
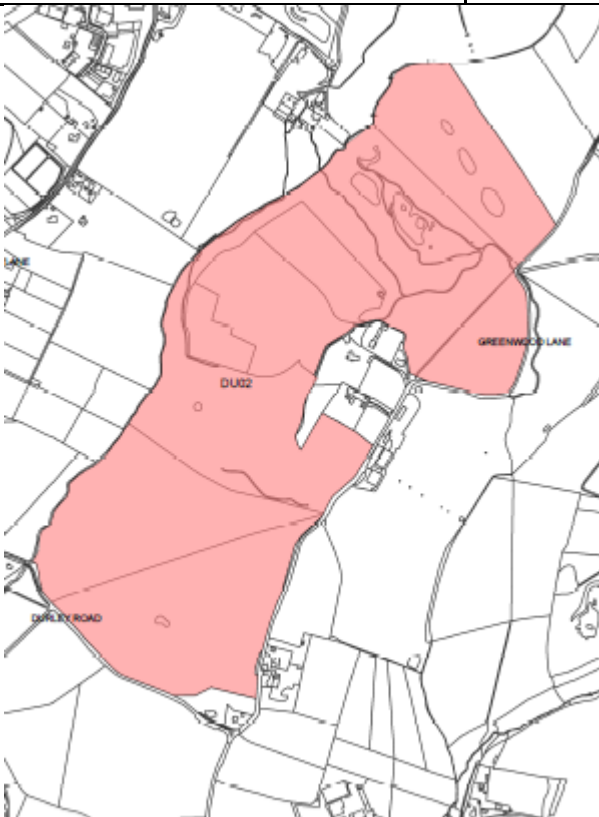


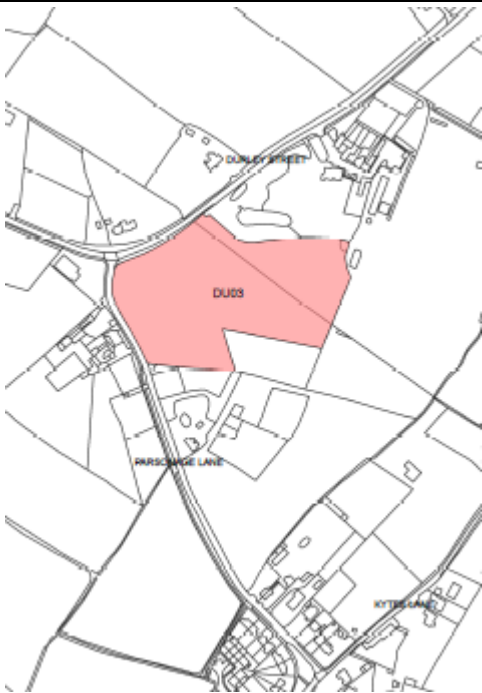
Site Ref	Address	Parish/Settlement	Site Area		
DU01	Rozel Forge, Stapleford Lane, Durley SO32 2BU	Durley	0.347 ha		
Site Description					
The site is located south of the settlement of Durley in the south of the district. Llocated within the countryside and currently has 800 solar panels, B2 usage, scrub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




<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>12</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 12 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>12</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

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

<b>Availability (legal/ownership issues)</b>			<b>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.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			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.			
<b>Site Capacity</b>			<b>928</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30dph was applied providing a yield of 928 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>500</b>	<b>10 – 15 Years</b>	<b>428</b>

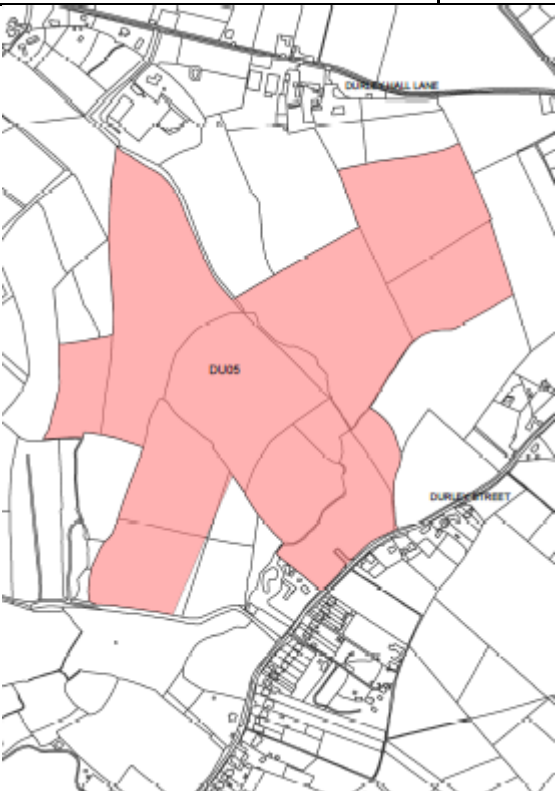
Site Ref	Address	Parish/Settlement	Site Area		
DU03	Land at Parsonage Lane and Durley Street	Durley	2.647 ha		
Site Description					
The site is located in the countryside to the east of the junction of Durley Street and Parsonage Lane. The site is in use as agricultural / equestrian grazing and is surrounded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

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


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.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not		



				<b>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>21</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 21 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>21</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

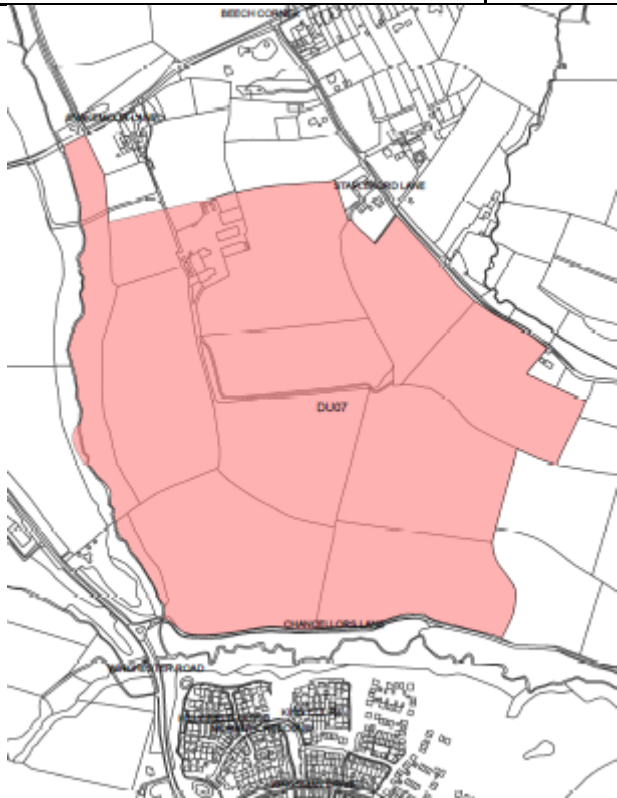
Site Ref	Address	Parish/Settlement	Site Area		
DU05	Land at Durley Street	Durley	31.803 ha		
Site Description					
The site is located in the countryside on the west of Durley Street. It is currently in use for agriculture. The site is surrounded by agricultural land.					
Planning History					
There is no planning history within the last five years.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the		

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


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

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




Site Ref	Address	Parish/Settlement	Site Area		
DU07	Snakemoor Farm, Snakemoor Lane	Durley	47.007 ha		
Site Description					
.The site is located within the countryside and is currently in agricultural use. The site is largely surrounded by countryside with a scatter of dwellings.					
Planning History					
There is no planning history within the last five 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the		

				<b>landowners and have indicated that the site is not 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>705</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 705 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>500</b>	<b>6 – 10 Years</b>	<b>205</b>	<b>10 – 15 Years</b>	<b>0</b>	

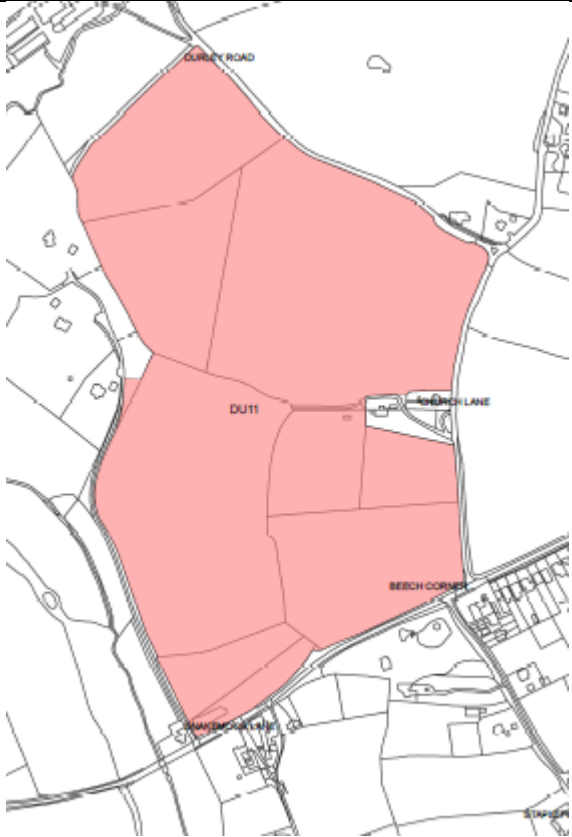
Site Ref	Address	Parish/Settlement	Site Area		
DU08	Land adjacent Little Acre, Heathen Street	Durley	0.262 ha		
Site Description					
The site is located on the east of Heathen Street and is currently in use for agriculture and equestrian use. The site has residential development to the north east and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

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				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.			
<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 30dph was applied providing a yield of 13 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>13</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

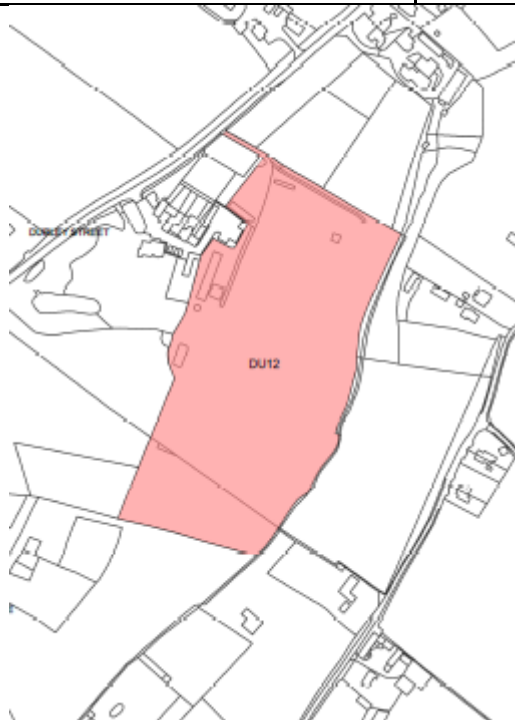
Site Ref	Address	Parish/Settlement	Site Area		
DU09	Land at Chuch Farm - Area A	Durley	8.066 ha		
Site Description					
The site is located to the north of Durley Brook Road and is currently in use for agriculture. To the east of the site is Church Farm house and buildings, to the south existing residential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



<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				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.			
<b>Site Capacity</b>				<b>121</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 121 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>121</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

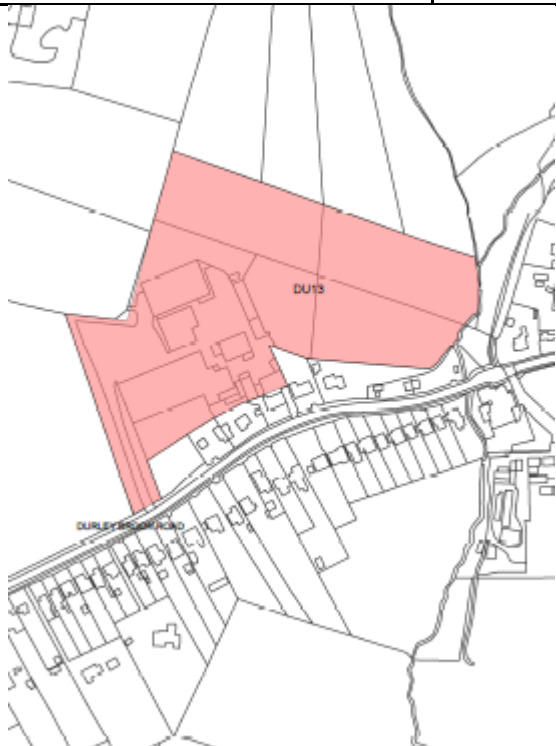
Site Ref	Address	Parish/Settlement	Site Area		
DU11	Land at Chuch Farm - Area C	Durley	27.486 ha		
Site Description					
The site is located in the countryside and is currently in use for agriculture. The site is surrounded by countryside.					
Planning History					
There is no planning history within the last five years.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<b>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.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			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.			
<b>Site Capacity</b>			<b>412</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30dph was applied providing a yield of 412 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>412</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

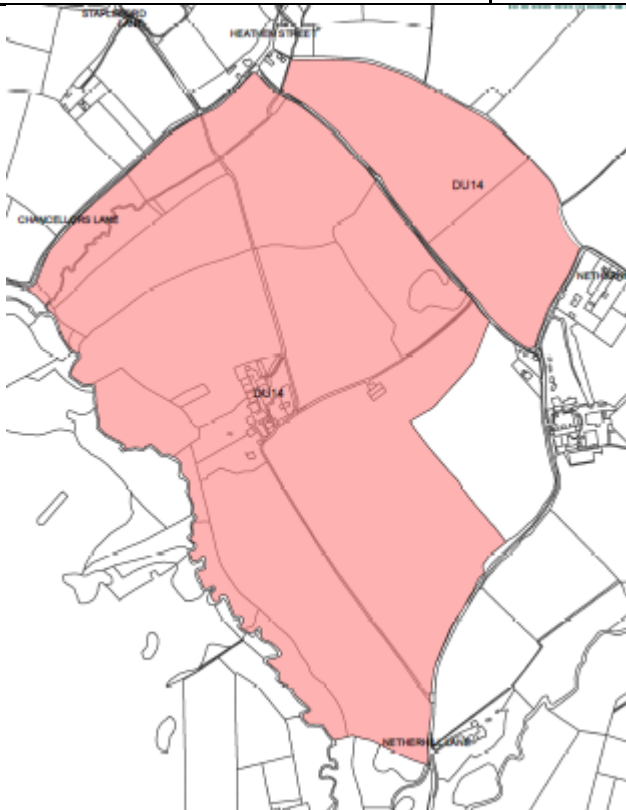
Site Ref	Address	Parish/Settlement	Site Area		
DU12	Land adjacent Durley Mews	Durley	4.230 ha		
Site Description					
The site is located in the countryside to the east of Durley Mews. The site is currently in use for agriculture and horticulture.					
Planning History					
21/00424/FUL - Mixed use of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

<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>76</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 76 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>76</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




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.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		

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

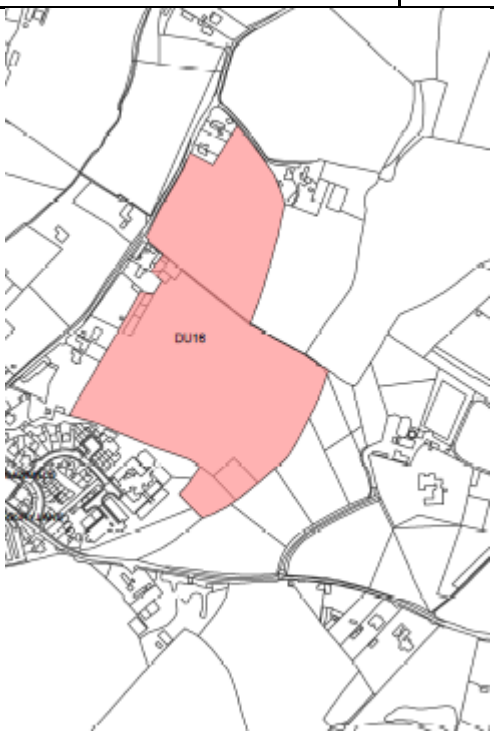
Site Ref	Address	Parish/Settlement	Site Area		
DU14	Hill Farm, Netherhill, Botley	Durley	58.742 ha		
Site Description					
The site is located in the countryside and is in agricultural use. The site is surrounded by countryside with some scattered residential dwellings.					
Planning History					
21/00429/PNACOU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

<b>Availability (legal/ownership issues)</b>				<b>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.</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>881</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 881 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>400</b>	<b>6 – 10 Years</b>	<b>481</b>	<b>10 – 15 Years</b>	<b>0</b>	


Site Ref	Address	Parish/Settlement	Site Area		
DU15	Land adjacent Hunters Moon	Durley	4.422 ha		
Site Description					
The site is located within the countryside and is currently in use for residential and agricultural. The site has existing residential development to the east and is otherwise surrounded by agricultural land.					
Planning History					
There is no planning history within the last five years.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		




<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>80</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30dph was applied providing a yield of 80 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>80</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

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


<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>125</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 125 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>125</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
DU17	Land adjacent Red House, Durley Brook Road	Durley	0.358 ha		
Site Description					
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.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.		

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


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

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


Site Ref	Address		Parish/Settlement		Site Area
DU19	Land Adjacent to Lyons Cottage, Durley Brook Road		Durley		0.130 ha
Site Description					
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.					
© 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.					
Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.		



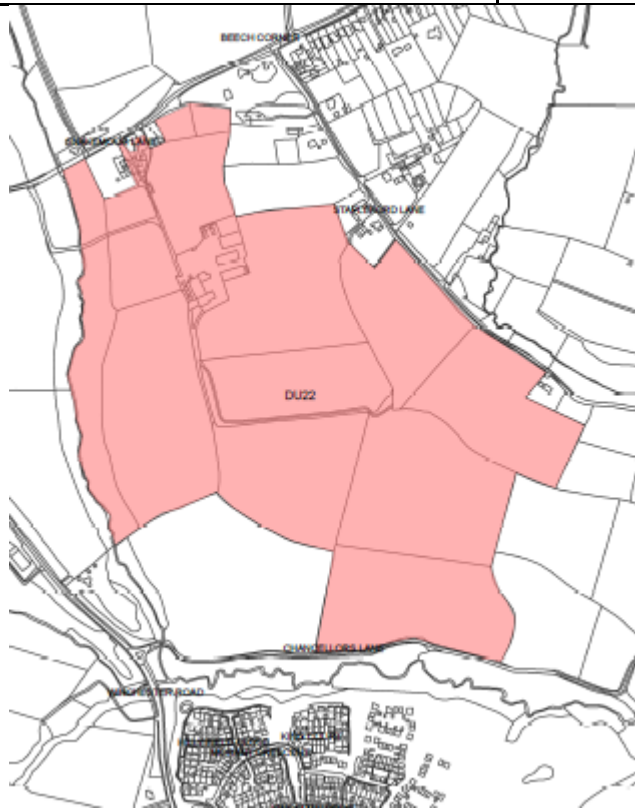
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.		
<b>Site Capacity</b>				<b>4</b>		
<b>Potential Density and Yield (including development type)</b>			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

Site Ref	Address	Parish/Settlement	Site Area		
DU20	Land beside Farmers Home, Heathen Street, Durley	Durley	0.110 ha		
Site Description					
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.					
© 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.					
Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		


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

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

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


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

<b>Availability (legal/ownership issues)</b>			<b>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.</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>655</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30dph was applied providing a yield of 655 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>30 0</b>	<b>6 – 10 Years</b>	<b>35 5</b>	<b>10 – 15 Years</b>	<b>0</b>


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



				<b>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>22</b>		
<b>Potential Density and Yield (including development type)</b>				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.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

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					
The site is in the countryside and is currently in use as an equestrian paddock with grazing and ancilliary buildings. There is residential development to the north east and south west of the site and agricultural land to the other boundaries.					
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)					
© 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.					
Site promoters proposed use		Mixed Use			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is owned by the promoter and have indicated that the site is immediately available for development.		

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

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

<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>4</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the countryside a density of 30dph was applied providing a yield of 4 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>4</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	