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# Bighton

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Site Ref	Address	Parish/Settlement	Site Area		
BI01	Gaywood, Bighton Lane, Gundleton	Bighton	0.865 ha		
<b>Site Description</b>					
<p>The site lies within the village of Gundleton in the north of the district. The site is currently in use as a residential property (C3) and a majority of the surrounding uses are also residential properties.</p>					
<b>Planning History</b>					
<p>20/00724/PREDIP - Demolition of the existing dwellinghouse and redevelopment to provide two dwellings; 20/02399/FUL - The demolition of the existing dwelling and the subdivision of the planning unit. The erection of a replacement dwelling with detached garage, and one new dwelling with detached garage and new access onto Bighton Lane. The laying of a driveway and forecourt - Approved 1st April 2021</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

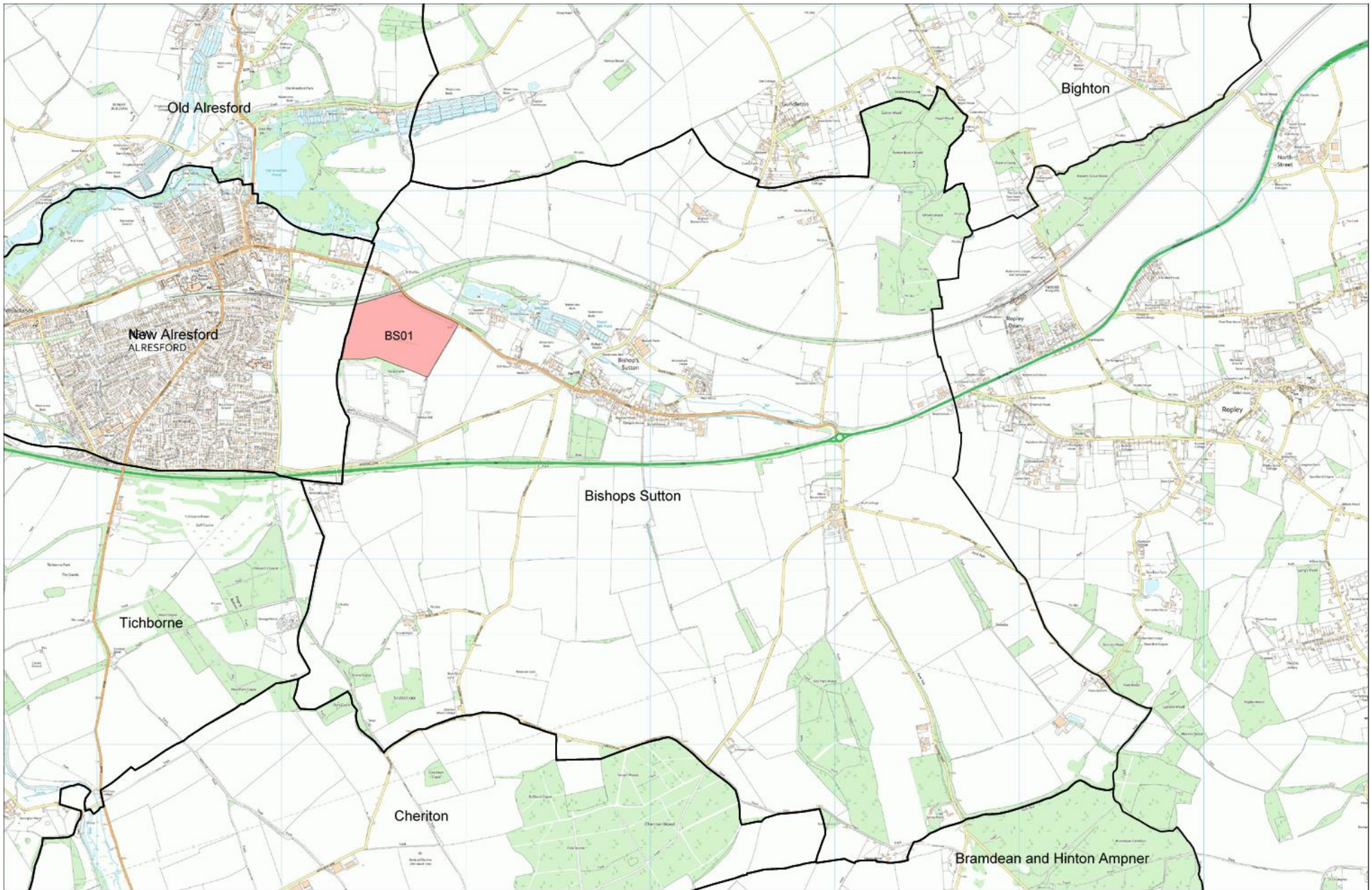
<b>Availability (legal/ownership issues)</b>	<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>	<b>23</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>23</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement	Site Area	
BI02	Rural Hill, Bighton Lane, Gundleton		Bighton	2.8 ha	
<b>Site Description</b>					
<p>.Site is in the village of Gundleton, fronting Bighton Lane. The site is mostly argiculture, with residential in the south-eastern corner. It is bounded by a farm to the south, residential to the north and Bighton Lane and the residential properties of Gundleton to the east.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>	<b>Policy Constraints Continued</b>		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>	<b>Other Considerations</b>		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.		

<b>Site Capacity</b>		<b>55</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 55 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>55</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



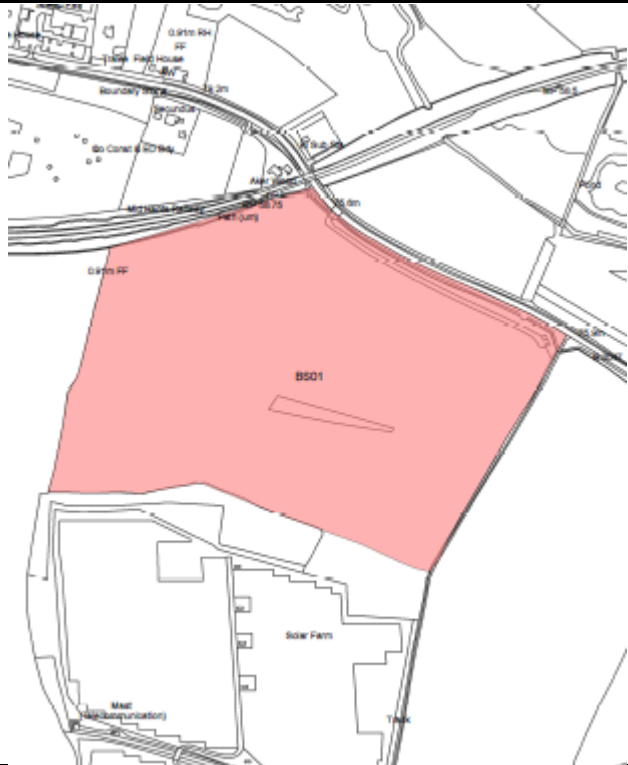




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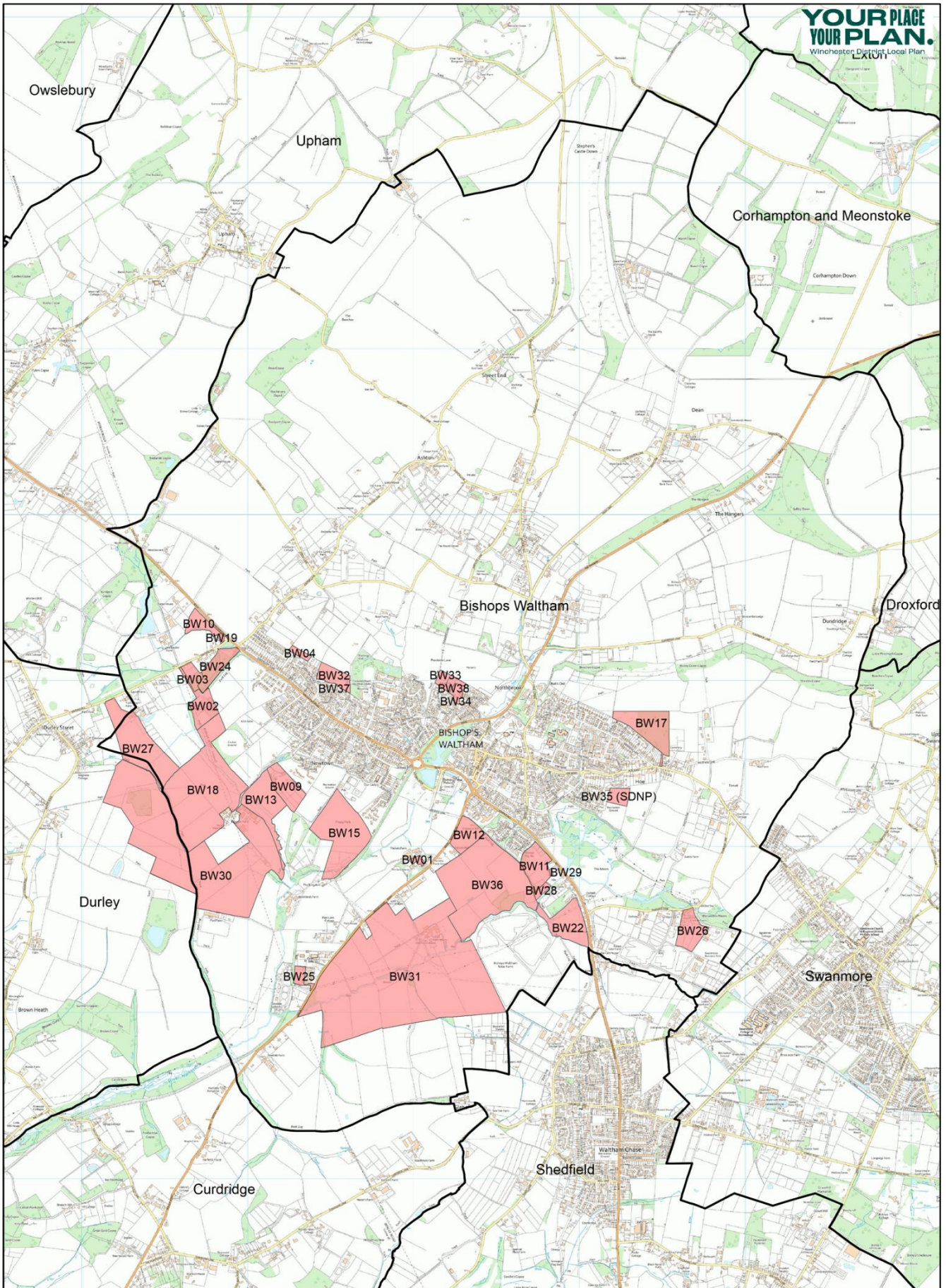
# Bishop's Sutton

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Site Ref	Address		Parish/Settlement		Site Area
BS01	Land South of Bishop's Sutton Road, New Alresford		Bishops Sutton		19 ha
<b>Site Description</b>					
South of Bishops Sutton Road (B3047), bounds New Alresford to west (LPP2 site allocation Sun Lane) Solar Farm to south. Rest of surroundings is countryside. Site currently vacant agriculture land.					
<b>Planning History</b>					
There is no planning history within the last five years.			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	<b>G/A</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent by the		



				<b>landowners and have indicated that the site is immediately</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>285</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 285 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>285</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	



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# Bishop's Waltham


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Site Ref	Address		Parish/Settlement		Site Area
BW01	The Mitre Building, Botley Road		Bishops Waltham		0.320 ha
<b>Site Description</b>					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in Business use (B1, B2 and B8). The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.</p>					
<b>Planning History</b>					
<p>20/00745/FUL - Change of use from B1 Offices to Use Class D2 - Private members Gymnasium (Retrospective Application) - Withdrawn;  19/00663/FUL - Construction of five, B1 starter units with additional new access, parking and landscaping - Refused 2nd May 2019;  18/00534/FUL (AMENDED PLANS RECEIVED 08/08/2018) Construction of 5 no: class B1 use starter units with parking and landscaping. Application refused 15th October 2018 for new buildings in the countryside with no special justification. Appeal was dismissed and costs refused. A further application for a similar scheme (19/00663/FUL) was refused on 2nd May 2019.  18/02779/LDP - Change of use from B1 (office) to D2 (gym) not construction or internal changes will be required - Application Ret</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN

<b>Initial high level assessment</b>		The site is deemed as deliverable/developable				
<b>Availability (legal/ownership issues)</b>		<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>		<b>13</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 13 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>13</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



Site Ref	Address		Parish/Settlement		Site Area
BW02	The Bungalow, Woodlea Nurseries, Wintershill		Bishops Waltham		2.757 ha
Site Description					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in horticultural use. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.</p>					
Planning History					
<p>20/01736/APN - Nursery plant cold storage and dispatch unit - No objection raised 9th September 2020; 18/00064/LDC mixed use for agriculture, importation of wood and processing into logs, erection of woodstore. Approved 8th January 2018.</p>					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the sole landowner has stated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>		<b>72</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 72 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>72</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement	Site Area	
BW03	Jefferies Yard , Winters Hill		Bishops Waltham	1.201 ha	
<b>Site Description</b>					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in used as a haulage contractors yard comprising a large secured open storage yard laid to concrete with associated storage and office buildings. The southern portion of the site is mainly open grassland and then woodland at the southern boundary. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.</p>					
<b>Planning History</b>					
<p>A planning application (19/01807/FUL) for the redevelopment of site for mixed use employment purposes comprising B1a Office accommodation and B8 Vehicle Storage. The application was Withdrawn.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the</b>		

	<b>landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>	<b>38</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 38 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>38</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



Site Ref	Address		Parish/Settlement	Site Area	
BW04	Hermitage Heights, Churchill Avenue		Bishops Waltham	0.498 ha	
Site Description					
The site is located north of Bishop's Waltham, located to the south of the District. The site is currently in use as open space. The site is accessed from Churchill Avenue and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<b>The site is being promoted on behalf of the sole landowner has stated that the site is immediately available for development.</b>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>18</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>18</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	


Site Ref	Address		Parish/Settlement	Site Area	
BW09	Land adjoining Tangier Lane, Bishops Waltham		Bishops Waltham	3.221 ha	
<b>Site Description</b>					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agriculture and the housing allocation BW3 (The Vineyard/Tangier Lane) to the north</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>84</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 84 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>84</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



Site Ref	Address		Parish/Settlement	Site Area	
BW10	Land to the rear of Romany Way, Wintershill		Bishops Waltham	1.576 ha	
<b>Site Description</b>					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently vacant. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by</b>		

	<b>the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>	<b>50</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 50 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>50</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement	Site Area	
BW11	Land adjacent Mill House		Bishops Waltham	3.428 ha	
Site Description					
<p>The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Coppice Hill and surrounding uses comprise of residential and agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>89</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 89 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>89</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	



Site Ref	Address		Parish/Settlement	Site Area	
BW12	Land adjacent Crown Hill House, Botley Road		Bishops Waltham	2.622 ha	
<b>Site Description</b>					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>68</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 68 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>68</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

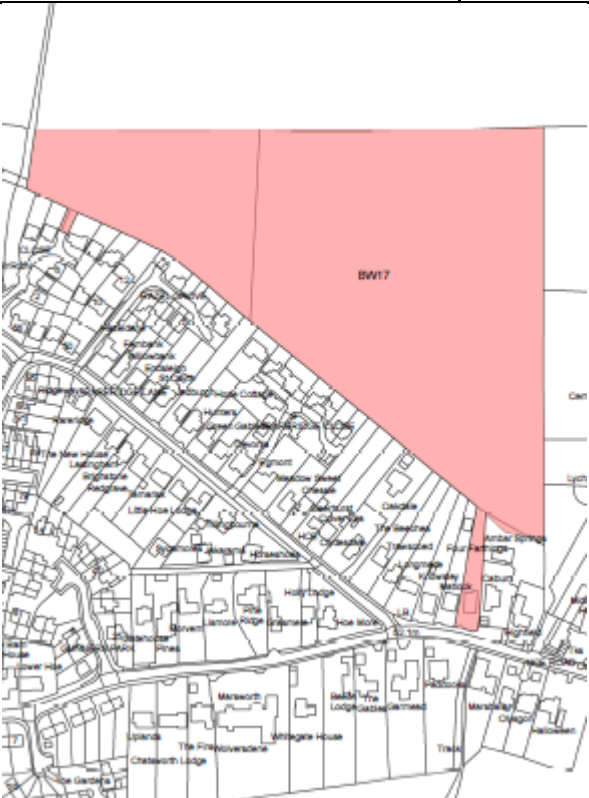
Site Ref	Address		Parish/Settlement	Site Area	
BW13	Land adjacent Tangier Farm, Tangier Lane		Bishops Waltham	5.347 ha	
Site Description					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of residential and agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by		

	<b>the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>	<b>128</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 128 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>128</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

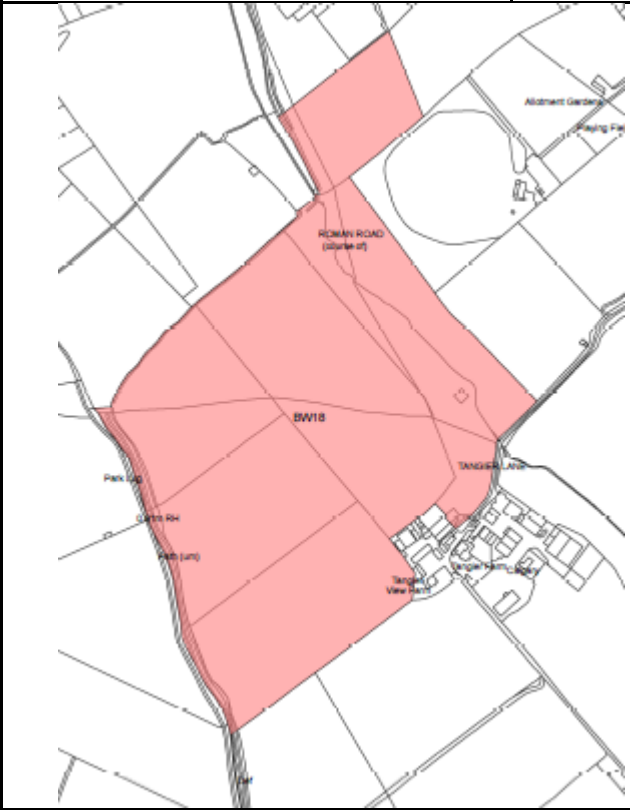
Site Ref	Address		Parish/Settlement	Site Area	
BW15	Land at Brooklands Farm, Botley Road		Bishops Waltham	10.215 ha	
Site Description					
<p>The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	AMBER	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>RED</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The Archaeological Assessment has assessed this site as.			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>204</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 204 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>54</b>	<b>10 – 15 Years</b>	<b>0</b>	



Site Ref	Address	Parish/Settlement	Site Area		
BW17	Land north of Rareridge Lane	Bishops Waltham	5.231 ha		
<b>Site Description</b>					
<p>The site is located north of Bishop's Waltham, located to the south of the District. The site is currently vacant open space. The site is accessed from Rareridge Lane via Matlock and surrounding uses comprise of residential and agriculture.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>		<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the</b>		

		<b>landowners and have indicated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>126</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 126 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>126</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement	Site Area	
BW18	Land at Tangier View Farm, Tangier Lane		Bishops Waltham	20.260 ha	
<b>Site Description</b>					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses.					
<b>Planning History</b>					
There is no planning history within the last five years.					
					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>405</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 405 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>200</b>	<b>6 – 10 Years</b>	<b>205</b>	<b>10 – 15 Years</b>	<b>0</b>	

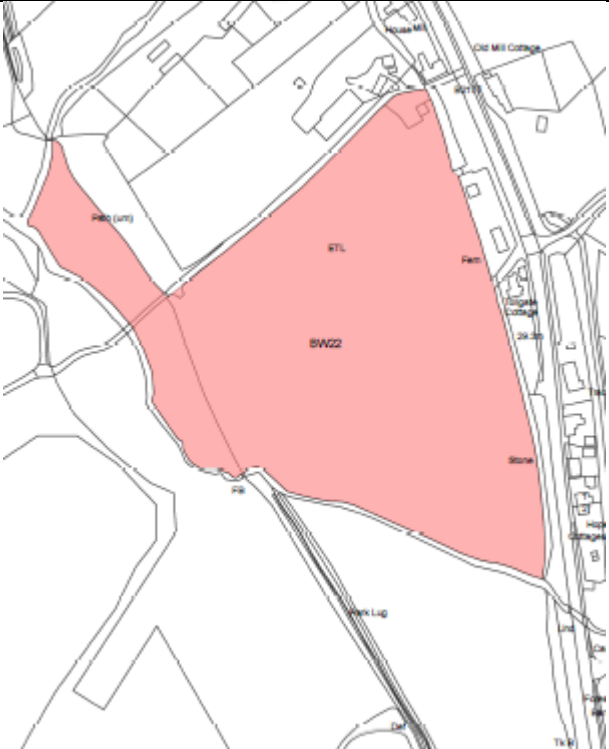
Site Ref	Address	Parish/Settlement	Site Area		
BW19	Land Adjacent to Romany Way, Wintershill	Bishops Waltham	0.160 ha		
<b>Site Description</b>					
<p>The site is within the countryside at the junction of Wintershill with the Winchester Road which is the main road into Bishops Waltham. The site is bounded to the east by Winchester Road and to the south by Wintershill. There is a residential property to the west and open land to the north. The site is currently in use as residential curtilage.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent by the landowners and have indicated		

				<b>that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>				<b>6</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 6 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>6</b>	<b>10 – 15 Years</b>	<b>0</b>	



Site Ref	Address		Parish/Settlement	Site Area	
BW20	Land at Garfields Road		Bishops Waltham	0.69 ha	
Site Description					
<p>The site is within the settlement boundary of Bishops Waltham. It is located at the end of Garfield Rd with residential development around it on the east, south and west, and the SDNP to the north. The site is in industrial use.</p>					
Planning History					
<p>21/01684/HCS - Outline application with landscaping reserved for the redevelopment of the former gas works and metal scrap yard for 21 dwellings along with associated access road, landscaping, public open space and associated public access from within the development at Bryan Hirst Ltd, Garfield Road, Bishops Waltham SO32 1AT (South Down National Park Authority has received a duplicate application as the development falls partly within their area) - To be determined  19/00280/PRE - Redevelopment of scrap metal yard and former gas works sites to provide 44 residential dwellings with associated access road, amenity space and landscaping</p>					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>WHITE</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>25</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>25</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
BW22	Land off Winchester Road, Bishop's Waltham		Bishops Waltham		4.624 ha
Site Description					
The site is located within the countryside. The site is bounded by sporadic residential development fronting the Winchester Road to the east and to the south and by countryside to the north and west. The site is currently in use for agriculture.					
Planning History					
15/00786/FUL - Development of ground mounted solar photovoltaic panels and associated equipment. Application permitted 7th August 2015.					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<b>The site is not owned by the promoter however they do have the consent by the</b>		

	<b>landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>	<b>111</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 111 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>111</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement	Site Area	
BW24	Tollgate Sawmill, Winters Hill, Bishops Waltham		Bishops Waltham	2.494 ha	
<b>Site Description</b>					
<p>The site is located within the settlement boundary of Bishop's Waltham and is currently allocated for employment in Local Plan Part 2. The site is a former sawmill which is no longer in use. The site is bounded by the housing allocation BW4 to the east, Winchester Road to the north with agricultural uses to the south and west.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b></p>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>		<b>50</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 50 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>50</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

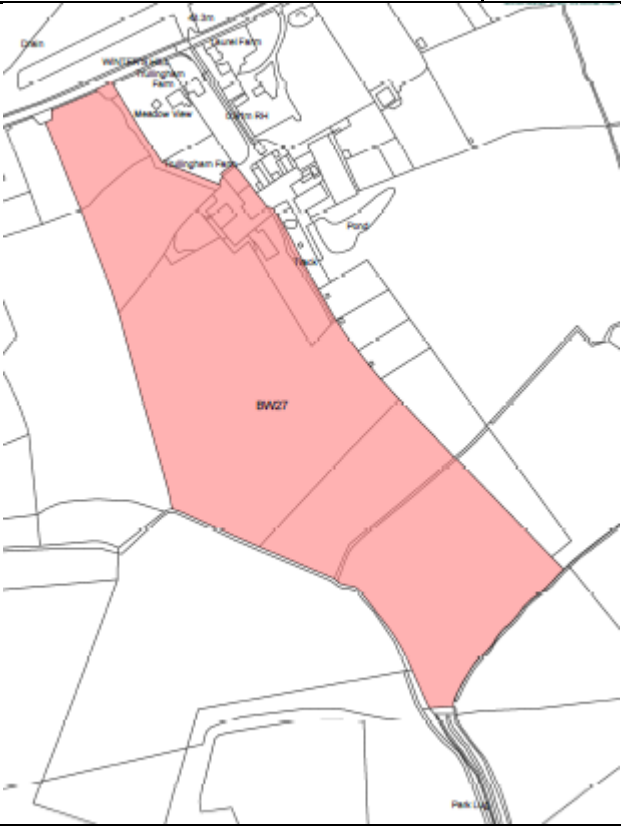
Site Ref	Address		Parish/Settlement		Site Area
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road		Bishops Waltham		0.801 ha
Site Description					
<p>The site is located within the countryside. The site is bounded by Dog Kennels, Sewage Treatment Works and residential. The site is currently in use for B8 Storage and B1(c) Light Industrial.</p>					
Planning History					
<p>20/01834/LDC - Operational development comprising the creation of a hardstanding within the site; Change of use of land to B1(c) Light Industrial; and Change of use of land and building to B8 storage - Permitted 14th May 2021</p>					
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Site promoters proposed use			Employment		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			



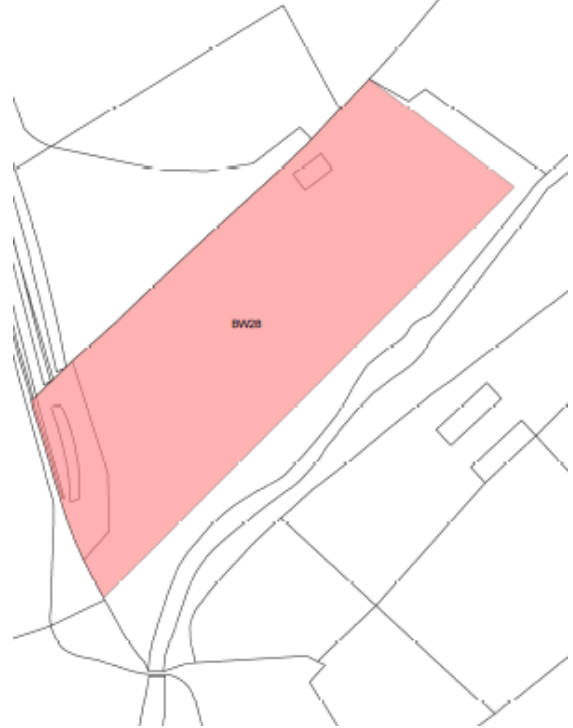
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>1,001-1,500sqm</b>			
<b>Potential Density and Yield (including development type)</b>			There is a potential yield of 1001 - 1500 sqm of floorspace for B1/B8 uses.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1,001-1,500sqm</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
BW26	Land off Freehills, 1 Paradise Lane, Bishop's Waltham		Bishops Waltham		2.936 ha
Site Description					
The site is located within the countryside. The site is bounded agricultural uses to the north, south, east and west. The site is currently in use for agriculture.					
Planning History					
20/00347/LDC - Change of use of land and buildings from agriculture to a mixed use comprising of agriculture, the repair of tractors and plant, storage and sale of plant and mechanical components together with storage containers, offices ancillary to the use of the land and buildings together with a residential caravan and stables. - Permitted 9th September 2020					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>59</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 59 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>59</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

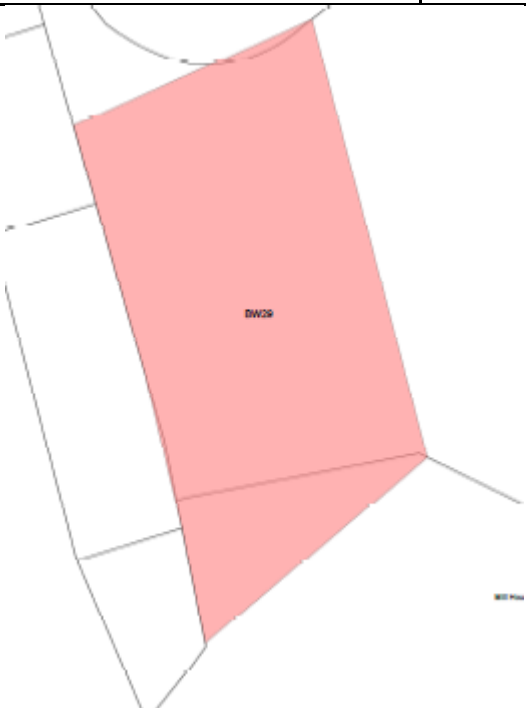
Site Ref	Address		Parish/Settlement		Site Area
BW27	Trullingham Farm, Wintershill		Bishops Waltham		9.122 ha
Site Description					
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural uses. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
Planning History					
20/01068/FUL - Agricultural and equestrian development comprising the repair, extension and change of use of existing buildings, the erection of an ancillary toilet block, the reinstatement and extension of a dilapidated manege and associated works - Permitted 28th September 2020					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>			<b>182</b>				
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 182 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>182</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

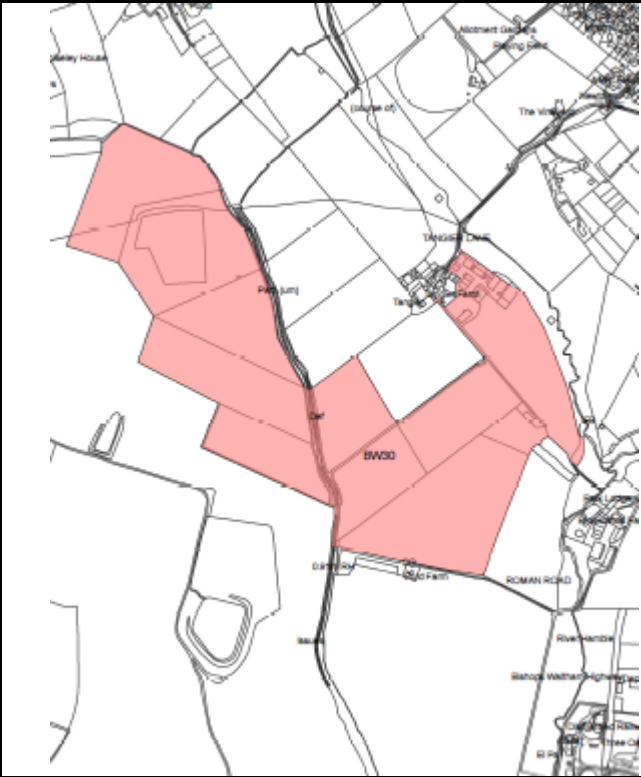
Site Ref	Address		Parish/Settlement	Site Area		
BW28	Land to the rear of Mill House, Winchester Road		Bishops Waltham	0.444 ha		
<b>Site Description</b>						
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.						
<b>Planning History</b>						
There is no planning history within the last five years.						
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>			
<b>Suitability</b>						
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable				
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.</b>			



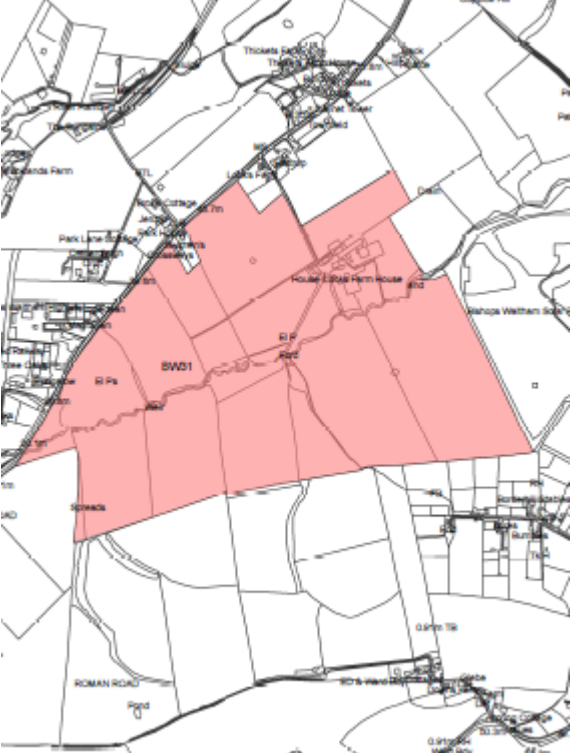
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoter of the site has not identified any issues regarding the viability of the site.			
<b>Site Capacity</b>			<b>9</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 9 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>9</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement	Site Area	
BW29	Land at Mill House, Winchester Road		Bishops Waltham	0.073 ha	
Site Description					
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>		1				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 1 dwelling.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
BW30	Tangier Farm, Tangier Lane, Bishops Waltham, Southampton, SO32 1BU		Bishops Waltham		40.49 ha
Site Description					
In countryside south-west of Bishops Waltham. Site is in agricultural use with farm buildings. Accessed via Tangier Lane.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	A/G
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>810</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 810 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>810</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

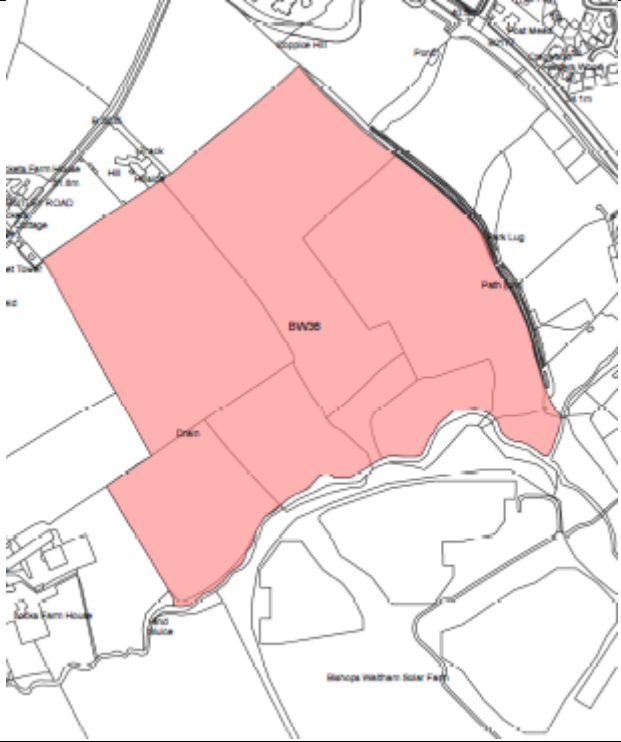
Site Ref	Address		Parish/Settlement	Site Area	
BW31	Locks Farm, Botley Road, Bishops Waltham, Southampton, SO32 1DR		Bishops Waltham	61.35 ha	
<b>Site Description</b>					
<p>In countryside south of Bishops Waltham. Site is in agricultural use with farm buildings. Solar farm to eastern boundary. Botley Road (B3035) on northern boundary, mostly open, with a few residential properties fronting.</p>					
<b>Planning History</b>					
<p>21/01391/FUL - Solar farm and associated development (MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) - To be determined; 20/00931/SCREEN - Request for an EIA Screening Opinion in relation to the proposed development of "solar farm and associated development" - Not requiring an EIA; 18/01337/FUL - Development of a gas powered standby generation facility and associated infrastructure (for a period of 25 years from date of commissioning) - Refused 28th June 2019</p>			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent by the		

		<b>landowners and have indicated that the site is immediately available.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.				
<b>Site Capacity</b>		<b>1,227</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 1,227 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1,227</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

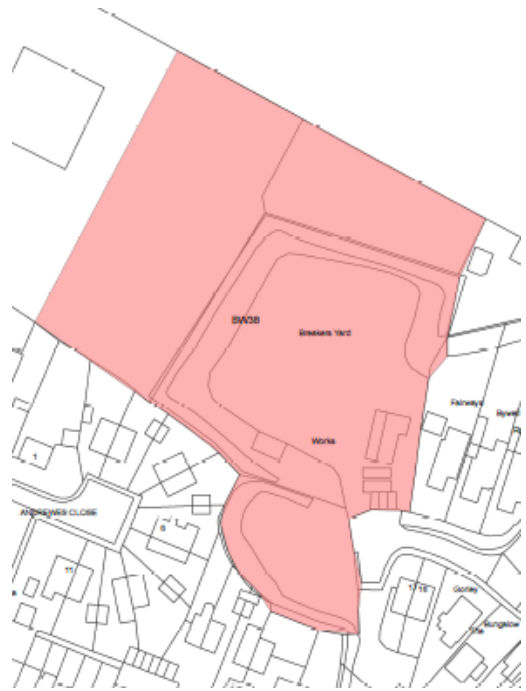


Site Ref	Address	Parish/Settlement	Site Area		
BW34	Old Gas Works Site	Bishops Waltham	0.64 ha		
<b>Site Description</b>					
Same as BW20					
<b>Planning History</b>					
<p>21/01684/HCS - Outline application with landscaping reserved for the redevelopment of the former gas works and metal scrap yard for 21 dwellings along with associated access road, landscaping, public open space and associated public access from within the development at Bryan Hirst Ltd, Garfield Road, Bishops Waltham SO32 1AT (South Down National Park Authority has received a duplicate application as the development falls partly within their area) - Not yet determined; 19/00280/PRE - Redevelopment of scrap metal yard and former gas works sites to provide 44 residential dwellings with associated access road, amenity space and landscaping</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>WHITE</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable for the purposes of this initial assessment			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter and they do not have landowner consent. The promoter is of the opinion the site could be available for development in 0-5 years.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		Possible abnormal costs in respect of historic contaminative landuse.					
<b>Site Capacity</b>		<b>23</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 23 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>23</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

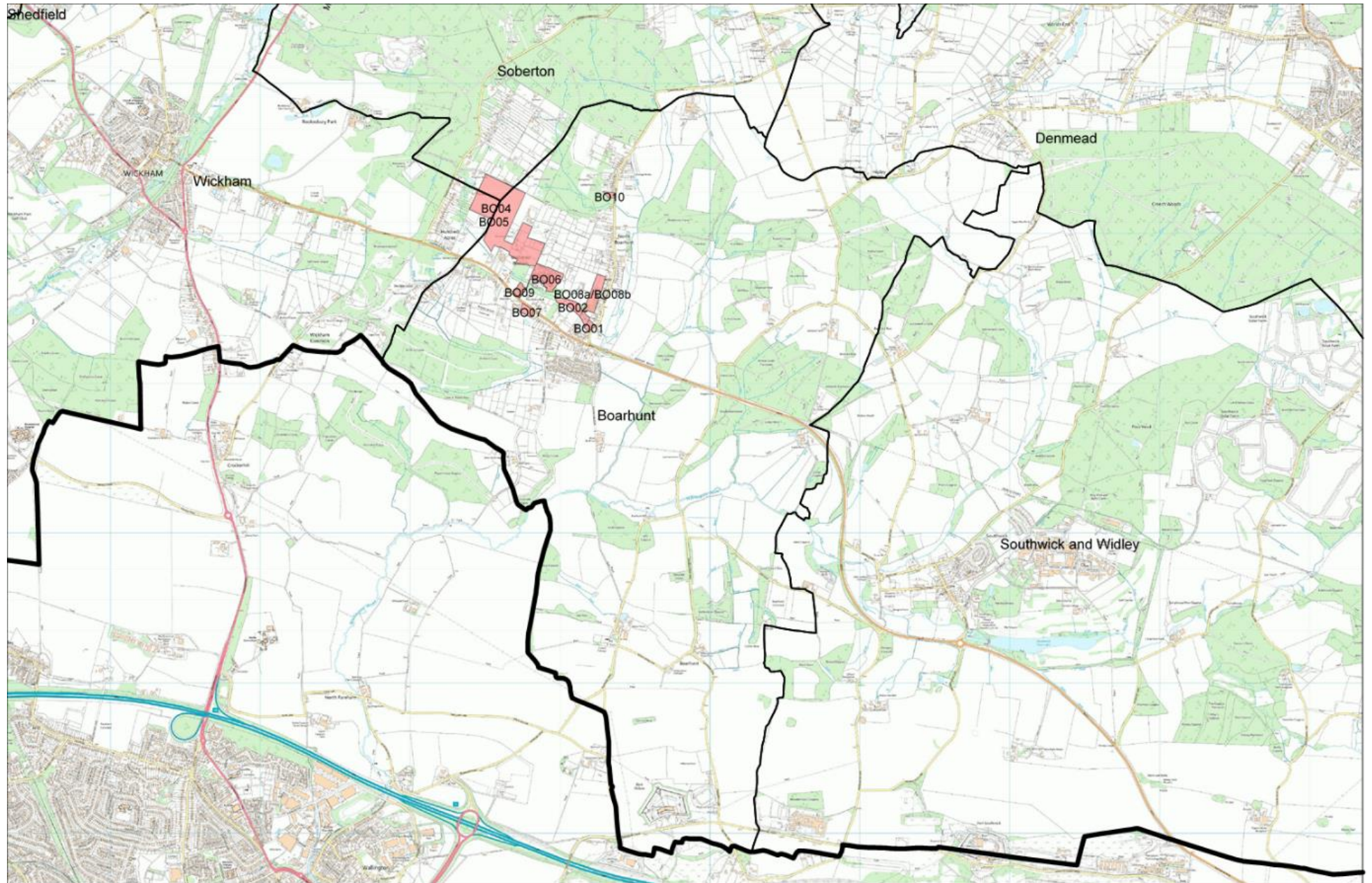
Site Ref	Address		Parish/Settlement		Site Area
BW36	Land at Botley Road, Bishops Waltham		Bishops Waltham		9.24 ha Development Land 11.78ha Offset Land
Site Description					
South of Bishops Waltham. Surrounded by countryside, apart from residential within Bishops Waltham bounding the north-eastern edge of the site.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>G/A</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoter of the site has not identified any issues regarding the viability of the site.					
<b>Site Capacity</b>		<b>185</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 185 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>185</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
BW38	Former Gas Works and Metal Scrap Yard, Garfield Road, Bishops Waltham, SO32 1AT		Bishops Waltham	1.19 ha	
<b>Site Description</b>					
Western and extreme northern part of site comprises fields and open land within SDNPA. The eastern - south-eastern part of the site is within the settlement boundary of Bishops Waltham settlement boundary and comprises a breakers' yard (BW20). Countryside (SDNPA) to the north of the site, a field to the west (SDNPA) and residential to the south and east of the site. The western part of the site overlaps with the eastern part of site BW33.					
<b>Planning History</b>					
21/01684/HCS - Outline application with landscaping reserved for the redevelopment of the former gas works and metal scrap yard for 21 dwellings along with associated access road, landscaping, public open space and associated public access from within the development at Bryan Hirst Ltd, Garfield Road, Bishops Waltham SO32 1AT (South Down National Park Authority has received a duplicate application as the development falls partly within their area) - Not yet determined; 19/00280/PRE - Redevelopment of scrap metal yard and former gas works sites to provide 44 residential dwellings with associated access road, amenity space and landscaping					
					
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<b>Site promoters proposed use</b>			<b>C3 - Residential, Single Traveller Pitch, Supporting uses</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN

TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
<b>Initial high level assessment</b>	The site is deemed as deliverable/developable for the purposes of this initial assessment					
<b>Availability (legal/ownership issues)</b>	<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>	Possible abnormal costs due to stabilisation costs and possible historic contaminative uses.					
<b>Site Capacity</b>	<b>38</b>					
<b>Potential Density and Yield (including development type)</b>	Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 38 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>38</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>





N  
Scale: 1:22,000  
Paper Size: A3


# Boarhunt

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Site Ref	Address		Parish/Settlement		Site Area
BO01	Land adjacent Springfield Trampers Lane		Boarhunt		0.296 ha
<b>Site Description</b>					
<p>The site is within North Boarhunt, located to the south of the District. This site is in agricultural use. It fronts onto Trampers Lane, adjoins Springfield (a residential dwelling) to the north, agricultural land to the west, Mayfield (residential dwelling) to the south and with Wine Cross Farm House opposite to the east.</p>					
<b>Planning History</b>					
<p>21/00362/FUL - Construction of three detached dwelling houses with access driveway. - To be determined; 20/01230/PRE - Construction of new small family dwellings (10) on the west side of Trampers Lane, North Boarhunt. An eco friendly development infilling a small site with a continuously developed road frontage</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the sole landowner and has stated that		

				<b>the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>9</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>9</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
BO02	Land to the rear of Springfield Trampers Lane		Boarhunt		1.136 ha
<b>Site Description</b>					
<p>The site is located within the settlement of North Boarhunt. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the south and east. To north and west is land in agricultural use.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</b>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>27</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>27</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

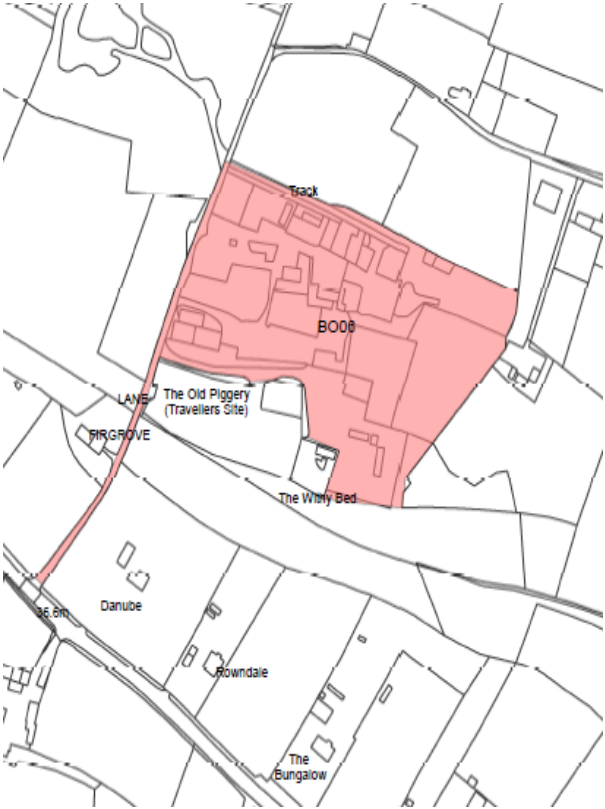
Site Ref	Address	Parish/Settlement	Site Area		
BO04	Land lying to the north of Southwick Road, North Boarhunt	Boarhunt	9.986 ha		
<b>Site Description</b>					
The site is adjacent to the Hundred Acres settlement and is surrounded by residential land uses to the west, and agriculture to the north, south and east.					
<b>Planning History</b>					
19/01768/APN - Proposed agricultural building - No Objection					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>150</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 150 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



		<b>the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>150</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 150 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>150</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	



Site Ref	Address	Parish/Settlement	Site Area		
BO06	Land to the east of Firgrove Lane, North Boarhunt, PO17 6JU	Boarhunt	2.3 ha		
<b>Site Description</b>					
Site is outside Boarhunt east of Firgrove Lane. The site mostly comprises residential caravans, to the north of existing caravan site. Otherwise countryside surrounds.					
<b>Planning History</b>					
21/00399/FUL - Continued use of land for the stationing of residential caravans - To be determined; 20/01510/FUL - Erection of replacement three-bedroomed bungalow, with adjustment to its curtilage - Approved 18th September 2020; 19/01564/LDC - Retention of building as a single dwellinghouse - Approved 13th September 2019; 19/02250/FUL - Stationing of residential caravans (retrospective) - Refused 19th December 2019; 19/01684/LDC - Retention of building as a single dwellinghouse as the original mobile home at no.6A The Old Piggery has had no wheels or A-frame since 2011; has been extensively altered and extended; has been continuously occupied in C3 residential use for over four years - Permitted 26th September 2019; 18/01691/FUL - Continued siting of 4 no. residential gypsy caravans without complying with Condition 3 of planning permission ref. 11/01875/FUL - Permitted 1st November 2018					
					
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<b>Site promoters proposed use</b>		<b>Sui-Generis</b>			
<b>Suitability</b>					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	

NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.		
<b>Site Capacity</b>			<b>45</b>		
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>45</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>
				<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
BO07	Land on the south side of Southwick Road, North Boarhunt, Fareham		Boarhunt	0.522 ha	
<b>Site Description</b>					
<p>Site comprises a field on the outskirts of Boarhunt fronting the B2177 to the north. Residential to east of the site and north of the B2177, farm/commercial buildings to the west and countryside to the south.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>14</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 14 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>14</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement	Site Area	
BO08a	Land at R/O Ron's Place, Trampers Lane, North Boarhunt, PO17 6DH		Boarhunt	1.6 ha	
<b>Site Description</b>					
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Currenly in use for agriculture/paddock					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>36</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>36</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
BO08b	Land at R/O Ron's Place, Trampers Lane, North Boarhunt, PO17 6DH		Boarhunt	1.6 ha	
<b>Site Description</b>					
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Currenly in use for agriculture/paddock					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>36</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>36</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	



Site Ref	Address		Parish/Settlement	Site Area	
BO09	Land to the west of Firgrove Lane, North Boarhunt		Boarhunt	0.42 ha	
Site Description					
Site comprises countryside on the outskirts of Boarhunt bounded by the B2177 to the south and Firgrove Lane to the east.. Residential to west and east of the site. Countryside to its north.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>11</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>11</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
BO10	Land to the south of Oakley House, Trampers Lane, North Boarhunt PO17 6BY		Boarhunt		0.6 ha
<b>Site Description</b>					
Residential properties lie to the north of the site. Agricultural Land bounds the western, eastern and southern boundaries of the site.					
<b>Planning History</b>					
18/00503/FUL - Erection of dwelling - Not determined closed.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	RED	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		SINC and Ancient Woodland – Both designations wholly cover the site			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.</b>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>16</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 16 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>16</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>