

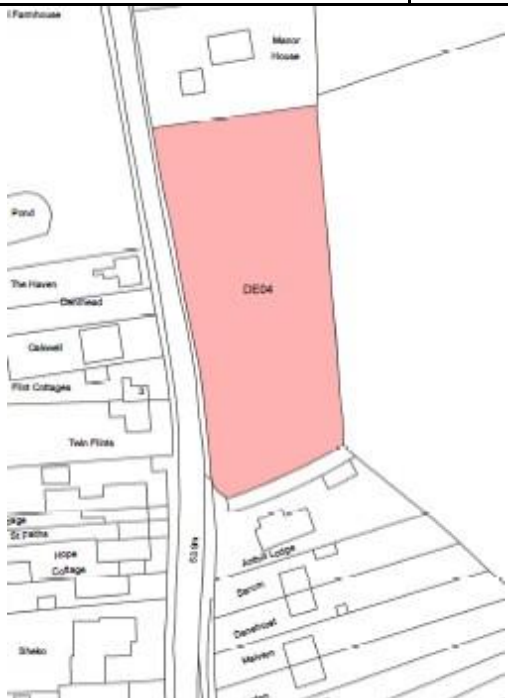


Site Ref	Address	Parish/Settlement	Site Area		
DE02	Land between Springside & Woodlands Bunkers Hill	Denmead	0.144 ha		
Site Description					
The site is south of Denmead, located to the south of the District. This site is currently vacant. It fronts onto Bunkers Hill, adjoins residential dwellings to the north and south, with agricultural to the east and west.					
Planning History					
20/00761/FUL - Residential development to include 1 no. two storey three bedroom detached house and 2 no. two storey two bedroom semi-detached houses with associated on-site parking and turning area utilising existing highway access off Bunkers Hill.					
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Site 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	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		


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

Site Ref	Address	Parish/Settlement	Site Area		
DE03	Land at Anmore Road, Denmead	Denmead	1.354 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is in use for agriculture. It fronts onto Anmore Road, adjoins agricultural land to the north with residential dwellings to the south, east and west.					
Planning History					
There is no planning history within the last five years.					
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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	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	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by		


				the landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				32		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 32 dwellings.		
Phasing	0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE04	Land to the south of Manor House, Hambledon Road	Denmead	0.374 ha		
Site Description					
The site is east of Anthill Common, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Hambledon Road, adjoins residential dwellings to the north, south and west with agricultural land to the east.					
Planning History					
There is no planning history within the last five years.					
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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	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.		

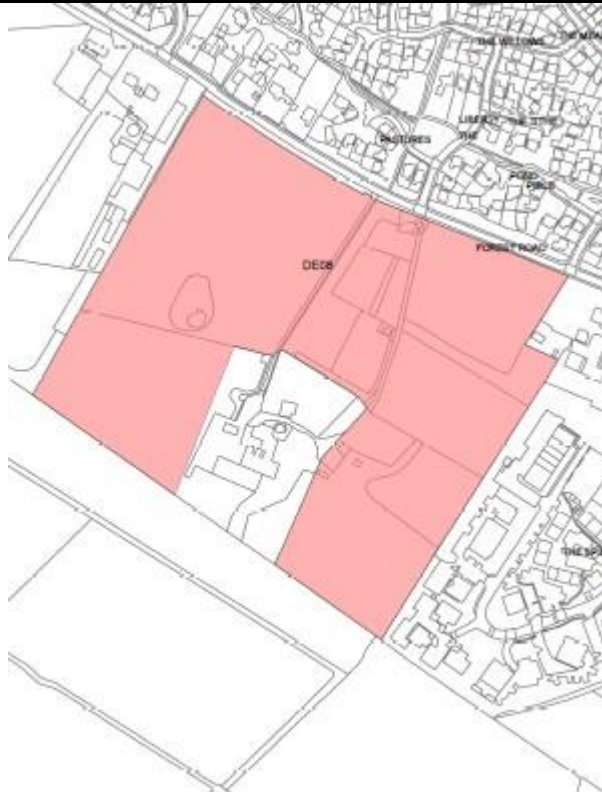
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				11			
Potential Density and Yield (including development type)				Given the sites location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

Site Ref	Address	Parish/Settlement	Site Area		
DE05	Land South of Forest Road	Denmead	4.265 ha		
Site Description					
The site is south of Denmead, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and east, with agricultural land to the south and west.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy 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 by the		

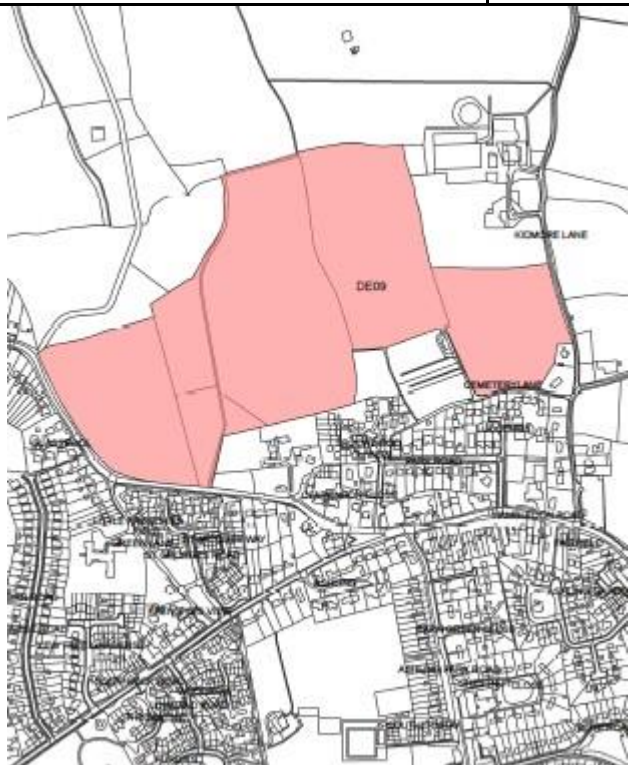
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				77			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 77 dwellings.			
Phasing	0 – 5 Years	77	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE06	Land at Lower Crabbick Lane/Forest Road	Denmead	7.557 ha		
Site Description					
The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts onto Lower Crabbick Lane/Forest Road, adjoins residential dwellings to the north, with agricultural land to the east, south and west.					
Planning History					
There is no planning history within the last five years.					
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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	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			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site		


				is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				125		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 125 dwellings.		
Phasing	0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE08	Land at Edgecombe Cottage, Forest Road	Denmead	9.451 ha		
Site Description					
The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road, adjoins residential dwellings to the north, office and residential to the east with agricultural land to the south and west.					
Planning History					
There is no planning history within the last five years.					
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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	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			

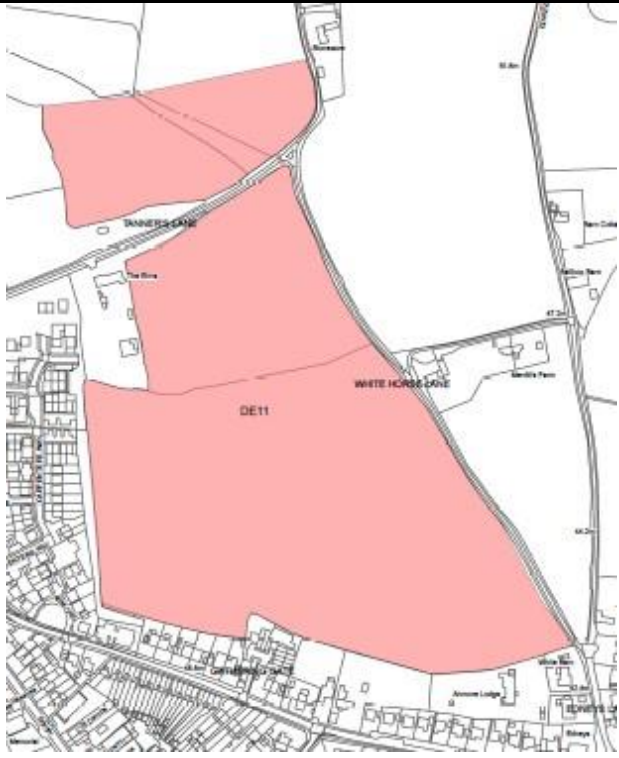
Availability (legal/ownership issues)				The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				142			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 142 dwellings.			
Phasing	0 – 5 Years	142	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE09	Land at Hambledon Road	Denmead	17.542 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Hambledon Road, adjoins residential dwellings to the south and west, with agricultural/woodland to the north and east.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy 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 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				263			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 263 dwellings.			
Phasing	0 – 5 Years	263	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE10	East of Inhams Lane	Denmead	12.201 ha		
Site Description					
The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, with agricultural land to the east, south and west.					
Planning History					
There is no planning history within the last five years.					
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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	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			


Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			92			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 183 dwellings. As half the site is within Flood Zone 2 and 3 this number has been reduced to 92 dwellings.			
Phasing	0 – 5 Years	92	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE11	Land north of Anmore Road, Denmead	Denmead	15.89 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Tanners Lane, adjoins residential dwellings to the south, with agricultural land to the north and east.					
Planning History					
There is no planning history within the last five years.					
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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	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	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				238			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 238 dwellings.			
Phasing	0 – 5 Years	238	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE12	Land at Claredon Farm, Anmore Road	Denmead	25.654 ha		
Site Description					
The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore, adjoins residential dwellings to the south and east, with agricultural land to the north and west.					
Planning History					
There is no planning history within the last five years.					
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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	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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		


Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			385				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 385 dwellings.				
Phasing	0 – 5 Years	385	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE13	Land at Thompsons Lane	Denmead	3.648 ha		
Site Description					
The site is east of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, west and south, with agricultural land to the east.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy 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 being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				71			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 71 dwellings.			
Phasing	0 – 5 Years	71	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE14	Land at Forest Road and Furzeley Road	Denmead	7.656 ha		
Site Description					
The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road/ Furzeley Road, adjoins residential dwellings to the north, office and residential to the west with agricultural land to the south and east.					
Planning History					
There is no planning history within the last five years.					
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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	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 by the		

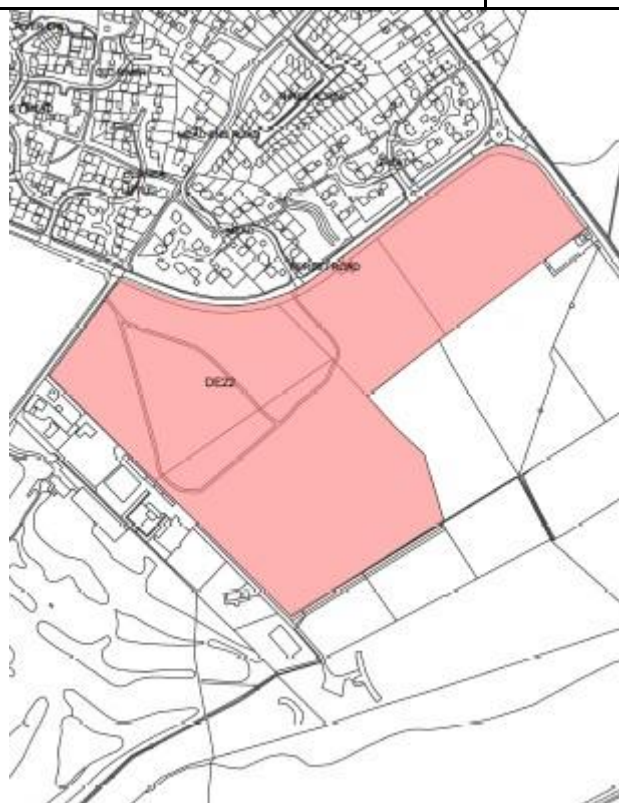
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				129			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 129 dwellings.			
Phasing	0 – 5 Years	129	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE15	Land south of Maple Drive	Denmead	3.220 ha		
Site Description					
The site is east of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Hambledon Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.					
Planning History					
There is no planning history within the last five years.					
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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	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 Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		Majority of site (90%) lies within a SINC. Flood Risk Zone 2 and 3 are along eastern boundary of the site.			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		

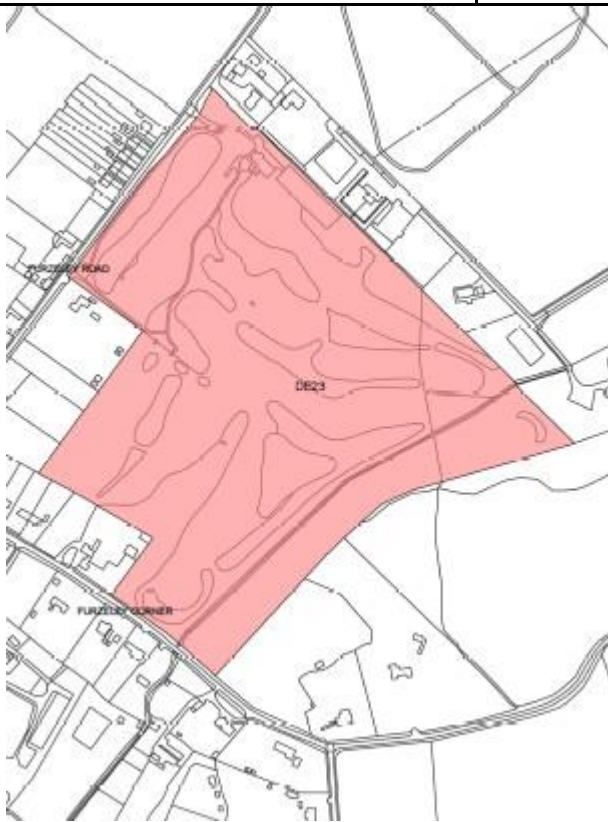
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			63			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 63 dwellings.			
Phasing	0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE19	Land east of Inhams Lane	Denmead	6.264 ha		
Site Description					
The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Inhams Lane, adjoins residential dwellings to the south and east , with agricultural land to the north and west.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy 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 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				103			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.			
Phasing	0 – 5 Years	103	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE22	Land South of Forest Road, Denmead	Denmead	13.227 ha		
Site Description					
The site is south west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and west , with agricultural land to the south and east.					
Planning History					
There is no planning history within the last five years.					
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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	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)	AMBER	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		TPO areas cover the south eastern part of the site. Flood Risk 2 and 3 cut across the centre of the site. Development of the site could reduce the gap between Denmead and Havant.			


Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				198			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 198 dwellings.			
Phasing	0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE23	Furzeley Gold Course, Furzeley Road, Denmead	Denmead	13.4 ha		
Site Description					
The site is south west of Denmead, located to the south of the District. This site is currently used as a golf course. It fronts onto Furzeley Road, adjoins residential dwellings to the north and west , with agricultural land to the south and east.					
Planning History					
There is no planning history within the last five years.					
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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	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			201			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 201 dwellings.			
Phasing	0 – 5 Years	201	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE24	Land at Barton Croft, Hambledon Road, Denmead	Denmead	1.56 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in residential use on a substantial large plot. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.					
Planning History					
There is no planning history within the last five years.					
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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	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 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			35			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.			
Phasing	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE25	Anmore Dell Farm, Anmore Road, Denmead	Denmead	5.420 ha		
Site Description					
The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore Road, adjoins residential dwellings to the west and to the south, north and east is agricultural land.					
Planning History					
There is no planning history within the last five years.					
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Site 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	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	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			98			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 98 dwellings.			
Phasing	0 – 5 Years	98	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE26	61 Anmore Road, Denmead	Denmead	0.231 ha		
Site Description					
The site is within the settlement of Denmead, located to the south of the District. This site is currently in residential use. It fronts onto Anmore Road, adjoins residential dwellings to the west, east and south to the north is agricultural land.					
Planning History					
The site is within the settlement of Denmead, located to the south of the District. This site is currently in residential use. It fronts onto Anmore Road, adjoins residential dwellings to the west, east and south to the north is agricultural land.					
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Site 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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		

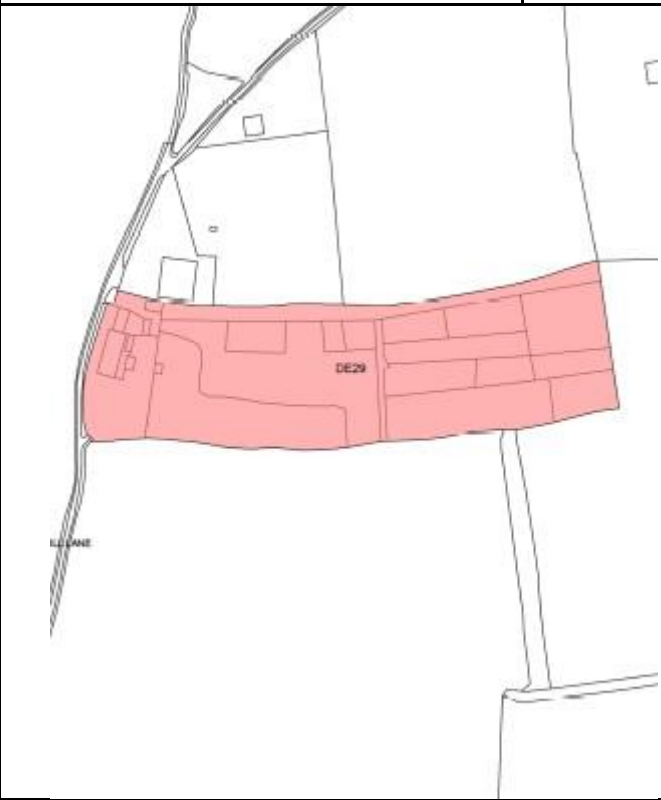
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				6.93			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 7 dwellings.			
Phasing	0 – 5 Years	7	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE27	Land North side of Forest Road, Lower Crabbick	Denmead	4.733 ha		
Site Description					
The site is west of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Forest Road, adjoins residential dwellings to the north and to the south, west and east is agricultural land.					
Planning History					
There is no planning history within the last five years.					
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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	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 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			85			
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 85 dwellings.			
Phasing	0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE28	Hill Crest, Old Mill Lane, Denmead	Denmead	4.215 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.					
Planning History					
An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.					
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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	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 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				76		
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 76 dwellings.		
Phasing	0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE29	Mill View Farm, Mill Lane, Denmead	Denmead	3.214 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Old Mill Lane, adjoins agricultural land.					
Planning History					
An application (18/00494/SCOPE) for development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast which has yet to be determined.					
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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	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 by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				63			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 63 dwellings.			
Phasing	0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE30	Lincoln Green Nursery, Willow House, Hambledon Road	Denmead	1.231 ha		
Site Description					
The site is north of Denmead, located to the south of the District. This site is currently in use as a nursery. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.					
Planning History					
There is no planning history within the last five years.					
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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	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 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				30			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 30 dwellings.			
Phasing	0 – 5 Years	30	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE31	Orchard Field, Soake Road, Denmead	Denmead	0.053 ha		
Site Description					
The site is south east of Denmead, located to the south of the District. The site is currently vacant, although previously formed part of the residential curtilage of Soake Farmhouse to the south. It fronts onto Soake Road, and is bound by residential (C3) uses to the south and east, storage and distribution (B8) uses to the north and by agricultural fields west. A builders yard (sui generis) is also located to the north east of the site on the opposite side of Soake Road.					
Planning History					
There is no planning history within the last five years.					
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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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		Western half of site lies in a SINC (Kings Pond Meadow). Flood Risk 2 and 3 lie on western half of site. Site lies wholly within Settlement Gap and would lead to coalescence with Anmore.			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the		

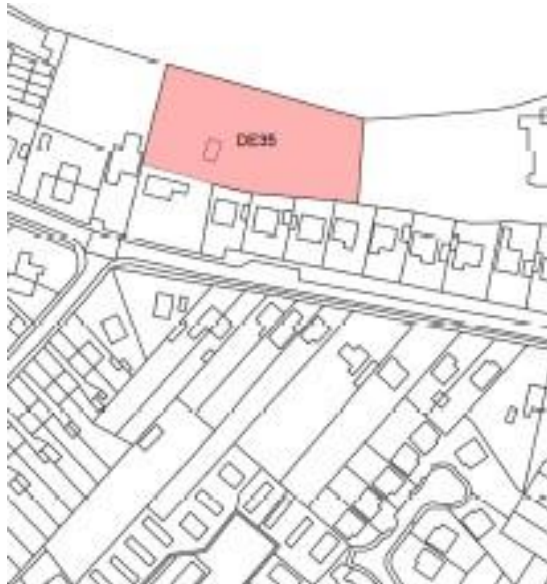
				consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				1			
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 1 dwelling.			
Phasing	0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE32	Soake Farm, Soake Road	Denmead	0.867 ha		
Site Description					
The site currently accommodates two large warehouses and an office associated with a B8 (storage and distribution) use on the site as well an associated dwelling currently occupied by the landowner (C3). The site is bound by agricultural fields to the north and west, whilst it is also neighboured by residential (C3) uses to the south and south east and a builders yard (sui generis) opposite the site to the east.					
Planning History					
20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as a standalone dwelling and in breach of condition 3 of planning permission ref: 05/00456/FUL for over 4 years.; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (Ref: W05388/04) for the "change of use of former workroom to ancillary retail sales and replacement warehouse/office building" established the use of the existing office building as providing ancillary retail sales to an existing warehouse used for an established equestrian wholesale business (B8 use class) located on the site, however, the building has been in independent use as an office (B1(a) Use Class) for over 10 years.					
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Site 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	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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity			23		
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 23 dwellings.		
Phasing	0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years
				0	

Site Ref	Address	Parish/Settlement	Site Area		
DE33	Land west of Soake Road	Denmead	7.104 ha		
Site Description					
The site is bound by further agricultural uses to the north, east, west and south west, The site is neighbored by residential uses to the north west and south east as well as a storage and distribution (B8) use and Builders Yard (Sui Generis) to the south east.					
Planning History					
20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as a standalone dwelling and in breach of condition 3 of planning permission ref: 05/00456/FUL for over 4 years.; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (Ref: W05388/04) for the "change of use of former workroom to ancillary retail sales and replacement warehouse/office building" established the use of the existing office building as providing ancillary retail sales to an existing warehouse used for an established equestrian wholesale business (B8 use class) located on the site, however, the building has been in independent use as an office (B1(a) Use Class) for over 10 years.					
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Site 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	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)	AMBER	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				117		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 117 dwellings.		
Phasing	0 – 5 Years	117	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE35	Land rear of 65 Anmore Road	Denmead	0.315 ha		
Site Description					
The site is within the settlement of Denmead, located to the south of the District. The site is currently used as a garden. The site is located on Anmore Road, a residential street, and is bound by residential (C3) and agricultural uses. The site is currently allocated within the Denmead Neighbourhood Plan.					
Planning History					
There is no planning history within the last five years.					
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Site 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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		


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

Site Ref	Address	Parish/Settlement	Site Area		
DE36	Denmead Health Centre, Hambledon Road	Denmead	0.287 ha		
Site Description					
The site is within the settlement of Denmead, located to the south of the District. The site is currently in D1 Health Use. The site is located on Hambledon Road A22 and is bound by residential (C3) uses.					
Planning History					
There is no planning history within the last five years.					
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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	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	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			

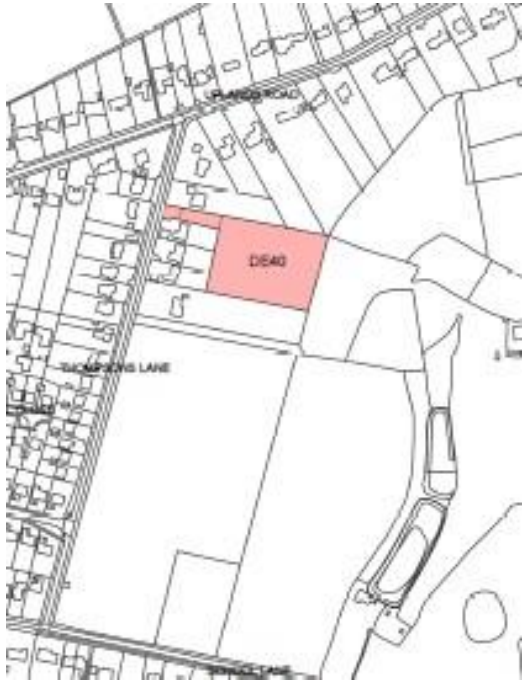
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			9			
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 9 dwellings.			
Phasing	0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	9

Site Ref	Address	Parish/Settlement	Site Area		
DE38	Lot D Dirty Lane Denmead PO7 4QT	Denmead	0.93 ha		
Site Description					
Countryside outside Denmead. Field fronting Dirty Lane (Uplands Road). Surrounding uses fields.					
Planning History					
There is no planning history within the last five years.					
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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	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.			
Site Capacity				25			
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 25 dwellings.			
Phasing	0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
DE39	Lot E Dirty Lane Denmead PO7 4QT		Denmead		0.92 ha
Site Description					
Countryside outside Denmead. Field fronting Dirty Lane (Uplands Road). Surrounding uses residential property to west, otherwise fields.					
Planning History					
There is no planning history within the last five years.					
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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	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.			
Site Capacity			25			
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 25 dwellings.			
Phasing	0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE40	Land lying to the east of Thompsons Lane, Anthill Common, Denmead	Denmead	0.6 ha		
Site Description					
Within countryside, adjoining Denmead. Site comprises rear of residential gardens and access point to Thompsons Lane. Surrounding uses countryside to east, otherwise residential gardens.					
Planning History					
There is no planning history within the last five years.					
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Site 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	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated		


				that the site is immediately available for development.			
Achievability (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				16			
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 16 dwellings.			
Phasing	0 – 5 Years	16	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE41	Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane, Denmead, PO7 6TS	Denmead	0.33 ha		
Site Description					
Within countryside, near Denmead. At Furzeley Corner. Site at junction of Furzeley Road and Newlands Road. Site currently part of residential garden. Surrounding uses residential.					
Planning History					
There is no planning history within the last five years.					
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Site 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)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is promoted by the landowner and it is immediately available.		


Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				10			
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 10 dwellings.			
Phasing	0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE42	Land at Little Denmead Farm, Denmead	Denmead	21.53 ha		
Site Description					
Countryside north of Denmead. Farm/commercial buildings in southern end adjoining the road, otherwise agriculture. Site adjacent to Lovedean Substation site. SHELAA site is partially within Havant Borough.					
Planning History					
18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter stations. - Scoping provided; 21/01383/HOU - Demolition of existing conservatory and proposed replacement single storey extension.					
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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	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (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				323			
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 323 dwellings.			
Phasing	0 – 5 Years	323	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
DE43	Land West of Soake Farm	Denmead	17.29 ha		
Site Description					
Adjacent to eastern boundary of Denmead. At junction of B2150 Hambledon Road and Soake Road. Site includes residential and farm/commercial buildings in the east, but is otherwise agricultural. Surrounding uses are residences in Denmead to the west, Byng Business Park and other commercial to the south east and otherwise open countryside. (Site encompasses smaller sites DE15, DE31, DE32, DE33).					
Planning History					
18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter stations. - Scoping provided; 20/01511/LDC - Application for a lawful development certificate to regularise the residential use of The Coach House, a granny-annex associated with Soake Farm, to establish the building as a standalone dwelling. The Coach House has been occupied by the applicant as - Due to be determined; 20/01512/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm - Due to be determined					
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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	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)	AMBER	Accessibility	GREEN


TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			259			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 259 dwellings.			
Phasing	0 – 5 Years	259	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE44	School Lane	Denmead	0.526 ha		
Site Description					
Countryside outside Denmead. Field fronting School Lane. Surrounding uses fields.					
Planning History					
There is no planning history within the last five years.					
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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	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 promoted by the landowner and it is immediately available.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		


Site Capacity				14		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 14 dwellings.		
Phasing	0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
DE45	School Lane	Denmead	0.404 ha		
Site Description					
Countryside outside Denmead. Field fronting School Lane. Surrounding uses residential property to east, otherwise fields.					
Planning History					
21/00465/OUT - Outline application for 5 self build dwellings - To be determined					
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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	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 at this initial stage but further clarification of ownership will be required.			
Availability (legal/ownership issues)			Ownership details not specified in submission.		


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

Site Ref	Address	Parish/Settlement	Site Area		
DE46	Land at Inhams Lane	Denmead	0.67 ha		
Site Description					
To west of Denmead. Site fronts Ingham Lane to its west. Site comprises a field that abuts residential dwellings in Denmead settlment on it's northern side, but is otherwise countryside.					
Planning History					
There is no planning history within the last five years.					
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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	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	GREEN
Initial high level assessment		The site is deemed as deliverable/developable at this initial stage but further clarification of ownership will be required.			
Availability (legal/ownership issues)			Ownership details not specified in submission.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity			18		

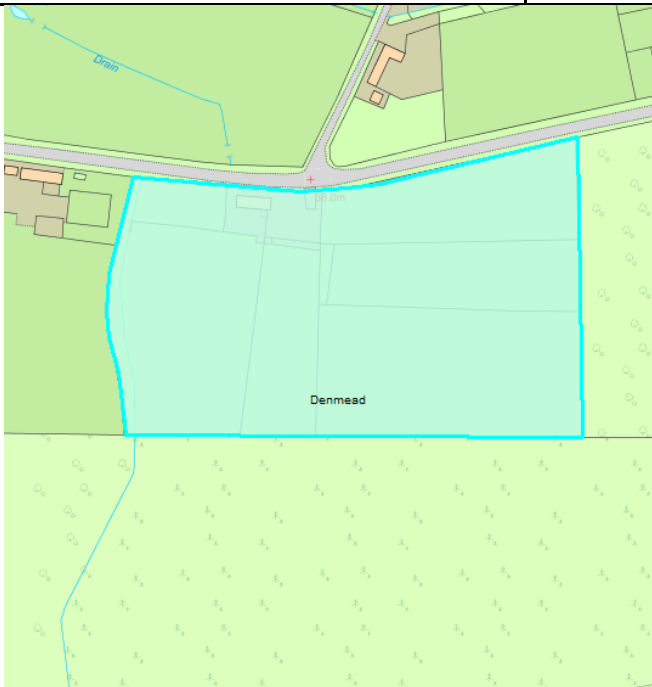
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.		
Phasing	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0

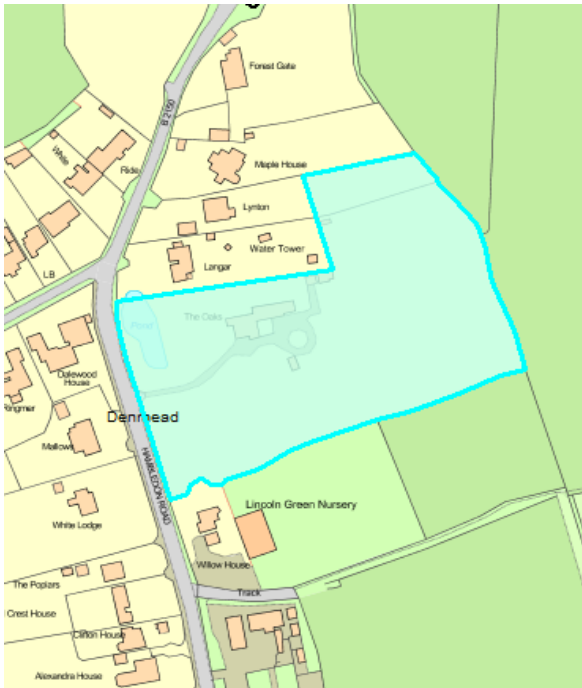
Site Ref	Address		Parish/Settlement		Site Area
DE47	Land East of Soake Farm, PO7 6QX		Denmead		2.64 ha
Site Description					
To east of Denmead. Site comprises three fields and pasture with disused agricultural buildings in the south-east corner. Surrounding uses are builders merchants to north and north-east, residential to west and access to Soake Road, Byngs Business Park, paddock and residential to south, and countryside to th emajority of the east.					
Planning History					
21/01067/PNACOU - 1 dwellinghouse - To be determined					
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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	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)	AMBER	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		

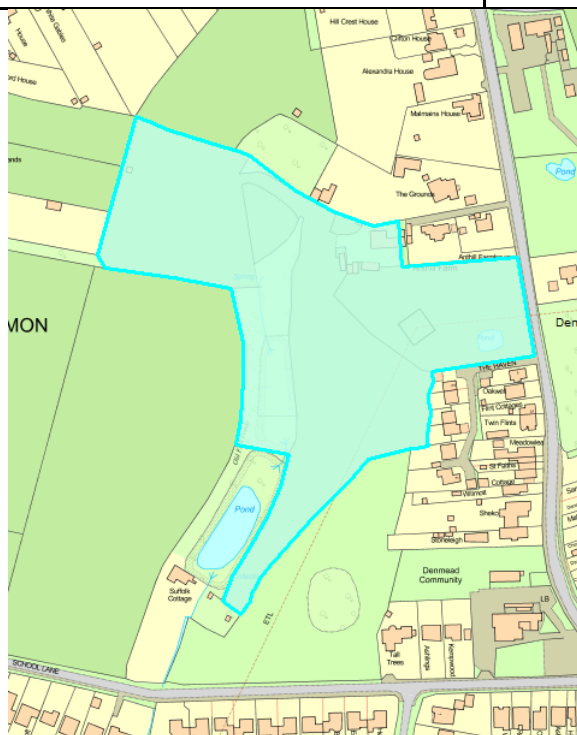
				the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				51			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 51 dwellings.			
Phasing	0 – 5 Years	51	6 – 10 Years	0	10 – 15 Years	0	

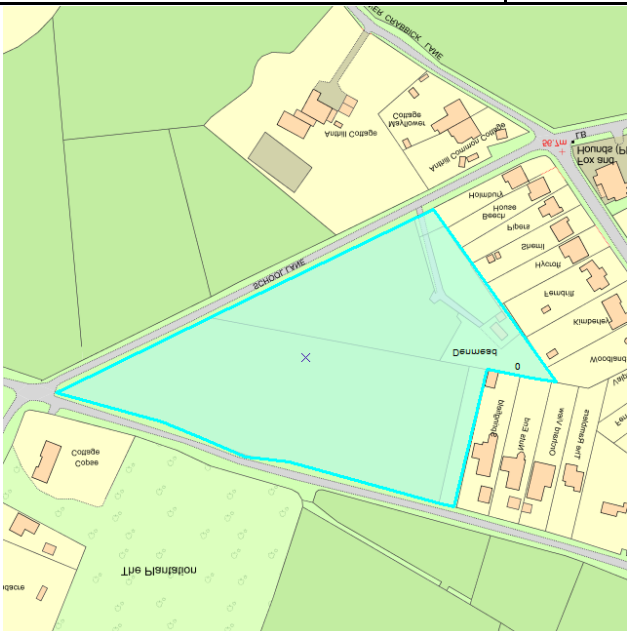
Site Ref	Address	Parish/Settlement	Site Area		
DE48	Anmore Road	Denmead	0.44ha		
Site Description					
The sites lies to the east of Denmead in the south of the district. The site is located to the north of Anmore Road.					
Planning History					
There is no planning history within the last five years.					
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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	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		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The site is promoted by the landowner who has stated that the land is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)		The promotor of the site has not specified any issues regarding the viability in developing the site. The site promotor has highlight that part of the site is subject to the application 18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter station			
Site Capacity		12			
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 12 dwellings			

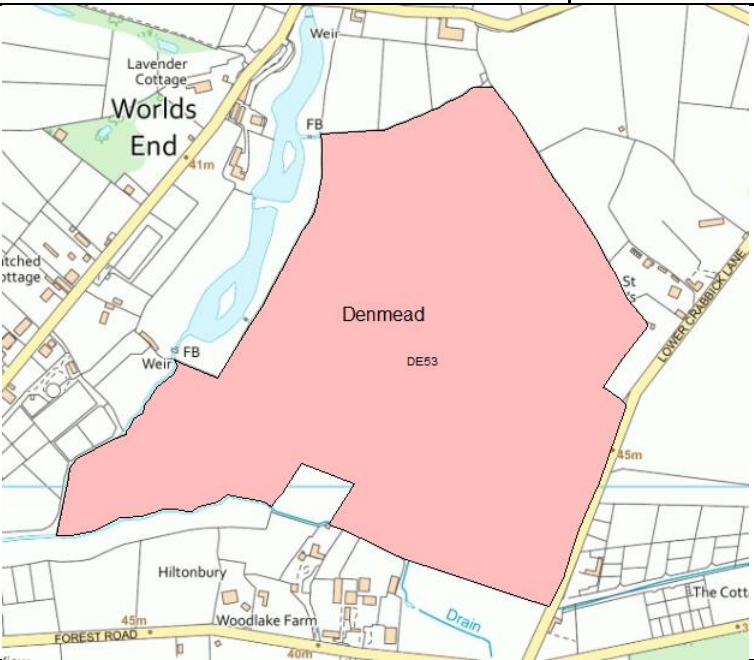
Phasing	0 – 5 Years	12	6 – 10 Years		10 – 15 Years	
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Site Ref	Address		Parish/Settlement		Site Area
DE49	Tanners Meadow, Forest Road		Denmead		2.28ha
Site Description					
The site lies to the south of Forest Road in Denmead.					
Planning History					
There is no planning history in the last five years.					
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Site promoters proposed 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	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy 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					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			44		
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 44 dwellings.		
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years

Site Ref	Address		Parish/Settlement		Site Area
DE50	The Oaks, Hambledon Road		Denmead		2ha
Site Description					
The site is located to the east of Hambledon Road within Denmead.					
Planning History					
There is no planning history in the last five years.					
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Site promoters proposed 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	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					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
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		6 – 10 Years		10 – 15 Years

Site Ref	Address		Parish/Settlement		Site Area
DE51	Anthill Farm, Hambledon Road		Denmead		3.56ha
Site Description					
The site is located to the west of Hambledon Road in Denmead.					
Planning History					
There is no planning history in the last five years.					
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Site promoters proposed 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	RED	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER/ GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
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				69	
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 69 dwellings.	
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years

Site Ref	Address		Parish/Settlement		Site Area
DE52	School Lane		Denmead		2.08ha
Site Description					
The site is located to the north of School Lane and south of Uplands Road.					
Planning History					
There is no planning history in the last five years.					
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Site promoters proposed 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	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	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					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity				41	
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 41 dwellings.	
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years

Site Ref	Address		Parish/Settlement		Site Area
DE53	Crabbick Farm, Lower Crabbick Lane		Denmead		19.4ha
Site Description					
The site is located to the west of Lower Crabbick Lane in Denmead.					
Planning History					
There is no planning history in the last 5 years.					
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Site promoters proposed 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	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					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			291		
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 291 dwellings.		
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years