

Site Ref	Address	Parish/Settlement	Site Area
CC01	Land Opposite Scotts Close, Main Road	Colden Common	2.790 ha
Site Description	1		7
Colden Commo undeveloped lan residential devel opposite side residential dwelli	e countryside to the east of on. The site is currently d which is a SINC. There is opment to the west of the of Main Road, scattered ngs to the south a residential park to the north and e east.	Gan Face  Some Face  Mobile Horse Pace  27 Sm  Casiden Commune	
Planning Histor	у	CCOI	

There is no planning history within the last five years.

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# Site promotors proposed use C3 - Residential

Environme Constrair		Historical Con	straints	Policy Constraints Contin					
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 Const	raints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN				
TPO	GREEN	AQMA	GREEN	Landscape	GREEN				
Initial high level assessment		A SINC and Ancient Woodland covers the whole of the site.							

Availability (lega	al/ownership issues)		TBC					
Achievability (ecost factors; de	conomic viability; ma livery factors)	arket	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	54							
Potential Density and Yield (including development type)					densi	tion within the ty of 30 dph was yield of 54 dwellings	S.	
Phasing	0 – 5 Years	54	6 – 1	0 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC02	Colden Common Farm, 99 Main Road	Colden Common	2.300 ha
Site Descri	ption	Zha Z	
Common, I District. T agricultural from Main Sandyfields	is located within Colden ocated to the south of the he site is currently in use. The site is accessed Road and adjoins the development to the south tial properties to the north.		
Planning H	istory	CC02	
There is no last five yea	o planning history within the irs.	The state of the s	Task Sandyfeids Nusaries

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Environr Constr		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	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	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 hig assess		el The site is deemed as deliverable/developable						

Availability	(legal/ownership	iss	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			45					
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 45 dwellings.				
Phasing	0 - 5 Years	0	6 – 1	0 Years	45	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC03	Land east of Highbridge Road	Colden Common	2.326 ha
Site Descri	ption		3)115-71111
accessed v surrounded	in agricultural use and is via Highbridge Road. It is by residential uses to the ast and agricultural land to and west.		
Planning H	listory		
There is no last five yea	planning history within the ars.	CCD3	

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

У							
Environr Constr		Historical Cor	nstraints	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	AMBER		
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 Cons	traints	Other Considerations			
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN		
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN		
TPO	AMBE R	AQMA	GREE N	Landscape	AMBER		
Initial hig assess		The site is deemed as deliverable/developable					

Availability	(legal/ownersh	ip iss	sues)	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				45				
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 45 dwellings.					
Phasing	0 - 5 Years	45	6 -	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC03b	Land east of Highbridge Road	Colden Common	6.7 ha
Site Descri	ption		
accessed surrounded	is in agricultural use and is via Highbridge Road. It is by residential uses to the north ad agricultural land to the south		
Planning H	istory		
There is no five years.	planning history within the last	CCCSS	

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	AMBER	AMBER Mineral Safeguarding Area			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high level		The	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 by the landowners and have indicated that the site is immediately available for development.

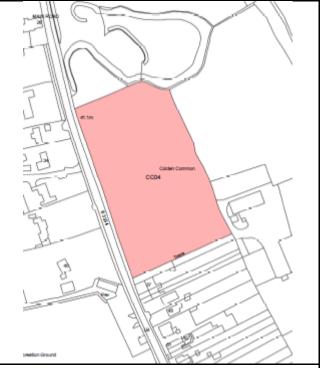
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ity			111				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 111 dwellings.					
Phasing	0 - 5 Years	111		6 - 10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC04	Land at Main Road, Colden Common	Colden Common	1.448 ha

.The site is located within Colden Common, in the south of the District. The site is currently used for grazing. The site is accessed from Main Road. The site is bounded by residential properties to the South and West and agricultural land to the East.

#### **Planning History**

There have been two applications (14/01943/OUT and 15/01151/OUT) both for 31 dwellings on the site. Both applications were refused being contrary to MTRA4 the 2015 application was appealed and was dismissed for being contrary to the development plan.



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#### Site promotors proposed use

#### 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	GREEN		
Ramsar	GREEN	Scheduled Ancient GREEN Waste Consultation Zone Monument		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 Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape AMBER			
Initial high level assessment		The site is deemed as deliverable/developable					

## Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by the landowners and have indicated that

	the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	Site Capacity				35			
Potential Density and Yield (including development type)					dens	ition within the ity of 30 dph was yield of 35 dwellings.		
Phasing	0 - 5 Years	35	6 – 1	0 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC05	Land at Lower Moors Road	Colden Common	2.542 ha
Site Descrip	otion		7
	s located within Colden	/ W	\ \ \'
The state of the s	the south of the District.  urrently in agricultural use.		
The site is ac	ccessed from Lower Moors		
	site is bounded by roperties to the South and	711	
West and ag	gricultural land to the East	// //	
and North.			
Planning Hi	story	Coos	
		, 0	
		$\sim$	
There were	two planning applications		
on the si	te (14/01940/OUT and		
	JT) both were for 45 d both were refused. The		
	ation was a subject of an		
	(00011/REF) which was		
subsequently	y dismissed.		

	C2 - Posidontial
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Environr Constra		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	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	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape AMBER				
Initial hig assess		7	The site is deemed as deliverable/developable					

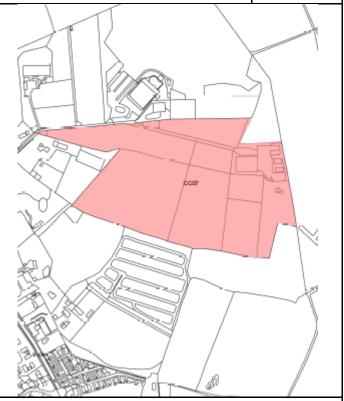
Availability (legal/ownership issues)				however they d landowners and	o hav d hav	d by the promoter we the consent by the e indicated that the site e for development.	e is	
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	у			50				
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 50 dwellings.				
Phasing	0 - 5 Years	50	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC07	Tanglewood Equestrian Centre	Colden Common	9.153 ha

.The site is located in Colden Common, in the south of the District. The site is currently in equestrian use. The site is accessed from Boyes Lane. The site adjoins the Sandyfields development to the south and the Bowling Green and Recreation Ground to the north.

## **Planning History**

There is no planning history within the last five years.



however they do have the consent by the

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# 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 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	GREEN		
_	Initial high level The site is			eemed as deliverable/developable	•		
Availability	(legal/own	ership issues)	The site is not owned by the promoter				

			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			137				
Potential Density and Yield (including development type)					h was	on within the Countrysic a applied providing a yie		
Phasing	0 - 5 Years	137	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC08	Land off Bishopstoke Lane, at Highbridge Farm	Colden Common	17.887 ha
Site Descrip			
Colden Com District. The agricultural u from Highbrid Lane. The sit	located in the parish of amon, in the south of the e site is currently in use. The site is accessed dge Road and Bishopstoke to be is bounded by agriculture and residential to the south.		
Planning His	story	3//	cos
There is no planning history within the last five years.			

C3 - Residential

Environn 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	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 Const	raints	Other Considerations						
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN					
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN					
TPO	GREEN	AQMA	GREEN	Landscape	AMBER					
Initial hig assessi		Th	e site is d	eemed as deliverable/developable	)					
Availability	(legal/own	ership issues)		The site is not owned by the prhowever 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 Capacity				268				
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 268 dwellings.					
Phasing	0 - 5 Years	268	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC10	Waterwells Farm, 57 Church Lane	Colden Common	2.199 ha
Site Descripti	on		JENNET .
Common, in the is currently (caravanning) Church Lane. the north and	ocated to the south of Colden the south of the District. The site in agricultural and leisure use. The site is accessed from The site adjoins residential to is located close to the edge of titlement boundary.		
Planning Hist	ory	ccto	100
There is no pla years.	nning history within the last five		

Site promotors proposed use	C3 - Residential							
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# Suitability

Availability (legal/ownership issues)

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	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	GREEN		
TPO	GREEN	AQMA GREEN		Landscape GRE			
Initial high level assessment		The site is deemed as deliverable/developable					

The site is being promoted by the sole

landowner and has stated that the site is

	available for development in six to ten years.						
Achievability cost factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				43			
Potential Density and Yield (including development type)				Countryside	a densit	on within the y of 30 dph was ield of 43 dwellings	
Phasing	0 - 5 Years	0	6 – 1	0 Years	43	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CC11	Land to the east of Main Road, Colden Common	Colden Common	0.95 ha

.Adjoins the settlement of Colden Common. Comprises residential gardensand field to the rear of Main Residential to west and Road. south, countryside to north and east.

## **Planning History**

21/00697/FUL - Demolition existing former pub and erection of new apartment building containing 7 no. flats (2 no. 1 bed and 5 no.2 bed), off road parking for 10 cars (on site of existing car-park) and communal rear garden - to be 20/01271/HOU determined; Single-storey side, 2-storey and single-storey rear extensions with basement - Permitted 28th August 2020; 20/01853/HOU - Rear first floor and ground floor extensions -Approved 23rd October 2020



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C3 - Residential

# Site promotors proposed use Suitabilit

У						
Environmental Constraints		Historical Co	nstraints	Policy Constraints Continued		
SPA	GREE N	Conservatio n 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	GREEN	
LNR	GREE N	Policy Cons	straints	Other Consideration	าร	
NNR	GREE N	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodlan d	GREE N	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	

TPO	AMBE R	AQMA		GREEN	Landscape			GREEN	١
Initial high level The sit					e is deemed as deliverable/developable				
Availability (legal/ownership issues)					The site promoter owns part of the site only. The site may be available in 0-5 years.				he
	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				26				
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 26 dwellings.				
Phasing	0 – 5 Y	ears 2	-	6 – 10 Years		0	10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
CC14	Queens Head, Portsmouth Road, Fishers Pond	Colden Common	0.957 ha

.The site is located to the south of Colden Common, in the south of the District. The site is currently in use as a Public House (A4). The site is accessed from Portsmouth Road (B2177). The site adjoins residential to the south and east with the Fishers Pond Restaurant to north and agriculture to the west.

## **Planning History**

20/02269/FUL - Demolition of existing pub and erection of a care home (within Class C2), parking, access, landscaping and other associated works - Awaiting Decision

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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	Scheduled Ancient GREEN Waste Consultation Zone				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building GREEN		Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	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 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 (ecfactors; delivery	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)				der	cation within the nsity of 30 dph wa a yield of 26	s	
Phasing	0 - 5 Years	26	6 – 10	0 Years	0	10 - 15 Years	0

ĺ	Site Ref	Address	Parish/Settlement	Site Area
	CC15	Land Adjoining 85 Church Lane, Colden Common	Colden Common	0.157 ha

.The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Church Lane. The site is surrounded by residential to the north and east with agriculture to the south and west.

#### **Planning History**

An application (16/00819/OUT) for A Garden Village comprising up to 13 open market and 8 affordable houses, including a community orchard and major new public open space was refused on 30 June 2016.



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## Site promotors proposed use

#### C3 - Residential

#### Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	GREEN Protected Open Space				
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	GREEN			
TPO	GREEN	AQMA GREEN		Landscape	GREEN			
Initial high level assessment		The site is deemed as deliverable/developable						

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)					issue	he site have not es regarding the ing the site.	
Site Capacity				5			
Potential Densit type)	Potential Density and Yield (including development			Countryside a	den	ation within the sity of 30 dph was a yield of 5 dwellings	
Phasing	0 Years	0	10 – 15 Years	0			

Site Ref	Address	Parish/Settlement	Site Area
CC15b	Land Adjoining 85 Church Lane, Colden Common	Colden Common	0.87 ha
Site Descrip	otion located to the south of	THE MENTINE SERVICE OF THE SERVICE O	
Colden Con District. Th agricultural from Churc surrounded	nmon, in the south of the se site is currently in use. The site is accessed the Lane. The site is by residential to the north the agriculture to the south	CT THE PART OF THE	
Planning Hi	istory		
There is no last five year	planning history within the rs.	CC196	

Site promotors proposed use			Mixed U	se					
Suitability									
Environr Constra		Historical Cor	nstraints	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 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	GREEN				
TPO	GREEN	AQMA	GREEN	Landscape	AMBER				
_	Initial high level The 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 immediately	d hav	e indicated that the site	e is			
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			23					
Potential Density and Yield (including development type)					n within the Countryside applied providing a yield				
Phasing	0 - 5 Years	0	6 –	10 Years	0	10 - 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area
CC16	Land to the West of Highbridge Road, Highbridge, Colden Common	Colden Common	0.807 ha
Site Descript	tion		/
Common, in t site is currer site is access The site is s	cated to the west of Colden the south of the District. The atly in agricultural use. The sed from Highbridge Road. urrounded by residential to the agriculture to the north, t.	CC16	
Planning His	story		4545
There is no pl five years.	anning history within the last		

Site promotors proposed use

C3 - Residential

Environn Constra		Historical Cons	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	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER				
LNR	GREEN	Policy Const	raints	Other Consideration	ons				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN				
TPO	GREEN	AQMA	GREEN	Landscape	AMBER				
Initial hig assessr		The	e site is de	emed 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	/			216				
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 216 dwellings.					
Phasing	0 - 5 Years	216	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC17	Land to the South of Nob's Crook, Nob's Crook, Eastleigh, Hampshire SO21 1TH	Colden Common	0.145 ha
Site Description	n	11 - 11 11 11	VI //
Colden Commo road. Site comp	he countryside to the south of on. Site fronts Nob's Crook orises a field, with residential I east and countryside to the	Tangiarness Woodware	10
Planning Histor	ry	Colden Common CC17	////
There is no plant years.	ning history within the last five		

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Site promotors proposed use	C3 - Residential
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# Suitability

Environm Constrai		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	Area GREEN Protects		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 PRVSICAL COL				
SINC	GREEN	Listed Building GREEN Flood Zone 2 and 3 G		GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	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 assessm		The s	site is deem	ned as deliverable/developable	•		
Availability (le	gal/owners	ship issues)		The site is not owned by the however they do have the co	-		

however they do have the consent by

						nd have indicated that ately available.	at
Achievability (e cost factors; de	conomic viability; ma elivery factors)	arke	, i		ssue	ne site have not s regarding the viabil te.	ity
Site Capacity				4			
Potential Densi development ty	ty and Yield (includin pe)	g			dens	ition within the ity of 30 dph was yield of 4 dwellings.	
Phasing	0 - 5 Years	4	6 – 10	) Years	0	10 - 15 Years	0

	Site Ref	Address	Parish/Settlement	Site Area
Eastleigh 5021 11H	CC18		Colden Common	0.732 ha

.Site lies within the countryside to the south of Colden Common. Site is bounded to its south and west by Nob's Crook road. Site comprises part of a larger field. It lies opposite Leyland's Business Park. There is residential to the west and east.

# **Planning History**

There is no planning history within the last five years.



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Sita	promotors	nronosad	HEA
ગાહ	DIGITIOLOIS	proposed	use

#### C3 - Residential

# Suitability

Environm Constra		Historical Constraints Policy Constraints Continued		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)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessn		The	site is deer	med as deliverable/developable	<b>;</b>

# 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.

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			20			
Potential Density and Yield (including development type)				a densi	tion within the ty of 30 dph was app 30 dwellings.	olied	
Phasing	0 - 5 Years	20	6 –	10 Years	0	10 - 15 Years	0