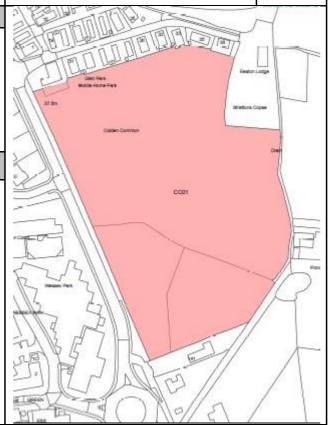


Site Ref	Address	Parish/Settlement	Site Area
CC01	Land Opposite Scotts Close, Main Road	Colden Common	2.790 ha
Site Description			7

.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



© 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

Environmental Constraints		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN Protected Open Space		I GREEN I Protected (		GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN Waste Consultation Zone			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideration	ns		
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 (leg	ТВС							
Achievability (ecost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity	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.			S.	
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 Descri	ption	The A	4
Common, I District. T agricultural from Main Sandyfields	is located within Colden located to the south of the located to the south of the located to the site is currently in use. The site is accessed a Road and adjoins the development to the south tital properties to the north.		
Planning H	listory		
There is no last five yea	planning history within the ars.	Connec Common Season	Sanayfeida Nusaeree

Site promotors proposed use	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	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 Const	raints	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 Capac	ity			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 Descri	ption		2 11 15 1
.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 H	istory		
There is no last five yea	planning history within the irs.	CCB	

Site promotors proposed use			C3 - Residential			
Suitabilit y						
Environn Constr		Historical Cor	nstraints	Policy Constraints Con	tinued	
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN	
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	AMBER	
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN	
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constraints		
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	GREEN	
LNR	GREE N	Policy Cons	traints	Other Considerations		
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN	
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN	
TPO	AMBE R	AQMA	GREE N	Landscape	AMBER	
Initial high level assessment The site is deemed as deliverable/developable					9	

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 Capac	ity			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 -	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 Descri	ption		
accessed surrounded	is in agricultural use and is via Highbridge Road. It is by residential uses to the north ad agricultural land to the south		
Planning H	listory		
There is no five years.	planning history within the last	CODE	

Site promotors proposed use C3 - Residential

# Suitability

•							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	GREEN Protected Open Space			
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN Waste Consultation Zone			
SSSI	GREEN	Historic Battlefields	GREEN	GREEN Physical Constraints			
SINC	GREEN	Listed Building	GREEN	GREEN Flood Zone 2 and 3			
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 The assessment			e site is deemed as deliverable/developable				
Availability	(legal/ow	norshin issues)	have the c	not owned by the promoter howe consent by the landowners and ha that the site is immediately availal	ve		

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			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 Descriptio	n		
west of the	ated within Colden Common to the district. The site lies between d and Upper Moors Road.		
The site boundary of the site.	ary has been extended to the south		
Planning Histo	ry		展游
There is no plyears.	anning history within the last five	Brambridge Brambridge	

Site promotors	proposed u	use		C3 - Residential			
Suitability							
Environmental Constraints			Historical Constr	aints	Policy Constraints Continued		
SPA	GREEN	Cor	servation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Hist	oric Park/Garden	AMBER	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN		eduled Ancient nument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Hist	oric Battlefields	GREEN	Physical Constrai	ints	
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN		Policy Constrai	ints	Other Considerati	ons	
NNR	GREEN	Cou	ıntryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Sett (CP	tlement Gap 18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQI	MA	GREEN	Landscape	AMBER	
Initial high assessm			This site is deemed deliverable and developable				
Availability (legissues)	jal/ownersh	ip	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 promotors 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.				

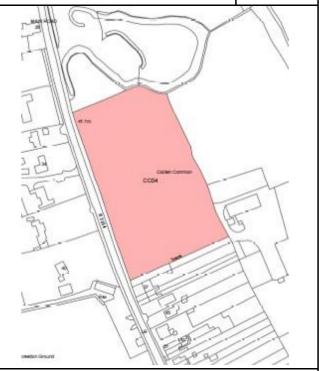
		404	2 42 14	45 45 4	
Phasing	0 – 5 Years	164	6 – 10 Years	10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
CC04	Land at Main Road, Colden Common	Colden Common	1.448 ha
Site Description	on	THE CONTRACTOR OF THE CONTRACT	7
The site is loc-	ated within Colden Common	7711 D	111

.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.



© 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 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 Consti	raints	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 important		ately available for	
Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				35			
Potential Dens development ty	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 – 1	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 Descrip	otion		
Common, in The site is at The site is at Road. The residential p	s located within Colden the south of the District. urrently in agricultural use. ccessed from Lower Moors site is bounded by roperties to the South and ricultural land to the East		
Planning Hi	story	CODE	
on the si 15/01149/OU dwellings an 2015 applica	two planning applications te (14/01940/OUT and JT) both were for 45 d both were refused. The ation was a subject of an 00011/REF) which was y dismissed.		

copy, sub-licence, distribute or sell any of this data to third parties in any form.					
Site promotors proposed use	C3 - Residential				

Environmental Constraints		Historical Co	nstraints	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				

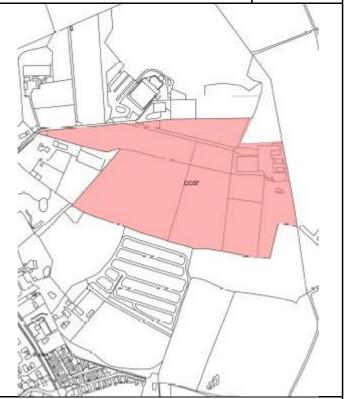
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacit	зу			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

.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.



however they do have the consent by the

© 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

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 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		Tł	ne site is d	eemed as deliverable/developable	,				
Availability	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	

20. 5.4			
Site Ref	Address	Parish/Settlement	Site Area
CC08	Land off Bishopstoke Lane, at Highbridge Farm	Colden Common	17.887 ha
Site Descrip	tion		
Colden Com District. Th agricultural u from Highbrid Lane. The sit	located in the parish of amon, in the south of the e site is currently in use. The site is accessed dge Road and Bishopstoke he is bounded by agriculture and residential to the south.		
Planning His	story	3/	icos /
There is no p last five years	olanning history within the s.	COOR	

© 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 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 Const	raints	Other Consideratio	ns	
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 pro 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.			
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 Descripti	on	1000	FAME TO
Common, in the iscurrently (caravanning) Church Lane. the north and	cated to the south of Colden e south of the District. The site in agricultural and leisure use. The site is accessed from The site adjoins residential to is located close to the edge of thement boundary.		
	nning history within the last five		

copy, sub-licence, distribute of self arry of this data to third	,
Site promotors proposed use	C3 - Residential

## Suitability

Environmental Constraints		Historical Cons	traints	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 Constra	aints	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

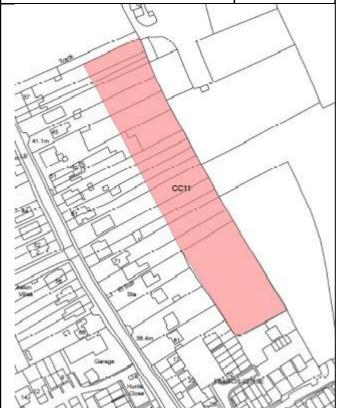
				available foi years.	r develop	oment in six to ten		
	y (economic viability delivery factors)	; ma	rket factors;	•	egarding	site have not specit the viability in	ied	
Site Capacit	у			43				
Potential Density and Yield (including development type)			1	Countryside	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 43 dwellings.			
Phasing	0 - 5 Years	0	6 – 1	0 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

.Adjoins the settlement of Colden Common. Comprises residential gardensand 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



© 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

#### Suitabilit

У

y							
Environmental Constraints		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 Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3 GREE			
LNR	GREEN	Policy Constr	aints	Other Consid	derations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		

TPO	AMBE R	AQMA		GREEN	Landso	ape		GREEN	١
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 Capac	ity			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 Yea	rs	0	10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
CC14	Queens Head, Portsmouth Road, Fishers Pond	Colden Common	0.957 ha
Common, in the s currently in use as accessed from Por adjoins residential	ated to the south of Colden south of the District. The site is a Public House (A4). The site is rtsmouth Road (B2177). The site to the south and east with the staurant to north and agriculture	29.9m Fisher's Pond Restaurant (RH)  Sluice	FB
Planning History		MAIN ROAD CC14	Pond .
erection of a care I	Demolition of existing pub and nome (within Class C2), parking, ng and other associated works -	Colden Cor	nmon The Coa

# Site promotors proposed use

## C3 - Residential

# Suitability

Environmental Constraints		Historical Const	raints	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 Constra	ints	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.

Phasing	0 - 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
Potential Density type)	ppment Countryside	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26				
Site Capacity			26			
Achievability (eco factors; delivery	specified an	The promoters of the site have not specified any issues regarding the viability in developing the site.				

Site Ref	Address	Parish/Settlement	Site Area
CC15	Land Adjoining 85 Church Lane, Colden Common	Colden Common	0.157 ha

.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**

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.



© 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

Environme Constrair		Historical Cons	traints	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 Constr	aints	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 (eccost factors; de	conomic viability; mar livery factors)	ket	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	5						
Potential Densit type)	Countryside a	den	ation within the sity of 30 dph was a yield of 5 dwellings	i.			
Phasing	0 - 5 Years	5	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
Sile Kei	Land Adjoining 85	Farish/Settlement	Site Area
CC15b	Church Lane, Colden Common	Colden Common	0.87 ha
Site Descrip	otion	WHE HELL OF THIS HELL	
Colden Con District. Th agricultural from Church surrounded	located to the south of the nmon, in the south of the se site is currently in use. The site is accessed the Lane. The site is by residential to the north hagriculture to the south	CESTADO PARA CENTRAL CONTRACTOR OF THE CONTRACTO	
Planning Hi	story		/ //
There is no last five year	planning history within the rs.	CC15b	

Site promotors proposed use		Mixed Use				
Suitability						
Environmental Historical Co		Historical Co	nstraints	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 Cons	traints	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 hiç assess		7	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						

however they do have the consent by the

				landowners a immediately	and have	e indicated that the s	ite is	
	ty (economic viabil st factors; delivery					site have not specified iability in developing th		
Site Capacity				23	23			
Potential D developme	ensity and Yield (in nt type)	clud	ding		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	n		V7 //
Colden Commo	he countryside to the south of on. Site fronts Nob's Crook orises a field, with residential I east and countryside to the	Sangle-made Moods are	100
Planning Histo	ry	Collect Commun. CC17	////
There is no plant years.	ning history within the last five		

© 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

C3 - Residential

color, to chapte you to respend to, or interact that, the organication that provided you must also data.	. ou alo liet politica ti
copy, sub-licence, distribute or sell any of this data to third parties in any form.	
copy, sub-mothers, distribute of som any of this data to third parties in any form.	

# Suitability

Site promotors proposed use

Environmental Constraints		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 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		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high level The site is de			ite is deer	ned as deliverable/developable	•		
Availability (leg	Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by			

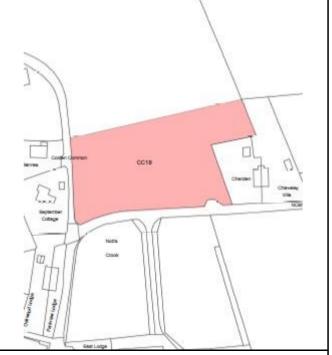
	the landowners and have indicated that the site is immediately available.								
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				4					
Potential Density and Yield (including development type)				dens	ation within the sity of 30 dph was 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 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.



© 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 p	romotors	proposed	use
--------	----------	----------	-----

## C3 - Residential

#### Suitability

Environme Constra		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area GRE			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRI			
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 AMB			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level		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)  Site Capacity  Potential Density and Yield (including development type)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 30 dwellings.				
							Phasing

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



© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors pro	posed use	•	Residential and	d employment			
Suitability							
<b>Environmental Co</b>	nstraints	Historica	I Constraints	Policy Constraints Continued			
SPA	GREEN	Conservatio n 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 Consideration	ons		
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	assessmer	nt					
Availability (legal/ownership issues)							
Achievability (ecor factors; delivery fa		ility; market fa	ctors; cost				
Site Capacity				48 residential dwellings			
Potential Density and Yield (including development type)							

Phasing	0 - 5 Years	6 <b>–</b> 10 Years	10 - 15 Years	