

Site Ref	Address	Parish/Settlement	Site Area
DE02	Land between Springside & Woodlands Bunkers Hill	Denmead	0.144 ha

Site Description

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.

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Planning History

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.

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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	raints	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 Constra	aints	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 type)	Potential Density and Yield (including development				der	cation within the nsity of 30 dph was a yield of 4	S
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
south of the Di agriculture. It adjoins agricult	n of Denmead, located to the strict. This site is in use for fronts onto Anmore Road, tural land to the north with llings to the south, east and	The same of the sa	
Planning History There is no plative years.	unning history within the last	DECS DECS	

Site promotors proposed use	C3 - Residential
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Suitability

Environmental Constraints		Historical Con	straints	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 Const	traints	Other Consideration	ns	
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					

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by

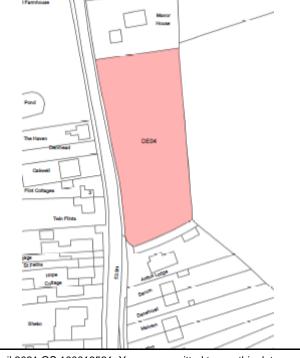
	the landowners and have indicated that the site is immediately available for development.						
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				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 – 1	10 Years	0	10 - 15 Years	0

Site Ref	Address	Par	ish/Settlement	Site Area
DE04	Land to the south of Manor House, Hambledon Road		Denmead	0.374 ha
Site Description		I Famhouse	Manor	
the south of the vacant though agriculture. It from	of Anthill Common, located to District. This site is currently could have been used for onts onto Hambledon Road, al dwellings to the north, south	Pond	House	

Planning History

There is no planning history within the last five years.

and west with agricultural land to the east.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	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 Constra	aints	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				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.			gs.
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 Descript	tion		
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.			
Planning His	story) DEM	
There is no last five years	planning history within the		

Site promotors 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 Const	traints	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)			g	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	

211 5 4				
Site Ref	Address	Parish	/Settlement	Site Area
DE06	Land at Lower Crabbick Lane/Forest Road	De	enmead	7.557 ha
Site Description	n	-(\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		# 11/15
the south of the agricultural use. Lane/Forest	of Anthill Common, located to District. This site is currently in It fronts onto Lower Crabbick Road, adjoins residential north, with agricultural land to and west.	#	Spatia CX.	
Planning Histor	ry			
There is no plan years.	ning history within the last five	KCKLANE	DEDS	

Site promotors proposed use	C3 - Residential

Environme	Balian Canatrainta Ca	mtimad					
Constrai	nts	Historical Cons	traints	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 GREEN Monument		Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic GREEN Battlefields		Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constra	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA GREEN		Landscape AMBE			
	Initial high level The site is deem assessment			med as deliverable/developable			
Availability (legal/ownership issues)				The site is being promoted by the sole landowner and has stated that the site			

				is immediate development		ailable for		
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 Densi type)	ity and Yield (includin	ıg dev	elopment		den	ation within the sity of 30 dph was a yield of 125		
Phasing	0 – 5 Years	125	6 – 1	0 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
the south of currently use onto Inhams dwellings to	est of Denmead, located to f the District. This site is ed for agriculture. It fronts a Lane, adjoins residential the south and east, with and to the north and west.		
Planning Hi	story	DE07	
There is no last five year	planning history within the		

Site promotors proposed use		C3 - Residential					
Suitability							
Environr Constra		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 Cons	traints	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 hig assess		Т	he site is	deemed as deliverable/developable	e		
Availability	Availability (legal/ownership issues)			The site is not owned by the pro however they do have the conse			

				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 Capacit	у			49			
Potential Density and Yield (including development type)			ing	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 Descrip	tion		nel Wittowa
the south of currently agri Forest Ro dwellings to residential to	outh of Denmead, located to f the District. This site is cultural in use. It fronts onto ad, adjoins residential to the north, office and to the east with agricultural outh and west.	DECK	
Planning His	story		25
There is no last five years	planning history within the s.		

Site promotors proposed use	C3 - Residential
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Environmental Constraints		Historical Con	straints	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	I GREEN I Physical Constraints		its	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	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				

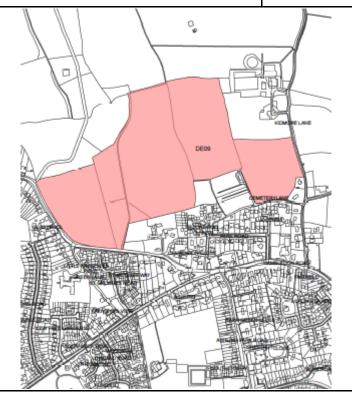
Availability (legal/ownership issues)				The site is being promoted by the sole landowner and has stated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	у			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	Paris	Site Area	
DE09	Land at Hambledon Road	Γ	17.542 ha	
Site Description		1 // //	0) <u> </u>
			_ *	/

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.

Planning History

There is no planning history within the last five years.



however they do have the consent by the

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copy, sub-licence, distribute or sell any of this data to third parties in any form.				
Site promotors proposed use	C3 - Residential			

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 Cons	traints	Other Consideratio	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial hig assess		Т	he site is	deemed as deliverable/developable	•	
Availability	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 Capaci	ty			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 Descript	tion		
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.			
Planning His	tory		
There is no last five years	olanning history within the	DE10	

Site promotors proposed use C3 - Residential

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Environn Constra		Historical Cor	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GRE				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GF				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	QMA GREEN Landscape Al		AMBER			
Initial hig assessr		I ne site is deemed as deliverable/developable)			

Availability (sues))	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 Descri	ption		
to the south currently in onto Tanner dwellings to	north of Denmead, located of the District. This site is agricultural use. It fronts is Lane, adjoins residential the south, with agricultural north and east.	Roseppoin	
Planning H	istory	mo/ 6 0	
There is no last five yea	planning history within the rs.	DE11	

Site promotors	proposed use	C3 - Residential

Environmental Constraints		Historical Con	straints	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 Considerati	ons			
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 The site is deemed as deliverable/developable				le				
Availability	(legal/owi	nership issues)	The site is not owned by the pr however they do have the cons					

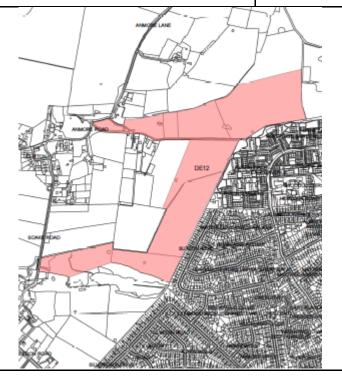
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ty			238			
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			~, ¹ / ₁ / ₁ / ₁

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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Suitability

Environn Constra		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 Const	raints	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 hig assessi		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)					h was	on within the Countrysid applied providing a yie		
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 Descripti	on		
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.		The state of the s	
Planning Hist	ory		
There is no planning history within the last five years.		DETS	XI-MA

Site promotors proposed use	C3 - Residential
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Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation GREEN		Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient GREEN Monument		Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	N Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	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.			ed		
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 Descri	ption		
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.			
Planning H	istory	DE14	
There is no last five yea	planning history within the irs.		

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Co	ntinued	
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 Constra	ints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	straints	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 The si			he site is	deemed as deliverable/developab	е	
A ! a l. !!'(a . /!a a !/a				The site is not owned by the pro	moter	

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 Capac	ity			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	n		
south of the D agricultural in u Road, adjoins	of Denmead, located to the istrict. This site is currently se. It fronts onto Hambledon residential dwellings to the with agricultural land to the		
Planning Histo	ry	DE15	
There is no plan years.	ning history within the last five		

Site promotors proposed use C

C3 - Residential

Suitability

Environme Constrai		Historical Cons	straints	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 Constr	aints	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)

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)				Countryside	a dens	ation within the sity of 30 dph was yield of 63 dwelling	js.
Phasing	0 - 5 Years	63	6 – 1	0 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 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.		No vited A size	
Planning Hi	planning history within the	DE19	

Site promotors proposed use	C3 - Residential
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Suitability

Environmental Constraints		Historical Con	straints	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 Constrain	nts			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Cons	traints	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 hig assess		T	he site is	deemed as deliverable/developable	e e			
Availability	(legal/owi	nership issues)	The site is not owned by the prohowever they do have the cons					

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 Capaci	ty			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 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.			
the developm High Voltag cable trans Normandie	on (18/00494/SCOPE) for nent of a new underground e Direct Current power smission link between (France) and the South application has yet to be	DEZO	

Site promotors proposed use	C3 - Residential
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Environmental Constraints		Historical Cor	nstraints	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 Cons	traints	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 Capacit	у			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 Descrip	otion		3.X
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.			
Planning Hi	story		/
There is no last five year	planning history within the rs.		

Site promotors proposed use C3 - Residential

Environmental Constraints		Historical Con	straints	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 Cons	traints	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		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.					

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 Capaci	ty			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				
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.				
Planning H	istory			
There is no	planning history within the			

last five years.

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Site promotors proposed use	C3 - Residential							

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 Capacit	у			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 Descript	tion		
The site is north of Denmead, located to the south of the District. This site is currently in residential use on a substatnialy large plot. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.		The state of the s	
Planning His	tory		
There is no planning history within the last five years.		DE24	

Site promotors proposed use C3 - Residential

Environmental Constraints		Historical Con	straints	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 Cons	traints	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					

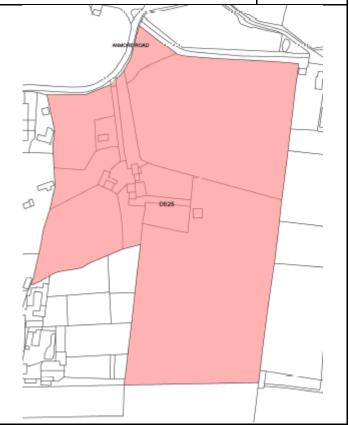
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	1			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

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.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use C3 -

C3 - Residential

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 Cons	traints	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	У			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

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.

Planning History

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.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	raints	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 GREE		
SSSI	GREEN	Historic Battlefields	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	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 (eccost factors; deli	onomic viability; marl very factors)	specified ar	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		6.93				
Potential Density type)	and Yield (including		a der	cation within the nsity of 30 dph was a yield of 7	;	
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	n	~ / / / / / / / / / / / / / / / / / / /	
south of the Dis agricultural use. adjoins resident	of Denmead, located to the strict. This site is currently in It fronts onto Forest Road, ial dwellings to the north and st and east is agricultural land.		
Planning Histor	ry		
There is no plant years.	ning history within the last five	DE27	

Site promotors proposed use	C3 - Residential
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Environme Constrair		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	
Initial high assessm		The si	te is deem	ed as deliverable/developable	

Availability (leg	al/ownership issues)	١		however they the landowne	do h rs ar nedi	ned by the promote nave the consent by nd have indicated th ately available for	,
Achievability (e cost factors; de	economic viability; ma elivery factors)	arket	factors;		ssue	ne site have not s regarding the viabil te.	lity
Site Capacity				85			
Potential Densi development ty	ty and Yield (includin pe)	ıg			dens	ation within the ity of 30 dph was yield of 85 dwellings	
Phasing	0 - 5 Years	85	6 – 1	0 Years	0	10 - 15 Years	0

		- 1.16 ···	
Site Ref	Address	Parish/Settlement	Site Area
DE28	Hill Crest, Old Mill Lane, Denmead	Denmead	4.215 ha
Site Descript	ion		
the south of currently in ac	orth of Denmead, located to the District. This site is gricultural use. It fronts onto adjoins agricultural land.		
Planning His	tory	DE28	
development Voltage Dire transmission	on (18/00494/SCOPE) for of a new underground High oct Current power cable link between Normandie the South Coast which has rmined.		

Site promotors proposed use	C ?

C3 - Residential

Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrair	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessn		The	e site is de	emed as deliverable/developable)

Availability (l	egal/ownership issu	ues)		however they	do ha id ha	ed by the promoter ave the consent by the verindicated that the available for	е
_	(economic viability factors; delivery fac	-		The promoters any issues regardeveloping the	arding	e site have not specified the viability in	d
Site Capacity				76			
Potential Den development	sity and Yield (inclutype)	uding	ļ		dph v	ion within the Countrys vas applied providing a	
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
the south of currently in	orth of Denmead, located to the District. This site is agricultural use. It fronts Lane, adjoins agricultural		
development High Voltag cable trans Normandie	on (18/00494/SCOPE) for of a new underground e Direct Current power emission link between (France) and the South has yet to be determined.	DE29	

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Site promotors proposed use	C3 - Residential

Suitability					
Environn Constra		Historical Cor	straints	Policy Constraints Con	tinued
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 Constrain	ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		Т	he site is d	eemed as deliverable/developable	9

Availability ((legal/ownership is	sues	3)	however they d	lo hav d hav	d by the promoter we the consent by the re indicated that the sit able for development.	te
	y (economic viabili t factors; delivery t					site have not specified a viability in developing the	
Site Capacit	у			63			
Potential De developmen	nsity and Yield (in	cludi	ng			on within the Countrysid applied providing a yie	
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 Descrip	tion	L' A	\
the south of currently in u onto Ham residential du	orth of Denmead, located to f the District. This site is use as a nursery. It fronts bledon Road, adjoins wellings to the north and to residential and agricultural		
Planning His	story	pod sou	
There is no last five years	planning history within the s.		

Site promotors proposed use	C3 - Residential

Suitability

Environr Constr		Historical Con	straints	Policy Constraints Con	tinued	
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 Cons	traints	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					9	
	The site is not owned by the promoter					

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by the

						re indicated that the si able for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)						site have not specified a viability in developing th	
Site Capacity	у			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			
The cite is south	past of Danmand Jacotad to the		1 1

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 west. A builders yard (sui generis) is also located to the north east of the site on the opposite side of Soake Road.

Planning History

There is no planning history within the last five years.



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Suitability

Environmer Constrain		Historical Cons	traints	Policy Constraints Co	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled		Waste Consultation Zone GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	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		2 and 3 lie on wes	tern half of	INC (Kings Pond Meadow). site. Site lies wholly within stocoalescence with Anmore	Settlement		

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the

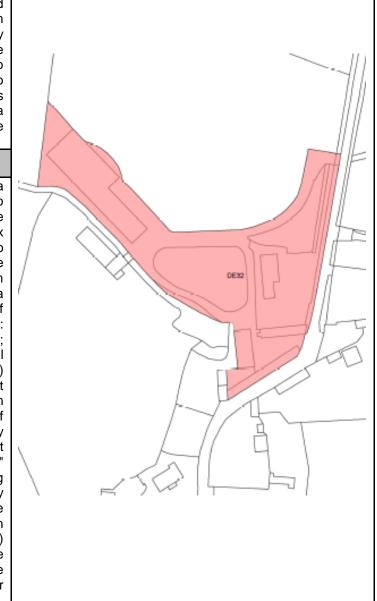
	consent by the landowners and have indicated that the site is immediately available for development.						
Achievability (economic viability; market factors; cost factors; delivery factors)					issu	the site have not es regarding the bing the site.	
Site Capacity				1			
Potential Density type)	Given 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 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DE32	Soake Farm, Soake Road	Denmead	0.867 ha

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.

Planning History

20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, а 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.



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Site promotors proposed use C3 - Residential

Environmental Constraints		Historical Co	nstraints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area GREEN		Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER

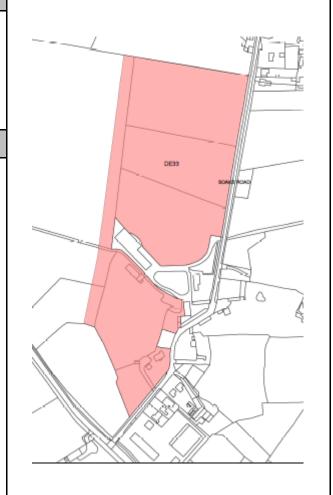
Ramsar	GREEN	Schedule Ancient Monumer		GREEN	Waste Consult	ation	Zone	GREEN	N
SSSI	GREEN	Historic Battlefield	ls G	SREEN	Physical Constraints				
SINC	AMBER	Listed Building	0	GREEN Flood Zone 2 a		and 3		AMBER	3
LNR	GREEN	Policy	Constr	aints	0	ther (Consideration	ns	
NNR	GREEN	Countrysi (MTRA4)	de	MBER	Archaeology			GREEN	
Ancient Woodland	GREEN	Settlemer Gap (CP1		MBER	Accessibility			AMBER	₹
TPO	GREEN	AQMA	(GREEN	Landscape			GREEN	٧
Initial hig assess			Th	e site is	is deemed as deliverable/developable				
Availability	(legal/own	ership iss	ues)		The site is not o they do have the and have indica available for de	e con ted th	sent by the land the land the site is	andowners	5
Achievabili				cet	The promoters of	the s	ite have not s	•	-
factors; co		delivery fa	ctors)		issues regarding the viability in developing the site.				
Site Capaci	ty				23				
Potential Density and Yield (including development type)				Given the sites lo density of 30 dph 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

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.

Planning History

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 Planning permission 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.



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Site promotors proposed use

C3 - Residential

Environm Constrai		Historical Cons	traints	Policy Constraints Con	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN

Phasing 0 - 5 Years 117 6 - 1				6 – 1	0 Years	0	10 – 15	Years	0
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.					
Site Capacity					117				
Achievability (cost factors; d			market	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Availability (le	gal/owner	ship issue	s)		The site is not however they the landowner the site is imm development.	do h rs an	ave the cold	nsent by icated tha	
Initial high assessm			The	site is deer	med as delivera		•		
TPO	GREEN	AQMA		GREEN	Landscape				
Ancient Woodland	GREEN	Settlement Gap (CP18) AMBER			Accessibility			AMBEI	₹

Site Ref	Address	Parish/Settlement	Site Area
DE34	The Cornerstone PH, Mead End Road	Denmead	0.166 ha
located to the so currently vacant use as a church.	the settlement of Denmead, uth of the District. The site is however was previously in Site is located on Mead End tial street, and is bound by		
Planning Histor	у		
buildings and th	Demolition of all existing e redevelopment of the site s, parking, and associated ending decision.		

Site promotors proposed use

C3 - Residential

Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The si	te is deem	ed 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 (e cost factors; de	conomic viability; mai	rket		issue	he site have not es regarding the viabi ite.	ility
Site Capacity			5			
Potential Densit development ty	ty and Yield (including pe)	J	Countryside	a den	ation within the sity of 30 dph was 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	on		
located to the s currently used	n the settlement of Denmead, outh of the District. The site is as a garden. The eite is		

located to the south of the District. The site is currently used as a garden. The eite 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 promotors proposed use

C3 - Residential

Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Con	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deen	ned 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 (e cost factors; de	economic viability; m elivery factors)	ark		issue	ne site have not s regarding the viabili te.	ty
Site Capacity			9			
Potential Densi development ty	ity and Yield (includir /pe)	ng	Countryside a	dens	ation within the lity of 30 dph was 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 Descripti	on	THE PROPERTY OF THE PROPERTY O	
Denmead, loc District. The s Use. The site	within the settlement of cated to the south of the ite is currently in D1 Health is located on Hambledon is bound by residential (C3)	PARK ROAD	
Planning Hist	ory	Nonctose	TET
There is no pla	anning history within the last	DE36	

Site promotors proposed use	C3 - Residential
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Environme Constrai		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is dee	med as deliverable/developable)

Availability (le	gal/ownership issue	s)		landowner and	d has	romoted by the sole s stated that the site ble for development	_
	economic viability; r actors; delivery facto		ket		ardin	e site have not specific g the viability in	ed
Site Capacity				9			
Potential Dens development t	sity and Yield (includ ype)	ing		Given the sites Countryside a oproviding a yiel	densi	ty of 30 dph was appli	ed
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	١		_ \
	side Denmead. Field fronting nds Road). Surrounding uses	Modified and a second a second and a second	
Planning Histor	у	DESS	23022
There is no plani years.	ning history within the last five	CHEK CRUMICK LANE	Par

Site promotors proposed use	C3 - Residential

Suitability

Environm Constrai		Historical Cons	straints	Policy Constraints Continue		
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 Constr	aints	Other Considerati	ons	
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 immediate development		ailable for	
Achievability (economic viability; market factors; cost factors; delivery factors)					issue	he site have not es regarding the ng the site.	
Site Capacity				25			
Potential Densidevelopment ty	Given the sites location within the Countryside a density of 30 dph applied providing a yield of 25 density and Yield (including ment type)			sity of 30 dph was	s.		
Phasing	0 – 5 Years	25	6 – 1	0 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	on	BOALLAND	_
fronting Dirty	outside Denmead. Field Lane (Uplands Road). ses residential property to fields.		- Social Control of the Control of t
Planning Histo	ory	DESO	A.
There is no pla five years.	anning history within the last		

Site promotors proposed use C3 - Residential

Suitability

Environm Constrai		Historical Cons	straints	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 Constr	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm	The s	site is deen	ned 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)			Countryside	a dens	tion within the ity of 30 dph was yield of 25 dwellings.		
Phasing	0 - 5 Years	25	6 –	10 Years 0 10 – 15 Years		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

Within countryside, adjoining Denmead. Site comprises rear of residential gardens and access point to Thompsons Lane. Surrounding uses countryside to east, otherwise residential gardens.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environme Constrair		Historical Cons	traints	Policy Constraints Continue			
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 Constr	aints	Other Considerati	ons		
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 sit	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

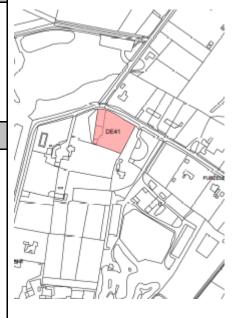
				that the site i for developm		mediately available)
Achievability (economic viability; market factors; cost factors; delivery factors)				issue	he site have not es regarding the ing the site.		
Site Capacity				16			
Potential Densit type)	Potential Density and Yield (including development ype)		elopment	Countryside a	den	ation within the sity of 30 dph was a yield of 16 dwelling	JS.
Phasing	0 - 5 Years	16	6 – 1	0 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

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 promotors proposed use

C3 - Residential

Suitability

Environme Constrain		Historical Const	raints	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	Historic Battlefields GREEN Physical Constrain				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	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)					issu	the site have not es regarding the bing the site.	
Site Capacity				10			
Potential Density type)	Potential Density and Yield (including development		opment		der	cation within the nsity of 30 dph was a yield of 10	3
Phasing	0 - 5 Years	10	6 – 10	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DE42	Land at Little Denmead Farm, Denmead	Denmead	21.53 ha
end adjoinir agriculture.	north of Denmead. rcial buildings in southern ng the road, otherwise Site adjacent to Lovedean re. SHELAA site is partially		
Planning His	tory	DE42	
18/00494/SC	OPE - Development of a new		

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.

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Cita nuamatana nuanasad was	C2 Besidential	
Site promotors proposed use	C3 - Residential	

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 (l	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			323					
Potential Der development	luding	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		

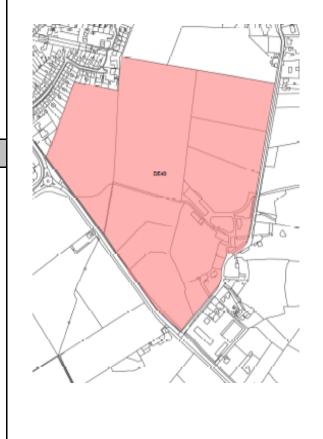
Site Ref	Address	Parish/Settlement	Site Area
DE43	Land West of Soake Farm	Denmead	17.29 ha

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 t othe 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. provided: Scoping 20/01511/LDC Application for a lawful development certificate to regularise the residential use of House, a granny-annex Coach 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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C3 - Residential

Suitability

Site promotors proposed use

	Environmental Constraints		traints	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 GRI		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	

TPO	GREEN	AQMA		GREEN	N Landscape AMBE				R
Initial high level The site is deer					ned as delivera	ble/d	evelopable		
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 (cost factors; d			narket	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				0	10 – 15	Years	0

Site Ref	Address	Parish/Settlement Sit	
DE44	School Lane	Denmead 0.5	526 ha
Site Description			
	ide Denmead. Field fronting rrounding uses fields.		イデルさ
Planning History	1	DE44	}
		Can by	3

There is no planning history within the last five years.

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Site promoters proposed use	C2 - Posidontial	
Site promotors proposed use	C3 - Residential	

c.		-	hi	П	н	١.	,
J	uit	la	UI	Ц	Ц	Ly	1

Environmental Constraints		Historical Const	raints	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 Constra	aints	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 The site is deem			is deeme	d as deliverable/developable		
Availability (legal/ownership issues)				The site is promoted by the landowner and it is immediately		

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 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	' ' ' 		10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
DE45	School Lane	Denmead	0.404 ha
Site Description	n	ii \	11/JE
School Lane.	side Denmead. Field fronting Surrounding uses residential , otherwise fields.	2012304	
Planning Histo	ry	DE45	
	- Outline application for 5 self - To be determined	Solds Green	Some CX

Site promotors proposed use C3 - Residential

	Environmental Constraints		straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area GREE			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Consti	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
			verable/developable at this initial stage but on of ownership will be required.				
Availability (legal/ownership issues)				Ownership details not specified in submission.			

Achievability (cost factors; de	specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			11	11			
Potential Density and Yield (including development type)			Countryside a	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			and a
its west. Site residential dwellin	ead. Site fronts Ingham Lane to comprises a field that abuts ags in Denmead settlment on it's is otherwise countryside.		
Planning History	1		
There is no plani years.	ning history within the last five	DE46	

Suitability							
Environme Constrain		Historical Const	raints	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 Constra	ints	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 I assessme				able/developable at this initiate of ownership will be required			
Availability (lega	l/ownersh	ip 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 type)	opment Countryside a	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 Descriptio	n		-
fields and pasti buildings in Surrounding use north and north- access to Soa Park, paddock	mead. Site comprises three ure with disused agricultural the south-east corner. es are builders merchants to east, residential to west and the Road, Byngs Business and residential to south, and the emajority of the east.		
Planning Histo	ry	DEAT	٥
21/01067/PNAC be determined	COU - 1 dwellinghouse - To	Dec Secretario	

Site promotors	proposed	use
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C3 - Residential

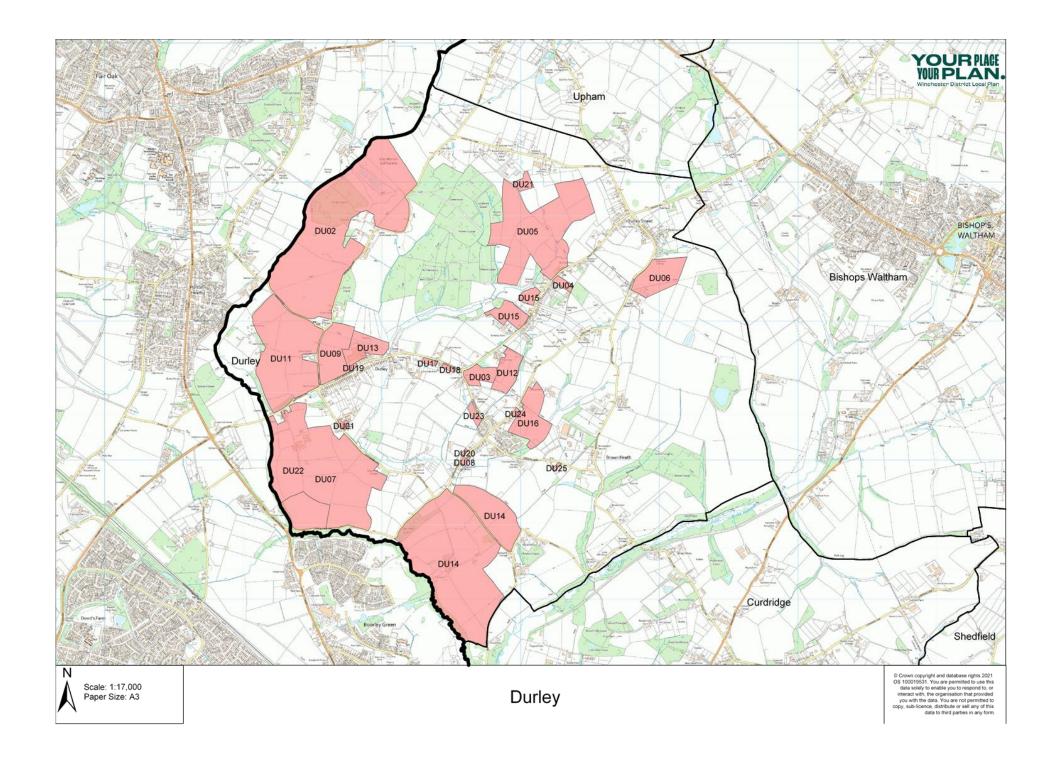
Suitability

Environr Constr		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 Const	raints	Other Consideration	ons
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 The site is deen			ned 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	Site Capacity			51			
Potential Density and Yield (including development type)				dens	ition within the ity of 30 dph was yield of 51 dwellings.		
Phasing	0 - 5 Years	51				10 - 15 Years	0



Site Ref	Address	Parish/Settlement	Site Area
DU01	Rozel Forge, Stapleford Lane, Durley SO32 2BU	Durley	0.347 ha
Site Description		11 17 17	4\/
The site is locate	ed south of the settlement of	3	

The site is located south of the settlement of Durley in the south of the district. Loccated within the countryside and currently has 800 solar panels, B2 usage, scrub land, outbuildings. The site is surrounded by industrial, agricultural and residential uses.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	raints	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 Constra	ints	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)				den	cation within the sity of 30dph was a yield of 12		
Phasing	0 – 5 Years	12	6 – 1	0 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 Descri	ption		・スノ
course. Sur	is located within the and is in use as a golf rounding the site is a mix ltural land, industrial, and woodland.		
Planning H	istory		
There is no last five yea	planning history within the irs.	0002	

Site promotors proposed use	C3 - Residential

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Environmental Historical Constraints		nstraints	Policy Constraints Co	ntinued		
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 Cons	straints	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 hig assess	£	Т	he site is de	eemed as deliverable/developabl	е	

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 Capaci	ity			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		∠ . \	XX.
of the junction of Lane. The site equestrian grazi	d in the countryside to the east f Durley Street and Parsonage is in use as agricultural / ing and is surrounded by with some residential.		
Planning History	•	DUOS	3
There is no plant years.	ning history within the last five	PARSONICE LIVIE	\$

Site promotors proposed use C3 - Residential

Achievability (economic viability; market factors;

cost factors; delivery factors)

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	I GREEN I Waste Consultation Zone				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GREE			
LNR	GREEN	Policy Constra	aints	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 assessme		The site	is deemed	d as deliverable/developable			
Availability (lega	al/ownersh	ip issues)		The site is being promoted sole landowner and has st the site is immediately ava	ated that		

development.

The promoters of the site have not

specified any issues regarding the

viability in developing the site.

Site Capacity			52				
Potential Density type)	y and Yield (including o	devel	opment		den	cation within the sity of 30dph was a yield of 52	
Phasing	0 - 5 Years	52	6 – 1	0 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

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.

Planning History

20/00784/FUL - Construction of six dwellings, access, parking, landscaping and associated works application refused, appeal dismissed.



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Site promotors 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 Constra	aints	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				21			
Potential Density and Yield (including development type)			countryside a	den	cation within the sity of 30dph was a yield of 21 dwelling	gs.	
Phasing	0 - 5 Years	21	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DU05	Land at Durley Street	Durley	31.803 ha
Site Descripti	ion		
west of Durley	ated in the countryside on the Street. It is currently in use for the site is surrounded by and.		F
Planning Hist	tory		
There is no planning history within the last five years.		DUOS	

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Site promotors proposed use	C3 - Residential	

Environm Constra		Historical Cons	traints	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 Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape AMBE			
Initial high assessn		The s	site is deer	ned as deliverable/developable			
Availability (le	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)			any issi	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)			country	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
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.		MANCE	
Planning Histor	у	DUDO	<i>F</i> =
There is no plan	ning history within the last five		4

Site promotors proposed use C3	- Residential
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Suitability

years.

Environme Constrair		Historical Const	raints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic 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 Constra	ints	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)

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 Densit type)	Potential Density and Yield (including development				den	cation within the sity of 30dph was a yield of 116	
Phasing	0 - 5 Years	116	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DU07	Snakemoor Farm, Snakemoor Lane	Durley	47.007 ha
Site Descrip	ption	MECHOGRAPH THE PROPERTY OF THE	T
agricultural	is located within the and is currently in use. The site is largely by countryside with a vellings.		
Planning Hi	istory		The state of the s
There is no last five yea	planning history within the rs.	DUOY	

C3 - Residential

Site promotors proposed use

Availability (legal/ownership issues)

Suitability							
Environr Constra		Historical Con	straints	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 Cons	traints	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					

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 Capaci	ty			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	Davich/Cattlement	Cito Aroo
DU08	Address Land adjacent Little Acre, Heathen Street	Parish/Settlement Durley	Site Area 0.262 ha
Site Description		//	7/1
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.			
Planning History	1	Duos	\
There is no plani years.	ning history within the last five		

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	traints	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 Constra	aints	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)

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	Site Capacity				13			
Potential Density and Yield (including development type)					den	cation within the sity of 30dph was a yield of 13		
Phasing	0 – 5 Years	13	6 – 1	0 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	1	16974 /	1
Road and is curl the east of the s buildings, to the	ed to the north of Durley Brook rently in use for agriculture. To site is Church Farm house and ne south existing residential the west agricultural land.	PES S	
Planning History		DUO0	The last
There is no plan years.	ning history within the last five	BEECH CORNERS	

Site promo	tors propose	ed use
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C3 - Residential

Suitability

Environme Constrai		Historical Const	raints	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 Constra	ints	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)

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)				den	cation within the sity of 30dph was a yield of 121		
Phasing	0 – 5 Years	121	6 – 1	6 – 10 Years 0 10 – 15 Years			

Site Ref	Address	Parish/Settlement	Site Area
DU11	Land at Chuch Farm - Area C	Durley	27.486 ha
currently in us	ated in the countryside and is se for agriculture. The site is	Silver rose	
surrounded by countryside. Planning History			
		DU11	GI LANE

There is no planning history within the last five years.

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Site promoters proposed use	C2 Posidential	
Site promotors proposed use	C3 - Residential	

Environm Constra		Historical Cons	straints	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 Const	raints	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 dee	med as deliverable/developable		

Availability (le	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	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.			d	
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
	d in the countryside to the east The site is currently in use for		
Planning Histor	у		286
		DU12	

21/00424/FUL - Mixed use of land for agriculture and for the storage of up to 21 caravans / campervans application permitted.

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Suitability

Environme Constrair		Historical Cons	traints	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 Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	 		GREEN		
Initial high assessme		The site	e is deeme	d as deliverable/developable		

Availability (legal/ownership issues)

Achievability (economic viability; market factors; cost factors; delivery factors)					issu	the site have not es regarding the ing the site.	
Site Capacity			76				
Potential Density and Yield (including development type)			countryside a	dens	cation within the sity of 30dph was a yield of 76 dwelling	gs.	
Phasing	0 – 5 Years	76	1 1		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

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.

Planning History

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.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Constr	raints	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 Constra	ints	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		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	O Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
DU14	Hill Farm, Netherhill, Botley	Durley	58.742 ha
Site Descri	ption	HEATHER THE T	
and is in a surrounded	located in the countryside gricultural use. The site is by countryside with some esidential dwellings.	CHACELLAND DUTA	
Planning H	listory		
21/00429/PNACOU - Prior notification for a change of use for 1 dwelling			

Site promotors proposed use C3 - Residential

Suitability

Environmental Constraints		Historical Co	nstraints	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	nts					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Cons	straints	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 hig assess	Т	he site is de	eemed as deliverable/developable					

Phasing	0 - 5 Years	400	6 – 10 Years 481 10 – 15 Years			0		
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.					
Site Capaci	ty			881				
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.				
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.				

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.		DU15	
Planning Hist	tory	DUIS	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential
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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 Const	raints	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 (any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			80	80				
Potential Density and Yield (including development type)			countryside a	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
currently in use The site is loca Flndens Farm	ed within the countryside and is for agriculture and residential. Ited to the south and east of and has existing residential he south and west.		
Planning Histor	у	DU16	
There is no plar years.	ning history within the last five		

Site promotors proposed use	C3 - Residential
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Suitability

Environmental Constraints		Historical Const	raints	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 Constra	aints	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		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.

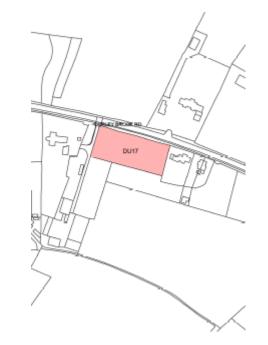
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			125				
Potential Density and Yield (including development type)				den	cation within the sity of 30dph was a yield of 125		
Phasing	0 - 5 Years	125	6 – 1	0 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

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.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	raints	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 Constra	ints	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		The site is deemed as deliverable/developable					

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				11			
Potential Density type)	Potential Density and Yield (including development				den	cation within the sity of 30dph was a yield of 11	
Phasing	0 – 5 Years	11	6 – 1	0 Years	0	10 - 15 Years	0

		5 1 1 10 m	l au
Site Ref	Address Land adjacent Elmdene,	Parish/Settlement	Site Area
DU18	Durley Brook Road	Durley	0.292 ha
Site Description			\
currently in use	d within the countryside and is for agriculture. The site is dential property Elmdene and ricultural uses.	OPO OPO	
Planning History	1	DU18	
There is no plant years.	ning history within the last five		

Site promotors proposed use	C3 - Residential
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Suitability

Environme Constrain		Historical Cons	traints	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 Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high 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 developmen		ilable for	
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 – 1	0 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

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.

Planning History

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.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	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 Constra	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level		The site is deemed as deliverable/developable					

assessment

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			4				
Potential Density and Yield (including development type)			countryside a	den	cation within the sity of 30dph was a yield of 4 dwelling	js.	
Phasing	0 - 5 Years	4	6 – 1	0 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

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.

Planning History

An application (18/02363/OUT) for the construction of a single dwelling was refused on 23 April 2019.



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Site promotors proposed use

C3 - Residential

Suitability

Environme Constrain		Historical Cons	traints	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 Constr	aints	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 – 1	0 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 Descriptio	n	11 65/6/1	/ /
south of the d	ted to the north of Durley in the istrict. The site is currently in which also makes up a majority uses.		
Planning History		DU21	
		3 10021	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential
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Suitability

Environme Constrain		Historical Cons	traints	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 Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape AMI			
Initial high level		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)				den	cation within the sity of 30dph was a yield of 26		
Phasing	0 – 5 Years	26	6 – 1	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 Descri	ption	BEECH CORNE THE HEAT CO	
currently in is adjacent with Eastlei of Boorley agricultural	dwellings to the other	To contract the same of the sa	
Planning H	istory		
21/00241/A agricultural	PN - New detached building - No objection	DU22	

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Site promotors proposed use	C3 - Residential					

Suitabilit

y						
Environi Constr		Historical Cor	nstraints	Policy Constraints Con	tinued	
SPA	GREE N	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREE N	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREE N	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREE N	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBE R	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREE N	Policy Cons	traints	Other Considerations		
NNR	GREE N	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBE R	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREE N	AQMA	GREEN	Landscape	AMBER	
Initial hig assess		1	The site is c	leemed as deliverable/developable		

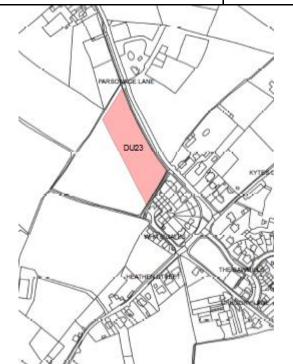
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters 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

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.

Planning History

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Site promotors	proposed use
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Mixed Use

Suitability

Environme Constrair		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation 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 Constr	aints	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 development		lable for	
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 – 1	0 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	n	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	
in use as an ed	ne countryside and is currently uestrian paddock with grazing buildings. There is residential		

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.

Planning History

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)



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Site promotors proposed use	Mixed Use
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Suitability

Environmental Constraints		Historical Cons	straints	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 (ecost factors; de	conomic viability; mailivery factors)	specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	6	6				
Potential Density and Yield (including development type)			countryside a	dens	ation within the sity of 30dph was 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 Descriptio	n	///	
of land between north west and s	countryside and forms a parcel 2 residential properties to the south east. There is agricultural the other boundaries.		
Planning Histo	ry	0025	

There is no planning history within the last five years.

Availability (legal/ownership issues)

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014	00 0 11 (11
Site promotors proposed use	C3 - Residential

Suitability

Environmental Constraints		Historical Cons	straints	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 Constr	aints	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 The site is deem			ed as deliverable/developable	9		
Availability (legal/ownership issues) Ownership details not specified in				ified in			

submission.

Achievability (ed	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)				countryside a	dens	ation within the sity of 30dph was a yield of 4 dwellings).
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 - 15 Years	0