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Scale: 1:23,000
Paper Size: A3

Denmead

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Site Ref	Address		Parish/Settlement	Site Area	
DE02	Land between Springside & Woodlands Bunkers Hill		Denmead	0.144 ha	
Site Description					
<p>The site is south of Denmead, located to the south of the District. This site is currently vacant. It fronts onto Bunkers Hill, adjoins residential dwellings to the north and south, with agricultural to the east and west.</p>					
Planning History					
<p>20/00761/FUL - Residential development to include 1 no. two storey three bedroom detached house and 2 no. two storey two bedroom semi-detached houses with associated on-site parking and turning area utilising existing highway access off Bunkers Hill.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		

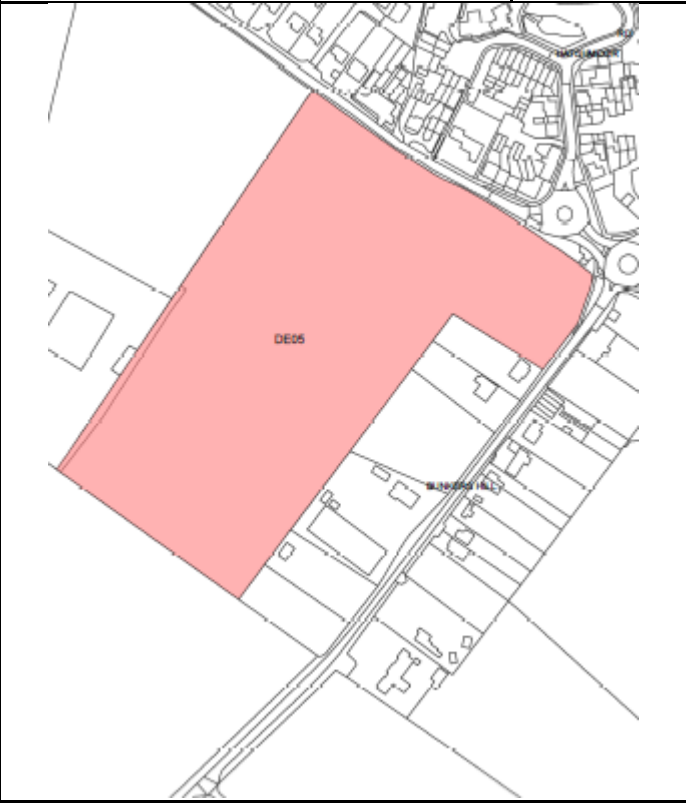
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		4				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 4 dwellings.				
Phasing	0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE03	Land at Anmore Road, Denmead		Denmead		1.354 ha
Site Description					
The site is north of Denmead, located to the south of the District. This site is in use for agriculture. It fronts onto Anmore Road, adjoins agricultural land to the north with residential dwellings to the south, east and west.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by		


	the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	32					
Potential Density and Yield (including development type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 32 dwellings.					
Phasing	0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE04	Land to the south of Manor House, Hambledon Road		Denmead	0.374 ha	
Site Description					
<p>The site is east of Anthill Common, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Hambledon Road, adjoins residential dwellings to the north, south and west with agricultural land to the east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>		

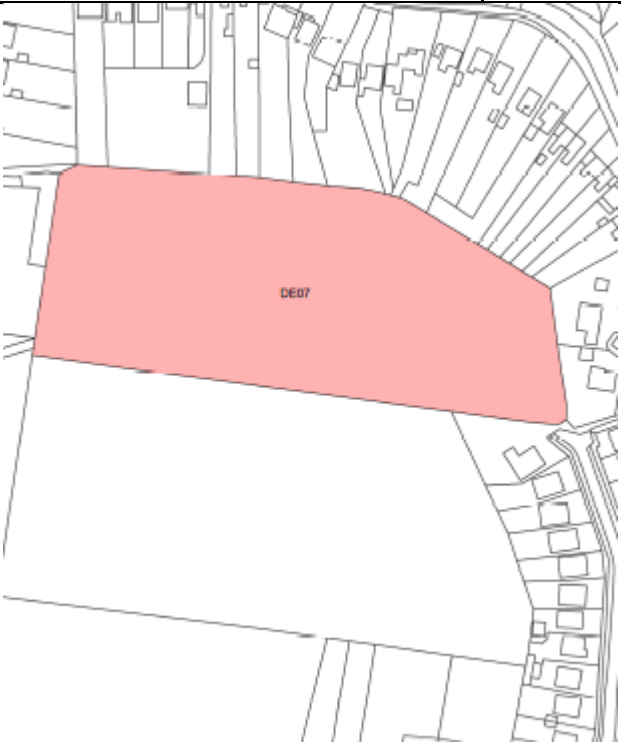
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		11				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.				
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE05	Land South of Forest Road		Denmead		4.265 ha
Site Description					
<p>The site is south of Denmead, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and east, with agricultural land to the south and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

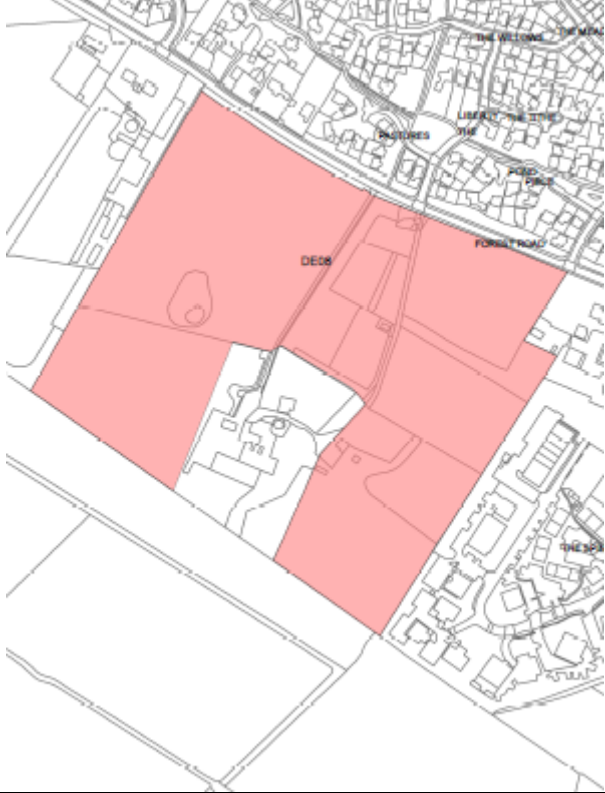
		landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		77				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 77 dwellings.				
Phasing	0 – 5 Years	77	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE06	Land at Lower Crabbick Lane/Forest Road		Denmead	7.557 ha	
Site Description					
<p>The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts onto Lower Crabbick Lane/Forest Road, adjoins residential dwellings to the north, with agricultural land to the east, south and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site		

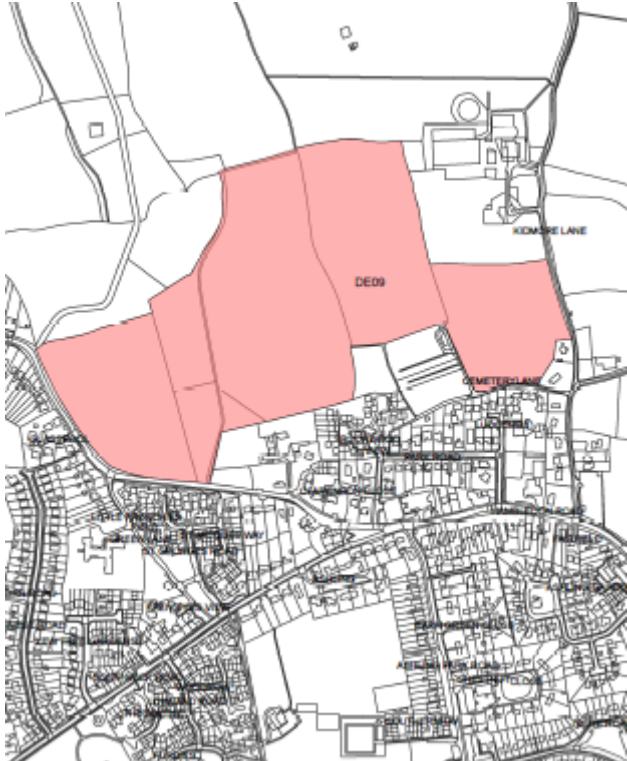
				is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				125			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 125 dwellings.			
Phasing	0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE07	Land rear of Bendals Yard, Imhams Lane		Denmead		1.818 ha
Site Description					
<p>The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Imhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

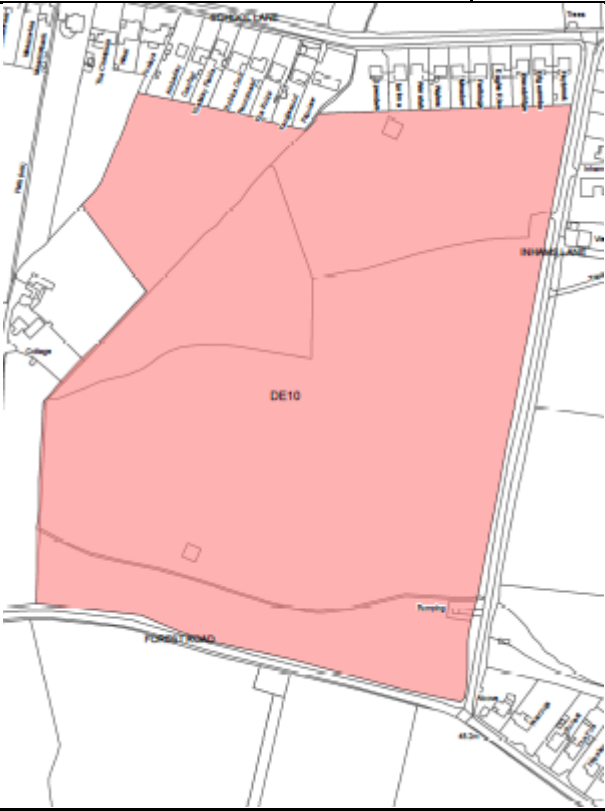
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		49					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 49 dwellings.					
Phasing	0 – 5 Years	49	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE08	Land at Edgecombe Cottage, Forest Road		Denmead		9.451 ha
Site Description					
<p>The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road, adjoins residential dwellings to the north, office and residential to the east with agricultural land to the south and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

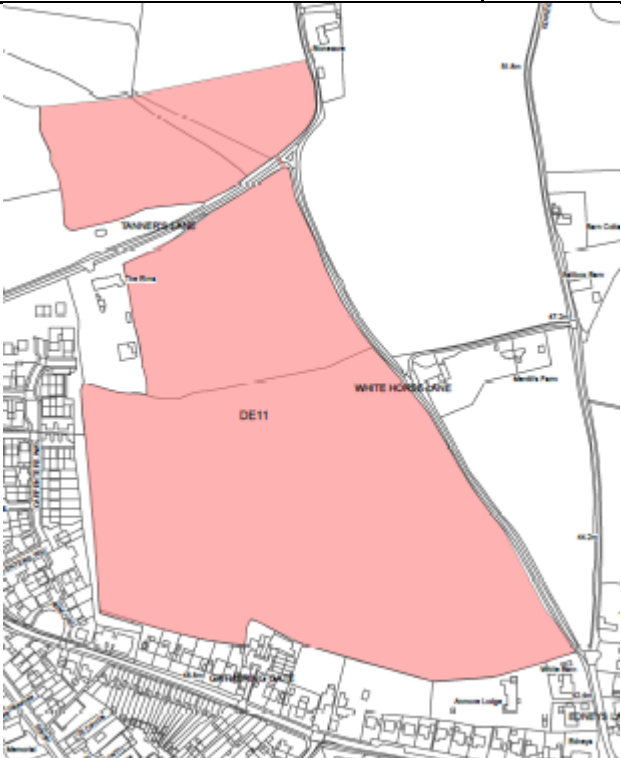
Availability (legal/ownership issues)		The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		142					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 142 dwellings.					
Phasing	0 – 5 Years	142	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE09	Land at Hambledon Road		Denmead		17.542 ha
Site Description					
<p>The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Hambledon Road, adjoins residential dwellings to the south and west, with agricultural/woodland to the north and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				263			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 263 dwellings.			
Phasing	0 – 5 Years	263	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE10	East of Inhams Lane		Denmead		12.201 ha
Site Description					
<p>The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, with agricultural land to the east, south and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

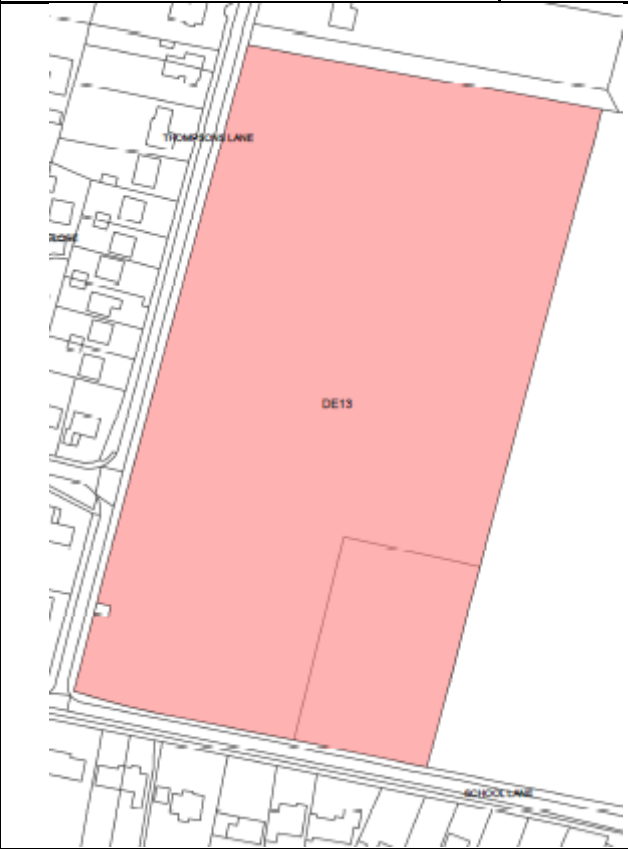
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			92			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 183 dwellings. As half the site is within Flood Zone 2 and 3 this number has been reduced to 92 dwellings.			
Phasing	0 – 5 Years	92	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE11	Land north of Anmore Road, Denmead	Denmead	15.89 ha		
Site Description					
<p>The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Tanners Lane, adjoins residential dwellings to the south, with agricultural land to the north and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

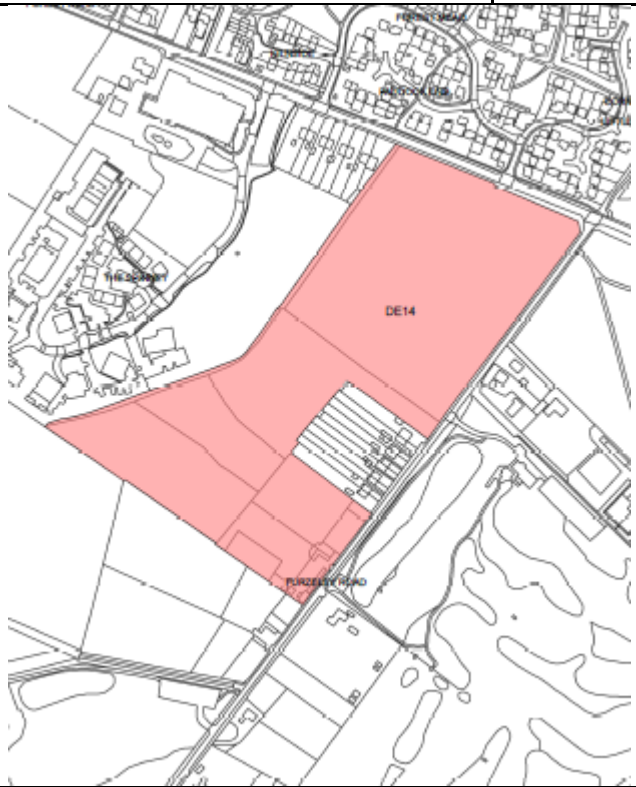
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				238			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 238 dwellings.			
Phasing	0 – 5 Years	238	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE12	Land at Claredon Farm, Anmore Road		Denmead		25.654 ha
Site Description					
The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore, adjoins residential dwellings to the south and east, with agricultural land to the north and west.					
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	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 by the sole landowner and has stated that the site is immediately available for development.		

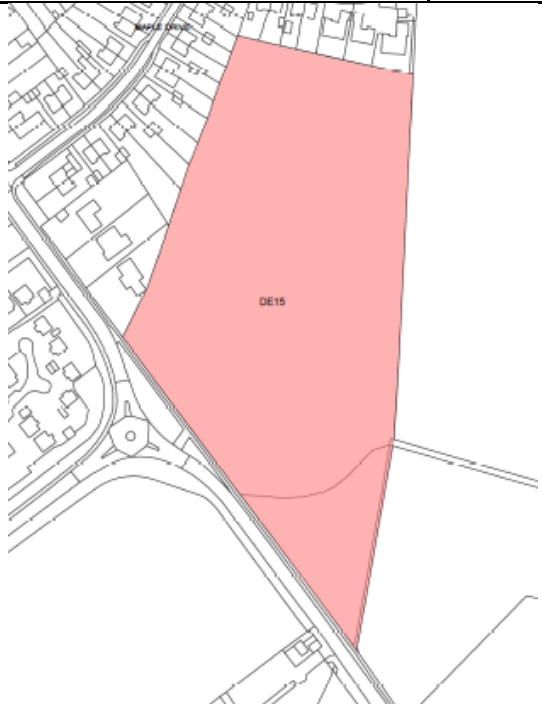
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		385					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 385 dwellings.					
Phasing	0 – 5 Years	385	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE13	Land at Thompsons Lane	Denmead	3.648 ha		
Site Description					
<p>The site is east of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, west and south, with agricultural land to the east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

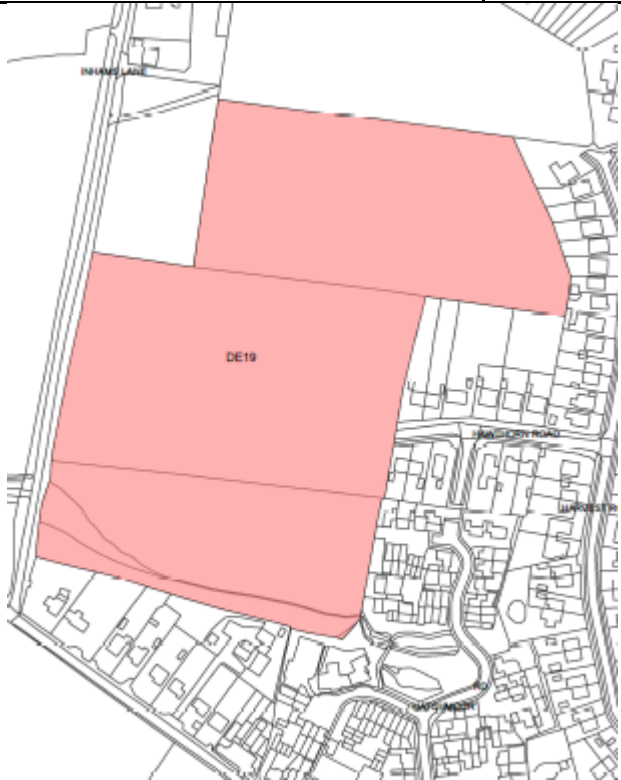
Availability (legal/ownership issues)		The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		71					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 71 dwellings.					
Phasing	0 – 5 Years	71	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE14	Land at Forest Road and Furzeley Road	Denmead	7.656 ha		
Site Description					
<p>The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road/ Furzeley Road, adjoins residential dwellings to the north, office and residential to the west with agricultural land to the south and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

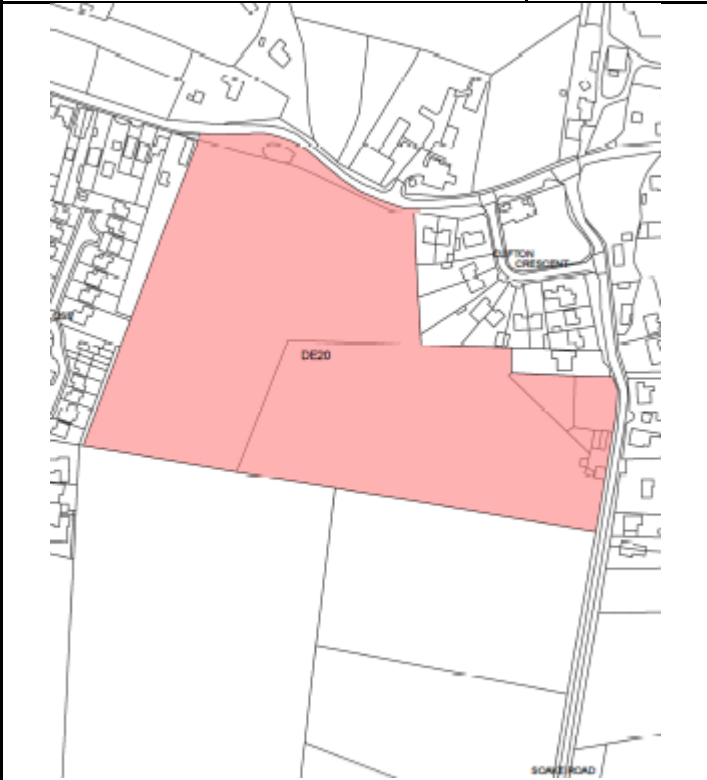
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		129					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 129 dwellings.					
Phasing	0 – 5 Years	129	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE15	Land south of Maple Drive	Denmead	3.220 ha		
Site Description					
<p>The site is east of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Hambleton Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		Majority of site (90%) lies within a SINC. Flood Risk Zone 2 and 3 are along eastern boundary of the site.			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

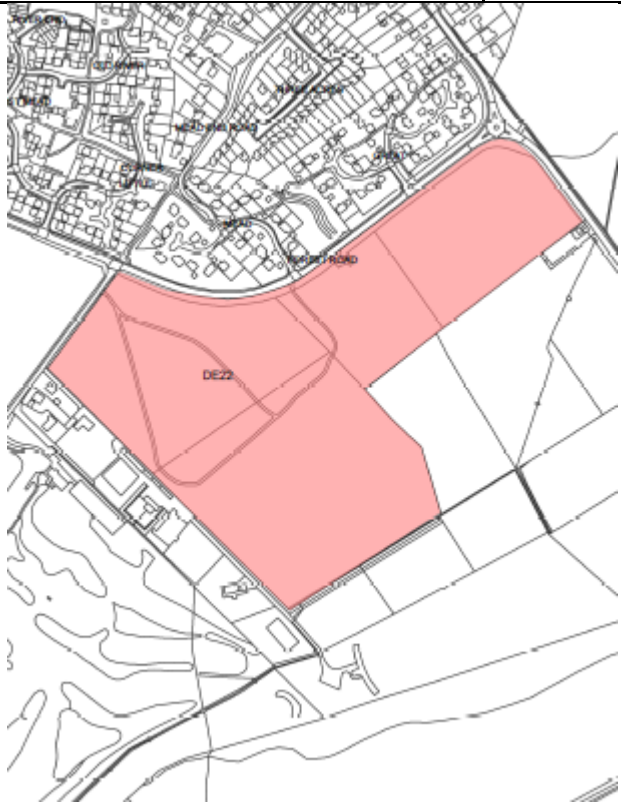
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		63				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 63 dwellings.				
Phasing	0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE19	Land east of Inhams Lane		Denmead		6.264 ha
Site Description					
<p>The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Inhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

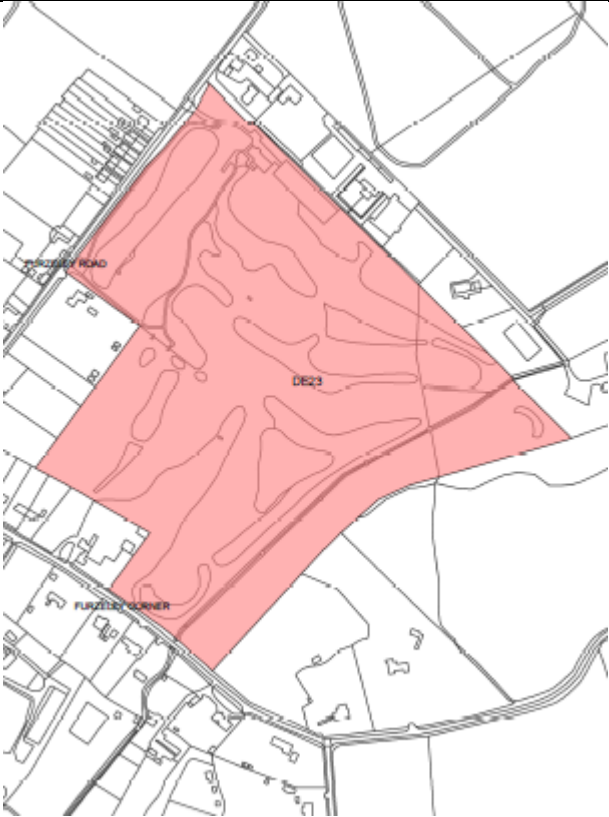
	landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	103					
Potential Density and Yield (including development type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.					
Phasing	0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE20	Land at Soake Road, Denmead		Denmead		5.067 ha
Site Description					
<p>The site is east of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Soake Road, adjoins residential dwellings to the north, east and west, with agricultural land to the south.</p>					
Planning History					
<p>An application (18/00494/SCOPE) for the development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast. The application has yet to be determined.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		Western half of site lies in a SINC (Kings Pond Meadow). Flood Risk 2 and 3 lie on western half of site. Site lies wholly within Settlement Gap and could lead to coalescence with Anmore.			

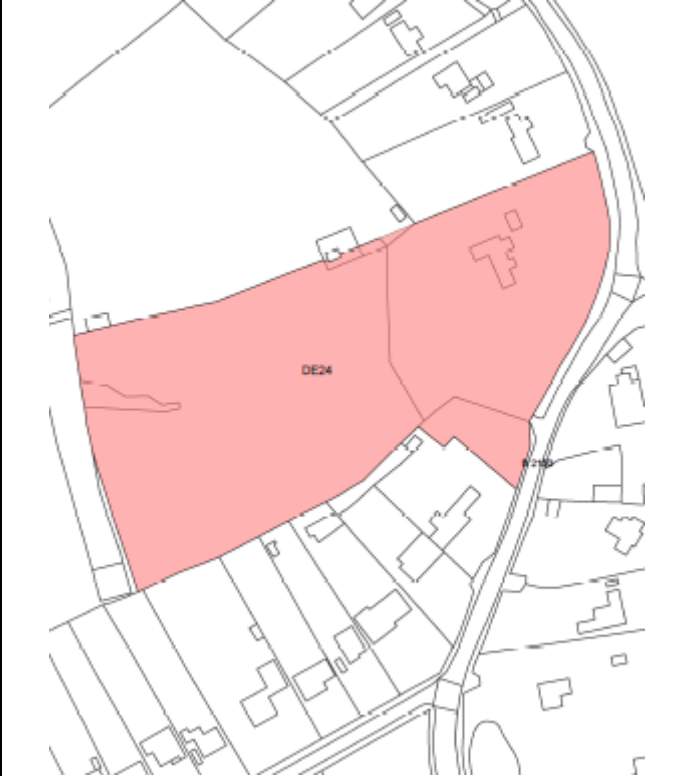
Availability (legal/ownership issues)		The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		91					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 91 dwellings.					
Phasing	0 – 5 Years	91	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE22	Land South of Forest Road, Denmead	Denmead	13.227 ha		
Site Description					
<p>The site is south west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.</p>					
Planning History					
<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>			
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		<p>TPO areas cover the south eastern part of the site. Flood Risk 2 and 3 cut across the centre of the site. Development of the site could reduce the gap between Denmead and Havant.</p>			

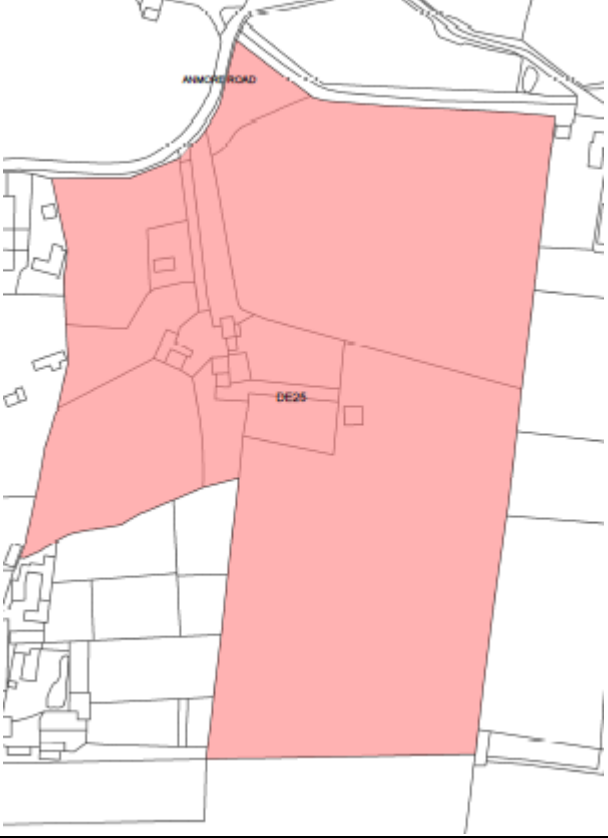
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		198					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 198 dwellings.					
Phasing	0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE23	Furzeley Gold Course, Furzeley Road, Denmead		Denmead		13.4 ha
Site Description					
<p>The site is south west of Denmead, located to the south of the District. This site is currently used as a golf course. It fronts onto Furzeley Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		201					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 201 dwellings.					
Phasing	0 – 5 Years	201	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE24	Land at Barton Croft, Hambledon Road, Denmead		Denmead		1.56 ha
Site Description					
<p>The site is north of Denmead, located to the south of the District. This site is currently in residential use on a substantially large plot. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

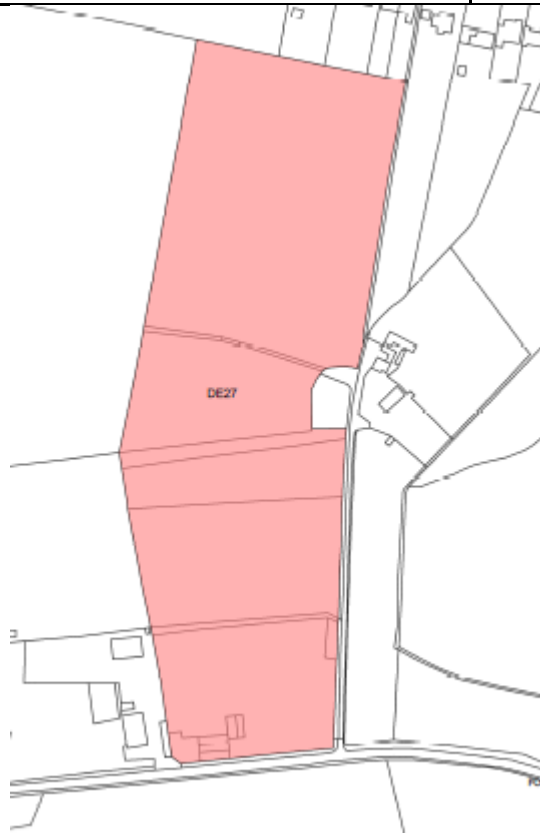
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		35					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.					
Phasing	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE25	Anmore Dell Farm, Anmore Road, Denmead	Denmead	5.420 ha		
Site Description					
<p>The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore Road, adjoins residential dwellings to the west and to the south, north and east is agricultural land.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

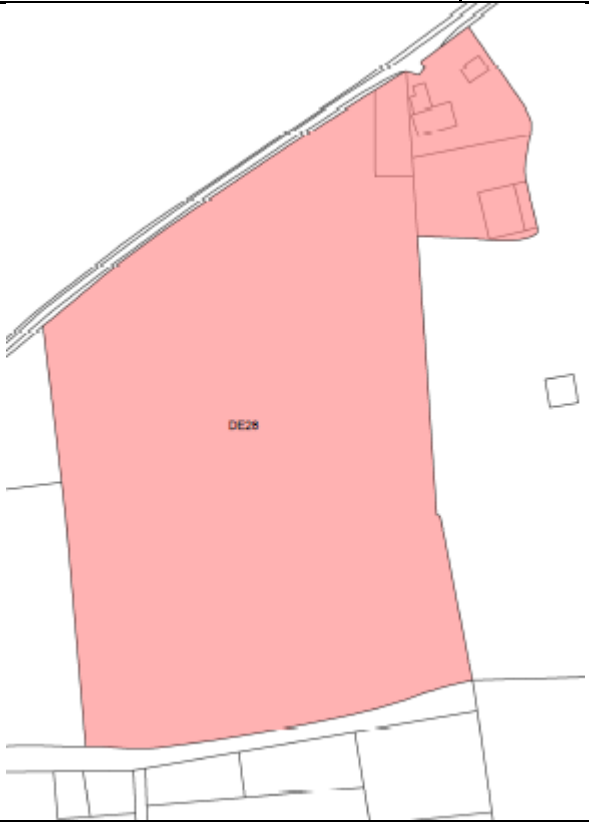
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		98					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 98 dwellings.					
Phasing	0 – 5 Years	98	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DE26	61 Anmore Road, Denmead		Denmead	0.231 ha	
Site Description					
<p>The site is within the settlement of Denmead, located to the south of the District. This site is currently in residential use. It fronts onto Anmore Road, adjoins residential dwellings to the west, east and south to the north is agricultural land.</p>					
Planning History					
<p>The site is within the settlement of Denmead, located to the south of the District. This site is currently in residential use. It fronts onto Anmore Road, adjoins residential dwellings to the west, east and south to the north is agricultural land.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

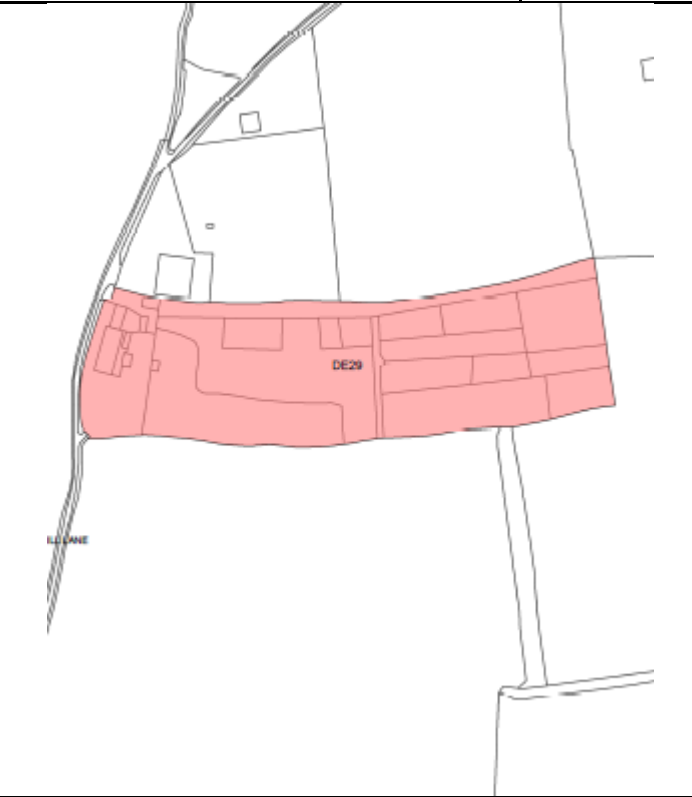
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		6.93				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 7 dwellings.				
Phasing	0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE27	Land North side of Forest Road, Lower Crabbick		Denmead	4.733 ha	
Site Description					
The site is west of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Forest Road, adjoins residential dwellings to the north and to the south, west and east is agricultural land.					
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	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		85					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 85 dwellings.					
Phasing	0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE28	Hill Crest, Old Mill Lane, Denmead		Denmead		4.215 ha
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.					
Planning History					
An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		76					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 76 dwellings.					
Phasing	0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE29	Mill View Farm, Mill Lane, Denmead		Denmead		3.214 ha
Site Description					
<p>The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.</p>					
Planning History					
<p>An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		63					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 63 dwellings.					
Phasing	0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DE30	Lincoln Green Nursery, Willow House, Hambledon Road		Denmead	1.231 ha	
Site Description					
<p>The site is north of Denmead, located to the south of the District. This site is currently in use as a nursery. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

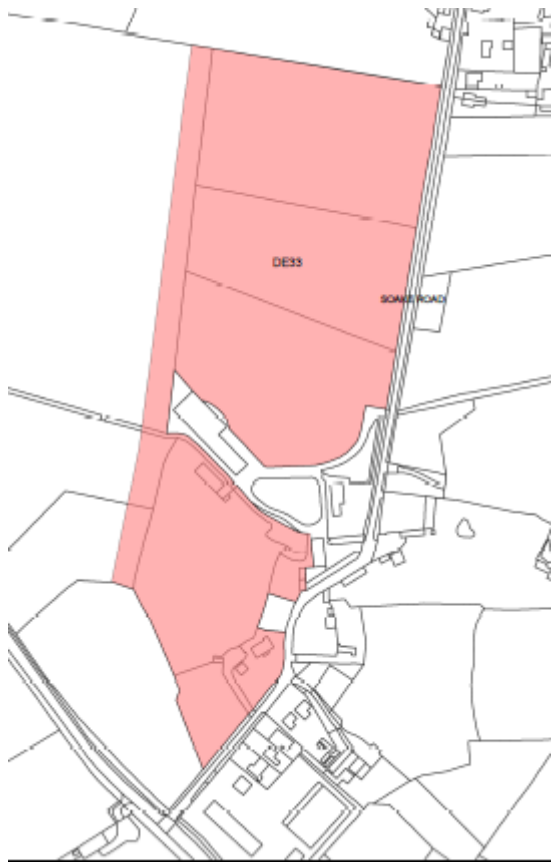
		landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		30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

Site Ref	Address		Parish/Settlement	Site Area	
DE31	Orchard Field, Soake Road, Denmead		Denmead	0.053 ha	
Site Description					
<p>The site is south east of Denmead, located to the south of the District. The site is currently vacant, although previously formed part of the residential curtilage of Soake Farmhouse to the south. It fronts onto Soake Road, and is bound by residential (C3) uses to the south and east, storage and distribution (B8) uses to the north and by agricultural fields (B8) uses to the north and by agricultural fields west. A builders yard (sui generis) is also located to the north east of the site on the opposite side of Soake Road.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		Western half of site lies in a SINC (Kings Pond Meadow). Flood Risk 2 and 3 lie on western half of site. Site lies wholly within Settlement Gap and would lead to coalescence with Anmore.			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the		


		consent by the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		1				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1 dwelling.				
Phasing	0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE32	Soake Farm, Soake Road	Denmead	0.867 ha		
Site Description					
<p>The site currently accommodates two large warehouses and an office associated with a B8 (storage and distribution) use on the site as well an associated dwelling currently occupied by the landowner (C3). The site is bound by agricultural fields to the north and west, whilst is it is also neighboured by residential (C3) uses to the south and south east and a builders yard (sui generis) opposite the site to the east.</p>					
Planning History					
<p>20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as a standalone dwelling and in breach of condition 3 of planning permission ref: 05/00456/FUL for over 4 years.; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (Ref: W05388/04) for the "change of use of former workroom to ancillary retail sales and replacement warehouse/office building" established the use of the existing office building as providing ancillary retail sales to an existing warehouse used for an established equestrian wholesale business (B8 use class) located on the site, however, the building has been in independent use as an office (B1(a) Use Class) for over 10 years.</p>					
					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER


Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			23			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.			
Phasing	0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE33	Land west of Soake Road		Denmead		7.104 ha
Site Description					
<p>The site is bound by further agricultural uses to the north, east, west and south west, The site is neighbored by residential uses to the north west and south east as well as a storage and distribution (B8) use and Builders Yard (Sui Generis) to the south east.</p>					
Planning History					
<p>20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as a standalone dwelling and in breach of condition 3 of planning permission ref: 05/00456/FUL for over 4 years.; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (Ref: W05388/04) for the "change of use of former workroom to ancillary retail sales and replacement warehouse/office building" established the use of the existing office building as providing ancillary retail sales to an existing warehouse used for an established equestrian wholesale business (B8 use class) located on the site, however, the building has been in independent use as an office (B1(a) Use Class) for over 10 years.</p>					
					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN

Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape		
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			117			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 117 dwellings.			
Phasing	0 – 5 Years	117	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE34	The Cornerstone PH, Mead End Road		Denmead	0.166 ha	
Site Description					
<p>The site is within the settlement of Denmead, located to the south of the District. The site is currently vacant, however was previously in use as a church. Site is located on Mead End Road, a residential street, and is bound by residential (C3) uses on all sides.</p>					
Planning History					
<p>21/01630/FUL - Demolition of all existing buildings and the redevelopment of the site with 5 dwellings, parking, and associated infrastructure. Pending decision.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>		

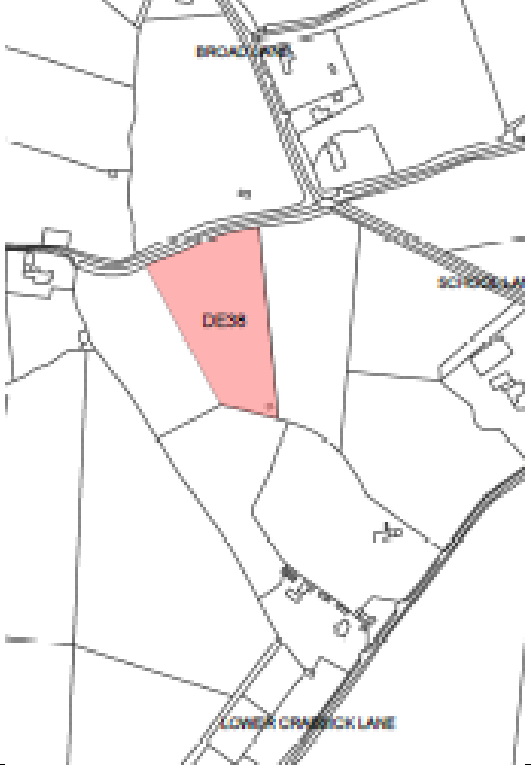
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			5			
Potential Density and Yield (including development type)			Given the sites location within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

Site Ref	Address		Parish/Settlement	Site Area	
DE35	Land rear of 65 Anmore Road		Denmead	0.315 ha	
Site Description					
The site is within the settlement of Denmead, located to the south of the District. The site is currently used as a garden. The site is located on Anmore Road, a residential street, and is bound by residential (C3) and agricultural uses. The site is currently allocated within the Denmead Neighbourhood Plan.					
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	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		


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

Site Ref	Address		Parish/Settlement	Site Area	
DE36	Denmead Health Centre, Hambledon Road		Denmead	0.287 ha	
Site Description					
<p>The site is within the settlement of Denmead, located to the south of the District. The site is currently in D1 Health Use. The site is located on Hambledon Road A22 and is bound by residential (C3) uses.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

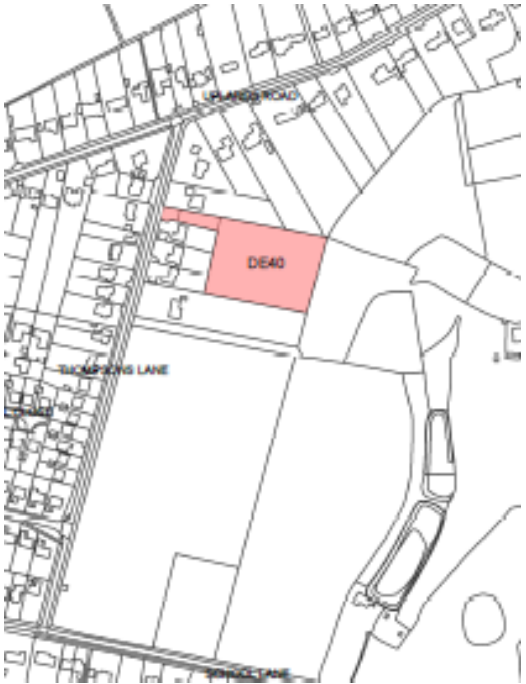
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues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

Site Ref	Address		Parish/Settlement		Site Area
DE38	Lot D Dirty Lane Denmead PO7 4QT		Denmead		0.93 ha
Site Description					
Countryside outside Denmead. Field fronting Dirty Lane (Uplands Road). Surrounding uses fields.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site		


		is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		25				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.				
Phasing	0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE39	Lot E Dirty Lane Denmead PO7 4QT		Denmead		0.92 ha
Site Description					
<p>Countryside outside Denmead. Field fronting Dirty Lane (Uplands Road). Surrounding uses residential property to west, otherwise fields.</p>					
Planning History					
<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>		
Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		

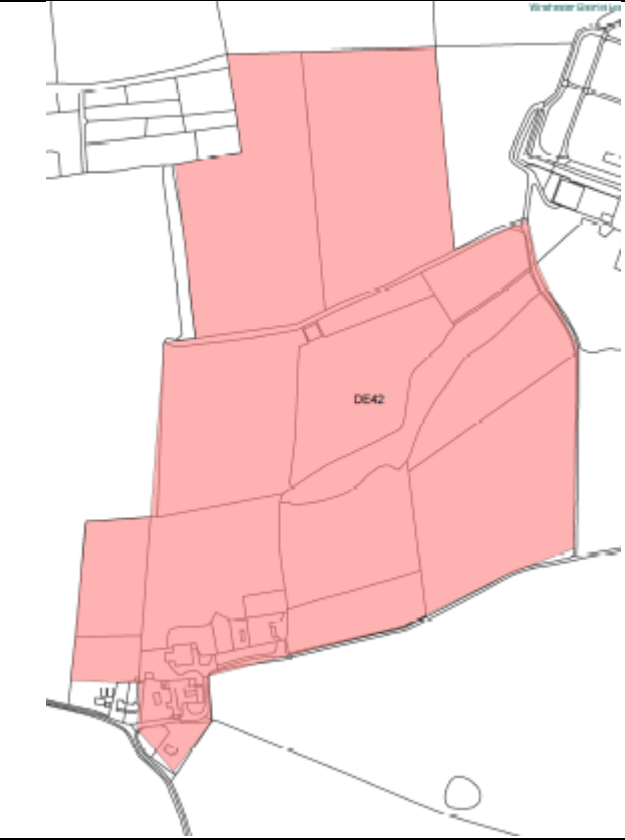
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			25			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.			
Phasing	0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE40	Land lying to the east of Thompsons Lane, Anthill Common, Denmead		Denmead	0.6 ha	
Site Description					
<p>Within countryside, adjoining Denmead. Site comprises rear of residential gardens and access point to Thompsons Lane. Surrounding uses countryside to east, otherwise residential gardens.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated		

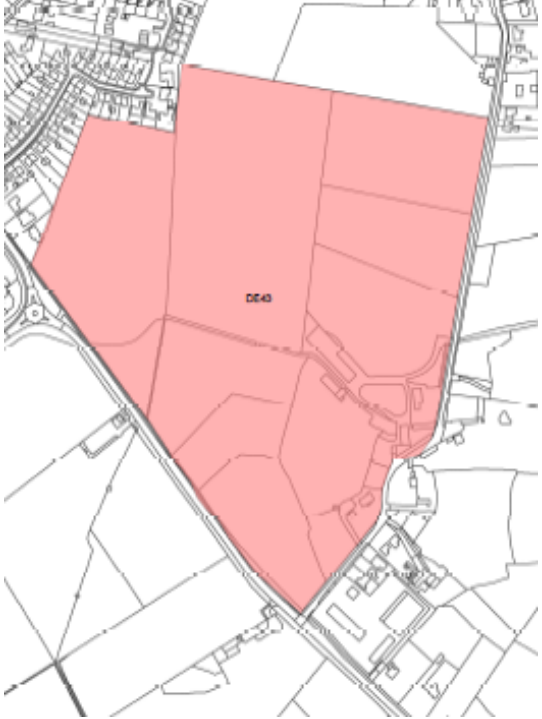
		that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		16				
Potential Density and Yield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

Site Ref	Address		Parish/Settlement	Site Area	
DE41	Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane, Denmead, PO7 6TS		Denmead	0.33 ha	
Site Description					
Within countryside, near Denmead. At Furzeley Corner. Site at junction of Furzeley Road and Newlands Road. Site currently part of residential garden. Surrounding uses residential.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is promoted by the landowner and it is immediately available.		


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

Site Ref	Address		Parish/Settlement		Site Area
DE42	Land at Little Denmead Farm, Denmead		Denmead		21.53 ha
Site Description					
<p>Countryside north of Denmead. Farm/commercial buildings in southern end adjoining the road, otherwise agriculture. Site adjacent to Lovedean Substation site. SHELAA site is partially within Havant Borough.</p>					
Planning History					
<p>18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter stations. - Scoping provided; 21/01383/HOU - Demolition of existing conservatory and proposed replacement single storey extension.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		323					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 323 dwellings.					
Phasing	0 – 5 Years	323	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area		
DE43	Land West of Soake Farm		Denmead	17.29 ha		
Site Description						
Adjacent to eastern boundary of Denmead. At junction of B2150 Hambledon Road and Soake Road. Site includes residential and farm/commercial buildings in the east, but is otherwise agricultural. Surrounding uses are residences in Denmead to the west, Byng Business Park and other commercial to the south east and otherwise open countryside. (Site encompasses smaller sites DE15, DE31, DE32, DE33).						
Planning History						
18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter stations. - Scoping provided; 20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as - Due to be determined; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm - Due to be determined						
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Site promoters proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	

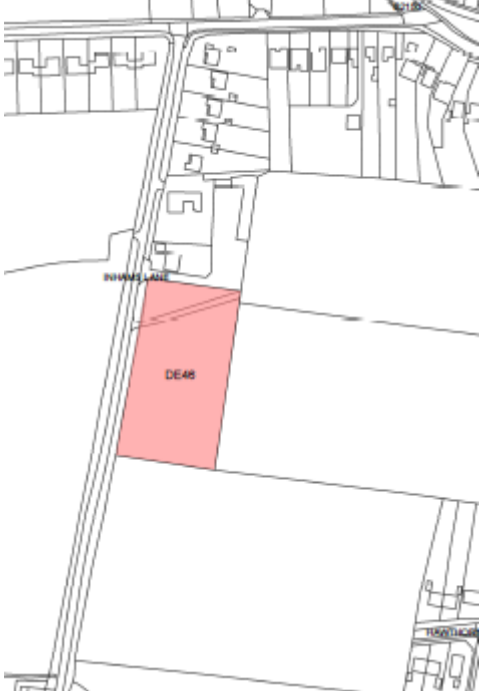
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment	The site is deemed as deliverable/developable					
Availability (legal/ownership issues)	The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	259					
Potential Density and Yield (including development type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 259 dwellings.					
Phasing	0 – 5 Years	259	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE44	School Lane		Denmead		0.526 ha
Site Description					
Countryside outside Denmead. Field fronting School Lane. Surrounding uses fields.					
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is promoted by the landowner and it is immediately available.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		

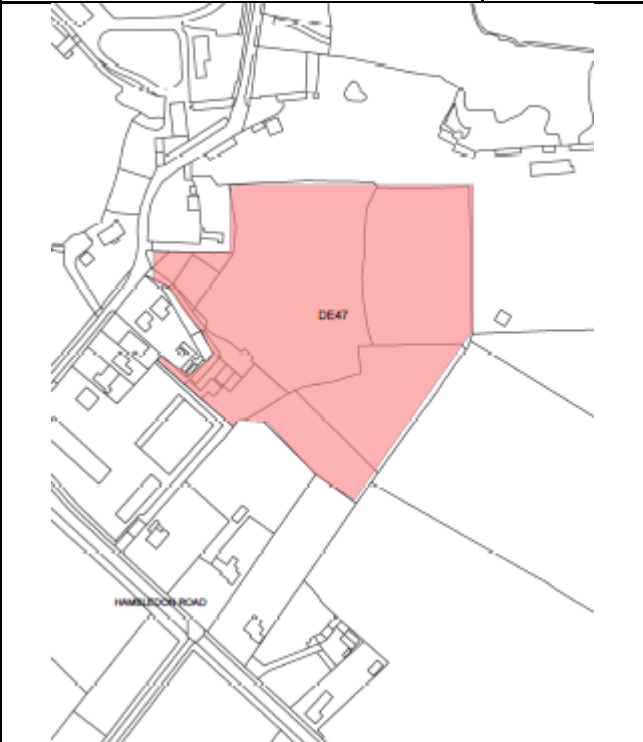
Site Capacity			14			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 14 dwellings.			
Phasing	0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DE45	School Lane		Denmead		0.404 ha
Site Description					
Countryside outside Denmead. Field fronting School Lane. Surrounding uses residential property to east, otherwise fields.					
Planning History					
21/00465/OUT - Outline application for 5 self build dwellings - To be determined					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable at this initial stage but further clarification of ownership will be required.			
Availability (legal/ownership issues)			Ownership details not specified in submission.		

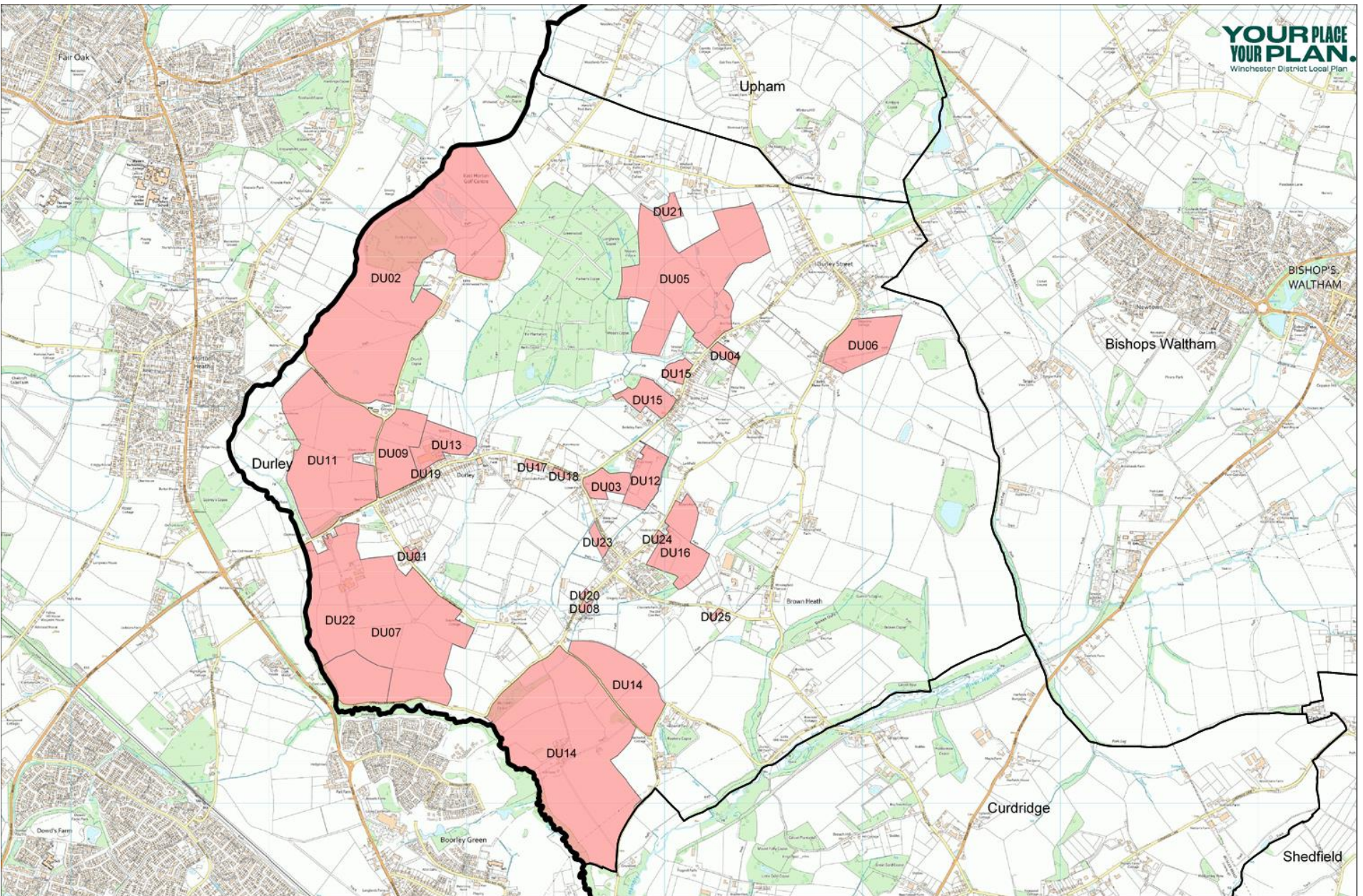
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		11				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.				
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE46	Land at Inhams Lane		Denmead	0.67 ha	
Site Description					
<p>To west of Denmead. Site fronts Inham Lane to its west. Site comprises a field that abuts residential dwellings in Denmead settlement on its northern side, but is otherwise countryside.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable at this initial stage but further clarification of ownership will be required.			
Availability (legal/ownership issues)			Ownership details not specified in submission.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity			18		

Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.		
Phasing	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DE47	Land East of Soake Farm, PO7 6QX		Denmead	2.64 ha	
Site Description					
To east of Denmead. Site comprises three fields and pasture with disused agricultural buildings in the south-east corner. Surrounding uses are builders merchants to north and north-east, residential to west and access to Soake Road, Byngs Business Park, paddock and residential to south, and countryside to the majority of the east.					
Planning History					
21/01067/PNACOU - 1 dwellinghouse - To be determined					
					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that		


		the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		51				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 51 dwellings.				
Phasing	0 – 5 Years	51	6 – 10 Years	0	10 – 15 Years	0



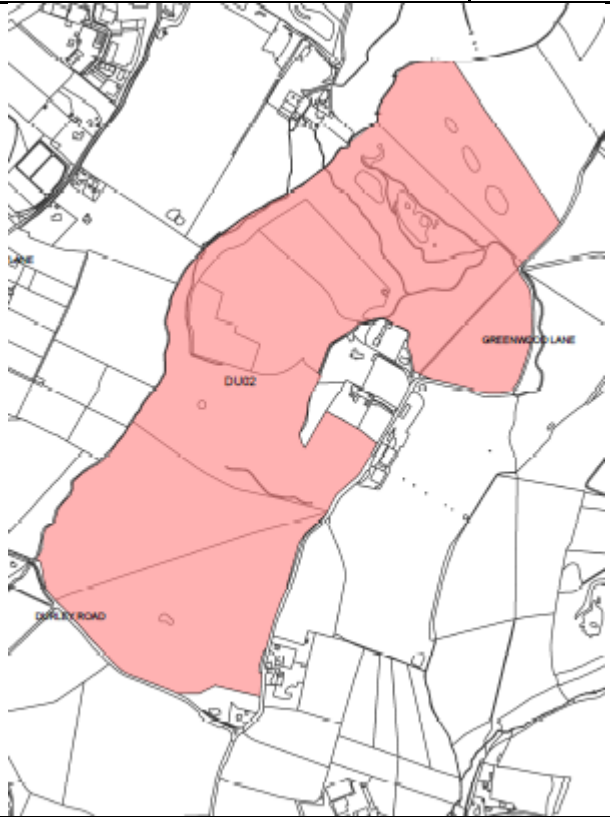
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Durley

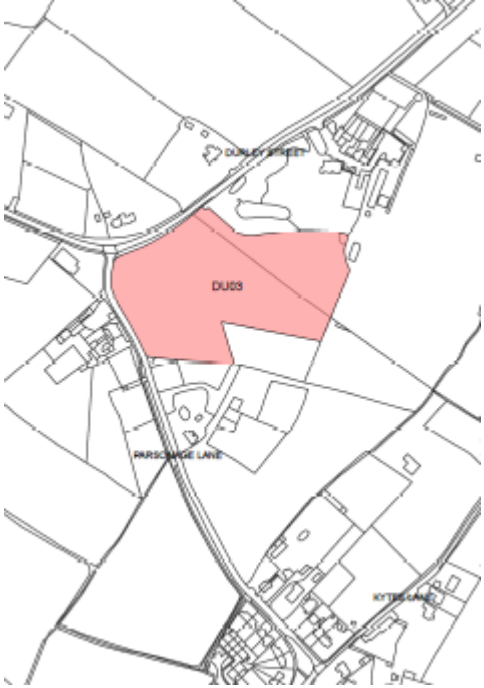
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Site Ref	Address		Parish/Settlement	Site Area	
DU01	Rozel Forge, Stapleford Lane, Durley SO32 2BU		Durley	0.347 ha	
Site Description					
<p>The site is located south of the settlement of Durley in the south of the district. Located within the countryside and currently has 800 solar panels, B2 usage, scrub land, outbuildings. The site is surrounded by industrial, agricultural and residential uses.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		


Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		12					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 12 dwellings.					
Phasing	0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DU02	East Horton Golf Course, Mortimers Lane	Durley	61.867 ha		
Site Description					
<p>The site is located within the countryside and is in use as a golf course. Surrounding the site is a mix of agricultural land, industrial, residential and woodland.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

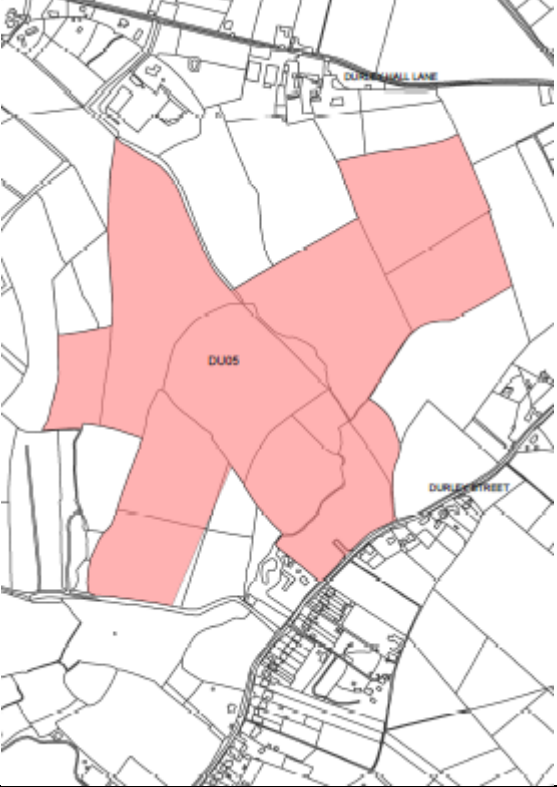
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have specified that the site is partially within Flood Zones 2 and 3 which may impact of the development of the site.					
Site Capacity		928					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 928 dwellings.					
Phasing	0 – 5 Years	0	6 – 10 Years	500	10 – 15 Years	428	

Site Ref	Address		Parish/Settlement	Site Area	
DU03	Land at Parsonage Lane and Durley Street		Durley	2.647 ha	
Site Description					
<p>The site is located in the countryside to the east of the junction of Durley Street and Parsonage Lane. The site is in use as agricultural / equestrian grazing and is surrounded by agricultural land with some residential.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>		
Achievability (economic viability; market factors; cost factors; delivery factors)			<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>		


Site Capacity			52			
Potential Density and Yield (including development type)			Given the sites location within the countryside a density of 30dph was applied providing a yield of 52 dwellings.			
Phasing	0 – 5 Years	52	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DU04	Land adjacent Sunnyside, Durley Street		Durley	0.787 ha	
Site Description					
<p>The site is located on the east side of Durley Street. The site is currently in use for agriculture. The site has agricultural land to the east and west and other residential properties to the south and north.</p>					
Planning History					
<p>20/00784/FUL - Construction of six dwellings, access, parking, landscaping and associated works application refused, appeal dismissed.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not</p>		

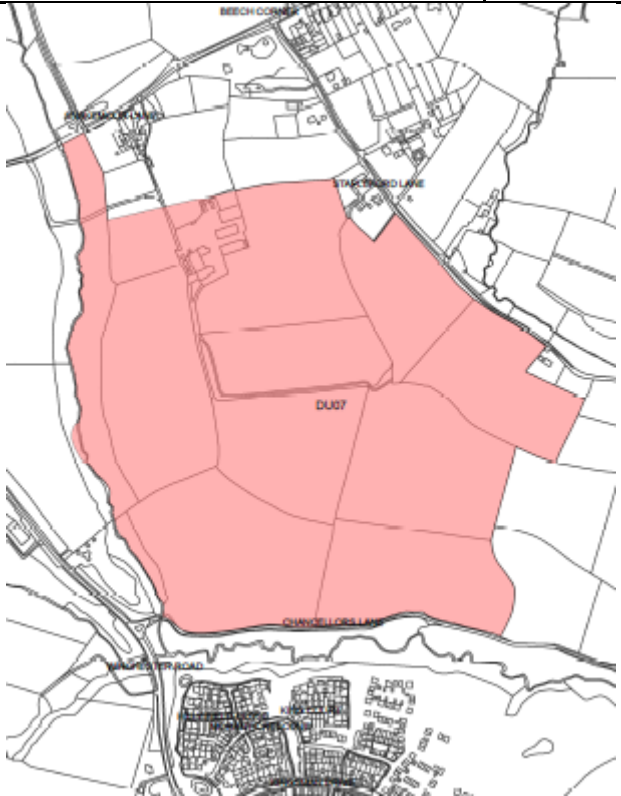
		immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		21					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 21 dwellings.					
Phasing	0 – 5 Years	21	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DU05	Land at Durley Street		Durley		31.803 ha
Site Description					
The site is located in the countryside on the west of Durley Street. It is currently in use for agriculture. The site is surrounded by agricultural land.					
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the		


		landowners and have indicated that the site is not immediately available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.	
Site Capacity		477	
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 477 dwellings.	
Phasing	0 – 5 Years	477	6 – 10 Years
		0	10 – 15 Years
			0

Site Ref	Address		Parish/Settlement	Site Area	
DU06	Land North of Durley Manor Farm		Durley	7.049 ha	
Site Description					
<p>The site lies to the north of Durley Manor Farm and to the east of Manor Road. The site is currently in agricultural use. There is residential development to the north of the site and agricultural land to the south west and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		

Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		116					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 116 dwellings.					
Phasing	0 – 5 Years	116	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DU07	Snakemoor Farm, Snakemoor Lane		Durley		47.007 ha
Site Description					
<p>.The site is located within the countryside and is currently in agricultural use. The site is largely surrounded by countryside with a scatter of dwellings.</p>					
Planning History					
<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>		
Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the		

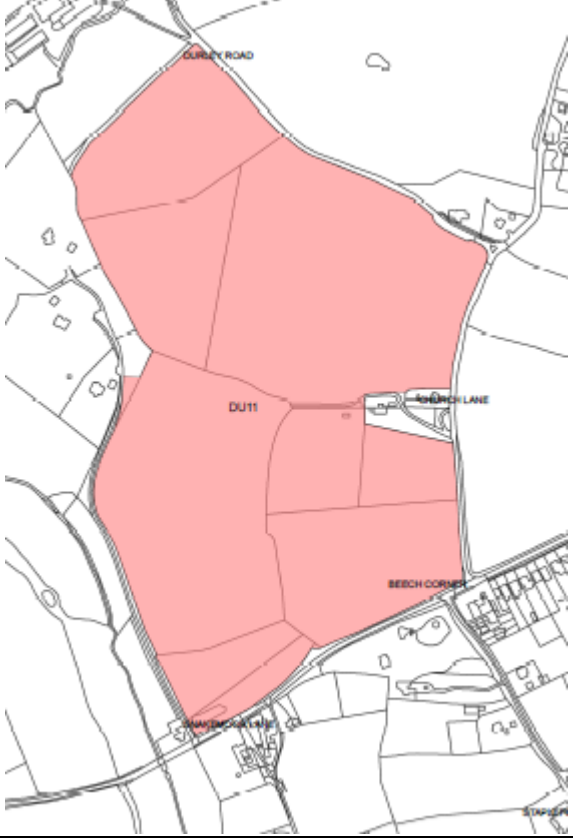
				landowners and have indicated that the site is not immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				705			
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 705 dwellings.			
Phasing	0 – 5 Years	500	6 – 10 Years	205	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DU08	Land adjacent Little Acre, Heathen Street		Durley	0.262 ha	
Site Description					
<p>The site is located on the east of Heathen Street and is currently in use for agriculture and equestrian use. The site has residential development to the north east and south west and agricultural land to the east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		

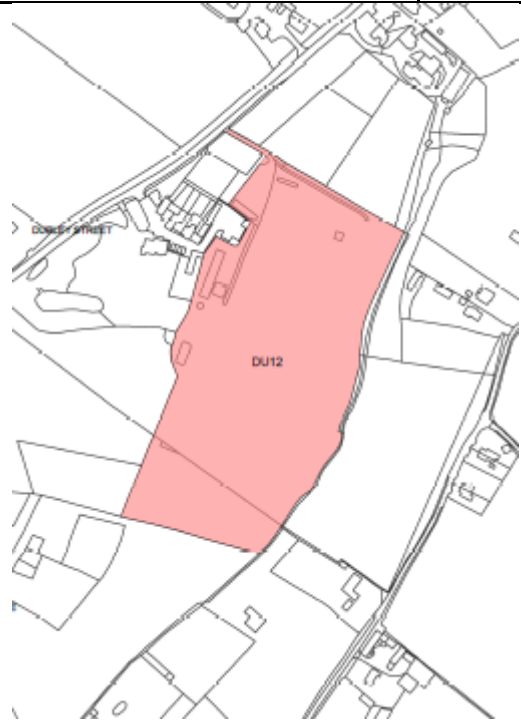
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have specified that the access onto Heathen Street will need to be carefully designed which may have some impact on the deliverability of the site.					
Site Capacity		13					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 13 dwellings.					
Phasing	0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DU09	Land at Chuch Farm - Area A	Durley	8.066 ha		
Site Description					
<p>The site is located to the north of Durley Brook Road and is currently in use for agriculture. To the east of the site is Church Farm house and buildings, to the south existing residential properties and to the west agricultural land.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		

Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have specified that improvements will be required between Bubb Lane and the site. This may impact on the deliverability of the site.					
Site Capacity		121					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 121 dwellings.					
Phasing	0 – 5 Years	121	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DU11	Land at Chuch Farm - Area C		Durley	27.486 ha	
Site Description					
The site is located in the countryside and is currently in use for agriculture. The site is surrounded by countryside.					
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

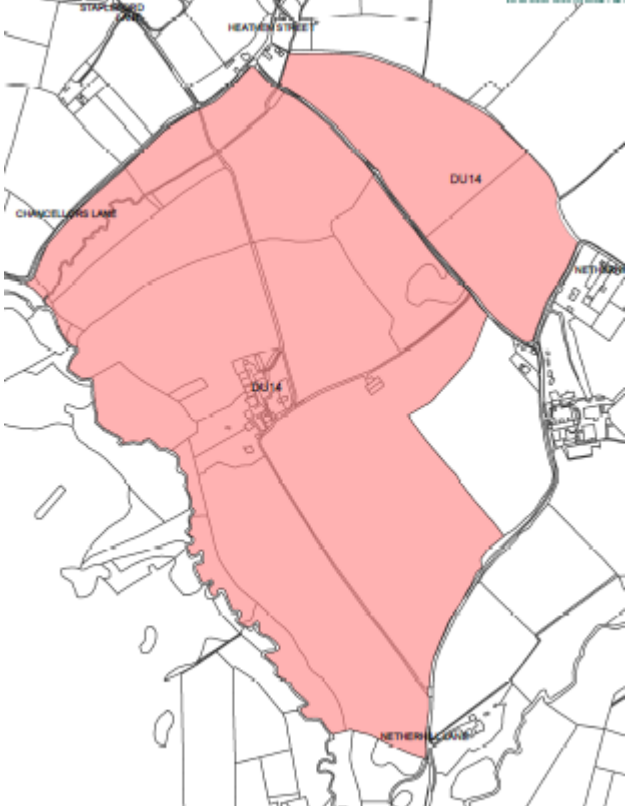
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have specified that there is a stream to the west of the site and improvements are required between Bubb Lane and the site which may affect the deliverability.					
Site Capacity		412					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 412 dwellings.					
Phasing	0 – 5 Years	412	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DU12	Land adjacent Durley Mews	Durley	4.230 ha		
Site Description					
<p>The site is located in the countryside to the east of Durley Mews. The site is currently in use for agriculture and horticulture.</p>					
Planning History					
<p>21/00424/FUL - Mixed use of land for agriculture and for the storage of up to 21 caravans / campervans application permitted.</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		


Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		76				
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 76 dwellings.				
Phasing	0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DU13	Land at Quob Stables, Durley Brook Road		Durley	4.699 ha	
Site Description					
<p>The site is located on the northern side of Durley Brook Road. It is currently in use as a commercial stables. The site has residential properties to the south and is surrounded by countryside to the west, north and east.</p>					
Planning History					
<p>21/00910/OUT - Hybrid Application: Outline application for the demolition of existing buildings and construction of 23 custom build plots together with open space, parking facility for Durley primary school and Holy Cross Church including upgrades to Footpath No 12 and a new crossing point at school entrance to provide an offroad 'park and stride' route to the school. (reserved matters of access, landscaping and layout included). Full application for Class E/F (community/commercial/business/service) building. Application refused.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	GREEN
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constraints	
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	GREEN
LNR	GREE N	Policy Constraints		Other Considerations	
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	AMBER
TPO	GREE N	AQMA	GREE N	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		

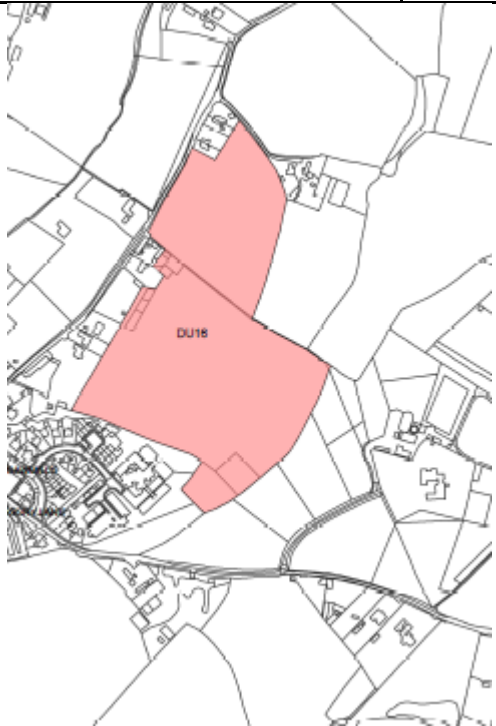
				that the site is not immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				85		
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 85 dwellings.		
Phasing	0 – 5 Years	8 5	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DU14	Hill Farm, Netherhill, Botley		Durley		58.742 ha
Site Description					
The site is located in the countryside and is in agricultural use. The site is surrounded by countryside with some scattered residential dwellings.					
Planning History					
21/00429/PNACOU - Prior notification for a change of use for 1 dwelling					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		881					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 881 dwellings.					
Phasing	0 – 5 Years	400	6 – 10 Years	481	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DU15	Land adjacent Hunters Moon		Durley	4.422 ha	
Site Description					
The site is located within the countryside and is currently in use for residential and agricultural. The site has existing residential development to the east and is otherwise surrounded by agricultural land.					
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	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		


Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			80			
Potential Density and Yield (including development type)			Given the sites location within the countryside a density of 30dph was applied providing a yield of 80 dwellings.			
Phasing	0 – 5 Years	80	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DU16	Land at Findens Farm, Kytes Lane		Durley		7.602 ha
Site Description					
<p>The site is located within the countryside and is currently in use for agriculture and residential. The site is located to the south and east of Findens Farm and has existing residential development to the south and west.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		


Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		125					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 125 dwellings.					
Phasing	0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DU17	Land adjacent Red House, Durley Brook Road		Durley	0.358 ha	
Site Description					
<p>The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Red House and surrounded by agricultural uses.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		


Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		11					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 11 dwellings.					
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
DU18	Land adjacent Elmdene, Durley Brook Road		Durley	0.292 ha	
Site Description					
<p>The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Elmdene and surrounded by agricultural uses.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not		


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

Site Ref	Address		Parish/Settlement	Site Area	
DU19	Land Adjacent to Lyons Cottage, Durley Brook Road		Durley	0.130 ha	
Site Description					
<p>The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and equestrian use (Quob) to the north. Agricultural use to the west.</p>					
Planning History					
<p>An application (18/01745/FUL) for the erection of two detached houses (1 x 3 bedroom, 1 x 4 bedroom) with associated access and parking. The application was refused on 21 September 2018. An appeal was withdrawn.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.</p>		

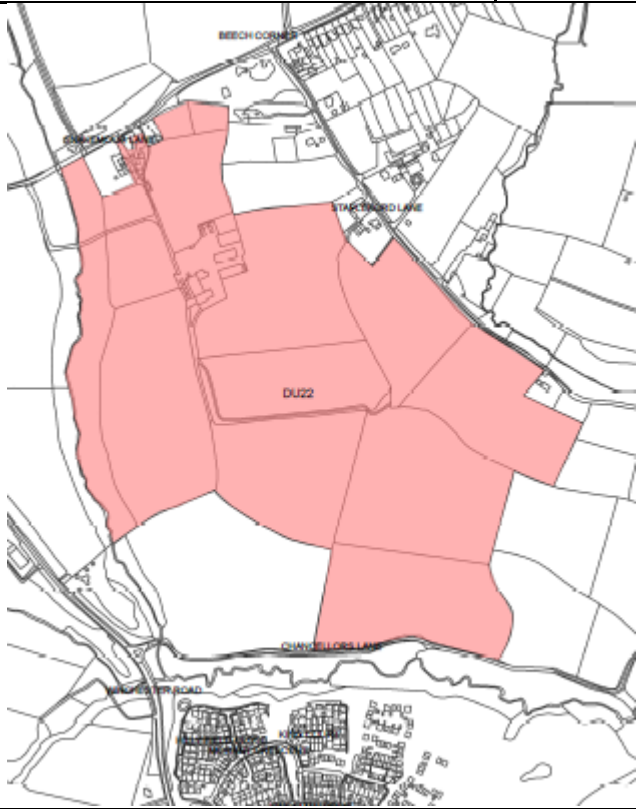
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		4				
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 4 dwellings.				
Phasing	0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
DU20	Land beside Farmers Home, Heathen Street, Durley		Durley		0.110 ha
Site Description					
<p>The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and agricultural use to the west.</p>					
Planning History					
<p>An application (18/02363/OUT) for the construction of a single dwelling was refused on 23 April 2019.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		

		that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		3				
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 3 dwellings.				
Phasing	0 – 5 Years	3	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DU21	Land at Durley Street, Durley Land off Durley Street, Durley		Durley	1.088 ha	
Site Description					
<p>The site is located to the north of Durley in the south of the district. The site is currently in agricultural use which also makes up a majority of surrounding uses.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have		


		indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		26					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 26 dwellings.					
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DU22	Land at Snakemore Farm, Botley	Durley	43.69 ha		
Site Description					
<p>The site is in the countryside and is currently in use as agricultural land. It is adjacent to the district boundary with Eastleigh and has the settlement of Boorley Green to the south and agricultural land with scattered residential dwellings to the other boundaries.</p>					
Planning History					
<p>21/00241/APN - New detached agricultural building - No objection</p>					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			



Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		655					
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 655 dwellings.					
Phasing	0 – 5 Years	30 0	6 – 10 Years	35 5	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area		
DU23	Land west of Parsonage Lane, nearest postcode: SO32 2AD		Durley	0.8 ha		
Site Description						
<p>The site is in the countryside and is currently in use as agricultural land. There is residential development to the south east and the remainder of the site is surrounded by agricultural land.</p>						
Planning History						
<p>There is no planning history within the last five years.</p>						
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Site promoters proposed use			Mixed Use			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site is owned by the promoter and have indicated that the site is			

				immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				22		
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 22 dwellings. Alternatively the promoter has indicated there is capacity for 2001+sqm of commercial floorspace.		
Phasing	0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
DU24	Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE		Durley	0.2 ha	
Site Description					
<p>The site is in the countryside and is currently in use as an equestrian paddock with grazing and ancilliary buildings. There is residential development to the north east and south west of the site and agricultural land to the other boundaries.</p>					
Planning History					
<p>17/03081/FUL - Proposed erection of two detached infill three-bedroomed houses. - Refused 11th April 2018; 17/00765/PRE - Erection of two detached dwellings (one with two-bedrooms and one with three-bedrooms)</p>					
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Site promoters proposed use			Mixed Use		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	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 owned by the promoter and have indicated that the site is immediately available for development.		

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

Site Ref	Address		Parish/Settlement	Site Area	
DU25	Cracklewood, Gregory Lane, Durley, Southampton SO32 2AA		Durley	0.13 ha	
Site Description					
<p>The site is in the countryside and forms a parcel of land between 2 residential properties to the north west and south east. There is agricultural land adjacent to the other boundaries.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			Ownership details not specified in submission.		

Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		4				
Potential Density and Yield (including development type)		Given the sites location within the countryside a density of 30dph was applied providing a yield of 4 dwellings.				
Phasing	0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0