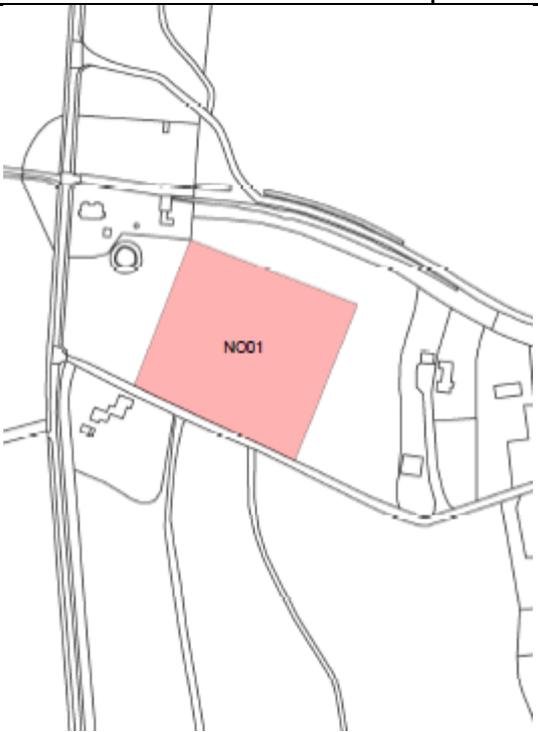


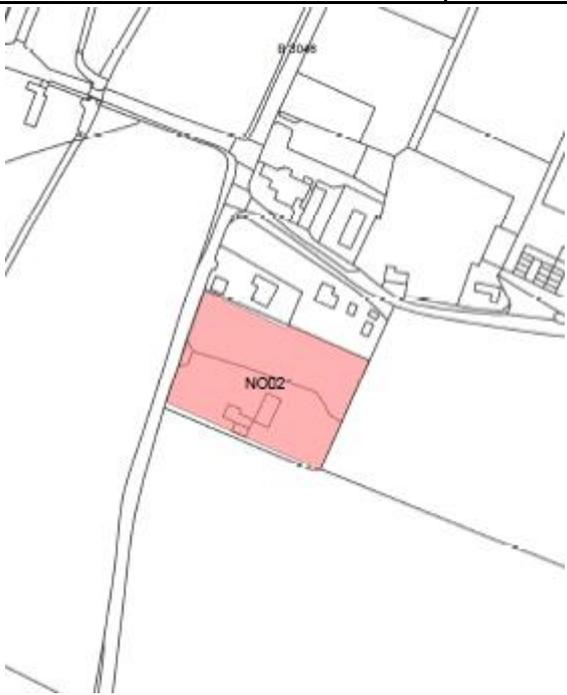
N  
Scale: 1:18,000  
Paper Size: A3

# Northington

© Crown copyright and database rights 2021  
OS 100019531. You are permitted to use this  
data solely to enable you to respond to, or  
interact with, the organisation that provided  
you with the data. You are not permitted to  
copy, sub-licence, distribute or sell any of this  
data to third parties in any form.

Site Ref	Address		Parish/Settlement		Site Area
NO01	Land adjacent West Lodge, Northington Road		Northington		1.213 ha
<b>Site Description</b>					
<p>The site is located west of Swarraton, located in the north of the District. The site is currently covered in woodland. The site is accessed via a lane off Northington Road and is bounded by agriculture to the south, east and North and a covered reservoir to the west.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.					
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	RED	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>RED</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		Site lies within a Historic Park and Garden (The Grange, Northington – Grade II*).			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the landowners and has stated that the site is available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>29</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 29 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>29</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
NO02	Totford Sawmill, Basingstoke Road, Totford, Northington SO24 9TJ		Northington		0.47 ha
<b>Site Description</b>					
<p>The site is in the countryside and is currently in use as a saw mill B2. The site is bounded by residential development to the north and land in agricultural use to all other boundaries.</p>					
<b>Planning History</b>					
<p>19/01509/FUL - Construction of single dwelling with associated landscaping and parking following demolition and removal of existing buildings and structures. Application refused.</p>					
<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>					
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the</b>		

			<b>site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>13</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 13 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>13</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>