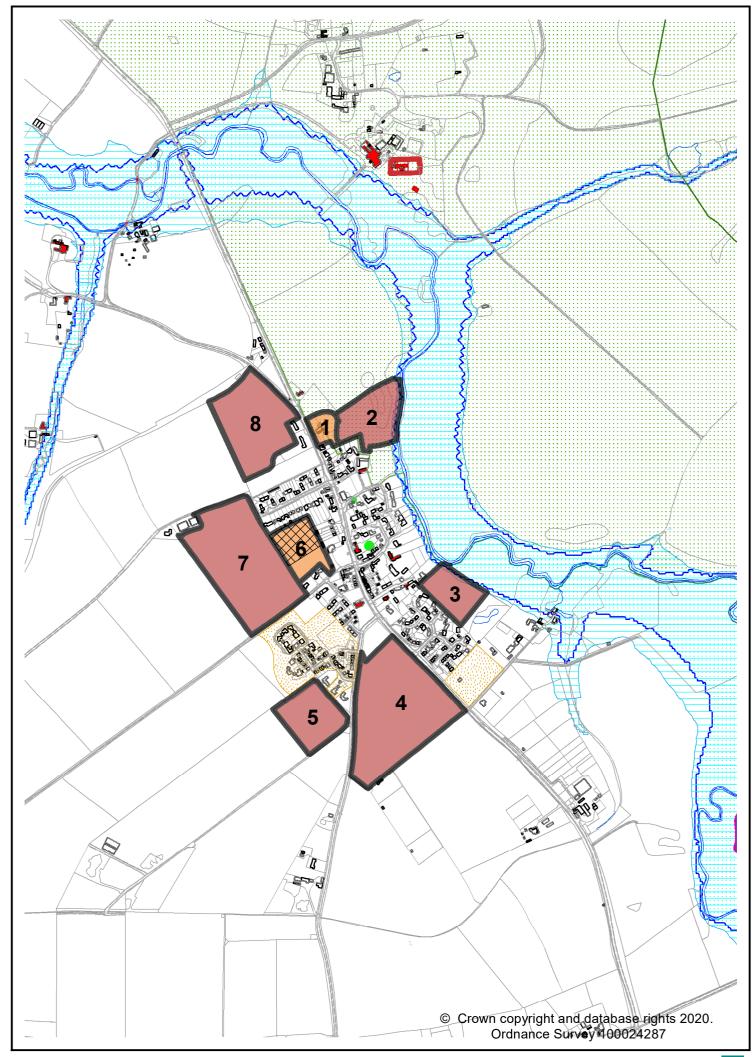
	Reference Number	NAP.01	NAP.02	NAP.03	NAP.04	NAP.05	NAP.06A	NAP.06B	NAP.07	NAP.08	NAP.09	NAP.10	NAP.11	NAP.12
General Site Information	Location	East of Butt Hill (north)	East of Butt Hill (middle)	East of Butt Hill (south)	North of Shuckburgh Road	North of Fell's Lane	East of Fell's Lane	North of Dog Lane (east)	North of Dog Lane (west)	South of Dog Lane	East of Howcombe Lane	West of Howcombe Lane	North of Folly Lane (east)	South of Poplar Road
: Infor	Gross Site Area (Ha)	2.0	0.3	0.4	2.0	0.3	0.4	1.4	0.8	1.6	1.2	1.5	0.5	3.5
al Site	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Gener	Land Use	Agriculture	Unused	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt													
	Area of Outstanding Natural Beauty													
suo	Conservation Area													
derat	European/National Wildlife Site													
Consi	Special Landscape Area/Area of Restraint													
ning	Flood Risk													
Major Planning Considerations	Designated Heritage Asset													
Majo	Major Infrastructure													
	Agricultural Land Classification													
	Minerals and Waste													
	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													
tions	Settlement Form													
sidera	Settlement Character													
unning Considerations	Neighbouring Amenity													
anning	Neighbouring Land Uses													
Other Pla	Non-designated Heritage Asset													
ð	Landscape Sensitivity													
	Contaminated Land													
	Tree Preservation Order (TPO)													
	Local Wildlife/Geological Site													
	Natural Features													
	Pollution													
	Site Assembly													
	Site Topography and Shape													

NAPTON-ON-THE-HILL LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	NAP.01	NAP.02	NAP.03	NAP.04	NAP.05	NAP.06A	NAP.06B	NAP.07	NAP.08	NAP.09	NAP.10	NAP.11	NAP.12
	Current Use													
Availability Assessment	Intentions													
Availal	Legal													
~ 4	Ownership													
_	Local Market Analysis													
ability sment	SHLAA History													
Achievability Assessment	Planning History													
	Viability													
	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. Loss of ridge and furrow	Landscape impact. Impact on settlement character. Loss of ridge and furrow	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. Proximity to Sports Club	Provision of vehicle access	Provision of vehicle access						
±	Achievability													
ssmen	Initial Overall Deliverability		Not available											
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Small-scale development could be mitigated effectively	Not applicable as site is not available	County Highway Authority has advised that an acceptable access cannot be achieved	Although impact on setting of village could be mitigated it would require widening of the road which would change its rural character. County Highway Authority has advised that an acceptable access may not be achievable	Development of site would extend into open countryside which forms an attractive setting to the village. It would also require widening of road to provide a satisfactory access and change its rural character	Site is adjacent to recent housing scheme and could be integrated into built-form of the village through landscaping around outer boundaries	Development of site would extend into open countryside which forms an attractive setting to the village. It would also require extensive widening of road to provide a satisfactory access and change its rural character	Site forms a very attractive open space on rising land and makes a significant contribution to character of the village	Forms part of a very attractive open space on rising land and makes a significant contribution to character of the village	Forms part of a very attractive open space on rising land and makes a significant contribution to character of the village	Not applicable as site is not available
	Adjusted Overall Deliverability													
city	Net Site Area (Ha)			0.2					0.5					
Capacity	30dph of net area			6					15					
ng	35dph of net area													
Dwelli	40dph of net area													
	1- 5 Years			6					15					
Timescale	6 – 10 Years													
Time	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 Folly Lane (middle)	North of Folly Lane (west)	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
e Infor	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
al Site	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield
Genera	Land Use	Agriculture	Agriculture	Agriculture/ Farm buildings	Paddock	Agriculture	Agriculture/ unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Unused Reservoir
	Green Belt												
	Area of Outstanding Natural Beauty												
suo	Conservation Area												
derati	European/National Wildlife Site												
Consi	Special Landscape Area/Area of Restraint												
ning	Flood Risk												
Major Planning Considerations	Designated Heritage Asset												
Majo	Major Infrastructure												
	Agricultural Land Classification												
	Minerals and Waste												
	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												
tions	Settlement Form												
sidera	Settlement Character												
nning Considerations	Neighbouring Amenity												
anning	Neighbouring Land Uses												
Other Pla	Non-designated Heritage Asset												
oth	Landscape Sensitivity												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Local Wildlife/Geological Site												
	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
	Current Use												
Availability Assessment	Intentions												
Availa Asses	Legal												
	Ownership												
N	Local Market Analysis												
Achievability Assessment	SHLAA History												
Achie	Planning History												
	Viability												
	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
ť	Achievability												
smen	Initial Overall Deliverability									Has planning permission			
Overall Assessment	Scope for Mitigation	Small-scale development could be mitigated effectively	Proximity to business uses adjacent to site would make residential development inappropriate. It would also require extensive widening of road to provide a satisfactory access and change its rural character	Development of site would extend into open countryside which forms an attractive setting to the village with extensive views and mitigation would not be effective	Not applicable as site is not available	Site forms a very attractive open space on rising land and makes a significant contribution to the character of the village with extensive elevated views and mitigation would not be effective	site is not available	Not applicable as site is not available	Not applicable as site is not available	n/a	Not applicable as site is not available	Not applicable as site is not available	Steeply sloping site and its development would impact on distinctive setting of the church overlooking the village. It would also require extensive widening of road to provide a satisfactory access and change its rural character
	Adjusted Overall Deliverability									Site has been developed			
city	Net Site Area (Ha)	0.2											
Capacity	30dph of net area	6											
ing	35dph of net area												
Dwell	40dph of net area												
	1- 5 Years	6											
scale	6 – 10 Years												
Timescale	11 – 15 Years												
	16+ Years												

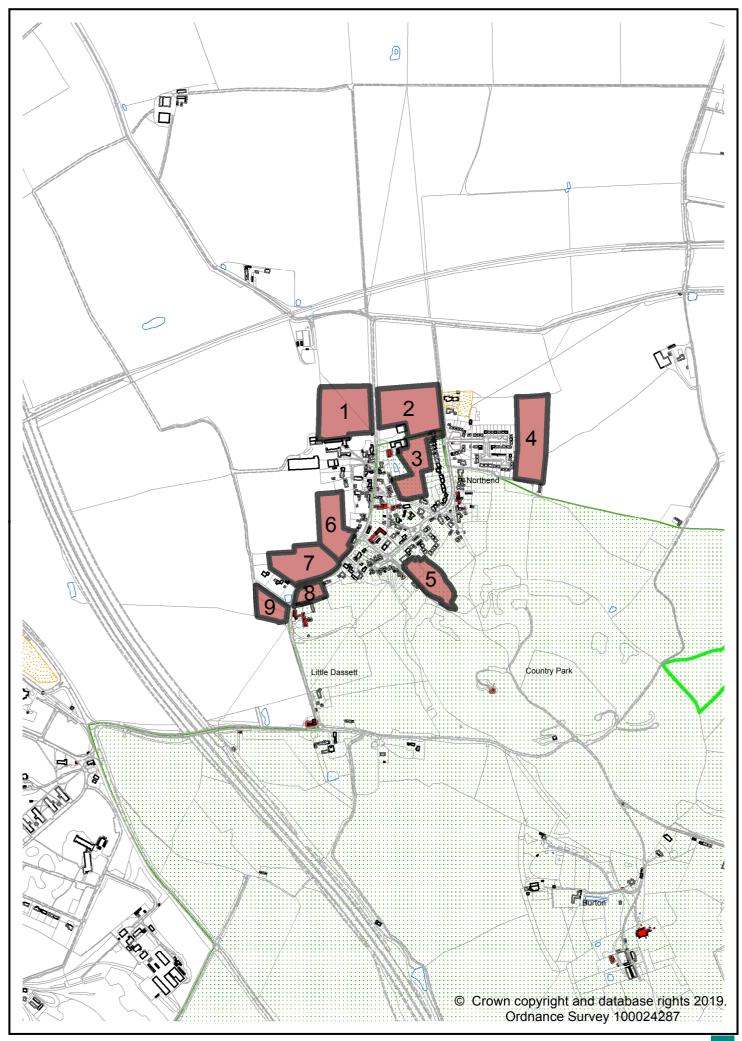


NEWBOLD-ON-STOUR LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

							/		
	Reference Number	NEWB.01	NEWB.02	NEWB.03	NEWB.04	NEWB.05	NEWB.06	NEWB.07	NEWB.08
A	Location	East of Stratford Road	North of Chapel Lane	East of Heron Way	West of Stratford Road (south)	West of Armscote Road	North of Moss Lane (east)	North of Moss Lane (west)	West of Stratford Road (north)
al Site lation	Gross Site Area (Ha)	0.5	1.7	1.2	6.0	2.0	1.4	6.0	3.5
General Site Information	Greenfield/ Brownfield	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
-	Land Use	Unused/ Business	Agriculture	Agriculture	Agriculture	Paddocks	Paddock	Agriculture	Agriculture
	Green Belt								
	Area of Outstanding Natural Beauty								
ons	Conservation Area								
iderati	European/National Wildlife Site								
Major Planning Considerations	Special Landscape Area/Area of Restraint								
nning	Flood Risk								
or Pla	Designated Heritage Asset								
Maj	Major Infrastructure								
	Agricultural Land Quality								
	Minerals and Waste								
	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								
tions	Settlement Form								
sidera	Settlement Character								
g Con	Neighbouring Amenity								
nninç	Neighbouring Land Uses								
Other Planning Considerations	Non-designated Heritage Asset								
Ğ	Landscape Sensitivity								
	Contaminated Land								
	Tree Preservation Order (TPO)								
	Local Wildlife/Geological Site								
	Natural Features								
	Pollution								
	Site Assembly								
	Site Topography and Shape								

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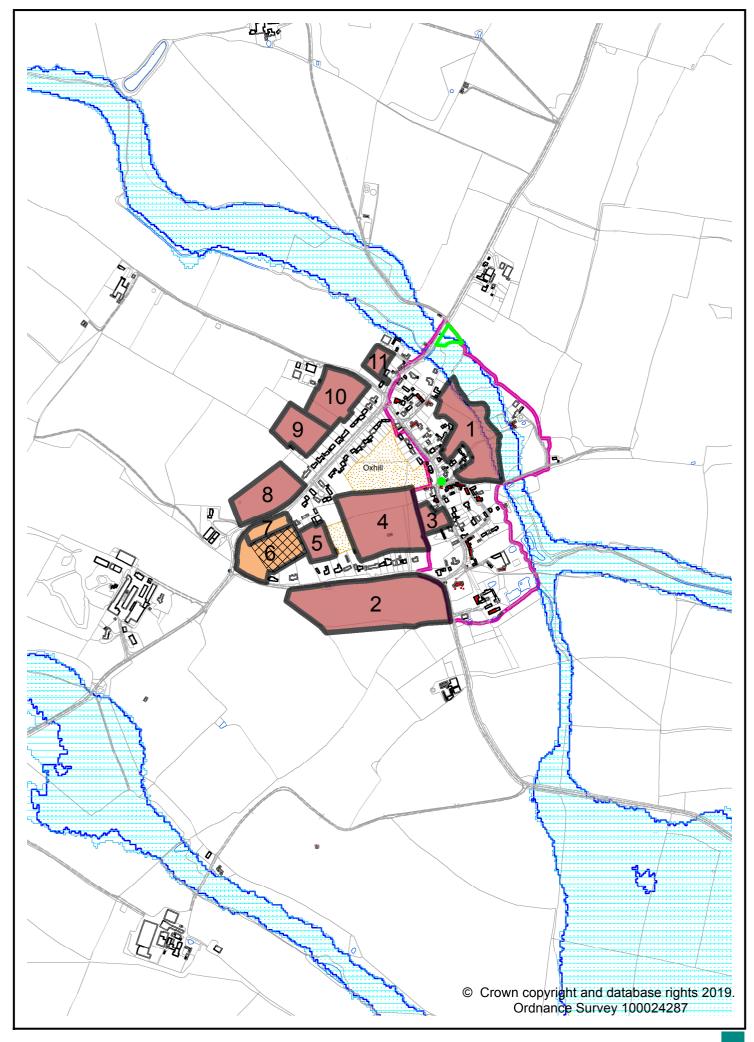
	Reference Number	NEWB.01	NEWB.02	NEWB.03	NEWB.04	NEWB.05	NEWB.06	NEWB.07	NEWB.08
	Current Use								
bility sment	Intentions								
Availability Assessment	Legal								
- 4	Ownership								
	Local Market Analysis								
ability sment	SHLAA History								
Achievability Assessment	Planning History								
٩٩	Viability								
	Availability								
	Suitability - Environmental		Landscape impact	Landscape impact. Impact on settlement character. Natural features	Landscape impact. High quality agricultural land	Landscape impact. High quality agricultural land	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. High quality agricultural land	Landscape impact. Impact on settlement character. High quality agricultural land
	Suitability - Technical	Potential contamination	Provision of vehicle and pedestrian/cycle access						
ment	Achievability								
ssess	Initial Overall Deliverability								
Overall Assessment	Scope for Mitigation	Small-scale development could be mitigated effectively	Not applicable as site is not available	A planning condition applies to this land requiring an ecological enhancement and management scheme to be implemented in association with a housing development on adjacent site.	Not applicable as site is not available	Not applicable as site is not available	Site is well-related to physical form of the village but development would need to address relationship to adjacent open space and community hall	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability								
ity	Net Site Area (Ha)	0.3					0.8		
Dwelling Capacity	30dph of net area	9					24		
lling (35dph of net area								
Dwe	40dph of net area								
	1- 5 Years	9					24		
cale	6 – 10 Years								
Timescale	11 – 15 Years								
	16+ Years								



NORTHEND LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	NOR.01	NOR.02	NOR.03	NOR.04	NOR.05	NOR.06	NOR.07	NOR.08	NOR.09
	Location	West of Blacksmith's Lane	East of Blacksmith's Lane	East of Bottom Street	East of The Prebend	South of Malthouse Lane	West of Bottom Street	North of Bottom Street	South of Bottom Street	South west of village
al Site ation	Gross Site Area (Ha)	1.2	1.5	0.8	1.4	0.6	1.2	1.2	0.3	0.4
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
0 -	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Allotments/ Paddock
	Green Belt									
	Area of Outstanding Natural Beauty									
suo	Conservation Area									
iderat	European/National Wildlife Site									
Consi	Special Landscape Area/Area of Restraint									
Major Planning Considerations	Flood Risk									
or Pla	Designated Heritage Asset									
Majo	Major Infrastructure									
	Agricultural Land Quality									
	Minerals and Waste									
	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									
tions	Settlement Form									
sidera	Settlement Character									
Cons	Neighbouring Amenity									
nning	Neighbouring Land Uses									
Other Planning Considerations	Non-designated Heritage Asset									
Oth	Landscape Sensitivity									
	Contaminated Land									
	Tree Preservation Order (TPO)									
	Local Wildlife/Geological Site									
	Natural Features									
	Pollution									
	Site Assembly									
	Site Topography and Shape									

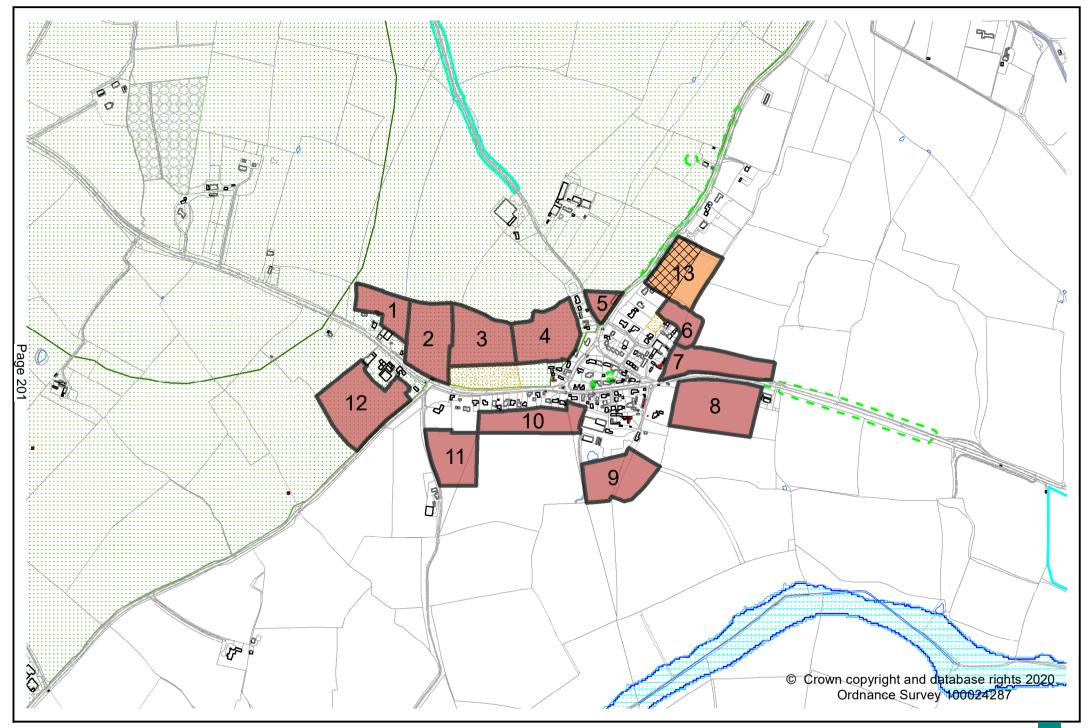
	Reference Number	NOR.01	NOR.02	NOR.03	NOR.04	NOR.05	NOR.06	NOR.07	NOR.08	NOR.09
	Current Use									
ility nent	Intentions									
Availability Assessment	Legal									
AsA	Ownership									
	Local Market Analysis									
ility ent										
evabi essm	SHLAA History									
Achievability Assessment	Planning History									
	Viability									
	Availability									
ŧ	Suitability - Environmental	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on village character	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
Overall Assessment	Suitability - Technical	Proximity to farm	Proximity to farm		Provision of vehicle and pedestrian/cycle access					Loss of allotments (part of site)
erall /	Achievability									
ŏ	Initial Overall Deliverability	Not available								
	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability									
ity	Net Site Area (Ha)									
Dwelling Capacity	30dph of net area									
lling	35dph of net area									
Dwe	40dph of net area									
	1- 5 Years									
scale	6 – 10 Years									
Timescale	11 – 15 Years									
	16+ Years									



OXHILL LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	OXH.01	OXH.02	OXH.03	OXH.04	OXH.05	OXH.06	OXH.07	OXH.08	OXH.09	OXH.10	OXH.11
0 -	Location	East of Main Street	South of Green Lane	West of Main Street	North of Green Lane (east)	North of Green Lane (middle)	North of Green Lane (west)	South of Whatcote Road	North of Whatcote Road (west)	North of Whatcote Road (middle)	North of Whatcote Road (east)	North of Kineton Road
al Site Jation	Gross Site Area (Ha)	2.5	4.0	0.4	2.6	0.5	1.4	0.4	1.5	1.0	1.4	0.3
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
•	Land Use	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Residential curtilage
	Green Belt											
	Area of Outstanding Natural Beauty											
suo	Conservation Area											
derati	European/National Wildlife Site											
Consi	Special Landscape Area/Area of Restraint											
Major Planning Considerations	Flood Risk											
or Plar	Designated Heritage Asset											
Majo	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
	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											
ions	Settlement Form											
iderat	Settlement Character											
Other Planning Consideration	Neighbouring Amenity											
nning	Neighbouring Land Uses											
er Pla	Non-designated Heritage Asset											
Oth	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
	Natural Features											
	Pollution											
	Site Assembly											
	Site Topography and Shape											

	Reference Number	OXH.01	OXH.02	OXH.03	OXH.04	OXH.05	OXH.06	OXH.07	OXH.08	OXH.09	OXH.10	OXH.11
	Current Use											
Availability Assessment	Intentions											
vailat ssess	Legal											
₽ ₽	Ownership											
	Local Market Analysis											
ment	SHLAA History											
Assessment	Planning History											
Ä	Viability											
	Availability											
	Suitability - Environmental	Landscape impact. Impact on settlement character. Conservation Area	Landscape impact	Conservation Area	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement form and character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impac Impact on settlement character
	Suitability - Technical	Provision of vehicle access. Flood risk (part)			Provision of vehicle access	Provision of vehicle access. Proximity to farm				Provision of vehicle and pedestrian/cycle access	Proximity to farm	Provision of vehicle access
ment	Achievability											
ssess	Initial Overall Deliverability											
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Development of this area would extend form of the village beyond a strong physical edge provided by the road into an area of attractive countryside with extensive views across it	Forms an important open space within the Conservation Area and contributes to setting of adjacent chapel	Not applicable as site is not available	Not applicable as site is not available	Small-scale development could be mitigated effectively incorporating area of planting at western end	Small-scale development could be mitigated effectively	Not applicable as site is not available		Not applicable as site is not available	Development would be a backland form which is untypical of this part of the village. County Highway Authority has advised that an acceptable access cannot be achieved
	Overall Deliverability											
iity	Net Site Area (Ha)						0.5	0.2				
Capac	30dph of net area						15	6				
Dwelling Capacity	35dph of net area											
Dwe	40dph of net area											
	1- 5 Years						15	6				
cale	6 – 10 Years											
Timescale	11 – 15 Years						<u></u>			<u></u>		
	16+ Years											

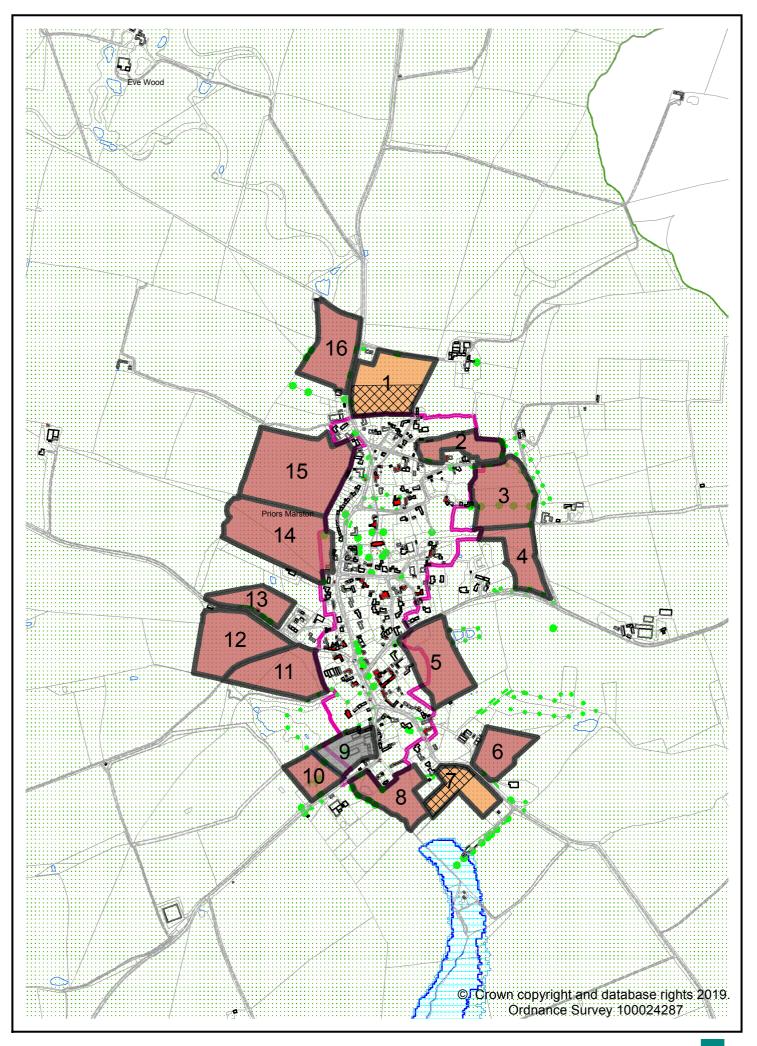


PILLERTON PRIORS LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	PILL.01	PILL.02	PILL.03	PILL.04	PILL.05	PILL.06	PILL.07	PILL.08	PILL.09	PILL.10	PILL.11	PILL.12	PILL.13
e c	Location	North of Stratford Road (west)	North of Stratford Road (middle)	North of Stratford Road (east)	West of Hersey Road (south)	West of Hersey Road (north)	North of Priory Lane	North of Banbury Road	South of Banbury Road	South of village	South of Banbury Road	East of Fulready Road	West of Halford Road	East of Kine Road
ral Si matio	Gross Site Area (Ha)	1.0	1.7	1.5	2.0	0.4	0.7	1.5	2.4	1.6	1.4	1.4	2.5	1.5
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Paddock	Agriculture	Agriculture	Agriculture	Village Hall	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddocks
	Green Belt													
	Area of Outstanding Natural Beauty													
suo	Conservation Area													
derati	European/National Wildlife Site													
Consi	Special Landscape Area/Area of Restraint													
Major Planning Considerations	Flood Risk													
or Plar	Designated Heritage Asset													
Majo	Major Infrastructure													
	Agricultural Land Quality													
	Minerals and Waste													
	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													
ions	Settlement Form													
Other Planning Considerations	Settlement Character													
Cons	Neighbouring Amenity													
nning	Neighbouring Land Uses													
er Pla	Non-designated Heritage Asset													
Otho	Landscape Sensitivity													
	Contaminated Land													
	Tree Preservation Order (TPO)													
	Local Wildlife/Geological Site													
	Natural Features													
	Pollution													
	Site Assembly													
	Site Topography and Shape													

.13 Cineton Id field cks

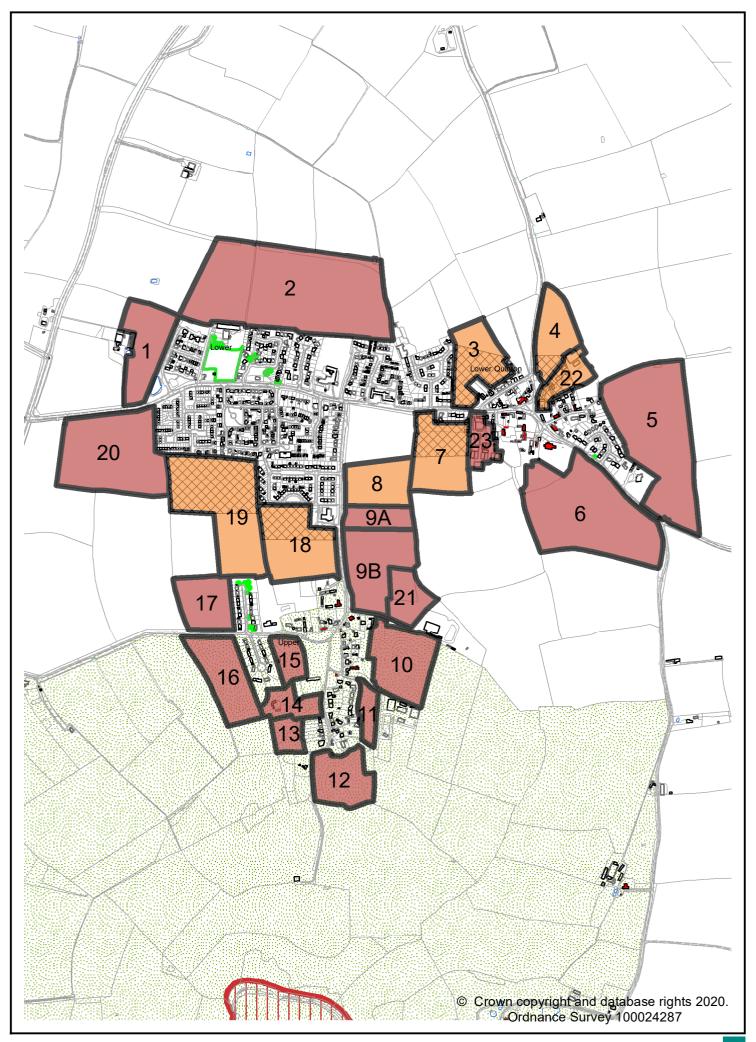
	Reference Number	PILL.01	PILL.02	PILL.03	PILL.04	PILL.05	PILL.06	PILL.07	PILL.08	PILL.09	PILL.10	PILL.11	PILL.12	PILL.13
	Current Use													
ility nent	Intentions													
Availability Assessment	Legal													
A	Ownership													
	Local Market Analysis													
billity nent	SHLAA History													
Achievability Assessment	Planning History													
Ac As	Viability													
	Availability													
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Natural features	Landscape impact. Natural features	Landscape impact. Impact on settlement character. Ridge and furrow	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
	Suitability - Technical	Proximity to garage		Provision of vehicle and pedestrian/cycle access	Provision of vehicle and pedestrian/cycle access	Proximity to village hall. Loss of public open space	Provision of vehicle access			Provision of vehicle access. Proximity to farm	Provision of vehicle access		Proximity to farm	
lent	Achievability													
Assessment	Initial Overall Deliverability													Not available
Overall As	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Development of site would extend into open countryside which forms an attractive setting to the village	Development of site would extend into open countryside which forms an attractive setting to the village	Not applicable as site is not available			Not applicable as site is not available			Development of site would extend into open countryside which forms an attractive setting to the village. It would also require extensive widening of road to provide a satisfactory access and change its rural character	Not applicable as site is not available	Impact can be effectively mitigated by restricting development to western part of site and through appropriate landscaping treatment along eastern boundary of development
	Adjusted Overall Deliverability													
ity	Net Site Area (Ha)													0.5
Dwelling Capacity	30dph of net area													15
lling	35dph of net area													
Dwe	40dph of net area													
	1- 5 Years													15
cale	6 – 10 Years													
Timescale	11 – 15 Years													
	16+ Years													



PRIORS MARSTON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	PM.01	PM.02	PM.03	PM.04	PM.05	PM.06	PM.07	PM.08	PM.09	PM.10	PM.11	PM.12	PM.13	PM.14	PM.15	PM.16
0 -	Location	East of Shuckburgh Road	North of Keys Lane	South of Keys Lane	North of Hellidon Road	South of Hellidon Road	North of Byfield Road	South of Byfield Road	South of Hardwick Road	North of Hardwick Road (east)	North of Hardwick Road (west)	South of Southam Road (east)	South of Southam Road (west)	North of Southam Road	West of Shuckburgh Road (south)	West of Shuckburgh Road (middle)	West of Shuckburgh Road (north)
al Site	Gross Site Area (Ha)	2.0	1.0	2.0	1.5	2.0	1.0	1.2	1.8	1.0	0.8	1.8	2.0	1.0	3.0	4.0	1.8
General Site Information	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	Paddock	Farm buildings	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt																
	Area of Outstanding Natural Beauty																
suo	Conservation Area																
iderati	European/National Wildlife Site																
Planning Considerations	Special Landscape Area/Area of Restraint																
nning	Flood Risk																
or Plai	Designated Heritage Asset																
Major	Major Infrastructure																
	Agricultural Land Quality																
	Minerals and Waste																
	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																
ations	Settlement Form																
sidera	Settlement Character																
g Con	Neighbouring Amenity																
Other Planning Considerations	Neighbouring Land Uses Non-designated Heritage																
her Pl	Asset																
õ	Landscape Sensitivity																
	Contaminated Land Tree Preservation Order																
	(TPO)																
	Local Wildlife/Geological Site																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																

	Reference Number	PM.01	PM.02	PM.03	PM.04	PM.05	PM.06	PM.07	PM.08	PM.09	PM.10	PM.11	PM.12	PM.13	PM.14	PM.15	PM.16
	Current Use																
bility sment	Intentions																
Availability Assessment	Legal																
	Ownership																
	Local Market Analysis																
ability	SHLAA History																
Achievability Assessment	Planning History																
	Viability																
	Availability																
	Suitability - Environmental	Landscape impact	Impact on	Landscape impact. Impact on settlement form and character. Impact on TPO	Landscape impact. Impact on settlement form and character. Natural features	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Conservation Area	Landscape impact. Tree Preservation Order	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landsacape 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 form. Ridge and furrow
	Suitability - Technical			Provision of vehicle access	Provision of vehicle access			Proximity to sports pitches		Loss of farm buildings					Provision of vehicle access	Provision of vehicle and pedestrian/cycle access	Proximity to farm
sment	Achievability																
Assessment	Initial Overall Deliverability							Not available		Has planning permission							
Overall /	Scope for Mitigation	Development on southern part of the site could be mitigated effectively subject to impact on adjacent Conservation Area being addressed and landscaping along northern boundary	site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Small-scale development could be mitigated effectively	Attractive entrance to the village with mature hedgerows incorporating TPOs and adjacent to Conservation Area and mitigation would not be effective		Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability									Site has been developed							
ity	Net Site Area (Ha)	0.8						0.4									
Dwelling Capacity	30dph of net area	24						12									
lling (35dph of net area																
Dwe	40dph of net area																
	1- 5 Years	24						12									
scale	6 – 10 Years																
Timescale	11 – 15 Years																
	16+ Years																



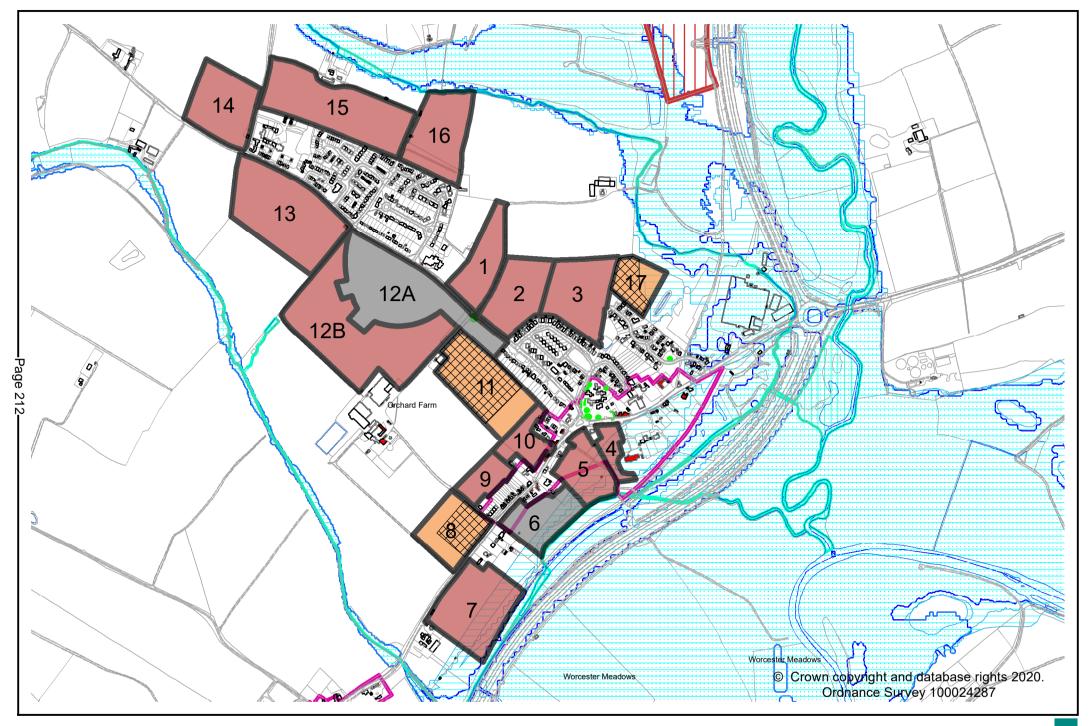
QUINTON LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	Reference Number	QUIN.01	QUIN.02	QUIN.03	QUIN.04	QUIN.05	QUIN.06	QUIN.07	QUIN.08	QUIN.09a	QUIN.09b	QUIN.10	QUIN.11
	Location	North of Main Road (west)	North of Whitaker Court	North of Main Road (east)	East of Back Lane (north)	North of Main Road (east)	South of Main Road (east)	South of Main Road (middle)	East of Goose Lane (north)	East of Goose Lane (middle)	East of Goose Lane (south)	East of Meon Close (north)	East of Meon Close (south)
al Site ation	Gross Site Area (Ha)	2.2	10.0	2.0	1.7	6.0	6.0	2.7	1.5	0.7	2.5	2.5	0.5
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Green Belt												
	Area of Outstanding Natural Beauty												
suo	Conservation Area												
derati	European/National Wildlife Sites												
Major Planning Considerations	Special Landscape Area/Area of Restraint												
nning	Flood Risk												
or Pla	Designated Heritage Asset												
Maj	Major Infrastructure												
	Agricultural Land Quality												
	Minerals and Waste												
	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												
ions	Settlement Form												
iderat	Settlement Character												
Other Planning Considerations	Neighbouring Amenity												
nning	Neighbouring Land Uses												
er Pla	Non-designated Heritage Asset												
oth	Landscape Sensitivity												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Local Wildlife/Geological Site												
	Natural Features												
	Pollution												
	Site Assembly												
	Site Topography and Shape												

	Reference Number	QUIN.01	QUIN.02	QUIN.03	QUIN.04	QUIN.05	QUIN.06	QUIN.07	QUIN.08	QUIN.09a	QUIN.09b	QUIN.10	QUIN.11
	Current Use												
ility nent	Intentions												
Availability Assessment	Legal												
٩Ä	Ownership												
	Local Market Analysis												
ability sment	SHLAA History												
Achievability Assessment	Planning History												
	Viability												
	Availability												
	Suitability - Environmental	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact.Loss of ridge and furrow	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact, impact on settlement character	Impact on settlement character. Coalescence with Upper Quinton	Impact on settlement form and character	Impact on settlement form and character
	Suitability - Technical		Provision of vehicle access		Provision of vehicle access							Provision of vehicle access	Proximity to vehicle access
nent	Achievability												
sessn	Initial Overall Deliverability												
Over all Assessment	Scope for Mitigation	Development would extend built form of the village towards Campden Road and erode the gap with Meon Vale development	Would be a major incursion into open countryside and have a significant effect on setting of the village which could not be mitigated effectively. Access would have to be provided through QUIN.01	Site is well-related to physical form of the village and development on southern part could be mitigated effectively including through landscaping along northern boundary	Small scale development on southern part of site in conjunction with QUIN.22 but not separately could be mitigated effectively with planting along northern boundary	Would be a major incursion into open countryside and have a major effect on setting of the village	Would be a major incursion into open countryside and have a major effect in setting of the village	Development on northern part of site could be mitigated effectively with appropriate landscaping along southern boundary	Site is adjacent to recent housing scheme and would not have a major impact on gap between Middle and Upper Quinton subject to landscaping along southern boundary	Development would reduce gap between Lower and Upper Quinton on east side of road which could not be mitigated effectively		Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability												
sity	Net Site Area (Ha)			1.0	0.4			1.2	1.0				
Dwelling Capacity	30dph of net area			30	12			36	30				
elling	35dph of net area												
Ď	40dph of net area												
	1- 5 Years			30	12			36	30				
Timescale	6 – 10 Years												
Time	11 – 15 Years												
	16+ Years												

	Reference Number	QUIN.12	QUIN.13	QUIN.14	QUIN.15	QUIN.16	QUIN.17	QUIN.18	QUIN.19	QUIN.20	QUIN.21	QUIN.22	QUIN.23
	Location	South of Hill Lane	West of Hill Lane (south)	West of Hill Lane (north)	South of Tailor's Lane (east)	South of Tailor's Lane (west)	North of Tailor's Lane	West of Goose Lane	South of The Fordway	South of Main Road (west)	East of Goose Lane (south-east)	East of Back Lane (south)	South of Main Road
al Site nation	Gross Site Area (Ha)	2.0	0.7	1.0	0.8	2.3	1.6	3.5	5.5	5.0	1.2	0.8	0.6
General Site Information	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Agriculture	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
•	Land Use	Agriculture	Unused/ Woodland	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Farm buildings/ Agriculture	Farm buildings
	Green Belt												
	Area of Outstanding Natural Beauty												
suo	Conservation Area												
derati	European/National Wildlife Sites												
Major Planning Considerations	Special Landscape Area/Area of Restraint												
nning	Flood Risk												
or Pla	Designated Heritage Asset												
Maj	Major Infrastructure												
	Agricultural Land Quality												
	Minerals and Waste												
	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												
tions	Settlement Form												
siderat	Settlement Character												
J Cons	Neighbouring Amenity												
uning	Neighbouring Land Uses												
Other Planning Considerations	Non-designated Heritage Asset												
Ğ	Landscape Sensitivity												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Local Wildlife/Geological Site												
	Natural Features												
	Pollution												
	Site Assembly												
	Site Topography and Shape												

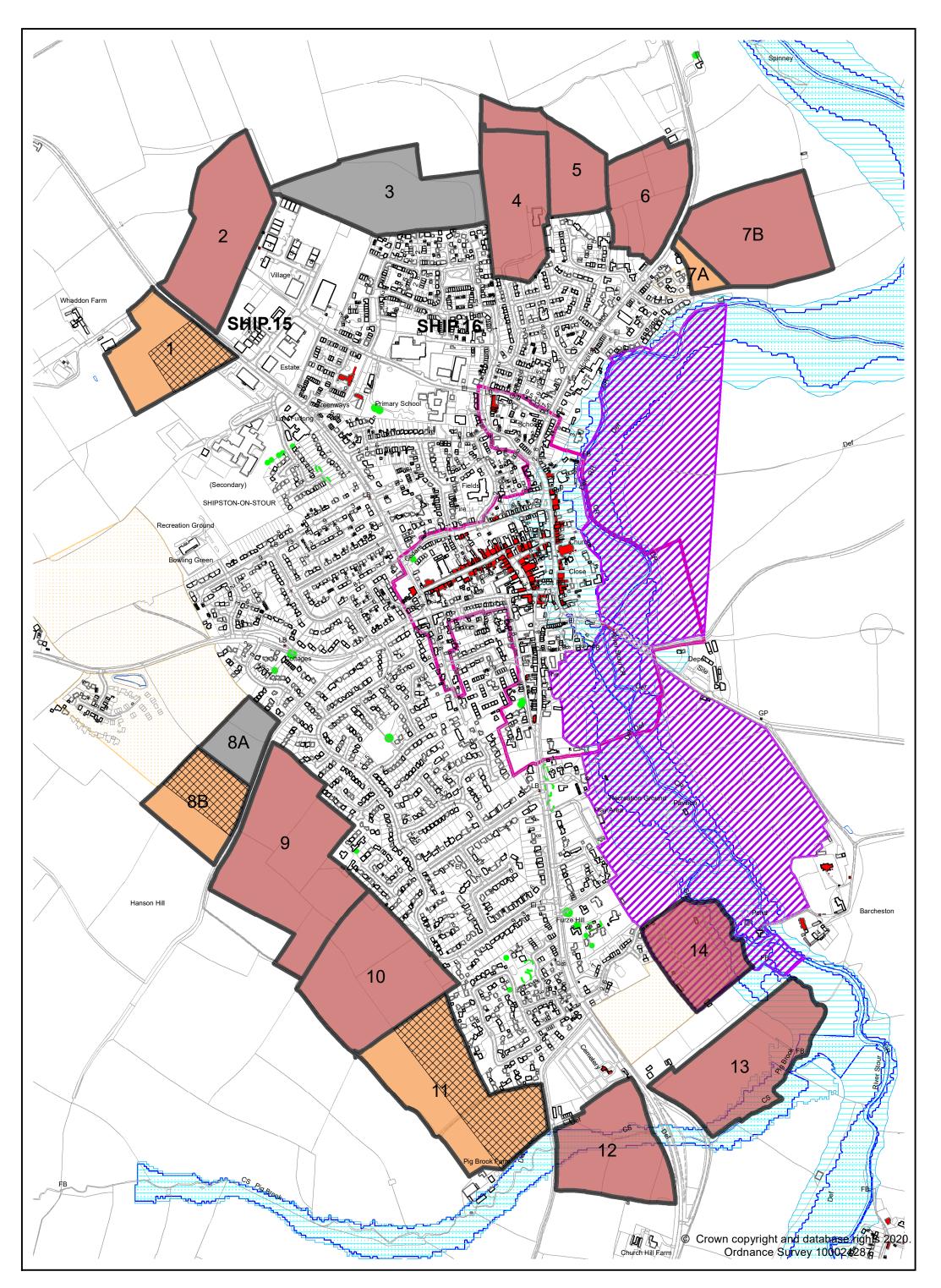
	Reference Number	QUIN.12	QUIN.13	QUIN.14	QUIN.15	QUIN.16	QUIN.17	QUIN.18	QUIN.19	QUIN.20	QUIN.21	QUIN.22	QUIN.23
_	Current Use												
ability sment	Intentions												
Availability Assessment	Legal												
1	Ownership												
.	Local Market Analysis												
Achievability Assessment	SHLAA History												
chiev \sses:	Planning History												
44	Viability												
	Availability												
	Suitability - Environmental	Impact on settlement form and character	Impact on settlement character. Coalescence with Upper Quinton	Impact on settlement character	Impact on settlement character. Coalescence with Meon Vale	Impact on settlement character	Impact on listed building						
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access				Provision of vehicle access		Provision of vehicle access. Impact of adjacent business activities	Provision of vehicle access. Loss of farm buildings	Loss of t buildin
nent	Achievability												
sessn	Initial Overall Deliverability												
Overall Assessment	Scope for Mitigation	Not applicable as site is not available	Development of entire site would reduce gap between distinct settlements of Lower and Upper Quinton. However, small scale development to west of medical centre could be mitigated effectively	Development of entire site would reduce gap between distinct settlements of Lower and Upper Quinton. However, development of northern part could be mitigated effectively with vehicle access off Goose Lane through QUIN.18	Development would extend built form of the village towards Campden Road and significantly erode the gap with Meon Vale development	Site is detached from built form of Upper Quinton and would create an isolated development in open countryside	Would comprise redevelopment of non-traditional farm buildings	Not applica site is i availat					
	Adjusted Overall Deliverability												
ity	Net Site Area (Ha)							0.8	3.0			0.5	
Dwelling Capacity	30dph of net area							24	90			15	
lling	35dph of net area												
Dwe	40dph of net area												
	1- 5 Years							24	90			15	
scale	6 – 10 Years												
Timescale	11 – 15 Years												
	16+ Years												



	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.12A	SALF.12B	SALF.13	SALF.14	SALF.15	SALF.16	SALF.17
a të	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 (rear)	South of School Road (west)	North of School Road	North of Perkins Close	North of Priors Grange	North of Bomford Way
General Site Information	Gross Site Area (Ha)	1.8	2.0	2.5	0.8	1.6	1.5	3.2	2.0	1.0	1.0	3.3	5.5	3.5	4.2	2.5	4.5	2.8	1.3
Gene	Greenfield/ Brownfield	Greenfield	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	Agriculture	Unused
	Green Belt																		
	Area of Outstanding Natural Beauty																		
rations	Conservation Area																		
iderat	European/National Wildlife Site																		
Major Planning Conside	Special Landscape Area/Area of Restraint																		
nning	Flood Risk																		
or Pla	Designated Heritage Asset																		
Maj	Major Infrastructure																		
	Agricultural Land Quality																		
	Minerals and Waste																		
	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																		
ions	Settlement Form																		
iderat	Settlement Character																		
anning Considerations	Neighbouring Amenity																		
ning	Neighbouring Land Uses																		
<u> </u>	Non-designated Heritage Asset																		
Other	Landscape Sensitivity																		
	Contaminated Land																		
	Tree Preservation Order (TPO)																		
	Local Wildlife/Geological Site																		
	Natural Features																		
	Pollution																		
	Site Assembly																		
	Site Topography and Shape																		

SALFORD PRIORS LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

	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.12A	SALF.12B	SALF.13	SALF.14	SALF.15	SALF.16	SALF.17
った	Current Use																		
ability	Intentions																		
Availability Assessment	Legal																		
	Ownership																		
2.11	Local Market Analysis																		
ability	SHLAA History																		
Achievability Assessment	Planning History																		
44	Viability																		
	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	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	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	Landscape impact
	Suitability - Technical			Provision of vehicle and pedestrian/ cycle access	Flood risk	Flood risk	Flood risk	Flood risk		Provision of vehicle and pedestrian/ cycle access				Provision of vehicle access					Flood risk (part of site)
	Achievability																		
Assessment	Initial Overall Deliverability						Allocated in 'made' Neighbourhood Plan				Made' Neighbourhood Plan does not identify reserve sites	Made' Neighbourhood Plan does not identify reserve sites	Allocated in 'made' Neighbourhood Plan	Allocated in 'made' Neighbourhood Plan					
Overall As	Scope for Mitigation	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available	Would have a major detrimental impact on Conservation Area and setting of church so mitigation would not be effective	n/a	Would extend physical form of the village into open countyside and would require loss of mature hedgerow alongside road	Development on eastern part of site could be mitigated effectively through appropriate planting along western boundary	Not applicable as site is not available	Development would cause substantial harm to setting of listed buildings and character of Conservation Area that could not be mitigated effectively	Site is adjacent to allocated site in Neighbourhood Plan and would not impact on setting of the village unduly subject to landscaping along western boundary and provision of area of open space at southern end	n/a	Extent of development identified on allocated site in Neighbourhood Plan creates a new physical edge to this part of the village and land to the south is intended to remain as open countyside	Development would create a major incursion into open countryside beyond a strong physical boundary created by the road	Not applicable as site is not available	established physical form of this part of the village into open countryside. Not obvious that a suitable access	Site would extend established physical form of this part of the village into open countryside. Not obvious that a suitable access could be provided	is well-contained in the landscape and impact of development could be mitigated effectively if area within flood zone
	Adjusted Overall Deliverability						Allocated in 'made' Neighbourhood Plan		Made' Neighbourhood Plan does not identify reserve sites			Made' Neighbourhood Plan does not identify reserve sites	Allocated in 'made' Neighbourhood Plan						Made' Neighbourhood Plan does not identify reserve sites
sity	Net Site Area (Ha)								0.8			2.0							0.8
Capacity	30dph of net area								24			60							24
elling (35dph of net area																		
Dwe	40dph of net area																		
	1- 5 Years								24			60							24
cale	6 – 10 Years																		
Timeso	11 – 15 Years																		
F	16+ Years																		
	ion reals																		



Land Parcels - Shipston-on-Stour



SHIPSTON-ON-STOUR LAND PARCELS ASSESSMENT - APRIL 2020 UPDATE

		01117.04	01117 00			01112.07									0,000,00		
	Reference Number	SHIP.01	SHIP.02	SHIP.03	SHIP.04	SHIP.05	SHIP.06	SHIP.07A	SHIP.07B	SHIP.08A	SHIP.08B	SHIP.09	SHIP.10	SHIP.11	SHIP.12	SHIP.13	SHIP.14
a c	Location	South of Darlingscote Road	North of Darlingscote Road	North of Tilemans Lane	North of Mayo Road	North of Donnington Road	West of Stratford Road	East of Stratford Road (south)	East of Stratford Road (north)	South of Oldbutt Road	South of Oldbutt Road (rear)	South of Hanson Avenue	East of Furze Hill Road	West of Shoulderway Lane	West of London Road	East of London Road	East of Angela's Meadow
General Site Information	Gross Site Area (Ha)	4.0	5.5	4.5	4.0	3.0	3.0	0.5	4.0	1.5	3.0	9.0	6.0	6.5	4.5	7.0	3.0
Gene Infor	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Sports Ground	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Recreation
Major Planning Considerations	Green Belt																
	Area of Outstanding Natural Beauty																
	Conservation Area																
	European/National Wildlife Site																
	Special Landscape Area/Area of Restraint																
	Flood Risk																
r Plan	Designated Heritage Asset																
Majo	Major Infrastructure																
	Agricultural Land Quality																
	Minerals and Waste																
	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																
suc	Settlement Form																
deratio	Settlement Character																
Other Planning Considerations	Neighbouring Amenity																
	Neighbouring Land Uses																
r Plan	Non-designated Heritage Asset																
Other	Landscape Sensitivity																
	Contaminated Land																
	Tree Preservation Order (TPO)																
	Local Wildlife/Geological Site																
	Natural Features																
	Pollution																
	Site Assembly																
	Site Topography and Shape																
	1 3 4 1 9 4 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9																

	Reference Number	SHIP.01	SHIP.02	SHIP.03	SHIP.04	SHIP.05	SHIP.06	SHIP.07A	SHIP.07B	SHIP.08A	SHIP.08B	SHIP.09	SHIP.10	SHIP.11	SHIP.12	SHIP.13	SHIP.14
Achievability Availability Assessment Assessment	Current Use																
	Intentions																
	Legal																
	Ownership																
	Local Market Analysis																
	SHLAA History																
	Planning History																
	Viability																
	Availability																
Overall Assessment	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact	Landscape impact. Impact on settlement form and character	Landscape impact	Landscape impact	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 form and character	Impact on settlement character	Impact on settlement character. Coalescence with Barcheston	Landscape impact. Impact on settlement character. Coalescence with Barcheston
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access. Adjacent to industrial estate	Provision of vehicle access. Adjacent to Sports Ground	Loss of Sports Ground	Provision of vehicle access	Provision of vehicle access		Provision of vehicle access			Provision of vehicle access	Provision of vehicle access		Provision of vehicle access. Flood risk (part of site)	Provision of vehicle access. Flood risk (part of site)	Provision of vehicle access. Flood risk (part of site)
	Achievability																
	Initial Overall Deliverability			Identified for potential housing development in 'made' Neighbourhood Plan						Identified as a reserve site in 'made' Neighbourhood Plan				Not identified as a reserve site in 'made' Neighbourhood Plan			
	Scope for Mitigation	Development on south-eastern part could be effectively mitigated by landscaping along northern edge to avoid visual impact breaching ridgeline approaching the town	Development could not be effectively mitigated as it would breach the ridgeline approaching the town	n/a	site is not available	Site forms part of an elevated area of open countryside which forms an important feature to setting of the town and impact of development could not be efectively mitigated	an elevated area of open countryside which forms an important feature to setting of the town and impact of	development could be effectively	Not applicable as site is not available	n/a	Development on northern part of site could be accommodated with suitable planting along its southern boundary	Development on eastern part of site could be accommodated with suitable planting along its western boundary. However, not evident that an acceptable vehicle access can be provided through existing housing estate	Development on eastern part of site could be accommodated with suitable planting along its western boundary. However, not evident that an acceptable vehicle access can be provided from existing highway network	Development would have to be restricted to eastern part of site to avoid rising land to west together	Not applicable as site is not available	Not applicable as site is not available	Not applicable as site is not available
	Adjusted Overall Deliverability	Not identified as a reserve site in 'made' Neighbourhood Plan		Identified for potential housing development in 'made' Neighbourhood Plan				Not identified as a reserve site in 'made' Neighbourhood Plan		Identified as a reserve site in 'made' Neighbourhood Plan	Not identified as a reserve site in 'made' Neighbourhood Plan			Not identified as a reserve site in 'made' Neighbourhood Plan			
Dwelling Capacity	Net Site Area (Ha)	1.5						0.4			1.8			3.0			
	30dph of net area	45						12			54			90			
	35dph of net area																
	40dph of net area																
Timescale	1- 5 Years	45						12			54			90			
	6 – 10 Years																
	11 – 15 Years																
	16+ Years																

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