

Site Ref		Address		Parish/Settlement	Site Area
DE02		ween Springside & ds 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			2/11		
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.			tion that pro	vided you with the data. You are not	
Site promotors pi		ny of this data to third partie	-	sidential	
Suitability					
Environmen Constrain		Historical Const	raints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN		GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high le assessme		The site i	s deemed	as deliverable/developable	
Availability (legal/ownership issues)				The site is being promoted sole landowner and has st the site is immediately avai development.	ated that

Achievability (economic viability; market factors; cost factors; delivery factors) The promoters of the site have specified any issues regarding viability in developing the site.					es regarding the		
Site Capacity 4							
Potential Density and Yield (including de type)			opment		a der	cation within the isity of 30 dph wa a yield of 4	s
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE03	Land at A Denmead	Anmore Road, d		Denmead	1.354 ha
Site Descriptio	on		- 7	-	
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 Histo	ory			C CECS	07
There is no planning history within the last five years.			rganisation tha	t provided you with the data. You are n	
Site promotors		ell any of this data to thi	C3 - Resid		
Suitability	<u>, proposet</u>				
Environme Constrai		Historical Con	straints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The		ed as deliverable/developable	
Availability (le	gal/owners	ship issues)		Γhe site is not owned by the μ nowever they do have the cor	

				d have indicated th tely available for	at		
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.			ity
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 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE04		he south of Manor ambledon Road		Denmead	0.374 ha
Site Description			(Fatthouse	I Marr	/
the south of the vacant though agriculture. It from	District. T could hav onts onto al dwellings	Common, located to his site is currently ve been used for Hambledon Road, s to the north, south nd to the east.	R .		
Planning History			The Haven	DED4	
There is no planning history within the last five years.					
solely to enable you t	o respond to,		isation that	S 100019531. You are permitted to uprovided you with the data. You are r form.	
Site promotors	proposed	use	C3 - Re	sidential	
Suitability					
Environmer Constrair		Historical Cons	traints	Policy Constraints Co	ontinued
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		GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland GREEN Settlement Gap (CP18)			GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	GREEN
Initial high		The site	e is deem	ed as deliverable/developable	
Availability (legal/ownership issues)				The site is being promoted sole landowner and has sta the site is immediately ava development.	ated that

Achievability (ed cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				11			
Potential Densit type)	Density and Yield (including development Countryside a dens applied providing a		sity of 30 dph was	gs.			
Phasing	0 – 5 Years	11	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 Descript	ion		C
the south of currently vaca used for agric Road, adjoins	uth of Denmead, located to the District. This site is ant though could have been sulture. It fronts onto Forest residential dwellings to the st, with agricultural land to west.		
Planning His	tory		VE
last five years			
solely to enable y		City Council 2021 OS 100019531. You are permitted to ne organisation that provided you with the data. You are third parties in any form.	

C3 - Residential

Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN Waste Consultation Zone GR				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessr		Th	ne site is c	leemed as deliverable/developable	Э		
Availability (legal/ownership issues)				The site is not owned by the pr however they do have the cons			

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

Site Ref		Address	Parish/Settlement Site Ar				
DE06	Land at L Lane/For	ower Crabbick est Road		Denmead	7.557 ha		
Site Descriptio	n				2113		
the south of the agricultural use. Lane/Forest	District. Th It fronts o Road, a north, with	Common, located to nis site is currently in nto Lower Crabbick djoins residential agricultural land to	A.	June Contract of the second se			
Planning Histo	ry		/				
There is no planning history within the last five years.			nisation that	provided you with the data. You are r			
Site promotors		ell any of this data to third p	c3 - Residential				
Suitability	proposed		C3 - Ke	Sidential			
Environme	ntal		_				
Constrai		Historical Cons	traints	Policy Constraints Co	ntinued		
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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR GREEN Policy Constra			aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland GREEN Settlement Gap (CP18)			GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The site	e is deem	ed as deliverable/developable			
Availability (leg	gal/owners	ship issues)		The site is being promoted landowner and has stated t			

				is immediate development	ly av	ailable for	
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.				es regarding the			
Site Capacity				125			
Potential Density and Yield (including development type) Given the sites local Countryside a dense applied providing a dwellings.				sity of 30 dph was			
Phasing	0 – 5 Years	125					

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.	DEE	
Planning History	1-0 14	LS
There is no planning history within the last five years.		

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# Site promotors proposed use

## C3 - Residential

Environm Constra		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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 Const	traints	Other Consideratio	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility AMBE		
TPO	GREEN	AQMA	GREEN	Landscape AMBER		
Initial hig assessr		Th	e 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 Capacit	у			142			
Potential Density and Yield (including development type)			ıg		dph w	on within the Countrysic vas applied providing a s.	de
Phasing	0 – 5 Years	142	6 –	10 Years	0	10 – 15 Years	0

Site Ref	A	Adress		Parish/Settlement	Site Area		
DE09	Land at H Road	lambledon		Denmead	17.542 ha		
Site Descri				°.			
to the south currently in onto Ham residential c west, with a	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.			DED			
Planning Hi	istory						
There is no planning history within the last five years.							
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Site promo	tors propo	osed use	C3 - Residential				
Suitability							
Environn Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		Т	he site is	deemed as deliverable/developable	9		
Availability	(legal/ow	nership issues)		The site is not owned by the pro however they do have the conse			

				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capaci	ty			263			
Potential Density and Yield (including development type)			ling			n within the Countryside applied providing a yield	
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 Descript	tion	MOLETTER	2 c
located to the site is curren fronts Inhams dwellings to t	south of Anthill Common, e south of the District. This htly in agricultural use. It s Lane, adjoins residential the north, with agricultural ast, south and west.		
Planning His	story	B /	
There is no pl last five years	lanning history within the	DE10	
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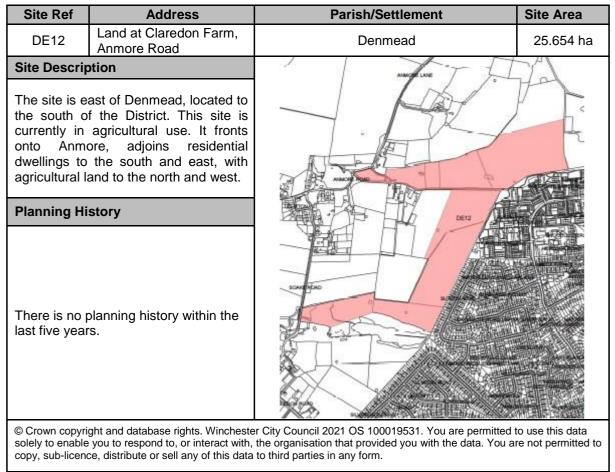
C3 - Residential

Environm Constra		Historical Cor	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility AMBE			
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)			ng	density of 30 dp of 183 dwellings	h was s. As l	on within the Countrysid s applied providing a yie nalf the site is within Flo nber has been reduced	ld od	
Phasing	0 – 5 Years	92	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	Adress		Parish/Settlement	Site Area
DE11	Land nor Road, De	th of Anmore		Denmead	15.89 ha
Site Descri	•				
to the south currently in onto Tanner	of the Dis agricultura s Lane, ac the south,	enmead, located trict. This site is al use. It fronts ljoins residential with agricultural ast.		- NAREAGE	
Planning Hi	istory			b d	and y
last five yea	rs.	story within the		DET UNE HONE SOUT	
solely to enable	e you to respo	base rights. Winchest and to, or interact with or sell any of this data	, the organisa	cil 2021 OS 100019531. You are permitte ation that provided you with the data. You es in any form.	d to use this data are not permitted to
Site promo	tors propo	osed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Cor	straints	Policy Constraints Co	ntinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial hig assess		Т	he site is d	leemed as deliverable/developab	le
Availability	(legal/ow	nership issues)		The site is not owned by the pr however they do have the cons	

				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			2
Site Capaci	ty			238			
Potential Density and Yield (including development type)Given the sites location within the Country density of 30 dph was applied providing a 238 dwellings.							
Phasing	0 – 5 Years	238	6 – 10 Years 0 10 – 15 Years				0



C3 - Residential

Environm Constra		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Const	traints	Other Consideratio	ns	
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 The site is				deemed as deliverable/developable	)	
Availability	(legal/owr	nership issues)		The site is being promoted by the landowner and has stated that the immediately available for development.	he site is	

Achievability (economic viability; market factors; cost factors; delivery factors)						site have not specified a viability in developing the	
Site Capacity 385							
Potential Density and Yield (including development type)			ng		h was	on within the Countryside s applied providing a yiel	
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	ion		
to the south currently in Inhams Lane,	t of Anthill Common, located of the District. This site is agricultural use. It fronts adjoins residential dwellings adjoins and south, with ad to the east.		
Planning Hist	tory	ES .	/
There is no pla five years.	anning history within the last		

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Site pr	omotors	proposed	d use
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C3 - Residential

Environm Constra		Historical Con	straints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN Waste Consultation Zone		GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Const	raints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER				
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN				
Initial high level assessment		The site is deemed as deliverable/developable							

Availability (le	landowner a	The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			71	71			
	Potential Density and Yield (including development type)				tion within the ity of 30 dph was applie 71 dwellings.	əd	
Phasing	0 – 5 Years	71	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area
DE14	Land at F Furzeley	orest Road and Road		Denmead	7.656 ha
Site Descri	Site Description			HE HARDING	
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 H	istory		10	E DEM	
Planning History There is no planning history within the last five years.					
solely to enable	e you to respo		n, the organisat	2021 OS 100019531. You are performed to the provided you with the data is in any form.	
Site promo	tors propo	osed use	C3 - Resid	ential	
Suitability					
Environn	-	Historical Co	nstraints	Policy Constrain	ts Continued

Environmental Constraints		Historical Constraints			Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	N	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	N	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN		Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	۷	Physical Constraints			
SINC	AMBER	Listed Building	GREEN Flood Zone 2 and 3		Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	straints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBEF	२	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN		Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	N	Landscape	GREEN		
Initial high level The site is a			de	emed as deliverable/developable	)			
Availability					ne site is not owned by the prop owever they do have the conse			

				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 Capac	ity			129				
	Potential Density and Yield (including development type)					n within the Countryside applied providing a yield		
Phasing	0 – 5 Years	129	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
DE15	Land sou	th 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.				0015	
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Site promotors	proposed	use	C3 - Res	Idential	
Suitability				Γ	
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm				thin a SINC. Flood Risk Zone ern boundary of the site.	2 and 3 are
Availability (leç	jal/owners			The site is not owned by the however they do have the co the landowners and have in the site is immediately avail development.	onsent by dicated that

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)				dens	ation within the sity of 30 dph was yield of 63 dwellings	).
Phasing	0 – 5 Years	63	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
DE19	Land eas Lane	t of Inhams		Denmead	6.264 ha
Site Descri	otion				
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.					A A A A A A A A A A A A A A A A A A A
Planning Hi	story				而一間
Planning History There is no planning history within the last five years.		The second			
solely to enable	you to respo		the organisa	I 2021 OS 100019531. You are pe tion that provided you with the data as in any form.	
Site promot	ors propo	sed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Con	straints	Policy Constraint	s Continued

Environmental Constraints		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	EN Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assess		T	he site is c	deemed as deliverable/developable	<u>)</u>		
Availability	Availability (legal/ownership issues)			The site is not owned by the pro however they do have the conse			

				landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capaci	ty			103				
Potential Density and Yield (including development type)				h was	on within the Countryside applied providing a yiel			
Phasing	0 – 5 Years	103	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	ŀ	Address		Parish/Settlement	Site Area
DE22	Land Sou Road, De	uth of Forest		Denmead	13.227 ha
Site Descri					
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			1		
© Crown copyrisolely to enable	rS.	ond to, or interact with,	, the organisa	il 2021 OS 100019531. You are permitted tion that provided you with the data. You a	to use this data re not permitted to
copy, sub-licence, distribute or sell any of this data Site promotors proposed use			C3 - Res	·	
Suitability			00 - 1(03		
Environmental Historical Cor		straints	Policy Constraints Con	tinued	
SPA Constra	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 G		GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	I Flood Zone 2 and 3 AIV	
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns
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	5)	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.			
	ty (economic viab st factors; delivery					site have not specified a viability in developing the	-
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
	Gold Course, Road, Denmead	Denmead	13.4 ha
Site Description			$\times$
The site is south we located to the south of site is currently used as fronts onto Furzeley residential dwellings to west, with agricultural and east.	the District. This s a golf course. It Road, adjoins o the north and		
Planning History			
There is no planning hi last five years.	story within the		

C3 - Residential

,								
Environmental Constraints		Historical Con	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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 i	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.			
	y (economic viabi t factors; delivery					site have not specified viability in developing th	
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

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 substatnialy large plot. It fronts onto Hambledon Road, adjoins residential dwellings to the north and to the south is residential and agricultural land.       Image: Comparison of the planning history within the last five years.	Site Ref	Address	Parish/Settlement	Site Area
The site is north of Denmead, located to the south of the District. This site is currently in residential use on a substatnialy 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	DE24 Hamble	don Road,	Denmead	1.56 ha
the south of the District. This site is currently in residential use on a substatnialy 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	Site Description			~//
There is no planning history within the	the south of the Dis currently in residen substatnialy large plo Hambledon Road, a dwellings to the north a	trict. This site is tial use on a t It fronts onto djoins residential and to the south is	Take I	
There is no planning history within the	Planning History		10	It
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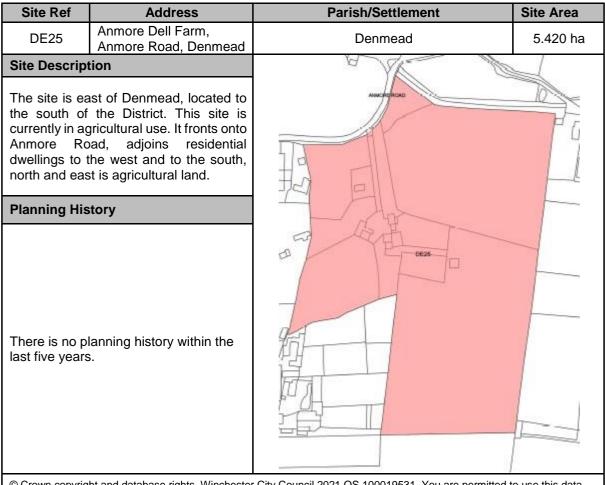
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## Site promotors proposed use

C3 - Residential

Environm Constra		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 GR			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building GREEN Flood Zone 2 and 3		Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4) AMBER		Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	AMBER		
TPO GREEN		AQMA	GREEN	Landscape	GREEN		
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (	legal/ownership iss	sues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
	/ (economic viabilit factors; delivery fa					site have not specified the viability in developing		
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	



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Site promotors proposed use C3
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C3 - Residential
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Su	iitak	oility

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	I GREEN I		Physical Constraints		
SINC	AMBER	Listed Building GREEN		Flood Zone 2 and 3	GREEN		
LNR	GREEN	N 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		Tł	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 Capacit	у			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 Anmo	re Road, Denmead		Denmead	0.231 ha	
Site Description						
located to the sou currently in reside	uth of the ntial use. It idential dw	ement of Denmead, District. This site is fronts onto Anmore vellings to the west, agricultural land.	Cont Horas	LES DES		
Planning History			10	letite on	Π	
located to the sou currently in reside	uth of the ntial use. It idential dw	ement of Denmead, District. This site is fronts onto Anmore vellings to the west, agricultural land.				
solely to enable you to	respond to, o		ation that pro ies in any for			
Site promotors p	roposed u	se	C3 - Res	sidential		
Suitability						
Environmer Constrain		Historical Const	traints 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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high lo		The site	is deemed	l as deliverable/developable		
Initial high level       The site is deemed as deliverable/d         assessment       The site is not of promoter hower consent by the have indicated to immediately availability (legal/ownership issues)					have the s and	

Achievability (eco cost factors; deli	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	Site Capacity						
Potential Density and Yield (including development type)					a der	cation within the isity of 30 dph was a yield of 7	
Phasing	0 – 5 Years	7	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE27		th side of Forest wer Crabbick		Denmead	4.733 ha
Site Descriptio	•		~	- I I Post	针
south of the Dis agricultural use adjoins resident	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 Histo	ry				$\langle \cdot \rangle$
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Site promotors	proposed	luse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm		The s	ite is deem	ed as deliverable/developable	

Site Capacity	Potential Density and Yield (including development type) Phasing 0 – 5 Years 85 6 – 7					ation within the	
Site Capacity				85			
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.			
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.			

Site Ref		Address		Address Parish/Settlement				
DE28	Hill Crest	, Old Mill Lane,		Denmead	4.215 ha			
Site Descript		~		//				
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.				F				
Planning Hist	tory							
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.         © Crown copyright and database rights. Winchester of solely to enable you to respond to, or interact with, th copy, sub-licence, distribute or sell any of this data to the solet of the solet			e organisatior	n that provided you with the data. You ar				
Site promoto	rs propos	ed use	C3 - Residential					
Suitability								
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Consideration	ons			
i i		Countryside	AMBER	Archaeology	GREEN			
NNR	GREEN	(MTRA4)						
NNR Ancient Woodland	GREEN	(MTRA4) Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
Ancient	GREEN GREEN	Settlement	GREEN GREEN	Accessibility Landscape	AMBER GREEN			

Potential Density and Yield (inclu development type)	ıding	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 76 dwellings.				
Achievability (economic viability; factors; cost factors; delivery fac Site Capacity		The promoters of the site have not specified any issues regarding the viability in developing the site. <b>76</b>				
Availability (legal/ownership issu	es)	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.				

Site Ref	<b>A</b>	ddress		Parish/Settlement	Site Area
DE29	Mill View Lane, De	Farm, Mill nmead		Denmead	3.214 ha
Site Descrip		IIIIouu			
the south of currently in	f the Distri agricultura	nead, located to ict. This site is I use. It fronts oins agricultural			E
Planning His	story		17		T
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.				1 2021 OS 100019531. You are permitted ion that provided you with the data. You a	
copy, sub-licenc	e, distribute o	r sell any of this data	to third partie	es in any form.	re not permitted to
Site promoto	ors propos	sed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assessr		Т	he site is d	eemed as deliverable/developabl	e

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 Capacit	у			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			

Site Ref	Address	Parish/Settlement	Site Area
DE30	Lincoln Green Nursery, Willow House, Hambledon Road	Denmead	1.231 ha
Site Descrip	tion	L' R I	
the south of currently in u onto Haml residential dv	orth of Denmead, located to the District. This site is use as a nursery. It fronts bledon Road, adjoins vellings to the north and to residential and agricultural		
Planning His	story	DESO DESO	- t-
last five years		r City Council 2021 OS 100019531. You are permitted to	

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## Site promotors proposed use

C3 - Residential

## Suitability

Environm Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	I GREEN I Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessr		T	he site is d	deemed as deliverable/developable			
Availability (	Availability (legal/ownership issues)			The site is not owned by the pro however they do have the conso			

				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	y			30			
	Potential Density and Yield (including development type)					on within the Countrysic s applied providing a yie	
Phasing	0 – 5 Years	30	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address	F	Parish/Settlement	Site Area		
DE31	Orchard Denmead	Field, Soake Road,		Denmead	0.053 ha		
Site Description	Deninead	4					
south of the Distri although previous curtilage of Soak fronts onto Soal residential (C3) storage and distri and by agricultura	ct. The site ly formed p le Farmhouke Road, uses to th ibution (B8 al fields we so located	mead, located to the e is currently vacant, part of the residential use to the south. It and is bound by he south and east, b) uses to the north est. A builders yard to the north east of of Soake Road.	Dense	a Dest	TT		
Planning History	Planning History			500W	Rouse		
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Site promotors p			C3 - Residential				
Suitability							
Environmer Constrain		Historical Cons	traints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO GREEN AQMA			GREEN	Landscape	GREEN		
Initial high I assessme		2 and 3 lie on wes	tern half of	SINC (Kings Pond Meadow). site. Site lies wholly within s to coalescence with Anmor	Settlement		
Availability (lega	l/ownersh	ip issues)		The site is not owned by the promoter however they do			

	consent by the landowners and have indicated that the site is immediately available for development.						
Achievability (ec cost factors; del	actors;	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		10 – 15 Years	0	

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 is 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 casch 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 refia sales on a existing building at Soake Farm. Planning permission refia sales to an existing building stabilished the use of the existing office building as providing ancillary retail sales to an existing warehouse used for an existing warehouse used for an existing warehouse used for an existing building at soake Farm. Planning permission refice (B1(a) Use Class) for over 10 years.       Cortex routing has been in independent use as an flice (B1(a) Use Class) for over 10 years.       Car mospright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data so third parties in any form.       Site promotors proposed use     C3-Residential       Suitability       Environmental Conservation Area       Site REN       Site BEN       A REEN       Conservation Conservation conservatio	Site Ref		ddress		Parish/Settlement	Site Area
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 accupied by the landowner (C3). The site is bound by agricultural fields to the north and west, whilst is 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 tarwful development certificate to regularise the residential use of The Coach House has been cocupied by the applicant as a standalone dwelling and in breach of condition 3 of planning permission ref: 05/00456/FUL C - Certificate for Lawful Existing Use to regularise the B1(a) Office used for an existing building and Stab804) for the 'change of use of former workroom to ancillary retail sales to an existing or interact with the organication that provided you with the data. You are not permitted to use this data to third parties in any form or you with the organication that provided you with the data. You are not permitted to use this data to brid parties in any of this data to third parties in any form.         Site promotors proposed use       C3 - Residential         Site promotors proposed use       C3 - Residential         Suitability       Historical Constraints       Policy Constraints Continued	DE32		rm, Soake		Denmead	0.867 ha
large warehouses and an office associated with a B8 (storage and distribution) use on the site as well an associated welling currently occupied by the landowner (C3). The site is bound by agricultural fields to the north and west, whils is 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         2001511/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 Exiting Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (Ref: WOS380(4) for the "change of use of former worknom to 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.         Importors proposed use       C3 - Residential         Site promotors proposed use       C3 - Residential         Suitability       Instorcial Constraints       Policy Constraints Continued SPA	Site Descri					1
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 and in breach of condition 3 of planning permission ref.         0:001511/LDC - Certificate for Lawful Existing Use to regularise the B1(a) Office use of an existing building at Soake Farm. Planning permission (ff: US388/04) for the "change of use of former workroom to ancillary retail sales and replacement warehouse/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.         9: Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data to thig parties in any form.         Site promotors proposed use       C3 - Residential         Suitability       Environmental Nistorical Constraints       Policy Constraints Continued	large ware associated distribution) associated occupied by site is boun the north ar neighboured to the south builders ya	with a B8 with a B8 use on the dwellin the landow d by agricu d west, wh d by reside and south rd (sui ger	nd an office (storage and site as well an g currently wner (C3). The ultural fields to hilst is it is also ntial (C3) uses east and 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: W05388/04) for the 'change of         use of oner 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.         @ Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data         coley to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to         coley to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to         coley to enable you to respond to, or in						IMH
© 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 promotors proposed use       C3 - Residential         Suitability       Historical Constraints         Policy Constraints       Conservation         GREEN       Conservation	lawful dev regularise ti Coach Ho associated establish the dwelling. Th occupied to standalone condition 3 of 05/00456/FI 20/01512/LI Existing Us Office use Soake Far (Ref: W053 use of form retail sales used for a wholesale I located on building has as an office	elopment he resident buse, a with Soa e building a e building a le Coach H by the ap dwelling ar of planning JL for ov DC - Certifi e to regula of an exist m. Plannin 88/04) for her workroo es and office the use of ng as prov to an exist n establish business ( the site, been in inc	certificate to tial use of The granny-annex ake Farm, to as a standalone ouse has been oplicant as a nd in breach of permission ref: ver 4 years.; cate for Lawful arise the B1(a) ting building at ng permission the "change of om to ancillary replacement building" of the existing viding ancillary ing warehouse ned equestrian B8 use class) however, the dependent use			
copy, sub-licence, distribute or sell any of this data to third parties in any form.         Site promotors proposed use       C3 - Residential         Suitability       Policy Constraints Continued         Environmental Constraints       Historical Constraints       Policy Constraints Continued         SPA       GREEN       Conservation       GREEN       Protected Open Space       GREEN	© Crown copyr solely to enable	ight and datal	base rights. Winches	ster City Cour	ncil 2021 OS 100019531. You are permitted sation that provided you with the data. You a	to use this data are not permitted to
Suitability     Historical Constraints     Policy Constraints Continued       SPA     GREEN     Conservation     GREEN     Protected Open Space     GREEN						
Environmental Constraints     Historical Constraints     Policy Constraints Continued       SPA     GREEN     Conservation     GREEN     Protected Open Space     GREEN	Site promo	tors propo	sed use	C3 - Res	idential	
Constraints         Historical Constraints         Policy Constraints Continued           SPA         GREEN         Conservation         GREEN         Protected Open Space         GREEN	Suitability					
SPA GREEN Conservation GREEN Protected Open Space GREEN			Historical Co	nstraints	Policy Constraints Con	tinued
				GREEN	Protected Open Space	GREEN

Historic Park/Garden

GREEN

Mineral Safeguarding Area

AMBER

GREEN

SAC

Ramsar	GREEN	Schedule Ancient Monumen		GREEN	Waste Consul	Waste Consultation Zone		GREEI	N
SSSI	GREEN	Historic Battlefield	ls	GREEM	I P	hysio	al Constrain	ts	
SINC	AMBER	Listed Building		GREEN	Flood Zone 2	and 3		AMBEI	R
LNR	GREEN	Policy Constraints			0	ther	Consideratio	ns	
NNR	GREEN	Countrysi (MTRA4)	de	AMBEF	R Archaeology			GREEN	
Ancient Woodland	GREEN	Settlemer Gap (CP1	-	AMBEF	R Accessibility	Accessibility		AMBEI	R
TPO	GREEN	AQMA		GREEN	Landscape	Landscape		GREEI	N
Initial hig assess			-	The site	is deemed as deliverable/developable				
Availability	(legal/own	ership iss	ues)		The site is not of they do have th and have indicated available for de	e con ited tl	sent by the I nat the site is	andowners	5
Achievabili factors; cos					The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ity				23				
Potential D developme		Yield (inc	ludin	g	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 Descripti	on		
to the north, ea site is neighbo north west ar storage and	nd by further agricultural uses ast, west and south west, The red by residential uses to the nd south east as well as a distribution (B8) use and Sui Generis) to the south east.		
Planning Hist	ory		//
development residential use granny-annex to establish th dwelling. The occupied by th dwelling and planning perm over 4 years.; 2 Lawful Existing Office use of a Farm. Plar W05388/04) for workroom to replacement established th building as pro an existing established eo (B8 use class) the building ha	- Application for a lawful certificate to regularise the e of The Coach House, a associated with Soake Farm, he building as a standalone Coach House has been he applicant as a standalone in breach of condition 3 of dission ref: 05/00456/FUL for 20/01512/LDC - Certificate for g Use to regularise the B1(a) an existing building at Soake ming permission (Ref: or the "change of use of former ancillary retail sales and warehouse/office building" e use of the existing office byiding ancillary retail sales to warehouse used for an questrian wholesale business located on the site, however, s been in independent use as ) Use Class) for over 10 years.		

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Suitability
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_ ·								
Environme Constrai		Historical Constraints		Policy Constraints Con	ntinued			
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 GRE				
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	Settlemer (CP18)	nt Gap	AMBER	Accessibility			AMBE	R
TPO	GREEN	AQMA		GREEN	Landscape			AMBE	R
Initial high level The site is de					ned as delivera	able/c	levelopable		
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 cost factors; c	•		market	factors;	The promoters specified any i in developing t	ssue	s regarding		ty
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.				6.
Phasing	0 – 5	Years	117	6 – 10 Years		0	10 – 15	Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE35	Land rea Road	r of 65 Anmore		Denmead	0.315 ha
Site Descriptio	n				
currently used located on Anmo and is bound agricultural use allocated within	located to the south of the District. The site is currently used as a garden. The eite 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.			() DE35	
Planning History			10	I GINGHER	7-5-
There is no planning history within the last five years.					
solely to enable you	to respond to		ganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.	
Site promotors	proposed	luse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO AMBER AQMA			GREEN	Landscape	GREEN
Initial high assessm		Thes		ned as deliverable/developable	
Availability (legal/ownership issues)			1	The site is not owned by the however they do have the co the landowners and have ind the site is immediately availa development.	nsent by icated that

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.			ty
Site Capacity	9						
	Potential Density and Yield (including development type)			Given the sites Countryside a applied providi	dens	ation within the ity of 30 dph was yield of 9 dwellings.	
Phasing	0 – 5 Years	9	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE36	Denmead Hambled	d Health Centre, on Road		Denmead	0.287 ha		
Site Description				HE F			
Denmead, loc District. The si Use. The site	ated to th te is curre is located	e settlement of ne south of the ntly in D1 Health d on Hambledon y residential (C3)					
Planning Histo	ory		ENOON	alless PH T	reg		
<ul> <li>There is no planning history within the last five years.</li> <li>© Crown copyright and database rights. Winchester C solely to enable you to respond to, or interact with, the copy, sub-licence, distribute or sell any of this data to the copy.</li> </ul>			organisation t ird parties in	hat provided you with the data. You are any form.			
Site promotors	s propose	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	EEN Landscape GREEN			
-	Initial high level The			med as deliverable/developable	)		

Availability (le	gal/ownership issue	s)	landowner a	The site is being promoted by the sole landowner and has stated that the site is immediately available for development.				
	economic viability; ı actors; delivery facto		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			9	9				
Potential Dens development t	Countryside a	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 Dir PO7 4Q1	ty Lane Denmead		Denmead	0.93 ha
	n side Denm	nead. Field fronting . Surrounding uses	/ / 0		
Planning Histor			5		STORAN
There is no plant years.	ning histor		inisation that	S 100019531. You are permitted to provided you with the data. You are	
Site promotors			C3 - Res		
Suitability					
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ontinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessme		The sit	e is deeme	ed as deliverable/developable	9
Availability (leg	al/owners	hip issues)		The site is being promoted landowner and has stated t	

	is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	Site Capacity				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 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
DE39	Lot E Dirl PO7 4QT	y Lane Denmead		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.				DESI Jano	A A		
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Site promotor	s propose	d use	C3 - Res	idential			
Suitability							
Environme Constrai		Historical Cons	straints	aints 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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The	site is deemed as deliverable/developable				
Availability (le	gal/owner	ship issues)		The site is being promoted by landowner and has stated tha immediately available for dev	at the site is		

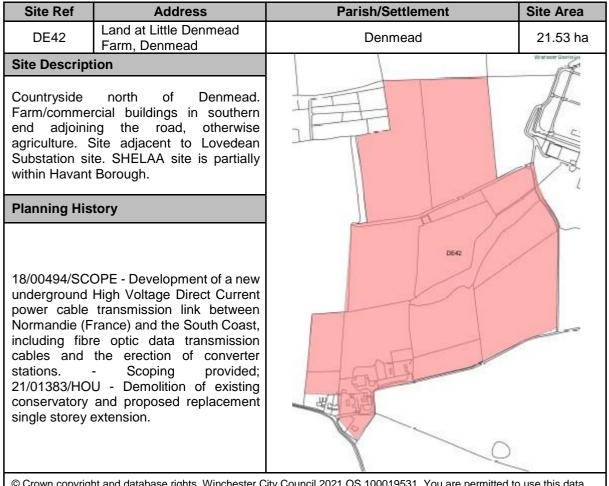
Achievability ( cost factors; c	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity		25						
	Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.			
Phasing	0 – 5 Years	25	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
DE40	Thompso	g to the east of ons Lane, Anthill , Denmead		Denmead	0.6 ha	
Site Descriptio	n			Lott 1 Lott	1992	
comprises rear access point to	r of reside Thompsons	ing Denmead. Site ntial gardens and Lane. Surrounding therwise residential	E		E A	
Planning Histo	ry		- 44	SIG (	K	
years. © Crown copyright a solely to enable you	and database u to respond to	/ within the last five rights. Winchester City Co , or interact with, the orga l any of this data to third	anisation that	S 100019531. You are permitted to provided you with the data. You are form.	use this data not permitted to	
Site promotors			C3 - Res			
Suitability	- proposed					
Environme Constrai		Historical Cons	straints Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	raints	Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The sit	te is deeme	ed as deliverable/developable	9	
Availability (lee		hip issues)		The site is not owned by th however they do have the o the landowners and have in	consent by	

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

Site Ref		Address		Parish/Settlement	Site Area		
DE41	Corner, S	. 'Brooks', Furzeley Sheepwash Lane, J, PO7 6TS		Denmead			
Site Description							
Corner. Site at ju	unction of Site curren	enmead. At Furzeley Furzeley Road and tly part of residential sidential.					
Planning History			7/10-	DEAT			
There is no planni years.							
solely to enable you to	respond to, o		ation that proves in any form				
Site promotors p	roposed u	ISE	C3 - Residential				
Suitability							
Environmer Constrain		Historical Const	raints	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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high I assessme		The site i	s deemed	as deliverable/developable			
Availability (lega	l/ownersh	ip issues)		The site is promoted by th landowner and it is immed available.			

Achievability (ec factors; delivery	tors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	Site Capacity						
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph wa a yield of 10	S
Phasing	0 – 5 Years	10	6 – 1	0 Years	0	10 – 15 Years	0



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		-		-		
Site promo	tors propos	ed use	C3 - Res	idential		
Suitability						
Environmental Constraints		Historical Con	straints	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient		Settlement Gap	GREEN	Accessibility		

GREEN

GREEN

Accessibility

Landscape

The site is deemed as deliverable/developable

AMBER

AMBER

AMBER

GREEN

(CP18) AQMA

Woodland

Initial high level

assessment

TPO

Achievability factors; cost	egal/ownership iss (economic viabilit factors; delivery fa	y; mar	et site is imm development any issues developing	nediately ent. ters of th regardin	ave indicated that the v available for the site have not specified g the viability in				
Site Capacity	1		323						
Potential Der development	nsity and Yield (inc type)	luding	a density o	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 323 dwellings.					
	0 – 5 Years	323	6 – 10 Years	0	10 – 15 Years 0				

Site Ref		Address		Parish/Settlement	Site Area		
DE43	Land We	st of Soake Farm		Denmead	17.29 ha		
Site Description Adjacent to each At junction of E Soake Road. S farm/commercia otherwise agric residences in E Business Park south east and	n stern bour 32150 Har Site incluc al buildings ultural. Su Denmead and other otherwise asses sm E33).	ndary of Denmead. mbledon Road and les residential and s in the east, but is rrounding uses are t othe west, Byng commercial to the open countryside. aller sites DE15,					
18/00494/SCOF underground H power cable Normandie (Fra including fibre c and the erecti Scoping pro Application for certificate to reg The Coach associated with building as a sta House has been - Due to be Certificate for regularise the E building at Si determined	PE - Deve ligh Volta transmiss ance) and optic data t ion of co vided; or a lav gularise th House, Soake Fa andalone co n occupied determined Lawful 31(a) Offica oake Far	rm, to establish the lwelling. The Coach l by the applicant as d; 20/01512/LDC - Existing Use to e use of an existing					
solely to enable you copy, sub-licence, o	u to respond t distribute or s	to, or interact with, the org ell any of this data to third	anisation tha I parties in an	t provided you with the data. You are y form.			
Site promotors	s propose	d use	C3 - Res	idential			
Suitability							
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued		
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 Constrai	ints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		

ТРО	GREEN	AQMA		GREEN	Landscape			AMBE	R	
-	Initial high level The site is dee					med 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.				ity	
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.				s.	
Phasing	0 – 5	Years	259				10 – 15	Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
DE44	School La	ane		Denmead		
Site Description Countryside outside Denmead. Field fronting School Lane. Surrounding uses fields.						
Planning History	,			DE44		
There is no planni years.	ng history	within the last five	~	A Contraction of the second se		
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Site promotors p	roposea t	150	C3 - Re	sidentiai		
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 Constra	ints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level     The site is       assessment     The site is			is deeme	d as deliverable/developable The site is promoted by th landowner and it is immed		
Achievability (economic viability; market factor cost factors; delivery factors)			rs;	available.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 La	ane		0.404 ha		
Site Description Countryside outside Denmead. Field fronting School Lane. Surrounding uses residential property to east, otherwise fields.				anteres		
Planning History				DE45		
21/00465/OUT - Outline application for 5 self build dwellings - To be determined          © 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 promotors proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Cons	straints	Policy Constraints Co	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 Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
				d as deliverable/developable at this initial stage but clarification of ownership will be required.		
Availability (legal/ownership issues)				Ownership details not specit submission.	fied in	

Achievability ( cost factors; d	economic viability; m elivery factors)	t factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				11				
Potential Dens development t		Given the sites Countryside a applied providi	dens	ation within the sity of 30 dph was yield of 11 dwellings.				
Phasing	0 – 5 Years	11	6 – 10	10 Years 0 10 – 15 Years				

Site Ref		Address		Parish/Settlement	Site Area			
DE46	Land at li	nhams Lane		Denmead	0.67 ha			
Site Description								
its west. Site c	omprises gs in Denn	onts Ingham Lane to a field that abuts nead settlment on it's se countryside.						
Planning History	1							
There is no plann years.	ing history	within the last five	International	DE48				
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	noposeu (	126	CJ - Kes					
Suitability								
Environme Constrain		Historical Const	traints	aints 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 Constra	ints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Constra	aints	Other Considerati	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high I				able/developable at this initia				
assessme Availability (lega				of ownership will be required Ownership details not spe submission.				
Achievability (ec cost factors; del	onomic vi	ability; market facto	ors;	The promoters of the site ha specified any issues regardi viability in developing the sit	ng the			
Site Capacity				18				

Potential Density type)	y and Yield (including o	devel	opment Countryside	a dei	cation within the nsity of 30 dph was a yield of 18	
Phasing	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE47	Land Eas PO7 6Q>	st of Soake Farm,		Denmead	2.64 ha		
Site Description	on						
fields and past buildings in Surrounding us north and north access to Soa	ure with d the so es are buil -east, resid ake Road, and resider	e comprises three isused agricultural uth-east corner. ders merchants to dential to west and Byngs Business ntial to south, and of the east.	60				
Planning Histo	ory			DE47	0		
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Site promotors		·	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerati	ions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high			he site is deemed as deliverable/developable				

assessment	The site is dee	emed as deliverable/developable
Availability (legal/owners	ship 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 ( cost factors; d	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 – 1	10 – 15 Years	0			

Site Ref	Address	Parish/Settlement	Site Area
DE48	Anmore Road	Denmead	0.44ha
Site Description	on		
	o the east of Denmead in the south The site is located to the north of		
Planning Histo	ory	10 0 manual	
There is no pla years.	anning history within the last five		

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Site promotor	s proposed	use		C3 - Resid	dential		
Suitability					-		
Environm Constra			Historical Const	raints	Policy Constraints Continued		
SPA	GREEN	Cor	nservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	His	toric Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN		neduled Ancient	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	His	toric Battlefields	GREEN	Physical Constra	ints	
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN		Policy Constra	ints	Other Considerat	ions	
NNR	GREEN		untryside TRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN		tlement Gap 218)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQ	MA	GREEN	Landscape	AMBER	
Initial higl assessr			This site	is deemed	deliverable and developable		
Availability (le issues)	gal/owners	hip			e landowner who has stated le for development.	I that the	
	The promotor of the site has not specified any issues regarding th viability in developing the site.ility (economic market factors;The site promotor has highlight that part of the site is subject to the				ect to the lerground between		
Site Capacity			12				
Potential Density and Yield (including development type)Given the sites location within the Countryside a density of 3 dph was applied providing a yield of 12 dwellings					ity of 30		

Phasing         0 – 5 Years         12         6 – 10 Years         10 – 15 Years	
---	--

Site Ref	A	Adress		Parish/Settlement S					Site	Area
DE49	Tanners	Meadow, Forest Road	Denmead					2	.28ha	
Site Description	on						F			T
The site lies to Denmead.	the south c	of Forest Road in			+	6.0m				Q. Q
Planning Histo										
years.		ry in the last five								Q <sub>0</sub> Q <sub>0</sub> Q <sub>0</sub> Q <sub>0</sub> A <sub>1</sub> A <sub>1</sub> A <sub>2</sub> A <sub>1</sub> A <sub>2</sub> A <sub>1</sub> A <sub>2</sub> A <sub>1</sub> A <sub>2</sub> A <sub>1</sub>
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Site promotor	s proposed	luse								
Suitability										
Environm	ental	Historical Co			allan C			0		

Environi Constr		Historical	Constraints		Policy Cons	straints Conti	nued
SPA	GREEN	Conservation Area	GREEN	I Prote	Protected Open Space		GREEN
SAC	GREEN	Historic Park/Garden	GREEN	I Mine	ral Safeguardi	ng Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	I Wast	e Consultatior	n Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	1	Physic	al Constraints	5
SINC	AMBER	Listed Building	g GREEN	I Flood	I Flood Zone 2 and 3 GR		
LNR	GREEN	Policy C	onstraints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	R Archa	Archaeology		GREEN
Ancient Woodland	GREEN	Settlement Ga (CP18)	GREEN	Acce	ssibility		AMBER
TPO	GREEN	AQMA	GREEN	I Land	scape		AMBER
Initial high	level asse	ssment					
Availability (	egal/owner	ship issues)					
Achievability cost factors;		viability; mark ctors)	et factors;				
Site Capacity	/			44			
Potential Density and Yield (including development type)			a densit		on within the Co as applied prov		
Phasing	0 – 5 Years		6 – 10 Yea				

Site Ref		Address			Parish/Settlement Site A				
DE50	The C	aks, Hamble Road	edon		C	)enmead		2ha	
Site Description	on	Houd							
The site is loc Road within De		east of Ham	bledon			Fores Ca	Lee		
Planning Hist	ory				1-	The Colds	J		
There is no p years.	lanning hist	ory in the la	ast five	Alexande		~~	Sreen Nursery		
	ond to, or intera	act with, the org	anisation f	that provided			permitted to use this are not permitted to c		
Site promotor	s proposed	use							
Suitability		· · · ·			-				
Environr Constra		Histori	cal Con	straints		Policy C	onstraints Conti	nued	
SPA	GREEN	Conservat Area	tion	GREEN	Prote	cted Ope	n Space	GREEN	
SAC	GREEN	Historic Park/Gard	-	GREEN	Mine	ral Safegu	arding Area	AMBER	
Ramsar	GREEN	Scheduleo Ancient Monumen		GREEN	Wast	e Consult	ation Zone	GREEN	
SSSI	GREEN	Historic Battlefield	s	GREEN		Phy	sical Constraints	6	
SINC	GREEN	Listed Bui	lding	GREEN	Flood	I Zone 2 a	ind 3	GREEN	
LNR	GREEN		y Cons	traints		Othe	r Consideration	S	
NNR	GREEN	Countrysic (MTRA4)		AMBER	Archa	aeology		GREEN	
Ancient Woodland	GREEN	Settlemen (CP18)	t Gap	GREEN		ssibility		AMBER	
TPO	GREEN			GREEN	Land	scape		AMBER	
•	level asses								
Availability (le Achievability cost factors; o	economic v	/iability; ma	rket fac	tors;					
Site Capacity	aenvery lac	013/			45				
Potential Dens type)	sity and Yie	ld (includin	g develo	opment	Given t Country	/side a de	cation within the nsity of 30 dph wa of 45 dwellings.	as applied	
Phasing	0 – 5 Years		e	6 – 10 Yea		~ /	10 – 15 Years		

Site Ref		Address	Parish/Settlement Sit				
DE51	Anthill F	arm, Hambledon Road		Denmead 3.56h			
Site Description	ed to the w	est of Hambledon	The second	He Cost Ruce He Cost Ruce Reacted Hase Reacted Hase Re			
Planning Histor There is no pla years.		ry in the last five	VION	New Decimally			
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Suitability	<u> </u>		1				
Environmo Constrai		Historical Con	straints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3 GREI			
LNR	GREEN	Policy Const	traints	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 l	evel asses	sment					
Availability (leg	al/ownersh	ip issues)					
Achievability (e cost factors; de		iability; market fac ors)	tors;				
Site Capacity		,		69			
Potential Densi	ty and Yiel	d (including develo	opment	Given the sites location within th Countryside a density of 30 dph			
type)				providing a yield of 69 dwellings.			

Phasing 0 – 5 Years	6 – 10 Years	10 – 15 Years	
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Site Ref	Address	Parish/Settlement Site Area				
DE52	School Lane	Denmead	2.08ha			
Site Description		The Stranger				
The site is locate and south of Upla	d to the north of School Lane ands Road.	ADDULAN And Conse And Conse And Conse Co	Horan Bawai Sa mu Sa mu Sa mu La Fourans (P			
Planning History	y		Kimberleh			
There is no plar years.	nning history in the last five	ráce A The Plantation Compa	Monoral de la comparación de			

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Site promotors proposed use								
Suitability								
Environmental Constraints		Historical Constraints			Policy Constraints Continued			
SPA	GREEN	Conservation Area		GREEN	Prote	ected Ope	n Space	GREEN
SAC	GREEN	Historic Park/Gard	len	GREEN	Mine	Mineral Safeguarding Are		AMBER
Ramsar	GREEN	Scheduled Ancient Monument		GREEN Was		ste Consultation Zone		GREEN
SSSI	GREEN	Historic Battlefield	Historic Battlefields GREEN			Physical Constraints		
SINC	RED	Listed Building		GREEN Floo		d Zone 2 and 3		GREEN
LNR	GREEN	Polic	y Cons	traints	Other Considerations			
NNR	GREEN	Countrysic (MTRA4)	Countryside (MTRA4) AMBE		Archa	Archaeology		GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)		GREEN	Accessibility			AMBER
TPO	GREEN	AQMA		GREEN	Landscape AMBE			AMBER
Initial high	level asses	sment						
Availability (le	gal/ownersh	nip 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.			as applied	
Phasing	0 – 5 Years	6 – 10 Yea					10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
DE53	Crabbick Farm, Lower Crabbick Lane	Denmead	19.4ha
Site Descrip	ption	Wei	
	located to the west of Lower ne in Denmead.	Lavender Cottage Worlds End time tiched	
Planning Hi	istory	Denmead	C Based
There is no years.	planning history in the last 5	Wein FB DE53	55m

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## Site promotors proposed use

Suitability								
Environ Constr		Historica	al Constraints	,	Policy Constraints Continued			
SPA	GREEN	Conservatio Area	on GREE	N Proteo	ted Open Space		GREEN	
SAC	GREEN	Historic Park/Garde	n GREE	N Miner	al Safeguardi	ng Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREE	N Waste	e Consultatior	n Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREE	N	Physical Constraints			
SINC	GREEN	Listed Build	ing GREE	N Flood	Zone 2 and 3		AMBER	
LNR	GREEN	Policy	Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)			eology		GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)			sibility		AMBER	
TPO	GREEN	AQMA	GREE	N Lands	cape		AMBER	
Initial high	level asse	ssment						
Availability	Availability (legal/ownership issues)							
		ic viability; n lelivery facto						
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 Y		-	10 – 15 Years		