
 Scale: 1:10,234
 Paper Size: A4

New Alresford

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| Site Ref | Address | | Parish/Settlement | Site Area | |
|--|---------------------------------------|---|---|-------------------------------------|--------------|
| NA01 | Thody's, New Farm Road, New Alresford | | New Alresford | 3.853 ha | |
| Site Description | | | | | |
| The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by agriculture to the north, south and west with residential to the east. | | | | | |
| Planning History | | | | | |
| No relevant planning history within the last 5 years. | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | AMBER |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | AMBER |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | AMBER | AQMA | GREEN | Landscape | AMBER |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | |
| Availability (legal/ownership issues) | | | The site is being promoted by the landowner and has stated that the site is 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. | | |


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|---|--------------------|-----------|--|----------|----------------------|----------|
| Site Capacity | | | 75 | | | |
| 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 75 dwellings. | | | |
| Phasing | 0 – 5 Years | 75 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|--|-----------------------------------|---|---|-------------------------------------|--------------|
| NA02 | Land at Perins School, Pound Hill | | New Alresford | | 0.434 ha |
| Site Description | | | | | |
| The site is located within the settlement of New Alresford, located to the north of the District. The site is currently in use as a school playing field. The site is accessed from Bridge Road and is bounded by agriculture to the north, with residential to the west and south and playing field to the east. | | | | | |
| Planning History | | | | | |
| 19/01509/FUL - Construction of single dwelling with associated landscaping and parking, following demolition and removal of existing buildings and structures - Refused 2nd June 2020 | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | AMBER |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | AMBER | AQMA | GREEN | Landscape | GREEN |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | |
| Availability (legal/ownership issues) | | | The site is being promoted by the landowner and has stated that the site is available for development. | | |


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|---|--------------------|-----------|--|----------|----------------------|----------|
| 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 and Yield (including development type) | | | Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings. | | | |
| Phasing | 0 – 5 Years | 12 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|---|---|---|--|------------------------------|----------------------------|
| NA04 | Land adjacent Princess Cottage, New Farm Road | | New Alresford | | 0.464 ha |
| Site Description | | | | | |
| <p>The site is located west of New Alresford, located to the north of the District. The site is currently in use as a disused railway. The site is accessible from Bridge Road and is bounded by residential to the north and west, with agriculture to south.</p> | | | | | |
| Planning History | | | | | |
| <p>No relevant planning history within the last 5 years.</p> | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | WHITE (Opportunity) |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | AMBER | AQMA | GREEN | Landscape | AMBER |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | |
| Availability (legal/ownership issues) | | | The site is being promoted by the landowner and has stated that the site is available for development. | | |

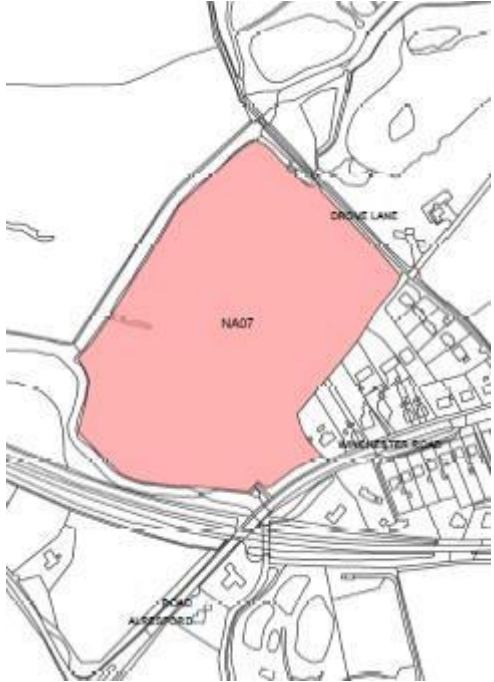
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|---|--------------------|-----------|--|----------|----------------------|----------|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Site Capacity | | | 13 | | | |
| 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 13 dwellings. | | | |
| Phasing | 0 – 5 Years | 13 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |

| Site Ref | Address | | Parish/Settlement | Site Area | |
|--|-----------------------------|---|---|-------------------------------------|--------------|
| NA05 | Netherbourne, New Farm Road | | New Alresford | 1.790 ha | |
| Site Description | | |  | | |
| <p>The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by disused railway to the north, agriculture to the south and west with residential to the east.</p> | | | | | |
| Planning History | | | | | |
| <p>No relevant planning history within the last 5 years.</p> | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | 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 being promoted by the landowner and has stated that the site is available for development. | | |


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|---|--------------------|--|---------------------|----------|----------------------|----------|--|
| 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 | | 40 | | | | | |
| 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 40 dwellings. | | | | | |
| Phasing | 0 – 5 Years | 40 | 6 – 10 Years | 0 | 10 – 15 Years | 0 | |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|---|-----------------------------|---|---|-------------------------------------|------------|
| NA06 | Land adjacent Arlebury Park | | New Alresford | | 2.614 ha |
| Site Description | | |  | | |
| <p>The site is located north of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from The Avenue and is bounded by a recreation to the east, a caravan park to the west and agriculture to the north.</p> | | | | | |
| Planning History | | | | | |
| <p>An outline application (16/01201/OUT) was submitted for up to 60 residential dwellings, a public car park and open space The application was refused on the 10 November 2016.</p> | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | AMBER | 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 | G/A |
| 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) | | | <p>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.</p> | | |


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

| Site Ref | Address | | Parish/Settlement | Site Area | | |
|--|---------------------|--|---|-------------------------------------|------------|--|
| NA07 | Land off Drove Lane | | New Alresford | 6.177 ha | | |
| Site Description | | | | | | |
| The site is located north west of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from Winchester Road and is bounded by a residential to the east, and agriculture to the north and west. | | |  | | | |
| Planning History | | | | | | |
| No relevant planning history within the last 5 years. | | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | | |
| Suitability | | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN | |
| SAC | AMBER | Historic Park/Garden | GREEN | Mineral Safeguarding Area | AMBER | |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN | |
| SSSI | AMBER | Historic Battlefields | GREEN | Physical Constraints | | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | AMBER | |
| LNR | GREEN | Policy Constraints | | Other Considerations | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | RED | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER | |
| TPO | GREEN | AQMA | GREEN | Landscape | AMBER | |
| Initial high level assessment | | ARCHAEOLOGICAL ASSESSMENT. The site is deemed as deliverable/developable | | | | |
| Availability (legal/ownership issues) | | | The site is being promoted by the landowner and has stated that the site is 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. | | | |

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|---|--------------------|-----------|--|----------|----------------------|----------|
| Site Capacity | | | 102 | | | |
| 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 102 dwellings. However given the flooding constraints on the site this was reduced to 51. | | | |
| Phasing | 0 – 5 Years | 51 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|--|--------------------------------------|---|--|-------------------------------------|--------------|
| NA08 | Land on the east side of Bridge Road | | New Alresford | | 0.195 ha |
| Site Description | | |  | | |
| <p>The site is located within the settlement of New Alresford, located to the north of the District. The site is currently in use as a scout hut. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east.</p> | | | | | |
| Planning History | | | | | |
| <p>20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four separate buildings. Application permitted.</p> | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | GREEN | 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 landowner and has stated that the site is available for development. | | |


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|---|--------------------|---|---------------------|----------|----------------------|----------|
| 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 | | 8 | | | | |
| Potential Density and Yield (including development type) | | Given the sites location within the New Alresford a density of 40 dph was applied providing a yield of 8 dwellings. | | | | |
| Phasing | 0 – 5 Years | 8 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |


| Site Ref | Address | | Parish/Settlement | Site Area | |
|--|---|---|---|-------------------------------------|--------------|
| NA09 | The Spinney Caravan Site, Arlebury Park , New Alresford | | New Alresford | 0.738 ha | |
| Site Description | | |  | | |
| The site is in the countryside outside the settlement of New Alresford. Arlebury Park House and Barns (residential) are to the north and west, agricultural land to the east and Perins Secondary School to the south on the opposite side of The Avenue. The site is currently in use as a touring caravan and camping site. | | | | | |
| Planning History | | | | | |
| No relevant planning history within the last 5 years. | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | AMBER | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | |
| Availability (legal/ownership issues) | | | The site is being promoted by the landowner and has stated that the site is 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 | | | 20 | | | |
| Potential Density and Yield (including development type) | | | Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings. | | | |
| Phasing | 0 – 5 Years | 20 | 6 – 10 Years | 0 | 10 – 15 Years | 0 |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|---|---------------------------|---|--|------------------------------|-----------|
| NA10 | 1 - 3 The Dean, Alresford | | New Alresford | | 0.254 ha |
| Site Description | | | | | |
| <p>The site is located within the settlement of New Alresford in the north of the district. The site is currently in use as commercial / Industrial (B2, B1 and B8). Surrounding uses comprise of Residential (C3), a Care Home (C2) and Retail (A1).</p> | | | | | |
| Planning History | | | | | |
| <p>No relevant planning history within the last 5 years.</p> | | | | | |
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| Site promoters proposed use | | | C3 - Residential | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | AMBER | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | GREEN | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | AMBER |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | |
| Availability (legal/ownership issues) | | | <p>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.</p> | | |

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|---|--------------------|---|---------------------|----------|----------------------|----------|--|
| 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 | | 13 | | | | | |
| Potential Density and Yield (including development type) | | Given the sites location within New Alresford district centre a density of 50 dph was applied providing a yield of 13 dwellings. | | | | | |
| Phasing | 0 – 5 Years | 13 | 6 – 10 Years | 0 | 10 – 15 Years | 0 | |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|--|--------------------|-------------------------------|--|-------------------------------------|----------------------|
| NA11 | The Dean | | New Alresford | | 2.1ha |
| Site Description | | |  | | |
| <p>The site is located to the west of The Dean.</p> <p>Current Use: It contains a number of commercial properties in different ownerships and uses.</p> | | | | | |
| Planning History | | | | | |
| <p>Planning permission has been granted for part of the site and is currently under construction.</p> | | | | | |
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| Site promoters proposed use | | | Mixed use | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | GREEN | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | GREEN |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN |
| Initial high level assessment | | | | | |
| Availability (legal/ownership issues) | | | | | |
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | | |
| Site Capacity | | | 130 | | |
| Potential Density and Yield (including development type) | | | | | |
| Phasing | 0 – 5 Years | | 6 – 10 Years | | 10 – 15 Years |

| Site Ref | Address | | Parish/Settlement | | Site Area |
|--|----------|-------------------------------|---|-------------------------------------|-----------|
| NA12 | Sun Lane | | New Alresford | | 30ha |
| Site Description | | |  | | |
| <p>The site is located to the east of Sun Lane and comprises a single field in agricultural use.</p> <p>The site is bounded to the west by Sun Lane to the north by the steam railway and public right of way (off site), to the east by agricultural land and solar farm and to the south by Whitehill Lane and the A31 just beyond.</p> <p>Current use: The site consisted of agricultural land.</p> | | | | | |
| Planning History | | | | | |
| <p>Planning permission has been granted for residential dwellings and employment uses.</p> <p>17/01528/OUT – Permitted The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure inc</p> <p>21/01731/REM – Permitted Appearance, Landscaping Layout and Scale of Residential, Park and Stride and Public Open Space elements</p> | | | | | |
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| Site promoters proposed use | | | Mixed use | | |
| Suitability | | | | | |
| Environmental Constraints | | Historical Constraints | | Policy Constraints Continued | |
| SPA | GREEN | Conservation Area | GREEN | Protected Open Space | GREEN |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | GREEN |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone | GREEN |
| SSSI | GREEN | Historic Battlefields | GREEN | Physical Constraints | |
| SINC | GREEN | Listed Building | GREEN | Flood Zone 2 and 3 | GREEN |
| LNR | GREEN | Policy Constraints | | Other Considerations | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | GREEN | Accessibility | GREEN |
| TPO | GREEN | AQMA | GREEN | Landscape | GREEN |
| Initial high level assessment | | | | | |
| Availability (legal/ownership issues) | | | | | |

| | | | | | | | |
|---|--------------------|------------|---------------------|--|----------------------|--|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | | | | |
| Site Capacity | | 320 | | | | | |
| Potential Density and Yield (including development type) | | | | | | | |
| Phasing | 0 – 5 Years | | 6 – 10 Years | | 10 – 15 Years | | |