

| Site Ref | Address | Parish/Settlement | Site Area |
|--------------------|--|-------------------|--------------|
| DU01 | Rozel Forge, Stapleford Lane, Durley SO32 2BU | Durley | 0.347 ha |
| Site Description | | 11 17 17 | 4\/ |
| The site is locate | ed south of the settlement of | 3 | |

The site is located south of the settlement of Durley in the south of the district. Loccated within the countryside and currently has 800 solar panels, B2 usage, scrub land, outbuildings. The site is surrounded by industrial, agricultural and residential uses.

Planning History

There is no planning history within the last five years.



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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 | GREEN | | |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN | | |
| SSSI | GREEN | Historic Battlefields | storic Battlefields GREEN Physical Constrain | | | | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN | | |
| LNR | GREEN | Policy Constra | ints | Other Consideration | 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 | | | | 12 | | | |
| Potential Density type) | Potential Density and Yield (including development | | | | den | cation within the sity of 30dph was a yield of 12 | |
| Phasing | 0 – 5 Years | 12 | 6 – 1 | 0 Years | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|---------------------------|---|-------------------|---------------|
| DU02 | East Horton Golf Course, Mortimers Lane | Durley | 61.867 ha |
| Site Descri | ption | | : 1 |
| course. Sur of agricu | is located within the and is in use as a golf rounding the site is a mix ltural land, industrial, and woodland. | | |
| Planning H | listory | | GREENWOODLANE |
| There is no last five yea | planning history within the ars. | DUUZ | |

| 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 | 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 Cons | straints | Other Considerations | | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | | |
| Ancient Woodland | AMBER | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | | |
| TPO | GREEN | AQMA | GREEN | Landscape | AMBER | | |
| Initial high level assessment The site is deemed as deliverable/developable | | | | е | | | |

| Availability (legal/ownership issues) | | | | The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development. | | | | |
|--|-------------|---|---|---|-----|---------------|-----|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | The promoters of the site have specified that the site is partially within Flood Zones 2 and 3 which may impact of the development of the site. | | | | | |
| Site Capac | ity | | | 928 | | | | |
| Potential Density and Yield (including development type) | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 928 dwellings. | | | | | |
| Phasing | 0 - 5 Years | 0 | 6 – | 10 Years | 500 | 10 - 15 Years | 428 | |

| Site Ref | Address | Parish/Settlement | Site Area |
|--|--|-------------------|-----------|
| DU03 | Land at Parsonage Lane and Durley Street | Durley | 2.647 ha |
| Site Description | | ∠ . \ | XX. |
| of the junction of Lane. The site equestrian grazi | d in the countryside to the east f Durley Street and Parsonage is in use as agricultural / ing and is surrounded by with some residential. | | |
| Planning History | • | DUOS | 3 |
| There is no plant years. | ning history within the last five | PARSONICE LIVIE | \$ |

Site promotors proposed use C3 - Residential

Achievability (economic viability; market factors;

cost factors; delivery factors)

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 | 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 Considerati | 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 assessme | | The site | is deemed | d as deliverable/developable | | |
| Availability (lega | al/ownersh | ip issues) | | The site is being promoted sole landowner and has st the site is immediately ava | ated that | |

development.

The promoters of the site have not

specified any issues regarding the

viability in developing the site.

| Site Capacity | 52 | | | | | | |
|-------------------------|--------------------------|-------|----------------|--|-----|---|---|
| Potential Density type) | y and Yield (including o | devel | opment | | den | cation within the sity of 30dph was a yield of 52 | |
| Phasing | 0 - 5 Years | 52 | 6 – 10 Years 0 | | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---|-------------------|-----------|
| DU04 | Land adjacent Sunnyside, Durley Street | Durley | 0.787 ha |

The site is located on the east side of Durley Street. The site is currently in use for agriculture. The site has agricultural land to the east and west and other residential properties to the south and north.

Planning History

20/00784/FUL - Construction of six dwellings, access, parking, landscaping and associated works application refused, appeal dismissed.



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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 | 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 of the landowners and have indicated that the site is not

| | | | | 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 | | | | 21 | | |
| Potential Density and Yield (including development type) | | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 21 dwellings. | | | gs. |
| Phasing | 0 - 5 Years | 21 | 6 – 10 Years 0 | | | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|----------------|--|-------------------|-----------|
| DU05 | Land at Durley Street | Durley | 31.803 ha |
| Site Descripti | ion | | |
| west of Durley | ated in the countryside on the Street. It is currently in use for the site is surrounded by and. | | F |
| Planning Hist | tory | | |
| There is no pl | lanning history within the last | DUOS | |

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|--|------------------|--|--|--|--|
| Site promotors proposed use | C3 - Residential | | | | |

| Environm Constra | | 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 | AMBER | 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 | AMBER | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | | |
| TPO | GREEN | AQMA | GREEN | Landscape | AMBER | | |
| _ | Initial high level The site is dec | | | emed as deliverable/developable | | | |
| Availability (le | egal/owne | ship issues) | | The site is not owned by the promoter however they do have the consent of the | | | |

| | | | | landowners and have indicated that the site is not immediately available for development. | | | | |
|--|-----------------------|------|--------------|--|---------------|---|--|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | any issi | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | |
| Site Capacity | | | 477 | | | | | |
| Potential Dens development | sity and Yield (inclu | ding | country | Given the sites location within the countryside a density of 30dph was applied providing a yield of 477 dwellings. | | | | |
| Phasing | 0 - 5 Years | 477 | 6 – 10 Years | 0 | 10 - 15 Years | 0 | | |

| Site Ref | Address | Parish/Settlement | Site Area |
|---|---|-------------------|------------|
| DU06 | Land North of Durley Manor Farm | Durley | 7.049 ha |
| and to the east currently in agric development to | he north of Durley Manor Farm t of Manor Road. The site is cultural use. There is residential the north of the site and to the south west and east. | MANCE | |
| Planning Histor | у | DUDO | <i>F</i> = |
| There is no plan | ning history within the last five | | 4 |

| Site promotors proposed use C3 | - Residential |
|--------------------------------|---------------|
|--------------------------------|---------------|

Suitability

years.

| Environme Constrair | Historical Co | | raints | Policy Constraints Continue | | |
|-------------------------------|---------------|---|--------|------------------------------|-------|--|
| 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 Constraints | | Other Considerati | ons | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | |
| TPO | GREEN | AQMA GREEN | | Landscape AMBE | | |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | | |

Availability (legal/ownership issues)

| 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 | | | 116 | | | | |
| Potential Density and Yield (including development type) | | | | den | cation within the sity of 30dph was a yield of 116 | | |
| Phasing | 0 - 5 Years | 116 | <u> </u> | | 10 - 15 Years | 0 | |

| Site Ref | Address | Parish/Settlement | Site Area |
|---------------------------|--|--|--|
| DU07 | Snakemoor Farm, Snakemoor Lane | Durley | 47.007 ha |
| Site Descrip | ption | MECHOGRAPH THE PROPERTY OF THE | T |
| agricultural | is located within the and is currently in use. The site is largely by countryside with a vellings. | | |
| Planning Hi | istory | | The state of the s |
| There is no last five yea | planning history within the rs. | DUOY | |

C3 - Residential

Site promotors proposed use

Availability (legal/ownership issues)

| Suitability | | | | | |
|---------------------|--|----------------------------------|---------|------------------------------|-------|
| Environr Constra | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | AMBER | Listed Building | GREEN | Flood Zone 2 and 3 | AMBER |
| LNR | GREEN | Policy Cons | traints | Other Consideration | ns |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | GREEN | AQMA | GREEN | Landscape | AMBER |
| _ | al high level ssessment The site is deemed as deliverable/developable | | | | |

The site is not owned by the promoter

however they do have the consent of the

| | | | | landowners and have indicated that the site is not 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 | | | 705 | | | |
| Potential Density and Yield (including development type) | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 705 dwellings. | | | | |
| Phasing | 0 - 5 Years | 500 | 6 – | 10 Years | 205 | 10 - 15 Years | 0 |

| Site Ref | Address | Davich/Cattlement | Cito Aroo |
|----------------------------------|---|---------------------------|--------------------|
| DU08 | Address Land adjacent Little Acre, Heathen Street | Parish/Settlement Durley | Site Area 0.262 ha |
| Site Description | | // | 7/1 |
| and is currently equestrian use. | d on the east of Heathen Street in use for agriculture and The site has residential he north east and south west and to the east. | | |
| Planning History | 1 | Duos | \ |
| There is no plani years. | ning history within the last five | | |

Site promotors proposed use

C3 - Residential

Suitability

| Environme 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 | GREEN | |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | GREEN Waste Consultation Zone | | |
| 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 | AMBER | |
| TPO | GREEN | AQMA GREEN | | Landscape | GREEN | |
| Initial high I assessme | | The site is deemed as deliverable/developable | | | | |

Availability (legal/ownership issues)

| | Achievability (economic viability; market factors; cost factors; delivery factors) | | | The promoters of the site have specified that the access onto Heathen Street will need to be carefully designed which may have some impact on the deliverability of the site. | | | |
|--|--|----|--------------|---|---|---------------|---|
| Site Capacity | | | 13 | | | | |
| Potential Density and Yield (including development type) | | | | den | cation within the sity of 30dph was a yield of 13 | | |
| Phasing | 0 – 5 Years | 13 | 6 – 10 Years | | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|--|-----------------------------------|-------------------|-----------|
| DU09 | Land at Chuch Farm - Area A | Durley | 8.066 ha |
| Site Description | 1 | 16974 / | 1 |
| The site is located to the north of Durley Brook Road and is currently in use for agriculture. To the east of the site is Church Farm house and buildings, to the south existing residential properties and to the west agricultural land. | | PES S | |
| Planning History | у | DU00 | The last |
| There is no plan years. | ning history within the last five | BEECH CORNERS | |

| Site promo | tors propose | ed use |
|------------|--------------|--------|
|------------|--------------|--------|

C3 - Residential

Suitability

| Environme Constrai | | Historical Const | raints | Policy Constraints Continued | | | |
|-------------------------------|-------|---|--------|------------------------------|-------|--|--|
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN | | |
| SAC | GREEN | Historic GREEN Park/Garden | | 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 | ints | 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)

| Achievability (eccost factors; de | | imp een y imp | rovements will be Bubb Lane and the pact on the | • | | |
|--|-------------|---------------------|---|-----|--|---|
| Site Capacity | | | 121 | | | |
| Potential Density and Yield (including development type) | | | | den | cation within the sity of 30dph was a yield of 121 | |
| Phasing | 0 – 5 Years | 121 | т <u>т</u> т | | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|-----------------|--|-------------------|-----------|
| DU11 | Land at Chuch Farm - Area C | Durley | 27.486 ha |
| currently in us | ated in the countryside and is se for agriculture. The site is | Silver rose | |
| surrounded by | · | | |
| | | DU11 | GI LANE |

There is no planning history within the last five years.

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| Site promoters proposed use | C2 Posidential | |
|-----------------------------|------------------|--|
| 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 | 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 | raints | Other Considerations | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | AMBER | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | |
| TPO | AMBER | AQMA | GREEN | Landscape | AMBER | |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | | |

| Availability (legal/ownership issues) | | | | The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development. | | | | |
|--|--|-----|-----|---|---|---------------|---|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have specified that there is a stream to the west of the site and improvements are required between Bubb Lane and the site which may affect the deliverability. | | | | |
| Site Capacity | | | | 412 | | | | |
| | Potential Density and Yield (including development type) | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 412 dwellings. | | | | |
| Phasing | 0 - 5 Years | 412 | 6 – | 10 Years | 0 | 10 - 15 Years | 0 | |

| Site Ref | Address | Parish/Settlement | Site Area |
|-----------------|--|--|-----------|
| DU12 | Land adjacent Durley Mews | Durley | 4.230 ha |
| | d in the countryside to the east The site is currently in use for | and the same of th | |
| Planning Histor | у | DU12 DU12 | 246/ |
| | | | |

21/00424/FUL - Mixed use of land for agriculture and for the storage of up to 21 caravans / campervans application permitted.

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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 | 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 Constr | aints | Other Considerati | tions | | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | | | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility AM | | | | |
| TPO | GREEN | AQMA GREEN | | Landscape | GREEN | | | |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | | | | |

Availability (legal/ownership issues)

| Achievability (eccost factors; de | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | | | |
|--|---|----|--------------|---|---|---------------|-----|
| Site Capacity | | | 76 | | | | |
| Potential Density and Yield (including development type) | | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 76 dwellings. | | | gs. |
| Phasing | 0 – 5 Years | 76 | 6 - 10 Years | | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---|-------------------|-----------|
| DU13 | Land at Quob Stables, Durley Brook Road | Durley | 4.699 ha |

The site is located on the northern side of Durley Brook Road. It is currently in use as a commercial stables. The site has residential properties to the south and is surrounded by countryside to the west, north and east.

Planning History

21/00910/OUT - Hybrid Application: Outline application for the demolition of existing buildings and construction of 23 custom build plots together with open space, parking facility for Durley primary school and Holy Cross Church including upgrades to Footpath No 12 and a new crossing point at school entrance to provide an offroad 'park and stride' route to the school. (reserved matters of access, landscaping and layout included). Full application for Class E/F (community/commercial/business/service) building. Application refused.



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Site promotors proposed use

C3 - Residential

Suitability

| Environmental Constraints | | Historical Constr | raints | Policy Constraints Continued | | |
|------------------------------|-----------|---|-----------|------------------------------|-------|--|
| SPA | GREE N | Conservation Area | GREE N | Protected Open Space | GREEN | |
| SAC | GREE N | Historic Park/Garden | GREE N | Mineral Safeguarding Area | GREEN | |
| 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 Constra | ints | Other Considerations | | |
| NNR | GREE N | Countryside (MTRA4) | AMBE R | Archaeology | GREEN | |
| Ancient Woodland | GREE N | Settlement Gap (CP18) | GREE N | Accessibility | AMBER | |
| TPO | GREE N | AQMA GREE N | | Landscape | GREEN | |
| 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 of the landowners and have indicated

| | | | | that the site is not immediately available for development. | | | |
|--|-------------|--------|---------------|---|---|---------------|---|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Site Capacity | | | 85 | | | | |
| Potential Density and Yield (including development type) | | | countryside a | dens | ation within the sity of 30dph was a yield of 85 dwelling | JS. | |
| Phasing | 0 - 5 Years | 8 5 | 6 – 10 |) Years | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|---|--|-------------------|-----------|
| DU14 | Hill Farm, Netherhill, Botley | Durley | 58.742 ha |
| Site Descri | ption | HEATHER THE T | |
| and is in a surrounded | located in the countryside gricultural use. The site is by countryside with some esidential dwellings. | CHACELLAND DUTA | |
| Planning H | listory | | |
| 21/00429/PNACOU - Prior notification for a change of use for 1 dwelling | | | |

Site promotors proposed use C3 - Residential

| Environi Constr | | 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 | AMBER | | |
| LNR | GREEN | Policy Cons | straints | 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 of the landowners and have indicated that the site is not 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 | ity | | | 881 | | | | |
| Potential Density and Yield (including development type) | | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 881 dwellings. | | | | |
| Phasing | 0 - 5 Years | 400 | 6 – | 10 Years | 481 | 10 - 15 Years | 0 | |

| Site Ref | Address | Parish/Settlement | Site Area |
|--|--|-------------------|-----------|
| DU15 | Land adjacent Hunters Moon | Durley | 4.422 ha |
| Site Descript | ion | | |
| and is current agricultural. residential dev | cated within the countryside that it is the country in the country is the country in the country in the country in the country is the country in the c | DU15 | |
| Planning Hist | tory | DUIS | |

There is no planning history within the last five years.

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| Site promotors proposed use | C3 - Residential |
|-----------------------------|------------------|
|-----------------------------|------------------|

Suitability

| Environm Constrai | | 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 Const | raints | Other Considerations | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility AME | | |
| 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 (| any issues reg | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | |
|-----------------|----------------|---|--------------|---|---------------|---|
| Site Capacity | 80 | 80 | | | | |
| Potential Dens | countryside a | Given the sites location within the countryside a density of 30dph was applied providing a yield of 80 dwellings. | | | | |
| Phasing | 0 – 5 Years | 80 | 6 – 10 Years | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|---|-------------------------------------|-------------------|-----------|
| DU16 | Land at Findens Farm, Kytes Lane | Durley | 7.602 ha |
| Site Description The site is located within the countryside and is currently in use for agriculture and residential. The site is located to the south and east of FIndens Farm and has existing residential development to the south and west. | | | |
| Planning Histor | у | DU16 | |
| There is no plar years. | ning history within the last five | | |

| Site promotors proposed use | C3 - Residential |
|-----------------------------|------------------|
|-----------------------------|------------------|

Suitability

| Environmental Constraints | | Historical Const | raints | Policy Constraints Continued | | | |
|---|-------|-------------------------------|-------------------------------------|------------------------------|-------|--|--|
| SPA | GREEN | Conservation Area GREEN P | | Protected Open Space | GREEN | | |
| SAC | GREEN | Historic GREEN Park/Garden | | Mineral Safeguarding Area | AMBER | | |
| Ramsar | GREEN | Scheduled Ancient Monument | I GREEN I Waste Consultation Zone I | | 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 | AMBER | | |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN | | |
| Initial high level assessment The site is deemed as delivered | | | as deliverable/developable | | | | |

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

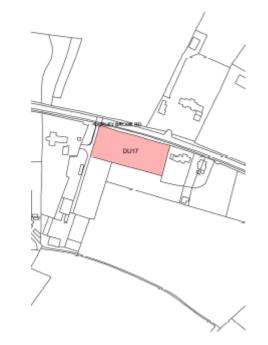
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
|--|-------------|-----|--------------|---|-----|--|---|
| Site Capacity | | | | 125 | | | |
| Potential Density and Yield (including development type) | | | | | den | cation within the sity of 30dph was a yield of 125 | |
| Phasing | 0 – 5 Years | 125 | 6 – 10 Years | | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---|-------------------|--------------|
| DU17 | Land adjacent Red House, Durley Brook Road | Durley | 0.358 ha |

The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Red House and surrounded by agricultural uses.

Planning History

There is no planning history within the last five years.



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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 | 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 | ints | Other Consideration | 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 | | The site is deemed as deliverable/developable | | | | | |

assessment

The site is deemed as deliverable/developable

Availability (legal/ownership issues)

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

| | | 5 11 10 m | l au |
|--------------------------|--|-------------------|-----------|
| Site Ref | Address Land adjacent Elmdene, | Parish/Settlement | Site Area |
| DU18 | Durley Brook Road | Durley | 0.292 ha |
| Site Description | | | \ |
| currently in use | d within the countryside and is for agriculture. The site is dential property Elmdene and ricultural uses. | OPO OPO | |
| Planning History | 1 | DU18 | |
| There is no plant years. | ning history within the last five | | |

| Site promotors proposed use | C3 - Residential |
|-----------------------------|------------------|
|-----------------------------|------------------|

Suitability

| Environmental Constraints | | Historical Cons | traints | Policy Constraints Continued | | | |
|-----------------------------|-------|----------------------------------|-----------|------------------------------|-------|--|--|
| SPA | GREEN | Conservation Area GREEN F | | 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 GREEN Battlefields | | 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 | AMBER | | |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN | | |
| Initial high level The site | | | is deemed | d as deliverable/developable | | | |

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not

| | | | | immediately available for development. | | | | | |
|--|-------------|---|-------|--|---|---------------|---|--|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | | |
| Site Capacity | | | | 9 | | | | | |
| Potential Density and Yield (including development type) | | | | Given the sites location within the countryside a density of 30dph was applied providing a 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 |
|----------|--|-------------------|-----------|
| DU19 | Land Adjacent to Lyons Cottage, Durley Brook Road | Durley | 0.130 ha |

The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and equestrian use (Quob) to the north. Agricultural use to the west.

Planning History

An application (18/01745/FUL) for the erection of two detached houses (1 x 3 bedroom, 1 x 4 bedroom) with associated access and parking. The application was refused on 21 September 2018. An appeal was withdrawn.



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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 | GREEN | |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN | |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN | |
| LNR | GREEN | Policy Constraints | | Other Considerations | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN | |
| Initial high level | | The site is deemed as deliverable/developable | | | | |

assessment

Availability (legal/ownership issues)

| 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) | | lopment | countryside a | den | cation within the sity of 30dph was a yield of 4 dwelling | js. | |
| Phasing | 0 - 5 Years | 4 | 6 – 1 | 0 Years | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|----------|--|-------------------|-----------|
| DU20 | Land beside Farmers Home, Heathen Street, Durley | Durley | 0.110 ha |

Site Description

The site is located near the settlement of Durley in the South of the district. The site is currently used as vacant land. There are residential uses to the east and south and agricultural use to the west.

Planning History

An application (18/02363/OUT) for the construction of a single dwelling was refused on 23 April 2019.



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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 GREEN Waste Consultation Zone Monument | | GREEN | | | |
| SSSI | GREEN | Historic Battlefields GREEN Physical Constr | | Physical Constrai | nts | | |
| 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 | 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 of the landowners and have indicated

| | | | | that the site for developm | | mediately availabl | е |
|--|-------------|---|---|--|--|--------------------|---|
| 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 | | | | 3 | | | |
| Potential Density and Yield (including development type) | | | elopment | Given the sites location within the countryside a density of 30dph was applied providing a yield of 3 dwellings. | | | |
| Phasing | 0 – 5 Years | 3 | T T T T T T T T T T T T T T T T T T T | | | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|--|--|-------------------|-----------|
| DU21 | Land at Durley Street, Durley Land off Durley Street, Durley | Durley | 1.088 ha |
| Site Descriptio | n | 11 65/6/1 | / / |
| The site is located to the north of Durley in the south of the district. The site is currently in agricultural use which also makes up a majority of surrounding uses. | | | |
| Planning History | | DU21 | |
| | | 3 10021 | |

There is no planning history within the last five years.

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| Site promotors proposed use | C3 - Residential |
|--|------------------|
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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 Considerati | ons | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) GREE | | Accessibility | AMBER | |
| 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 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 | | | | 26 | | | |
| Potential Density | y and Yield (including | deve | lopment | | den | cation within the sity of 30dph was a yield of 26 | |
| Phasing | 0 – 5 Years | 26 | 6 – 10 Years 0 10 – 15 Years | | | | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|---|--|--|-----------|
| DU22 | Land at Snakemore Farm, Botley | Durley | 43.69 ha |
| Site Descri | ption | BEECH CORNE THE HEAT CO | |
| currently in is adjacent with Eastlei of Boorley agricultural | dwellings to the other | To contract the same of the sa | |
| Planning H | istory | | |
| 21/00241/A agricultural | PN - New detached building - No objection | DU22 | |

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|---|-----------------------------------|
| Site promotors proposed use | C3 - Residential |

Suitabilit

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

| Availability (legal/ownership issues) | | | | The site is not owned by the promoter 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 Capac | ity | | | 655 | | | | |
| Potential Density and Yield (including development type) | | | | Given the sites location within the countryside a density of 30dph was applied providing a yield of 655 dwellings. | | | | |
| Phasing | 0 – 5 Years | 30 0 | 6 – | 10 Years | 35 5 | 10 - 15 Years | 0 | |

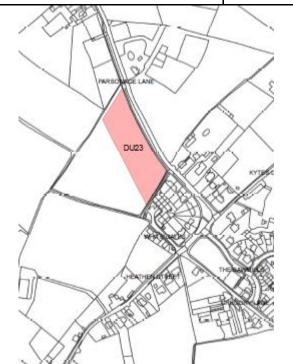
| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---|-------------------|-----------|
| DU23 | Land west of Parsonage Lane, nearest postcode: SO32 2AD | Durley | 0.8 ha |
| | | | |

Site Description

The site is in the countryside and is currently in use as agricultural land. There is residential development to the south east and the remainder of the site is surrounded by agricultural land.

Planning History

There is no planning history within the last five years.



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| Site promotors | proposed use |
|----------------|--------------|
|----------------|--------------|

Mixed Use

Suitability

| Environme Constrair | | 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 | 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 Constr | 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 assessment | | The site is deemed as deliverable/developable | | | |

Availability (legal/ownership issues)

The site is owned by the promoter and have indicated that the site is

| | immediately available for development. | | | | | | |
|---------------------------|---|-----|-----------|---|------------------------------------|--|---|
| Achievability (ed | conomic viability; marl ivery factors) | ket | factors; | | issue | the site have not es regarding the ing the site. | |
| Site Capacity | | | | 22 | | | |
| Potential Densit type) | y and Yield (including | dev | velopment | countryside a applied provid Alternatively to | dens ling a he pi city fo | ration within the sity of 30dph was a yield of 22 dwelling romoter has indicate or 2001+sqm of pace. | |
| Phasing | 0 – 5 Years | 0 | 6 – 1 | 0 Years | 0 | 10 - 15 Years | 0 |

| Site Ref | Address | Parish/Settlement | Site Area |
|------------------|---|-------------------|-----------|
| DU24 | Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE | Durley | 0.2 ha |
| Site Description | n | | |
| in use as an ed | ne countryside and is currently uestrian paddock with grazing buildings. There is residential | | |

development to the north east and south west of the site and agricultural land to the other boundaries.

Planning History

17/03081/FUL - Proposed erection of two detached infill three-bedroomed houses. -Refused 11th April 2018; 17/00765/PRE -Erection of two detached dwellings (one with two-bedrooms and one with three-bedrooms)



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|--|

Mixed Use

Suitability

Site promotors proposed use

| Environme Constrair | | 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 Constrai | nts | |
| 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 | AMBER | |
| TPO | AMBER | AQMA | GREEN | Landscape | GREEN | |
| Initial high | | The site is deemed as deliverable/developable | | |) | |

Availability (legal/ownership issues)

The site is owned by the promoter and have indicated that the site is immediately available for development.

| Achievability (ecost factors; de | conomic viability; mailivery factors) | rket | specified any | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | |
|--|---------------------------------------|------|---------------|---|--|---|--|--|
| Site Capacity | | | 6 | 6 | | | | |
| Potential Density and Yield (including development type) | | | countryside a | dens | ation within the sity of 30dph was a yield of 6 dwellings. | | | |
| Phasing | 0 – 5 Years | 6 | 6 – 10 Years | 0 | 10 - 15 Years | 0 | | |

| Site Ref | Address | Parish/Settlement | Site Area |
|-----------------------------------|---|-------------------|-----------|
| DU25 | Cracklewood, Gregory Lane, Durley, Southampton SO32 2AA | Durley | 0.13 ha |
| Site Description | | <i>////</i> | |
| of land between north west and so | countryside and forms a parcel 2 residential properties to the outh east. There is agricultural he other boundaries. | | |
| Planning History | У | DU25 | ar. |
| | | | 3/ |

There is no planning history within the last five years.

Availability (legal/ownership issues)

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|---|------------------|
| Site promotors proposed use | C3 - Residential |

Suitability

| Environme Constrair | | 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 | aints | Other Considerati | ions | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN | |
| Initial high assessme | | The sit | e is deem | ed as deliverable/developable | 9 | |
| Availability (leg | al/ownersh | nin issues) | | Ownership details not spec | ified in | |

submission.

| Achievability (ed | 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 | | | 4 | | | | |
| Potential Density and Yield (including development type) | | | countryside a | dens | ation within the sity of 30dph was a yield of 4 dwellings |). | |
| Phasing | 0 – 5 Years | 4 | 6 – 1 | 0 Years | 0 | 10 - 15 Years | 0 |