



Scale: 1:17,437
Paper Size: A4

Colden Common


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Site Ref	Address	Parish/Settlement	Site Area		
CC01	Land Opposite Scotts Close, Main Road	Colden Common	2.790 ha		
Site Description					
.The site is in the countryside to the east of Colden Common. The site is currently undeveloped land which is a SINC. There is residential development to the west of the opposite side of Main Road, scattered residential dwellings to the south a residential mobile home park to the north and countryside to the east.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		A SINC and Ancient Woodland covers the whole of the site.			


Availability (legal/ownership issues)			TBC			
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			54			
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 54 dwellings.			
Phasing	0 – 5 Years	54	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC02	Colden Common Farm, 99 Main Road	Colden Common	2.300 ha		
Site Description					
.The site is located within Colden Common, located to the south of the District. The site is currently in agricultural use. The site is accessed from Main Road and adjoins the Sandyfields development to the south and residential properties to the north.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			45				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.				
Phasing	0 – 5 Years	0	6 – 10 Years	45	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CC03	Land east of Highbridge Road	Colden Common	2.326 ha		
Site Description					
.The site is in agricultural use and is accessed via Highbridge Road. It is surrounded by residential uses to the north and east and agricultural land to the south and west.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

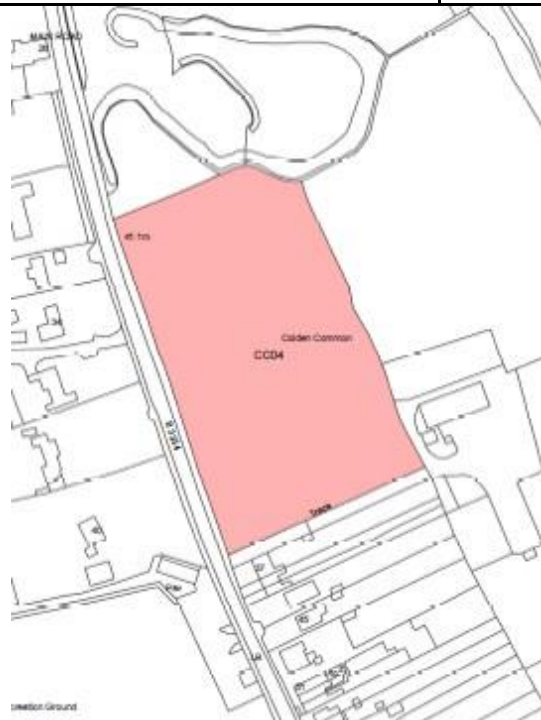
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			45			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 45 dwellings.			
Phasing	0 – 5 Years	45	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC03b	Land east of Highbridge Road	Colden Common	6.7 ha		
Site Description					
.The site is in agricultural use and is accessed via Highbridge Road. It is surrounded by residential uses to the north and east and agricultural land to the south and west.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)		The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			

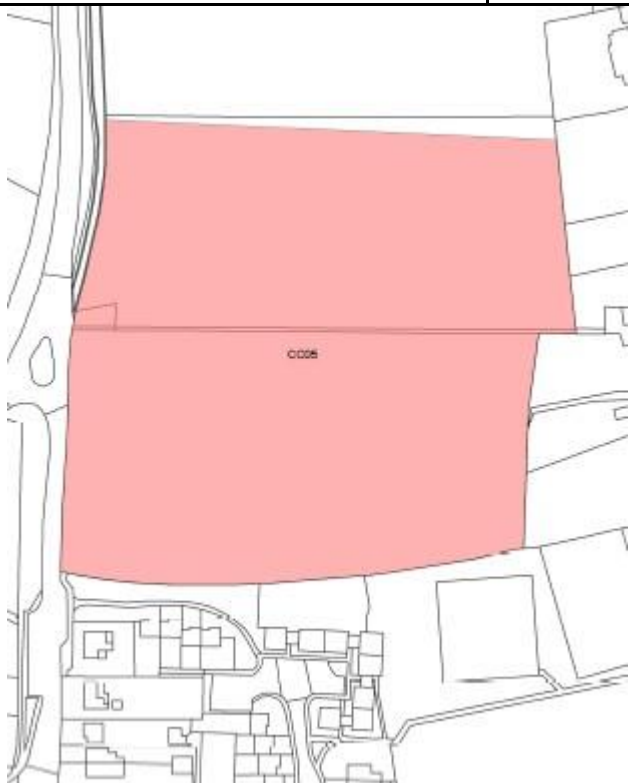
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			111			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 111 dwellings.			
Phasing	0 – 5 Years	111	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC03c	Land east of Highbridge Road	Colden Common	10.97ha		
Site Description					
The site is located within Colden Common to the west of the district. The site lies between Highbridge Road and Upper Moors Road.					
The site boundary has been extended to the south of the site.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 – Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The site is not owned by the promotor, however, they do have the consent of the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		164			
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 164 dwellings.			

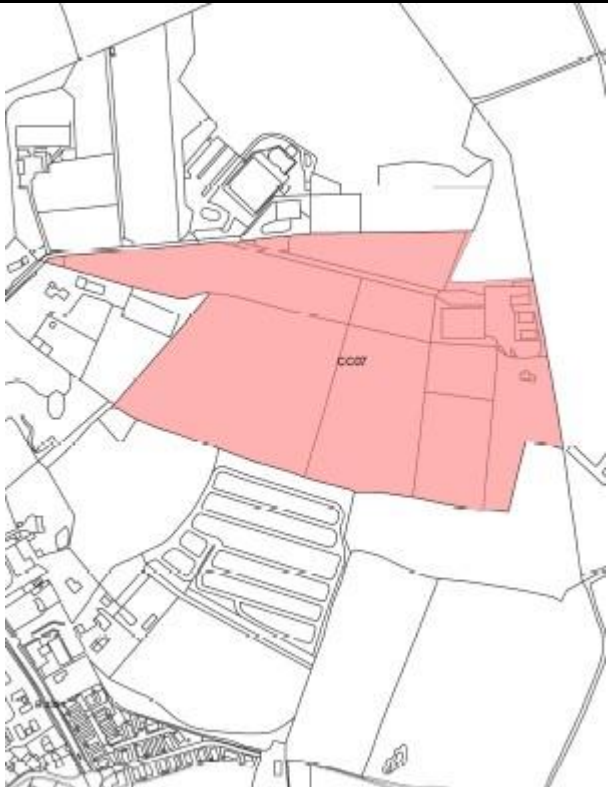
Phasing	0 – 5 Years	164	6 – 10 Years		10 – 15 Years	
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Site Ref	Address	Parish/Settlement	Site Area		
CC04	Land at Main Road, Colden Common	Colden Common	1.448 ha		
Site Description					
.The site is located within Colden Common, in the south of the District. The site is currently used for grazing. The site is accessed from Main Road. The site is bounded by residential properties to the South and West and agricultural land to the East.					
Planning History					
There have been two applications (14/01943/OUT and 15/01151/OUT) both for 31 dwellings on the site. Both applications were refused being contrary to MTRA4 the 2015 application was appealed and was dismissed for being contrary to the development plan.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that		

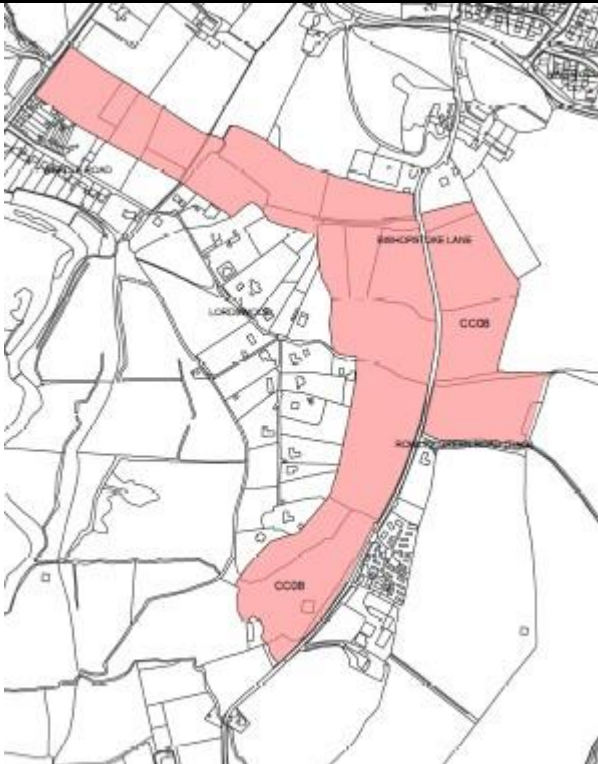
				the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				35			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.			
Phasing	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CC05	Land at Lower Moors Road	Colden Common	2.542 ha		
Site Description					
.The site is located within Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Lower Moors Road. The site is bounded by residential properties to the South and West and agricultural land to the East and North.					
Planning History					
There were two planning applications on the site (14/01940/OUT and 15/01149/OUT) both were for 45 dwellings and both were refused. The 2015 application was a subject of an appeal (16/00011/REF) which was subsequently dismissed.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			


Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				50		
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 50 dwellings.		
Phasing	0 – 5 Years	50	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC07	Tanglewood Equestrian Centre	Colden Common	9.153 ha		
Site Description					
.The site is located in Colden Common, in the south of the District. The site is currently in equestrian use. The site is accessed from Boyes Lane. The site adjoins the Sandyfields development to the south and the Bowling Green and Recreation Ground to the north.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		


				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				137			
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 137 dwellings.			
Phasing	0 – 5 Years	137	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC08	Land off Bishopstoke Lane, at Highbridge Farm	Colden Common	17.887 ha		
Site Description					
.The site is located in the parish of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road and Bishopstoke Lane. The site is bounded by agriculture to the north and residential to the south.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

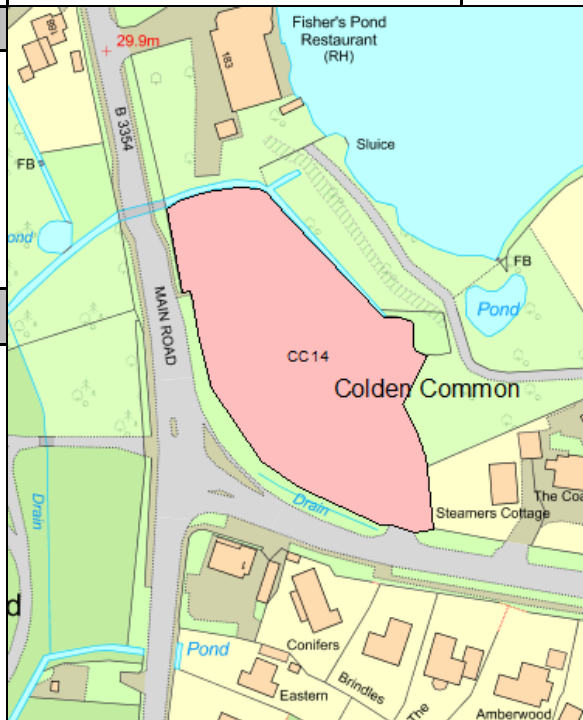
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				268			
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 268 dwellings.			
Phasing	0 – 5 Years	268	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CC10	Waterwells Farm, 57 Church Lane	Colden Common	2.199 ha		
Site Description					
.The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural and leisure (caravanning) use. The site is accessed from Church Lane. The site adjoins residential to the north and is located close to the edge of the defined settlement boundary.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is		


				available for development in six to ten years.			
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				43			
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 43 dwellings.			
Phasing	0 – 5 Years	0	6 – 10 Years	43	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CC11	Land to the east of Main Road, Colden Common	Colden Common	0.95 ha		
Site Description					
.Adjoins the settlement of Colden Common. Comprises residential gardens and field to the rear of Main Road. Residential to west and south, countryside to north and east.					
Planning History					
21/00697/FUL - Demolition of existing former pub and erection of new apartment building containing 7 no. flats (2 no. 1 bed and 5 no.2 bed), off road parking for 10 cars (on site of existing car-park) and communal rear garden - to be determined; 20/01271/HOU - Single-storey side, 2-storey and single-storey rear extensions with basement - Permitted 28th August 2020; 20/01853/HOU - Rear first floor and ground floor extensions - Approved 23rd October 2020					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN


TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site promoter owns part of the site only. The site may be available in 0-5 years.			
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			26			
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 26 dwellings.			
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC14	Queens Head, Portsmouth Road, Fishers Pond	Colden Common	0.957 ha		
Site Description					
.The site is located to the south of Colden Common, in the south of the District. The site is currently in use as a Public House (A4). The site is accessed from Portsmouth Road (B2177). The site adjoins residential to the south and east with the Fishers Pond Restaurant to north and agriculture to the west.					
Planning History					
20/02269/FUL - Demolition of existing pub and erection of a care home (within Class C2), parking, access, landscaping and other associated works - Awaiting Decision					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		


Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				26			
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 26 dwellings.			
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
CC15	Land Adjoining 85 Church Lane, Colden Common		Colden Common		0.157 ha
Site Description					
<p>.The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Church Lane. The site is surrounded by residential to the north and east with agriculture to the south and west.</p>					
Planning History					
<p>An application (16/00819/OUT) for A Garden Village comprising up to 13 open market and 8 affordable houses, including a community orchard and major new public open space was refused on 30 June 2016.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		


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

Site Ref	Address	Parish/Settlement	Site Area		
CC15b	Land Adjoining 85 Church Lane, Colden Common	Colden Common	0.87 ha		
Site Description					
.The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Church Lane. The site is surrounded by residential to the north and east with agriculture to the south and west.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		Mixed Use			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		


				landowners and have indicated that the site is immediately			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				23			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.			
Phasing	0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CC17	Land to the South of Nob's Crook, Nob's Crook, Eastleigh, Hampshire SO21 1TH	Colden Common	0.145 ha		
Site Description					
.Site lies within the countryside to the south of Colden Common. Site fronts Nob's Crook road. Site comprises a field, with residential to the north and east and countryside to the south and west					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by		

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

Site Ref	Address	Parish/Settlement	Site Area		
CC18	Land to the North of Nob's Crook, Nob's Crook, Eastleigh SO21 1TH	Colden Common	0.732 ha		
Site Description					
.Site lies within the countryside to the south of Colden Common. Site is bounded to its south and west by Nob's Crook road. Site comprises part of a larger field. It lies opposite Leyland's Business Park. There is residential to the west and east.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available.		

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			20			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 30 dwellings.			
Phasing	0 – 5 Years	20	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
CC19	Clayfield Park	Colden Common	2.7ha		
Site Description					
The site is located to the south east of Spring Lane and the west of the B3354. The northern part of the site has existing buildings on it whilst part is an undeveloped field plot.					
Current Use: Commercial					
Planning History					
No recent planning permission					
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Site promoters proposed use		Residential and employment			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity			48 residential dwellings		
Potential Density and Yield (including development type)					

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