Winchester District Local Plan Part 2: Initial Site Sieve – Bishops Waltham

This is a summary of the initial site sieve for the sites promoted for development as part of Local Plan Part 2. Sites were assessed using the criteria set out in Appendix 1. Appendix 2 shows all the sites submitted for consideration.

Site reference	Settlement	Site area (ha) (gross)	0.3Ha or above	Natural Designations	Historic Designations	Presence of mineral resources	Trees and planting	Overhead power cables	Water courses and flooding	Designated Settlement gap (as defined by Policy CP18 of Local Plan Part 1)	Highway access
280	Bishops Waltham	3.36	Yes								
281	Bishops Waltham	10.27	Yes								
283	Bishops Waltham	74.45	Yes								
284	Bishops Waltham	2.68	Yes								
356	Bishops Waltham	13.28	Yes								
357	Bishops Waltham	0.6	Yes								
852	Bishops Waltham	0.85	Yes								
1712	Bishops Waltham	0.36	Yes								
1877	Bishops Waltham	8.36	Yes								
1879	Bishops Waltham	0.44	Yes								
1968	Bishops Waltham	5.3	Yes								
2390	Bishops Waltham	1.31	Yes								
2398	Bishops Waltham	2.22	Yes								
2399	Bishops Waltham	1.9	Yes								
2459	Bishops Waltham	0.49	Yes								
2519	Bishops Waltham	2.43	Yes								
2520	Bishops Waltham	2.49	Yes								
2521	Bishops Waltham	0.59	Yes								
2522	Bishops Waltham	0.85	Yes								
2525	Bishops Waltham	16.2	Yes								
2554	Bishops Waltham	9.68	Yes								
2569	Bishops Waltham	5.57	Yes								
2570	Bishops Waltham	2.99	Yes								
2571	Bishops Waltham	10.21	Yes								
2572	Bishops Waltham	3.48	Yes								
2523	Bishops Waltham	0.03	No								

Appendix 1

Site Assessment Checklist Version 2 (issued May 2013)

This checklist has been updated to reflect feedback from local communities, by simplifying the categories. A template is available to complete at http://www.winchester.gov.uk/planning-policy/local-plan-part-2/

N.B It is not necessary to apply this process to sites smaller than 0.3ha. This is due to the fact sites of this size are too small to allocate in Local Plan Part 2 – you may wish to note however if any constraints apply to these sites and could impact on their availability.

Stage 1 : Site Sieve Process

This checklist provides a list of key requirements to be considered when assessing whether a site is suitable for development.

In addition to the sites on the Strategic Housing Land Availability Assessment register, the Council also issued a 'call for sites' as part of the commencement of the Local Plan Part 2 process. Through this process the Council should now hold a comprehensive list of potential sites for further assessment.

The following considerations cover a wide range of matters that affect the suitability of a site for development. The presence of one or more of the considerations may or may not render the site undevelopable. Some matters can be mitigated whilst others may be more fundamental and have a detrimental impact on the delivery of a site. Some matters may only affect part of a site.

The purpose of this checklist is to ensure all sites are assessed equally and fairly, regardless of their current location either within or outside the defined settlement boundary (as set out in the 2006 Local Plan). The output from this assessment will be a shortlist of potential sites that can then be subject to further technical assessment prior to inclusion in an 'Issues and Options' version of Local Plan Part 2.

Notes to users :

- When assessing sites be consistent with interpretation of data
- Record if the consideration affects the whole or part of the site
- If the assessment requires a commentary to explain how a site has scored include this particularly if it is possible to mitigate and avoid a negative impact
- Complete the blank template as fully as possible
- The following allows the consideration to be 'scored' on the basis of a traffic light system
 - Red = absolute constraint (no mitigation possible)
 - Amber = some constraints (consider mitigation)
 - Green = no constraints

The suitability of sites for development will depend on the combination of 'scores' the more 'red' will render the site not suitable for development, 'amber' will suggest that the site needs careful examination to determine whether mitigation is possible and this in itself will not render the site unviable. Generally speaking those sites with fewer designations or constraints have more potential.

Name of site site reference number				
Торіс	Red	Amber	Green	Commentary
Section 1: Policy Cons	iderations			
Natural designation	 Whole sites falls within a designated site/area – mitigation unlikely:- Special Areas of Conservation, Special Protection Area and Ramsar sites (as protected through the Conservation (Natural Habitats) Regulations 1994) Sites of Special Scientific Interest (SSSI); Sites of Importance for Nature Conservation (SINC) 	Part of site falls within or is near a designated site – consider whether mitigation is possible :- Special Areas of Conservation, Special Protection Area and Ramsar sites (as protected through the Conservation (Natural Habitats) Regulations 1994) Sites of Special Scientific Interest (SSSI); Sites of Importance for Nature Conservation (SINC)	Site not covered by any designations	Please provide the details of the designation identified.
Historic Designations	Listed building; Scheduled Ancient Monument;	Listed building; Sites within a Conservation Area Scheduled Ancient Monument; ancient woodland English Heritage registered park, garden or battlefield	Site not covered by any designations	Please provide the details of the designation identified.
Presence of mineral		Whole or part of site underlain by mineral	Site not affected.	

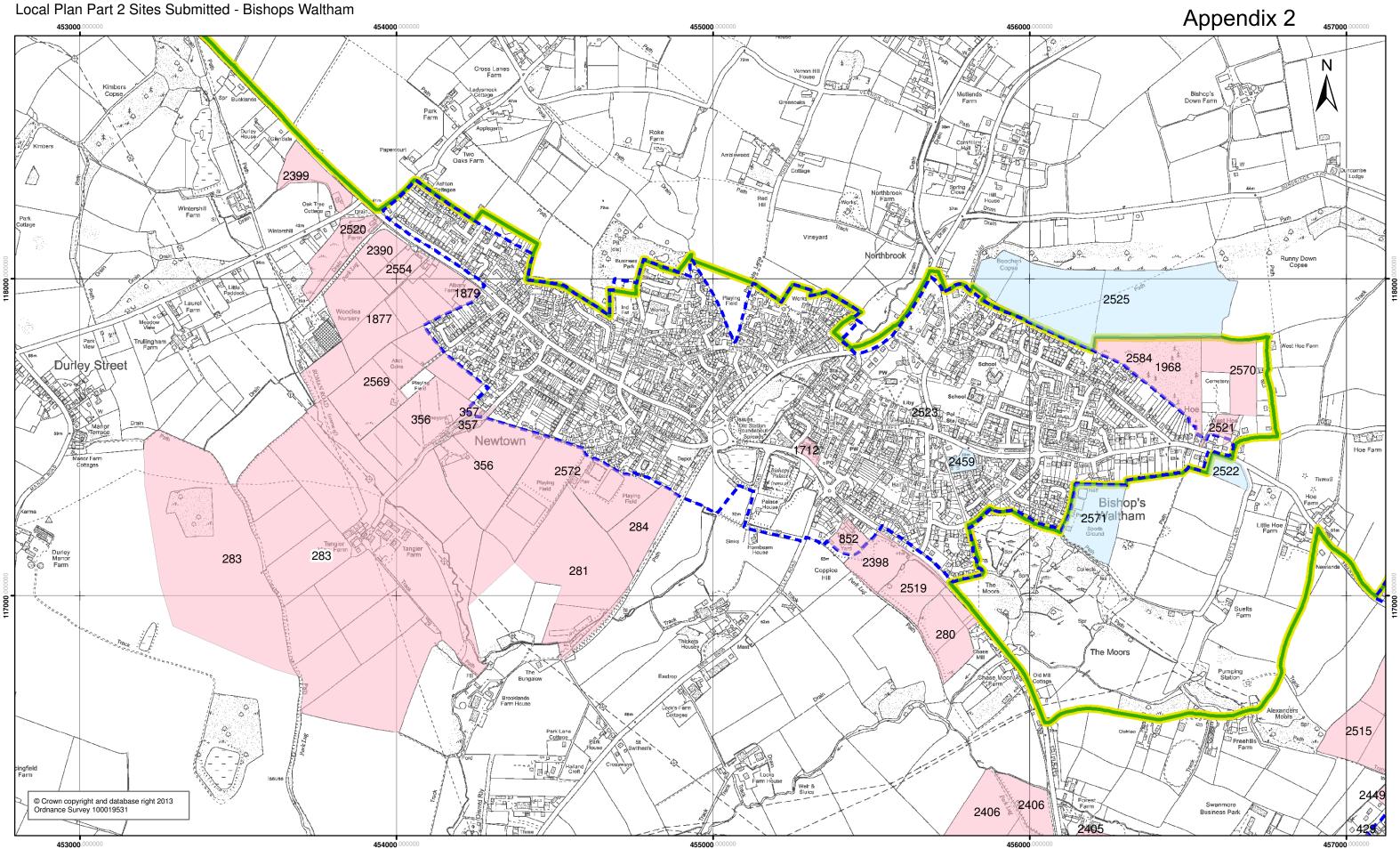
Stage 1 : Site Sieve Process – use the following template to assess each site

resources as		reserves		
identified in the				
Hampshire Minerals				
and Waste Plan				
Trees and planting	Are there trees or planting on the	Are there trees or planting on part of the	No protected trees or planting	
	whole site that are protected.	site that are protected.	on the site.	
Overhead power	Do these take up a substantial	Only part of the site is affected by these.	No presence of cables or	
cables	portion of the site and require		pipelines	
Mater courses and	access by the suppliers			
Water courses and	Site lies with flood zone 2 or 3	Site partially lies in flood zone 2 and could accommodate limited development	Site lies within flood Zone 1	
flooding (see Policy CP17 of Local Plan		with flood zone 2/3 land being within the		
Part 1)		open space, GI etc		
Designated		The site is within a designated settlement	Site does not lie within a	
Settlement gap (as		gap.	designated settlement gap	
defined by Policy		gap.	designated settlement gap	
CP18 of Local Plan				
Part 1)				
Highway access to	The site is landlocked and there is	Uncertain whether some form of access	The site has direct access onto	Provide details of
the site	no likelihood of access being	could be provided / improved.	an adopted road.	access issues
	achieved.			
Site Availability	Site is known not to be available	Site is not immediately available but	Site is available now	To be completed by
	with the Plan period	could be developed in the Plan period		Winchester City Council
		(after the first 5 years)		
Site Ownership	The land owner is unwilling to	The site has more than one owner and/or	The site is in single ownership	To be completed by
	release the site and/or there are	its availability is not certain	and it is available for	Winchester City Council
	restrictions/covenants preventing its		development	
Section 2: Local Consi	development			
Section 2. Local Consi				
Non recorded sites		Site is understood to have	Site not affected	Please provide the
		Archaeological features or non-		details of the features
		designated biodiversity		or designation
				identified.
Conformity with				Do not assign as red,
Parish Pan, Village				amber or green, just
Design Statement or a				add a commentary if
local vision statement				necessary
Community Feedback				Do not assign as red,
				amber or green, just
				add a commentary if

	necessary
Potential use (s)	For example housing,
	employment, mixed
	use,open space or
	Gypsy and Traveller
	site (do not assign as
	red, amber or green).
Other	any further information
	that would be
	informative to the future
	of the site.

Stage 2 : Technical Assessment

On completion of stage 1 those sites categorised as predominantly 'green', possibly including some 'amber', will then be assessed in more detail by City Council officers in partnership with local communities, in terms of transport, ecology, landscape, flooding, infrastructure etc, to determine in more detail their availability, suitability and development potential.



Local Plan Part 2 Sites Submitted showing sites no longer under consideration for one or more of the following reasons

- Sites which are under 0.3 hectares;
- Sites within the current boundaries of settlements listed in policy MTRA 3 of the Local Plan Part 1 (these sites may be able to be brought forward for development/redevelopment under current planning policy);
- Sites which are distant from the settlements of Winchester Town, New Alresford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead.
- Sites within the South Downs National Park (if the site is adjacent to one of the settlements listed above then Winchester City Council may approach the National Park if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park).

The other sites will be short-listed in due course to determine which should be allocated in Local Plan Part 2



Site under consideration Site not under consideration Settlement Boundaries South Downs National Park