

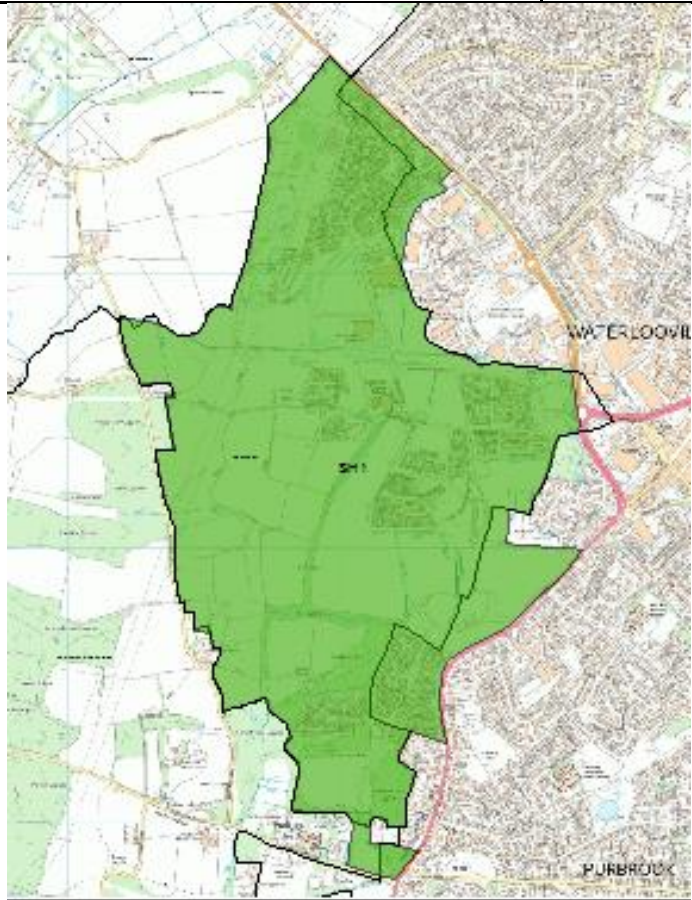
Newlands NE01



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Newlands

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Site Ref	Address	Parish/Settlement	Site Area		
NE01	Newlands (West of Waterlooville)	West of Waterlooville	225ha		
Site Description					
<p>The site is located to the west of Waterlooville.</p> <p>Current Use: The site previously consisted of open land.</p>					
Planning History					
<p>The site has planning permission and is currently under construction. The site is being developed in phases.</p>					
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Site promoters proposed use		C3 - residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	Accessibility	GREEN

TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			Approx. 1,400 of original allocation remaining within Winchester District (at Apr 2021) with approx. 250 additional proposed.		
Potential Density and Yield (including development type)					
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years