

**Winchester District Strategic Housing Land Availability  
Assessment**

**Winchester City Council**

**Update 2015**

**September 2015**

## **Executive Summary**

The Winchester City Council Strategic Housing Land Availability Assessment (SHLAA) determines how much housing land is expected to come forward or is potentially available for future allocation within the District over the next 20 years. It will inform policy as part of the evidence base for the Local Plan, but does not constitute policy.

The SHLAA does not allocate any sites for development; it only identifies sites which may be suitable for development or sites within the countryside where there is development interest. Similarly, any site identified will still need planning permission for development – applications will be assessed against the policies within the adopted development plan, which at the current time is the Winchester District Local Plan Part 1(2013), “saved” policies in the Winchester District Local Plan Review (2006), the Denmead Neighbourhood Plan (2015) and other material considerations.

The SHLAA draws on various sources of information and survey work to identify sites which are suitable, available and achievable within the District. The SHLAA takes into account relevant parts of the National Planning Policy Framework and Planning Practice Guidance.

The results of the SHLAA assessment, along with the remaining commitments from planning permissions and an allowance for future windfall sites enable an estimate to be made of how much additional land will need to be released for housing development through the Local Plan to meet the housing needs of Winchester District.

The SHLAA is therefore an important component of the evidence base for the Local Plan (Parts 1 and 2) for meeting the housing requirements within the District.

This report presents an update of the SHLAA published in December 2013 and informs emerging Local Plan Part 2 and the calculation of 5 year housing land supply set out in the Council’s Annual Monitoring Report.

The information in the appendices of this document will be reviewed as necessary. The Council is not inviting comments on this publication. However if you would like to update any information in the appendices, please write to the following address

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## Table of Contents

1	Introduction.....	5
2	Policy Context.....	6
3	Methodology.....	7
	<u>Stage 1: Identification of sites and broad locations</u> .....	9
	Determine assessment area and site size.....	9
	Desktop review of existing information.....	9
	Call for sites/broad locations.....	11
	Site/broad location survey.....	12
	<u>Stage 2 : Site/broad location assessment</u> .....	18
	Estimating the development potential of each site.....	18
	Assessing the suitability for housing.....	20
	Assessing the availability for housing.....	21
	Assessing the achievability for housing.....	23
	<u>Stage 3: Windfall assessment</u> .....	23
	<u>Stage 4: Assessment review</u> .....	24
4	Housing Land Supply.....	25
5	Conclusion.....	27
6	Monitoring.....	27

Table 1 - Issues considered at Stage 1 of the site assessment process

Table 2 - Average densities used for sites in the District

Table 3 - Density Matrix based on URBED estimations

Table 4 - Estimated Housing Capacity (Summary) Within Settlements

Table 5 - Estimated Housing Capacity (Summary) Outside Settlements

Table 6 - Estimated Housing Capacity by Settlement (PUSH)

Table 7 – Sites Removed from the SHLAA

Appendix 1 - Estimated capacity tables for sites inside/outside the settlement boundary

Appendix 2 - Details of sites (including location maps and site assessment forms)

## 1 Introduction

What is a Strategic Housing Land Availability Assessment (SHLAA) ?

- 1.1 The SHLAA is a document that forms an important part of the evidence base for the preparation of Winchester's Local Plan. The purpose of the SHLAA is to enable realistic assumptions to be made about how much housing could come forward on sites that are suitable, available and achievable for housing development. This will inform decisions on whether further land is required to meet the identified need for housing over the plan period. The SHLAA also provides information for the Council's five year housing land supply assessment which it is required to maintain.
- 1.2 The SHLAA was first drafted in 2008 subsequent iterations have formed an important part of the evidence base for the Joint Core Strategy (Local Plan Part 1) and continue to be so for the Local Plan Part 2. The SHLAA will also inform the 'trajectories' within the Annual Monitoring Report which show how housing land will be provided over the plan period.
- 1.3 The South Downs National Park (SDNP) covers 40% of the Winchester District;- the National Park Authority is the local planning authority for the area and is responsible for preparing its own SHLAA which will inform the preparation of the National Park Local Plan (due to be adopted in 2017). Therefore, in order to avoid duplication, Winchester's SHLAA no longer includes sites within the SDNP.
- 1.4 The particular circumstances of the potential supply of housing and economic development land in Winchester mean that the SHLAA is concerned exclusively with potential housing sites. The SHLAA does not include potential economic development sites for the following reasons;
  - consultation initiated by the Council relating to the assessment of potential strategic development land in previous "calls for sites" did not refer to any particular land use. Responses from promoters however referred almost exclusively to potential housing sites.
  - The employment floorspace requirements for Winchester District have been set in LPP1 and will continue to be met by implementing land already allocated/committed for business development in the District. Therefore, there is no need to allocate further strategic employment sites in LPP2 or seek further potential sites.
  - where small-scale local employment needs have been identified through work on the Local Plan Part 2, it has been possible to assess sites that are potentially available for development
- 1.5 The Council considers that the SHLAA meets the guidance for assessing housing and economic land requirements set out in National Planning Practice Guidance (Housing and Economic Land Availability Assessment (Section ID3).

## **2 Policy Context**

### **National Planning Policy Framework**

- 2.1 The requirement to undertake a SHLAA is contained in the National Planning Policy Framework (NPPF) (March 2012) which supersedes previous statements on this topic. The NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area and should prepare a SHLAA to establish realistic assumptions about the suitability, availability and the likely achievability of land to meet the identified need for housing over the plan period.
- 2.2 In accordance with the NPPF, the Council has undertaken and updated a SHLAA to form part of the evidence base for its Local Plan Part 2 to identify potential opportunities for residential development. The NPPF also requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of their housing requirements (with an additional buffer of 5% or 20%, moved forward from later in the plan period) - as well as identify a supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15. This is set out in the Council's Annual Monitoring Report which is updated in December each year.
- 2.3 The NPPF (para 48) acknowledges that Local Planning Authorities may need to make an allowance for windfall sites in the five year housing land supply if there is evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

### **Planning Practice Guidance**

- 2.4 On 6 March 2014, the Department of Communities and Local Government (DCLG) published Planning Practice Guidance (PPG). PPG provides guidance on housing and economic land availability assessment and, in relation to potential housing land, sets out a methodology to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This SHLAA update has been undertaken in the context of the latest guidance contained in PPG.

### 3 Methodology

- 3.1 The SHLAA update 2015 is the latest iteration of a number of land availability studies undertaken by the Council over the last 15 years or so. The “timeline” of studies is as follows;

Urban Capacity Study 2000 – assessed the potential housing opportunities within Winchester District

Urban Capacity Study Review 2007 - reviewed how successful the Urban Capacity Study was in anticipating sites which were likely to be brought forward for development

Urban Potential Study 2007- an assessment of the suitability, availability and accessibility of land used to inform the Local Development Framework

Draft Winchester SHLAA 2008 - the PPS3 requirement for authorities to identify at least 10 years forward supply of housing, and the publication of Strategic Housing Land Availability Assessments - Practice Guidance July 2007 DCLG – formed the context of Winchester’s first SHLAA.

Winchester SHLAA 2009

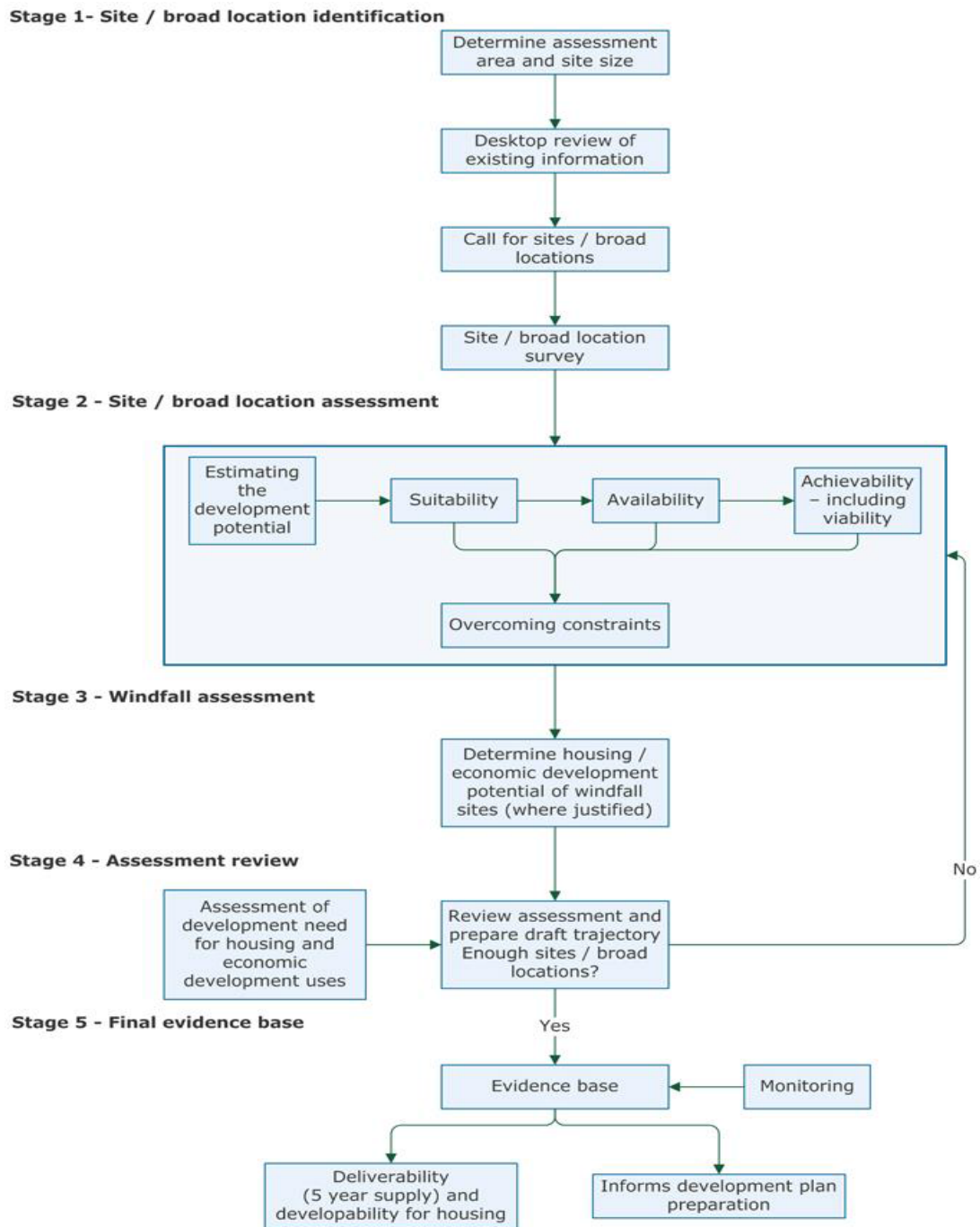
Winchester SHLAA 2010

Winchester SHLAA 2011

Winchester SHLAA 2012

Winchester SHLAA 2013

- 3.2 The SHLAA was originally undertaken in accordance with “Strategic Housing Land Availability Assessments and Practice Guidance ” (2007) which was the guidance in force when the majority of the work on the SHLAA was done. This update takes place in the context of the more recent guidance contained in the PPG. Whilst the methodology recommended in PPG varies from that in the 2007 guidance, it is similar, and the main components are common to both. The update has been drafted in accordance with the methodology set out in PPG in the flow-chart below. Because much of the background work was carried out under the previous SHLAA Practice Guidance and has also informed the Local Plan Part 1, the detailed work within each stage may not correspond precisely to the order or headings used in the flow chart
- 3.3 The following chapters set out the work undertaken at each stage of the SHLAA and the Housing Land Supply section considers the various sources of expected housing provision, and ties in to the end date of the Local Plan (2031), which are used to produce housing supply estimates. This covers three 5-year periods, which now run from 2015-2031 and accord with government advice to consider 5-year periods.



**Figure 1 - Housing and Economic Land Availability Assessment-Methodology Flowchart (Planning Practice Guidance)**



## **Stage 1**

### **Identification of sites and broad locations**

#### **Determine assessment area and site size**

- 3.4 PPG indicates that the area selected for assessment should be based on the housing market area and functional economic market area - this could be the local planning authority area or an alternative area. Each authority covering these market areas has produced a SHLAA covering its local authority area. More recently, the SDNP Authority has developed its own SHLAA.
- 3.5 The guidance recommends that local authorities should work with neighbouring authorities in the housing market area in line with the Duty to Cooperate. Winchester relates to two housing market areas – Central, and South Hampshire (Winchester Housing Market and Housing Need Assessment Update 2012). Relevant neighbouring local authorities were invited to work together on the SHLAA. Winchester City Council carried out the SHLAA work in-house. Survey work was undertaken by planning officers in the Strategic Planning team and other officers within the Council provided advice and information as necessary. This approach ensured that there was a consistent approach in the survey work, and analysis of the data.
- 3.6 Earlier work on the Urban Capacity Study Review had concluded that a site-size threshold of 5 should be used for the SHLAA, below which sites would not be surveyed. Any sites which could not provide 5 dwellings or more (calculated using the different densities as described below) were excluded from the survey. This approach has been continued through subsequent SHLAA updates and accords with the threshold suggested in PPG. Some Local Authorities have used a site threshold of 10 or more dwellings, however as many of sites developed in Winchester District are small (as shown through the UCS Review) a lower threshold was used which will include more sites than the 10 dwelling threshold. Although excluding a proportion of smaller sites, the need to be pragmatic about the identification of sites and the resources needed to carry out a full assessment justifies this approach.

#### **Desktop Review of Existing Information**

- 3.7 An Urban Capacity Study (UCS) was completed in 2001 by Winchester City Council. The study assessed the potential housing opportunities within the Winchester District. In September 2007 a review of the Urban Capacity Study was presented to the Council's Cabinet (LDF) Committee. This document reviewed how successful the Urban Capacity Study was in anticipating sites which were likely to be brought forward for development and, in particular, looked at which of the sites predicted in the UCS were brought forward for development and which sites had been developed, but were not identified within the Urban Capacity Study (windfall sites)

- 3.8 The information from this review was used to help determine a suitable methodology for the original SHLAA. The information helped with the identification of potential new sites in the SHLAA by examining whether there are patterns in the type and location of sites which came forward for development since 2001.
- 3.9 The different sources of information used in the assessment are listed below. To ensure consistency between the various data sources, the different types of information have been broadly prioritised by how likely they are to result in housing, as shown below (Level 1 shows sources of sites which have a greater probability of being developed than Level 2, etc.).

#### Level 1: Sites in the planning process

Within the settlement boundaries:

- planning permissions/sites under construction (particularly those being developed in phases) and dwelling starts and completion records
- sites with planning permission: outstanding (under construction and not started)
- recently lapsed planning permissions (within last 3 years)
- sites which have had preliminary planning enquiries
- planning application refusals (if principle of development acceptable)
- site allocations not yet subject of planning permission

#### Level 2: Sites not in the planning process

Within the settlement boundaries:

- vacant and available brownfield land
- employment/commercial land – no longer ‘fit for purpose’ according to results of the Employment Land Review
- sites identified from consultation with builders and developers
- car parks

#### Level 3: New Sites

Within the settlement boundaries:

- unidentified land including new sites identified using aerial photos and GIS and new sites identified through the site survey
- Local Planning Authority Urban Capacity Study – larger UCS sites which have not come forward but which continue to have potential
- Register of Surplus Public Sector Land

#### Level 4: Sites outside the settlement boundaries

- Sites which have been submitted to the Council by landowners, prospective purchasers or their agents which are outside existing defined settlement boundaries
- Local Reserve Sites from the Adopted Local Plan Review 2006 (subsequently all granted planning permission)

- Council-owned land which may be considered surplus to requirements.
- 3.10 A number of the sites listed above fall within the defined boundaries of settlements, as defined by Policy H.3 of the Winchester District Local Plan Review 2006. These settlements have been found to be sustainable locations for development (following the Local Plan Inquiry and adoption of LPP1) and development is, in principle, permissible within their boundaries.
- 3.11 Government advice and the LPP1 require that the priority for development should be previously developed land - in particular vacant and derelict sites and buildings. The focus initially has therefore been on identifying new housing sites within the current settlement boundaries (as defined in the Adopted Local Plan Review 2006) rather than on greenfield sites.

### **Call for Sites/Broad Locations**

- 3.12 Sites outside existing settlement boundaries have been looked at as it was clear that there would be inadequate available and suitable sites within these boundaries to meet all of the requirements for housing in the District identified in LPP1. Consultations with landowners and developers, through directly contacting known site owners, developers and agents or through advertising on the Council's website and LDF e-bulletin, and "calls for sites" have provided a wealth of potential sites outside the current settlement boundaries. Any allocations outside of the existing settlement boundaries will require a change of planning policy and this will be done through Local Plan Part 2.
- 3.13 A review of existing planning permissions was carried out in Oct-Nov 2007. A letter was sent out to all registered landowners/developers who had submitted a planning application within the last three years. This included all applicants who had received permission, but had either not implemented the permission, or where construction had started but had not yet been completed. In addition, a letter was sent to those applicants where planning permission had been refused.
- 3.14 The letter asked for information on whether the permission was likely to be implemented or completed, and when, or whether the applicant was planning to submit an amended application. In total, this resulted in 1,012 of letters being sent out; 69 people responded (7% response rate). 1 of the 69 people who responded said that they were no longer interested in developing their site (1.4%).
- 3.15 The information gathered on developments started and completed helped build up a picture of development hotspots which, due to existing policies, are predominantly in Winchester Town and the larger settlements. During this time additional sites were identified using aerial photography based on the recommendations from the Urban Potential Review.

- 3.16 As part of the evidence base for Local Plan Part 2 a ‘call for sites’ exercise took place between December 2012 and February 2013 and further sites were submitted at this stage. During 2013/14 all the SHLAA sites, where relevant, were assessed through the LPP2 process, against the need to allocate further housing outside of the SDNP. Further details of these assessments and Local Plan Part 2 preparation can be viewed at: [www.winchester.gov.uk/planning-policy/local-plan-part-2/](http://www.winchester.gov.uk/planning-policy/local-plan-part-2/)
- 3.17 There are a number of “broad locations” within the settlements where, on the basis of the character of the area and the planning policies applying, development is likely over the coming 15 years. These areas typically consist of lower-density housing, with buildings which are of limited architectural merit or financial value, often dating from the inter-war period. Much of the value of these properties is in the land they occupy, rather than the buildings. It is, therefore, expected that some of these properties will be redeveloped at higher densities. At the same time, these are often popular types of housing, so not all will be redeveloped and it is impossible to say precisely which properties will be developed.
- 3.18 Accordingly, the draft 2010 SHLAA identified a number of ‘broad locations’, which were expected to contribute some housing over the SHLAA period but which were not expected to be developed comprehensively. Eight such areas were identified in various settlements, but as a result of comments made on the draft SHLAA, including from the occupiers of properties in these areas, the ‘broad locations’ have been removed from the published SHLAA. The potential of these areas has been taken into account in the assessment of windfall sites where justified.
- 3.19 PPG does not rule out the possibility of broad locations being identified outside of settlement boundaries, however these have not been included in this SHLAA. LPP1 sets out the expected range of development in various categories of settlements and also identifies strategic site allocations. LPP2 will allocate smaller sites and the SHLAA will provide information on potential sites outside the settlement boundaries and the scale of greenfield releases needed to meet the housing need.

### **Site/Broad Location Survey**

- 3.20 An initial broad evaluation of the sites within settlement boundaries was made and particular types of land were excluded from the assessment. All sites were plotted on a Geographical Information System (GIS) so that the same constraints could be used to look at the suitability of sites. These initial constraints were:
- Important recreation and amenity areas identified within the 2006 Local Plan Review (policies RT1 or RT2 site (open areas with an important amenity value or recreation value). If the site was put forward specifically by a potential developer/ landowner then the site has been put forward for further consideration.

- Where the site is within a nationally or internationally designated site (for nature or geological interest):- Ramsar, Special Areas of Conservation, Special Protection Area and Sites of Special Scientific Interest sites, or National Nature Reserves
- The site is a listed building or within the curtilage of a listed building.
- On the site of a scheduled monument, English Heritage registered park or garden or on a battlefield.
- The site is within the curtilage of a place of worship (i.e. consecrated ground)
- The site is a key facility or service (e.g. school, village hall, medical or health care service)
- Where there are Tree Preservation Orders (TPO's) on the sites which are likely to constrain any development
- Where the site is significantly compromised by overhead cables

3.21 A more refined sieve of sites was then undertaken as part of the assessment of sites in respect of their suitability for housing. Table 1 below shows how the different issues were considered in the assessment of sites.

**Table 1 - Issues considered at Stage 1 of the site assessment process**

Sites within the settlement boundaries	Issue does not affect suitability of site	Issues which may affect site suitability	Issue affects site suitability (legislative, physical or policy constraint)
Issues considered:			
Site size: Could the site accommodate 5 or more dwellings (using the density criteria set out in Table 2)?	The site will accommodate $\geq$ 5 dwellings or is:		The site will accommodate less than 5 dwellings.
Location	The site is within a H.3 Settlement boundary		The site is outside the H.3 settlement boundaries. – These sites are reviewed through stage 2 of the SHLAA
Current Land use			
Current site use for sites currently outside the planning process	Land that could be part of a mixed development; Over shops/ businesses;	Outdoor amenity and open spaces; allotments and city farms; agriculture, forestry or fisheries;	Key facilities and services (including school buildings, village halls, medical and health care

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability	Issue affects site suitability (legislative, physical or policy constraint)
	Significant areas of empty homes; Vacant and derelict land and buildings; Surplus Public Sector Land.	car parks; garage blocks; land allocated for employment or other land uses which are no longer required for those uses; large scale redevelopment and re-design of existing residential areas.	services).
<b>Built and Natural Environment</b>			
Open space	The site is not on a public open space	The site is on a public open space, but not a RT1 or RT2 site.	Sites identified as an RT1 or RT2 site (open areas with an important amenity value or recreation value). If the site has been put forward specifically by a potential developer/ landowner then the site has been put forward for further consideration.
Ecology, Geology and Landscape	The site is not within or near to a designated site SSSI, SAC, SPA, Ramsar, LNR, NNR	Within the National Park, within a settlement (details these sites have now been passed to the National Park Authority), or there is a possible impact on designated sites including European, national and local sites. Site is within a SINC or BAP habitat or will affect protected species.	Within a national or internationally designated site:- SSSI, NNR, SAC, SPA, or Ramsar.
Tree Preservation	Site is not affected		Will directly affect

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability	Issue affects site suitability (legislative, physical or policy constraint)
Order (TPO)	by a TPO		trees with TPO.
Built Environment - Conservation Areas and listed buildings	Site is not in a conservation area.	Site is within a conservation area.	The building is listed (including places of worship, cemeteries)
Built Environment – Historic Monuments	Not on a scheduled monument, English Heritage registered park, garden or battlefield.	May have some impact on a scheduled monument, English Heritage registered park or garden, or battlefield.	On a site of a scheduled monument, English Heritage registered park or garden or battlefield.
Flooding	Within Floodzone1		Within a zone 2 or 3 SFRA which will need flood risk assessment but which is not suitable for vulnerable use (which includes housing).
<b>Infrastructure and Access</b>			
Access:	There is direct access to an adopted road.	There is some form of access via a track/private road.	No obvious way to access site – landlocked.
<b>Other Constraints</b>			
Site ownership/developer intentions	The site appears to be in single ownership, and site identified by owner/ developer/ agent.	The site crosses multiple ownership boundaries.	Known landowner opposition to development.
<b>Pollution Prevention Control</b>			
Air Quality	Outside an air quality management area.	Within an air quality management area.	
<b>Infrastructure</b>			
Oil Pipeline	No pipeline.		Site significantly compromised by oil pipeline.
Overhead Cable/ Pylon	No overhead pylon/ cables.		Site significantly compromised by overhead cables.

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability	Issue affects site suitability (legislative, physical or policy constraint)
Infrastructure requirements: Water Roads Power Pylons	No issues have been raised regarding water, waste, power and transport supply or management..	Issues have been raised which will require mitigation.	

3.22 A similar methodology was used to identify the main constraints on sites outside the defined build up areas. For every site that has subsequently been submitted for consideration in the SHLAA, the site has been assessed against the issues listed above.

3.23 Each SHLAA site has a schedule of information listing the constraints to development, which is set out in the appendix to this report. In this schedule, the constraints are split into those which are restrictive due to stringent statutory requirements, those which are physical constraints and those which would require a change of policy for the site to be brought forward for development.

### 3.24 **Statutory Constraints**

- Sites of Special Scientific Interest (SSSI) as protected by the Wildlife and Countryside Act (amended by CROW Act 2000)
- Special Areas of Conservation, Special Protection Area and incorporating Ramsar sites as protected through [The Conservation \(Natural Habitats, &c.\) Regulations 1994](#)
- Listed buildings on the site
- On the site of a Scheduled Ancient Monument,
- Within the National Park
- Tree Preservation Orders on site

### 3.25 **Physical Constraints**

- Flood zones 2 and 3 where, through the sequential approach, vulnerable uses are not suitable within these flood zones.
- Overhead power cables

### 3.26 **Policy Constraints**

- English Heritage registered park, garden or battlefield.



- Sites within open areas with an important amenity value or recreation value (Local Plan Policies RT1, RT2 or RT5 site and sites identified within the most recent Open Space Strategy).
- Sites within a local or strategic gap (Local Plan Policies CE1 and CE2)
- Sites of Importance for Nature Conservation (SINC)
- Ancient Woodland site
- Sites within a Conservation Area
- Sites within an Air Quality Management Area

### 3.27 Other Constraints identified included:-

- Employment site
- Agricultural Land Value
- Greenfield Land

3.28 These constraints used available information which may affect the net developable area of the sites. There may be other issues which could affect the net developable area, such as other archaeological features, non-designated biodiversity interest, sites over minerals resources and other forms of flooding such as that from groundwater. Information on such issues is being considered, if appropriate, through the more detailed assessments carried out as part of Local Plan Part 2.

3.29 The guidance states that as a minimum, all sites identified by the desk-top review should be visited. It was decided that a pragmatic approach was needed, given the resources available, which removed those sites within settlement boundaries that were obviously unsuitable for any development from the survey list. Therefore the coarse filter was applied to the initial sites identified, which allowed a focus on sites which are likely to deliver more dwellings and are in more sustainable locations.

3.30 Between October 2007 to April 2008 all sites originally identified above the 5 dwelling threshold were visited where access was allowed, bar those that were excluded from the initial sieve as having major constraints which would seriously impede any development. Due to the difficulty of multiple ownerships it was considered that the delivery of these sites is significantly constrained and therefore unless a landowner had specifically identified their site as having potential, these sites were not visited. Due to the nature of the District and the resources available, it was not feasible to do a detailed street by street survey, but a general examination of the area was carried out during the site survey, through which some additional sites were also identified.

3.31 The survey team consisted of officers from the Strategic Planning Team. Surveyors were also asked to record where development had started, and give an estimation of completion dates so that the timing of housing delivery can be

considered. All sites both within and outside the settlement boundaries from the March 2010 SHLAA were visited for the 2010 update. The survey was used to identify any additional constraints on these sites. This assessment does not attempt to consider matters such as landscape and visual impact and historic environment. These have been considered through technical assessments carried out through the LPP2 process as an important factor in deciding which sites should be allocated. In addition, further assessments of accessibility have been carried out for LPP2. These assessments can be viewed on the following webpage:- <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/>

## **Stage 2**

### **Site/broad location assessment**

#### **Estimating the development potential of each site**

- 3.32 Estimating the housing potential for each site identified and surveyed is the next stage in the process. The gross area of the sites was reduced to take account of relevant legislative, physical and policy constraints. Sites outside the settlement boundaries are contrary to current policies and would all therefore be reduced to zero capacity. Local Plan policies will all be reviewed through the emerging Local Plan Part 2 documents, these constraints were therefore noted, but not removed from the gross area.
- 3.33 The remaining net area was then multiplied by an estimated development density. This density differs depending on the location (as set out in Table 2 below) to take account of the diverse nature of the settlements and land supply. PPG states that the estimates should be guided by existing or emerging plan policy. The 2006 Local Plan Review policy on density (H7) is no longer saved, so while these densities provided a useful initial assessment, a more robust method of calculating housing density would be more useful. Other local authorities have used different densities depending on the site location (distance to services) and characteristics of the surrounding area, or have used exemplar sites as examples of densities they would wish to achieve.
- 3.34 With this in mind, the 2006 Local Plan policies were therefore used as an initial guide for housing densities and the following average densities were applied to the sites based on the (then emerging) settlement hierarchy for LPP1. The 2011 update reduced the estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham from 40 dwellings per hectare to 30 to reflect the general character of these settlements.

**Table 2 - Average densities used for sites in the District**

Location of site		Estimated density dwellings per Hectare
Winchester Town and Whiteley	Town Centre (Policy SF1 area)	75
	Within 100m of town centre	50
	Elsewhere within the settlement	40
Bishops Waltham and New Alresford	Town/Village Centre (Policy SF1 area)	50
	Elsewhere within and outside the settlement	40
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

3.35 These densities were applied to all sites, except in a small number of cases where site specific information indicated that an alternative density was more realistic.

3.36 The resulting housing estimates for the sites were then refined further by using a density multiplier recommended by URBED (“Tapping the Potential: Best Practice in Assessing Urban Housing Capacity”, 1999, The Urban and Economic Development Group) to produce a more accurate estimate of the housing capacity for each site. The density multiplier (shown in Table 3 below) accounts for the requirement for infrastructure and open space, which increases with the size of the site, therefore a larger site is more likely to require more land to be used for open space, for example.

**Table 3 - Density Matrix based on URBED estimations**

Site Area (Ha)	0 - 0.4	0.4 - 1	1 - 1.5	1.5 - 2	2 - 4	4 - 6	6 - 8	8 - ∞+
Density multiplier	1	0.9	0.8	0.75	0.65	0.6	0.55	0.5

## Assessing the suitability for housing

- 3.37 During Stage 1 of the SHLAA, any site within the defined settlement boundaries with an obvious major constraint was excluded from the survey. No sites outside defined settlement boundaries have been excluded through this stage. The suitability of the sites was assessed through the identification of the main statutory, physical and policy constraints as well as additional information from the site visits which helped to pick up information that cannot be assessed from a desk survey, such as areas of mature trees, slopes and access issues. This stage therefore also takes into account any new information received through the site surveys and other evidence base studies produced for the Local Plan.
- 3.38 The following information was used to filter out sites which were not suitable for development, taking account of:-
- Winchester District Economic and Employment Land Supply Report 2007
  - Sites recorded in the Rural Facilities survey 2008
  - Small open spaces were excluded at this stage, where these are deemed to serve the needs of local residents.
  - Land-locked sites
  - Known landowner opposition to development.
- 3.39 Sites in multiple-ownership were excluded from the survey unless owners have jointly put the site forward for development, due to the potential difficulties in assembling land and access.
- 3.40 The information from the economic and employment land studies shows a need for additional employment land and to retain most existing sites. Within the Economic and Employment Land Study (2007) sites were classified using a traffic light system where green indicated employment sites which are still suitable for employment use, amber indicated employment sites which needed some sort of modification to meet employment needs, and red sites which were no longer suitable for employment. For the purposes of the SHLAA, any employment sites which were given a green traffic light in the Economic and Employment Land Study were filtered out of the SHLAA as not being suitable for housing. Amber and red sites were considered as having potential to be suitable for housing.
- 3.41 For sites outside the defined settlement boundaries, areas which have been put forward for housing on current employment land have not been excluded at this stage. Those put forward for mixed use have also been included with the initial assumption in the estimated capacities that these sites could be used for residential.
- 3.42 The core planning principles in the NPPF include supporting thriving rural communities, focusing significant development in locations which are or can be made sustainable, and actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling. A rural development

strategy is set out in Local Plan Part 1. The strategy names the settlements which are considered the most sustainable and can accommodate the further housing development needed.

- 3.43 For the sites outside the defined settlement boundaries, the distance to the nearest of these defined settlement boundaries and the nearest defined town centre boundary was measured as an indicator of the sustainability of the sites.
- 3.44 Development Management officers were invited to look at the mapped sites within the defined settlement boundaries, and provide additional information on sites in the planning system that may not have been picked up, or where circumstances had changed. A briefing session for City Councillors was held in July 2008 on the SHLAA, where maps showing the sites were provided for comment. A number of new sites were identified through this process. In addition, Strategic Housing officers provided further information on affordable housing need in different settlements.
- 3.45 Following this, existing Village or Neighbourhood Design Statements for each settlement or neighbourhood were used to identify any further constraints and identify the development aspirations for those areas. In addition, relevant information from Design Briefs was added to the information on each site.

### **Assessing the availability for housing**

- 3.46 For sites to be included within the SHLAA they have to be 'available', that is, the owners must have an interest in developing the site. This process required that owners were identified (through Land Registry searches where necessary) and sent a map showing the site identified with a letter asking whether they have any intention or interest in developing their site for housing or other uses and, if so, the likely timescale. Any legal or ownership problems with the sites also needed to be identified through this process.
- 3.47 A large number of sites within settlement boundaries had been excluded from the survey prior to contacting owners, due to their constraints. This focused contact only on the owners of sites that had some potential for housing development. Any site where the landowner expressed resistance to developing the site over the next 20 years was taken to be not 'deliverable' and was therefore excluded from the estimated supply of sites. For sites where the landowner has not responded, the site has been included in the final results, but the delivery date is set towards the end of the time scale.
- 3.48 All landowners and developers with planning permissions which had not been implemented or completed had already been contacted (see paragraph 3.14 above) to establish their intentions and these sites are now excluded from the SHLAA to ensure they are not double-counted with other housing monitoring data used to calculate supply. This stage therefore only involved contacting landowners of new sites identified. In addition, various sites have been promoted by the landowners through the various calls for sites. However, not all site

ownership details are on the Land Registry and identifying ownership for some of the sites has proved difficult. Where owners have not been found, these sites have been removed from the SHLAA.

3.49 For the 2012 and 2015 updates, the owners or agents of all sites were contacted and asked for an update on the deliverability of their sites. This was not to imply a view as to whether the site is considered suitable for development or not. Indeed, the inclusion of a site within the SHLAA does not mean that the site is being promoted for development by the Council, nor will it confer any special status regarding the likelihood of planning permission being granted on that site. Instead, this was to gather up-to-date information on the sites. If no response was received, the site has been moved to a later 5 year period.

3.50 In general the following criteria were used to assess the availability of sites.

- 1-5 Year Availability - sites which are expected to come forward (sites currently within the planning process and where owners/developers have indicated that this is their intention to develop within 5 years);
- 5-10 Year Availability - sites which are likely to come forward (sites not currently within the planning process, but which have had development interest) and
- 10+ Year Availability - sites which may come forward for development in future but where landowners could not be identified or did not respond and new sites which have been identified through survey

3.51 However, there are a number of issues which have been taken into account as they may constrain whether development is achievable within 5 years. These include:-

- Weak markets – the current economic climate needs to be taken into consideration. However, the indications are that the Winchester District housing market is relatively strong, as confirmed by the Winchester Viability Study 2012 and CIL Residential Viability Assessment. The SHLAA must be concerned primarily with ensuring an adequate supply of land for house-building and, if general market conditions preclude development, no amount of available land will help, but the SHLAA has sought to ensure that any particular local or site constraints are taken into account.
- Site specific costs of infrastructure, demolition or developer contributions may constrain some sites. This has been taken into account where the site characteristics suggest abnormal costs. Generally within the District development costs are not prohibitive and it is one of the tests of policy requirements that they are not so onerous as to affect viability of development.
- Changes of use of employment, facilities and services or car parking sites, for example, may not meet policy requirements and have not therefore generally been included. Where there is clear development interest and sites are considered deliverable these sites are included, but the site capacity is usually reduced to allow for the potential retention of the existing use and the estimated phasing of development is adjusted accordingly.

- Some of the sites have multiple owners or covenants on them which may affect whether the site becomes available. Sites in multiple ownership are only included if the owners have indicated a joint interest in developing. Otherwise the phasing of site development is adjusted, or the site is discounted altogether, depending on the severity of this constraint.

### **Assessing achievability for housing - including economic viability**

- 3.52 An achievable site is one where there is a reasonable prospect that the particular proposal will be developed on the site at a particular point in time. This includes a judgement about the economic viability of a site, and the capacity of the developer to complete, let or sell the development over a certain period.
- 3.53 The Council has commissioned several reports in recent years to assess the viability of its proposed housing and other policies, especially for small sites (for example the Winchester Viability Study 2012 and CIL Residential Viability Assessment 2012). This work confirms that housing development is consistently economically viable in all areas of the District. Only where there are exceptional costs associated with development would viability be in question.

### **Overcoming constraints**

- 3.54 For all sites, the constraints were identified from GIS information provided by other agencies, the Council's policy maps, as well as through site visits. The approach taken in the SHLAA was to avoid areas with known key constraints and thereby reduce the net developable area of the sites. Local Plan policies were not excluded from the site area for sites outside settlement boundaries, but were identified for future consideration.

## **Stage 3**

### **Windfall assessment**

- 3.55 PPG indicates that the housing/economic development potential of windfall sites can be included in the SHLAA where justified. Windfall assessments have been carried out for each of the main settlements for the LPP2 process. These concluded that a windfall allowance could only be justified for Kings Worthy and Winchester Town. These are not counted within the SHLAA figures, but are set out in the AMR in the calculation of land supply and also inform the LPP2 housing requirements. The windfall assessments can be found through the following web page:- <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/>

## Stage 4

### Assessment review

- 3.56 The draft SHLAA was published for consultation in March 2009. Following the results of the consultation period and an advisory visit from the Planning Inspectorate (PINs), a number of the sources of housing supply were brought into question and this resulted in a substantial reduction in the number of dwellings originally estimated through the SHLAA. Consequently, land outside the settlement boundaries and potential greenfield sites were considered and identified within the SHLAA.
- 3.57 The main reductions in supply resulted from the removal of the small sites allowance and the re-phasing of sites to take account of comments and evidence about their deliverability. As the SHLAA has been updated additional sites have been added to the SHLAA, and those granted planning permission up to March 2015 have been removed as they are accounted for separately within the Council's Annual Monitoring Report.
- 3.58 The information from the SHLAA will contribute to the housing trajectories that are produced as part of the Annual Monitoring Report for the District.
- 3.59 Given the scale of the housing requirement for the District over the next 20 years it is clear that sites identified within the settlements that are suitable, available and achievable will not be sufficient alone to meet all of the housing requirement. The overall housing needs of the District are established in Local Plan Part 1 which also makes a number of strategic-scale development allocations, and Local Plan Part 2 will allocate sites outside of the established settlement boundaries, where necessary, to meet the targets.
- 3.60 The SHLAA only considers sites capable of accommodating 5 or more dwellings, but smaller sites have typically made a substantial contribution to housing completions in the District. Government advice, in the NPPF and PPG provides for an allowance to be made for 'windfall' sites, where there is compelling evidence that such sites have consistently been available in the local area and will continue to provide a reliable source of supply. Sites with planning permission, whether large or small, are allowed for separately in the AMR and are not included in the SHLAA.



## 4 Housing Land Supply

- 4.1 The Tables below summarise the estimated housing capacity of SHLAA sites, broken down into the PUSH and Non-PUSH areas (Table 4 - Estimated Housing Capacity (Summary) Within Settlements, Table 5 - Estimated Housing Capacity (Summary) Outside Settlements) and Table 6 - Estimated Housing Capacity by Settlement (PUSH) and Table 7 - Estimated Housing Capacity by Settlement (Non-PUSH).

**Table 4 - Estimated Housing Capacity (Summary) Within Settlements**

Within Settlements	2015-2020	2020-2025	2025-2030	2030 and beyond	Totals
<b>PUSH</b>	16	57	78	7	<b>158</b>
<b>Non-PUSH</b>	107	205	101	0	<b>413</b>
					<b>571</b>

**Table 5 - Estimated Housing Capacity (Summary) Outside Settlements**

Outside Settlements	2015-2020	2020-2025	2025-2030	2030 and beyond	Totals
<b>PUSH</b>	4027	7856	668	463	<b>13041</b>
<b>Non-PUSH</b>	4318	15493	9266	21	<b>29368</b>
					<b>42409</b>

**Table 6 - Estimated Housing Capacity by Settlement (PUSH)**

<b>PUSH</b>	2015-2020	2020-2025	2025-2030	2030 and beyond	Total
<b>Within settlements</b>					
Bishops Waltham	0	0	0	0	0
Colden Common	16	40	0	0	56
Denmead		6	0	7	13
Knowle	0	0	0	0	0
Swanmore	0	6	5	0	11
Waltham Chase	0	0	60	0	60
Whiteley	0	5	13	0	18
Wickham	0	0	0	0	0
<b>Totals</b>	<b>16</b>	<b>57</b>	<b>78</b>	<b>7</b>	<b>158</b>
<b>Outside settlements</b>					
Bishops Waltham	862	1709	0	0	2571
Boarhunt	6	0	0	0	6

Botley		487	0	0	487
Colden Common	467	107	7	0	581
Curbridge	0	0	16	0	16
Curdrige	81	321	0	0	402
Denmead	778	602	112	0	1492
Durley	0	1939	0	0	1939
Knowle	0	543	0	0	543
Portsmouth	0	131	0	0	131
Purbrook Heath	0	0	249	0	249
Shedfield	43	0	0	0	43
Shirrell Heath	101	44	0	0	145
Soberton Heath		12	0	0	12
Swanmore	139	198	106	0	443
Waltham Chase	811	520	42	0	1373
Whiteley	295	47	172	463	977
Wickham	425	1196	0	0	1621
Wickham Common	10	0	0	0	10
<b>Totals</b>	<b>4018</b>	<b>7856</b>	<b>704</b>	<b>463</b>	<b>13041</b>

**Table 7 - Estimated Housing Capacity by Settlement (Non-PUSH)**

<b>Non PUSH</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2030</b>	<b>2030 and beyond</b>	<b>Total</b>
<b>Within settlements</b>					
Compton and Compton Down	0	0	0	0	0
Hursley	0	0	0	0	0
Kings Worthy	7	45	0	0	52
Littleton	0	0	0	0	0
Micheldever Station	0	0	0	0	0
New Alresford	23	0	7	0	30
Old Alresford	0	0	0	0	0
Otterbourne	0	0	0	0	0
South Wonston	0	0	0	0	0
Sparsholt	8	0	7	0	15
Sutton Scotney	0	0	0	0	0
Winchester	69	160	87	0	316
<b>Totals</b>	<b>107</b>	<b>205</b>	<b>101</b>	<b>0</b>	<b>413</b>
<b>Outside settlements</b>					
Compton and Compton Down	23	121	0	0	144
Hursley	11		0	0	11
Kings Worthy	457	346	0	0	803
Littleton	51	56	0	0	107
Micheldever Station	42	105	8276	0	8423
New Alresford	473	632	0	0	1105
Old Alresford	35	0	0	0	35
Otterbourne	422	172	243	21	858
South Wonston	0	0	50	0	50

Sparsholt	57	15	0	0	72
Sutton Scotney	0	124	0	0	124
Winchester	2783	13922	931	0	17636
	4354	15493	9500	21	<b>29368</b>

## 5 Conclusion

- 5.1 The SHLAA results indicate that there is enough capacity within the settlement boundaries in the District to deliver 571 dwellings over the remaining Local Plan period (2011-2031). Local Plan Part 1 has assessed the housing required for the District to be about 12,500 dwellings (2011-2031).
- 5.2 Some of the required dwellings have already been provided and others are currently under construction or benefit from planning permission. Nevertheless, the evidence base for Local Plan Part 2 demonstrates that in several of the larger settlements in the District more sites need to be allocated to achieve the additional dwellings required and are identified in the emerging Local Plan Part 2.
- 5.3 Local Plan Part 1 includes three strategic allocations on the edge of existing urban areas (at West of Waterlooville, North Winchester and North Whiteley) in order to help meet the emerging housing requirements. Nevertheless, the Local Plan Part 1 is not just about being able to provide a specific amount of new housing: it involves 'place-making' for the future of the District. Therefore while the Council will need to have regard to the broad levels of housing capacity indicated by the results of the SHLAA, it also needs to consider its aspirations for the local economy and other needs within the District
- 5.4 The City Council has re-affirmed its commitment to the PUSH economic strategy and to providing the bulk of its PUSH housing need by way of strategic allocations at North Whiteley and West of Waterlooville. Other than this, housing targets for the larger settlements are set in LPP1 and the results of the SHLAA have fed into the process of identifying suitable sites in Local Plan Part 2.
- 5.5 The SHLAA does not recommend which sites are most suited to meet the remaining requirement as it is not a policy document and does not allocate sites. This has been done through the Local Plan Part 1 (strategic allocations) and smaller sites will be allocated as necessary through the emerging LPP2.

## 6 Monitoring

This information will be monitored annually through the Annual Monitoring Report. A periodic update of the SHLAA will also be necessary as at any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land, or identify the measures being taken to release land to ensure that it does have such a supply.

## Appendix 1: Estimated capacity tables for sites inside/outside the settlement boundary

Table 8 - Bishops Waltham

Bishops Waltham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015- 2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
283	74.5	69.1	40	0.5	1383	0	1383	0	0
1877	8.4	7.7	40	0.55	169	0	169	0	0
1879	0.4	0.4	40	1	15	15	0	0	0
1968	5.3	5.3	40	0.6	127	127	0	0	0
2390	1.3	1.3	40	0.8	42	0	42	0	0
2398	2.2	2.2	40	0.65	58	0	58	0	0
2399	1.9	1.9	40	0.75	57	0	57	0	0
2519	2.4	2.4	40	0.65	63	63	0	0	0
2520	2.5	2.5	40	0.65	65	65	0	0	0
2521	0.6	0.6	40	0.9	21	21	0	0	0
2554	1.2	1.2	40	0.8	38	38	0	0	0
2569	5.6	5.2	40	0.6	124	124	0	0	0
2570	3.0	3.0	40	0.65	78	78	0	0	0
2572	10.2	10.2	40	0.5	204	204	0	0	0
2584	5.3	5.3	40	0.6	127	127	0	0	0
<b>Total</b>					<b>2571</b>	<b>862</b>	<b>1709</b>	<b>0</b>	<b>0</b>

## Colden Common

Table 9 - Colden Common

Colden Common sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015- 2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
888	2.1	2.1	30	0.65	40	0	40	0	0
889	0.6	0.6	30	0.9	16	16	0	0	0
<b>Total</b>					<b>56</b>	<b>16</b>	<b>40</b>	<b>0</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
275	5.5	5.4	30	0.6	97	0	97	0	0
1870	2.0	2.0	30	0.75	45	45	0	0	0
1871	0.8	0.8	30	0.9	21	21	0	0	0
1874	6.5	6.5	30	0.55	108	108	0	0	0
2389	2.8	0.0	30	1	0	0	0	0	0
2494	1.4	1.4	30	0.8	35	35	0	0	0
2495	0.15	0.15	30	1	5	0	5	0	0
2497	0.9	0.6	30	0.9	17	5	5	7	0
2498	0.8	0.8	30	0.9	21	21	0	0	0
2500	6.7	4.1	30	0.6	74	74	0	0	0
2511	0.2	0.0	30	1	0	0	0	0	0
2527	1.2	1.2	30	0.8	29	29	0	0	0
2561	8.6	8.6	30	0.5	129	129	0	0	0
2603	0.7	0.7	30	0.9	0	0	0	0	0
<b>Total</b>					<b>581</b>	<b>467</b>	<b>107</b>	<b>7</b>	<b>0</b>

## Compton and Compton Down

Table 10 – Compton and Compton Down

Compton Down sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015- 2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
285	6.4	6.4	30	0.55	106	0	106	0	0
2293	0.8	0.8	30	0.9	23	23	0	0	0
2439	0.5	0.5	30	0.9	15	0	15	0	0
<b>Total</b>					<b>144</b>	<b>23</b>	<b>121</b>	<b>0</b>	<b>0</b>

## Denmead

Table 11 – Denmead

Denmead sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
475	0.2	0.2	30	1	6	0	6	0	0
958	0.2	0.2	30	1	7	0	0	0	7
<b>Total</b>					<b>13</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>7</b>
<b>Outside Settlement Boundary</b>									
301	22.0	17.4	30	0.5	260	260	0	0	0
310	3.8	3.8	30	0.65	74	74	0	0	0
311	3.8	3.8	30	0.65	75	0	0	75	0
312	1.6	1.6	30	0.75	37	0	0	37	0
313	0.6	0.6	30	0.9	17	0	17	0	0
367	4.7	4.7	30	0.6	84	84	0	0	0
378	4.2	3.7	30	0.65	73	0	73	0	0
1776	6.2	4.0	30	.65	77	0	77	0	0
1841	2.9	2.2	30	0.65	43	0	43	0	0
1878	1.8	0.5	30	0.9	15	0	15	0	0
2003	2.1	2.1	30	0.65	42	42	0	0	0
2004	2.8	1.1	30	0.8	27	27	0	0	0
2018	14.5	12.1	30	0.5	182	0	182	0	0
2425	13.0	13.0	30	0.5	195	0	195	0	0
2455	1.7	1.3	30	0.8	32	32	0	0	0
2469	0.5	0.5	30	0.9	13	13	0	0	0
2493	9.1	6.1	30	0.55	100	100	0	0	0
2496	0.6	0.6	30	0.9	16	16	0	0	0
2512	12.1	8.1	30	0.5	121	121	0	0	0
2526	0.3	0.3	30	1.0	9	9	0	0	0

<b>Total</b>					<b>1492</b>	<b>778</b>	<b>602</b>	<b>112</b>	<b>0</b>
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## Hursley

Table 12 - Hursley

Hambledon sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
380	0.4	0.0	30	1	0	0	0	0	0
2462	0.4	0.4	30	1	11	11	0	0	0
<b>Total</b>					<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Kings Worthy

Table 13 - Kings Worthy

Kings Worthy sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015- 2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
329	0.4	0.25	30	1	7	7	0	0	0
381	0.5	0.5	30	0.9	14	0	14	0	0
2509	1.3	1.3	30	0.8	31	0	31	0	0
<b>Total</b>					<b>52</b>	<b>7</b>	<b>45</b>	<b>0</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
364	7.6	7.6	30	0.55	125	0	125	0	0
365	6.8	6.8	30	0.55	113	0	113	0	0
500	25.0	16.1	30	0.5	242	242	0	0	0
2506	8.0	8.0	30	0.55	131	131	0	0	0
2508	4.7	4.7	30	0.6	84	84	0	0	0
2510	6.5	6.5	30	0.55	108	0	108	0	0
<b>Total</b>					<b>803</b>	<b>457</b>	<b>346</b>	<b>0</b>	<b>0</b>

## Knowle

Table 14 - Knowle

Knowle sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
2286	16.7	14.9	30	0.5	223	0	223	0	0
2287	21.3	21.3	30	0.5	320	0	320	0	0
<b>Total</b>					<b>543</b>	<b>0</b>	<b>543</b>	<b>0</b>	<b>0</b>

# Littleton

Table 15 - Littleton

Littleton sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
425	1.6	1.6	30	0.75	35	35	0	0	0
1925	2.8	2.8	30	0.65	56	0	56	0	0
2578	0.62	0.62	30	0.9	16	16	0	0	0
<b>Total</b>					<b>107</b>	<b>51</b>	<b>56</b>	<b>0</b>	<b>0</b>

## Micheldever Station

Table 16 - Micheldever Station

Micheldever Station sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
1823	6.4	6.4	30	0.55	105	0	105	0	0
2008	558.3	551.7	30	0.5	8276	0	0	8276	0
2574	2.2	2.2	30	0.65	42	42	0	0	0
<b>Total</b>					<b>8423</b>	<b>42</b>	<b>105</b>	<b>8276</b>	<b>0</b>

## New Alresford

Table 17 - New Alresford (updated 11.01.13)

New Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
1966	0.4	0.4	40	1	14	14	0	0	0
2123	0.1	0.1	50	1	7	0	0	7	0
276	0.6	0.23	40	1	9	9	0	0	0
<b>Total</b>					<b>30</b>	<b>23</b>	<b>0</b>	<b>7</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
277	31.6	31.6	40	0.5	632	0	632	0	0
278	6.9	6.9	40	0.55	153	153	0	0	0
1927	3.8	3.8	40	0.65	100	100	0	0	0
2408	2.3	2.3	40	0.65	60	60	0	0	0
2532	1.2	1.2	40	0.8	39	39	0	0	0
2552	2.6	2.6	40	0.65	68	68	0	0	0
2553	2.2	2.1	40	0.65	53	53	0	0	0
<b>Total</b>					<b>1105</b>	<b>473</b>	<b>632</b>	<b>0</b>	<b>0</b>

## Old Alresford

Table 18 - Old Alresford

Old Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015- 2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>		<b>0.0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
2430	1.5343	1.5	30	0.75	35	35	0	0	0
<b>Total</b>		<b>1.5</b>			<b>35</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Otterbourne

Table 19 - Otterbourne

Otterbourne sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
331	3.1	3.1	30	0.65	61	61	0	0	0
332	5.3	3.9	30	0.65	76	0	76	0	0
333	5.0	5.0	30	0.6	90	90	0	0	0
1883	10.5	10.5	30	0.5	157	157	0	0	0
1932	0.5	0.3	30	1	10	10	0	0	0
1933	5.8	5.8	30	0.6	104	104	0	0	0
2427	1.1	0.8	30	0.9	21	0	0	0	21
2457	2.0	2.0	30	0.75	44	0	44	0	0
2467	1.4	1.4	30	0.8	33	0	33	0	0
2531	16.2	16.2	30	0.5	243	0	0	243	0
2581	2.0	0.7	30	0.9	19	0	19	0	0
<b>Total</b>					<b>858</b>	<b>422</b>	<b>172</b>	<b>243</b>	<b>21</b>



## South Wonston

Table 20 - South Wonston

South Wonston sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
369	1.7	1.7	30	0.75	37	0	0	37	0
1873	0.5	0.5	30	0.9	13	0	0	13	0
<b>Total</b>					<b>50</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>

## Sparsholt

Table 21 - Sparsholt

Sparsholt sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
434	0.2	0.2	30	1	7	0	0	7	0
2062	0.3	0.3	30	1	8	8	0	0	0
<b>Total</b>					<b>15</b>	<b>8</b>		<b>7</b>	
<b>Outside Settlement Boundary</b>									
363	3.0	1.45	30	0.8	35	35	0	0	0
1926	0.6	0.6	30	0.9	15	0	15	0	0
2411	0.8	0.8	30	0.9	22	22	0	0	0
<b>Total</b>					<b>72</b>	<b>57</b>	<b>15</b>	<b>0</b>	<b>0</b>

## Sutton Scotney

Table 22 - Sutton Scotney

Sutton Scotney sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
2007	5.5	5.5	30	0.6	99	0	99	0	0
2292	0.9	0.9	30	0.9	25	0	25	0	0
<b>Total</b>					<b>124</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>0</b>

## Swanmore

Table 23 - Swanmore

Swanmore sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
466	0.2	0.2	30	1	5	0	0	5	0
1751	0.2	0.2	30	1	6	0	6	0	0
<b>Total</b>					<b>11</b>		<b>6</b>	<b>5</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
340	4.7	4.3	30	0.6	78	78	0	0	0
429	3.9	3.9	30	0.65	75	0	0	75	0
2412	1.0	1.0	30	0.9	27	27	0	0	0
2447	0.3	0.3	30	1	8	8	0	0	0
2449	0.38	0.4	30	1	11	11	0	0	0
2463	0.35	0.3	30	1	10	10	0	0	0
2464	1.73	0.0	30	1	0	0	0	0	0
2505	2.54	1.6	30	0.75	36	0	36	0	0
2514	0.17	0.17	30	1	5	5			
2515	8.40	8.4	30	0.5	126	0	126	0	0
2593	1.6	1.6	30	0.75	36	0	36	0	0
2604	1.3	1.3	30	0.8	31	0	0	31	0
<b>Total</b>					<b>443</b>	<b>139</b>	<b>198</b>	<b>106</b>	<b>0</b>

## Waltham Chase

Table 24 - Waltham Chase

Waltham Chase sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020- 2025	2025- 2030	2030 and beyond
<b>Within Settlement Boundary</b>									
2065	2.8	2.8	30	0.65	60	0	0	60	0
<b>Total</b>					<b>60</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
1753	1.2	1.1	30	0.8	26	26	0	0	0
1837	2.4	2.4	30	0.65	46	0	46	0	0
1890	0.2	0.2	30	1	6	0	0	6	0
1892	0.7	0.7	30	0.9	19	19	0	0	0
1893	2.2	2.2	30	0.65	43	43	0	0	0
1894	17.3	13.5	30	0.5	202	0	202	0	0
2288	0.4	0.4	30	1	11	11	0	0	0
2388	0.8	0.6	30	0.9	17	17	0	0	0
2405	8.7	7.9	30	0.55	130	0	130	0	0
2406	14.6	15.4	30	0.5	231	231	0	0	0
2432	3.3	3.3	30	0.65	64	64	0	0	0
2466	0.5	0.5	30	0.9	14	0	14	0	0
2491	0.2	0.2	30	1	5	5	0	0	0
2516	0.3	0.3	30	1	10	10	0	0	0
2528	5.4	5.4	30	0.6	97	97	0	0	0
2530	1.2	0.5	30	0.9	14	14	0	0	0
2562	0.2	0.2	30	1	6	6	0	0	0

2566	2.5	2.5	30	0.65	49	49	0	0	0
2567	1.5	1.5	30	0.75	37	37	0	0	0
2568	10.2	6.4	30	0.55	105	105	0	0	0
2573	8.5	8.5	30	0.5	128	0	128	0	0
2596	4.3	4.3	30	0.6	77	77	0	0	0
2608	1.5	1.5	30	0.8	36	0	0	36	0
<b>Total</b>					<b>1373</b>	<b>811</b>	<b>520</b>	<b>42</b>	<b>0</b>

## Whiteley

Table 25 - Whiteley

Whiteley sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
1810	1.4	1.4	40	0.8	5	0	5	0	0
1811	0.8	0.3	40	1	13	0	0	13	0
<b>Total</b>					<b>18</b>	<b>0</b>	<b>5</b>	<b>13</b>	
<b>Outside Settlement Boundary</b>									
1832	0.6	0.3	40	1	11	0	11	0	0
1875	23.2	23.2	40	0.5	463	0	0	0	463
1884	0.4	0.4	40	1	15	0	0	15	0
1915	7.1	7.1	40	0.55	157	0	0	157	0
1916	1.1	1.1	40	0.8	36	0	36	0	0
2283	1.2	1.2	40	0.8	40	40	0	0	0
2442	7.9	7.9	40	0.55	174	174	0	0	0
2445	3.1	3.1	40	0.65	81	81	0	0	0
<b>Total</b>					<b>977</b>	<b>295</b>	<b>47</b>	<b>172</b>	<b>463</b>

## Wickham

Table 26 - Wickham

Wickham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
<b>Total</b>									
<b>Outside Settlement Boundary</b>									
1908	9.1	7.7	30	0.55	127	127	0	0	0
1909	4.3	4.3	30	0.6	77	0	77	0	0
1910	6.8	6.5	30	0.55	107	0	107	0	0
2020	67.5	67.5	30	0.5	1012	0	1012	0	0
2438	5.9	5.9	30	0.6	106	106	0	0	0
2488	14.0	12.8	30	0.5	192	192	0	0	0
<b>Total</b>					<b>1621</b>	<b>425</b>	<b>1196</b>	<b>0</b>	<b>0</b>



# Winchester

Table 27 – Winchester

Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>Within Settlement Boundary</b>									
80	0.2	0.2	50	1	10	0	0	10	0
341	0.4	0.1	50	1	6	0	0	6	0
569	0.3	0.3	50	1	13	0	0	13	0
659	0.2	0.2	50	1	12	0	0	12	0
1801	0.2	0.2	50	1	12	0	0	12	0
1827	0.5	0.5	50	0.9	24	0	24	0	0
1829	0.8	0.8	50	0.9	34	0	0	34	0
1846	0.2	0.2	60	1	12	0	12	0	0
2009	0.7	0.7	85	0.9	54	0	54	0	0
2134	0.5	0.5	23	0.9	10	0	10	0	0
2450	0.7	0.7	63	0.9	40	40	0	0	0
2461	0.1	0.1	50	1	6	0	6	0	0
2558	0.4	0.22	40	1	9	9	0	0	0
2587	0.2	0.2	30	1	5	0	5	0	0
2588	1.1	1.1	40	0.8	34	0	34	0	0
2589	1.5	1.5	31	0.75	35	20	15	0	0
<b>Total</b>					<b>316</b>	<b>69</b>	<b>160</b>	<b>87</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
416	5.0	0.0	40	1	0	0	0	0	0
417	5.7	5.5	40	0.6	132	0	132	0	0
418	165.0	60.8	40	0.5	1217	0	1217	0	0
419	6.0	6.0	40	0.6	144	144	0	0	0

420	68.6	68.6	40	0.5	1371	0	1371	0	0
423	0.9	0.9	40	0.9	33	33	0	0	0
424	2.6	2.6	40	0.65	67	67	0	0	0
501	2.1	2.1	40	0.65	55	0	0	55	0
1831	1.7	1.6	40	0.75	48	48	0	0	0
1937	128.9	128.9	31.02	0.5	2000	350	1150	500	0
1951	0.4	0.4	40	1	15	15	0	0	0
2001	5.6	5.6	40	0.6	134	0	0	134	0
2013	11.2	11.2	40	0.5	224	0	224	0	0
2014	1.9	1.9	40	0.75	57	57	0	0	0
2021	9.2	8.5	40	0.5	171	0	171	0	0
2022	16.3	16.3	40	0.5	325	325	0	0	0
2023	9.3	9.3	40	0.5	186	186	0	0	0
2026	1.3	0.0	40	1	0	0	0	0	0
2394	71.8	22.8	40	0.5	456	456	0	0	0
2417	5.7	4.5	40	0.6	108	0	0	108	0
2420	0.3	0.3	40	1	14	14	0	0	0
2426	0.8	0.7	40	0.9	24	24	0	0	0
2444	4.4	4.4	40	0.6	105	105	0	0	0
2489	3.5	3.5	40	0.65	90	90	0	0	0
2490	26.8	26.1	40	0.5	522	522	0	0	0
2507	18.9	17.7	40	0.5	355	0	355	0	0
2537	0.3	0.2	40	1	9	9	0	0	0
2538	1.0	0.9	40	0.9	32	32	0	0	0
2540	512.8	465.1	40	0.5	9302	0	9302	0	0
2541	13.1	11.5	40	0.5	230	230	0	0	0
2542	0.8	0.8	40	0.9	29	29	0	0	0
2557	0.5	0.5	40	1	20	20	0	0	0
2585	0.7	0.7	40	0.9	27	27	0	0	0
2592	3.5	0.0	40	1	0	0	0	0	0
2601	5.6	5.6	40	0.6	134	0	0	134	0
<b>Total</b>					<b>17636</b>	<b>2783</b>	<b>13922</b>	<b>931</b>	<b>0</b>

## Other Settlements

Table 28 - Other Settlements

Nearest settlement name and SHLAA Reference		Area (ha) Gross	Area (ha) Net	Density	Ratio	Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
<b>In PUSH</b>										
Boarhunt	298	0.2	0.2	30	1	6	6	0	0	0
Botley	375	37.0	32.5	30	0.5	487	0	487	0	0
Curbridge	1881	1.4	0.6	30	0.9	16	0	0	16	0
Curdridge	287	1.0	1.0	30	0.8	25	0	25	0	0
Curdridge	374	11.8	11.8	30	0.5	177	0	177	0	0
Curdridge	2413	5.9	4.5	30	0.6	81	81	0	0	0
Curdridge	2465	11.3	7.2	30	0.55	119	0	119	0	0
Durley	2019	477.2	127.6	30	0.5	1914	0	1914	0	0
Durley	2407	0.9	0.9	30	0.9	25	0	25	0	0
Portsmouth	2468	7.9	7.9	30	0.55	131	0	131	0	0
Purbrook Heath	370	16.6	16.6	30	0.5	249	0	0	249	0
Shedfield	1840	1.9	1.9	30	0.75	43	43	0	0	0
Shirrell Heath	1912	2.4	2.4	30	0.65	48	48	0	0	0
Shirrel Heath	2012	2.0	2.0	30	0.75	44	0	44	0	0
Shirrell Heath	2460	2.0	1.0	30	0.9	27	27	0	0	0
Shirrell Heath	2492	1.0	1.0	30	0.9	26	26	0	0	0
Soberton Heath	2448	0.5	0.5	30	0.9	12	0	12	0	0
Wickham Common	240	0.3	0.3	30	1	10	10	0	0	0
<b>Total</b>			<b>221.7</b>			<b>3491</b>	<b>255</b>	<b>2954</b>	<b>265</b>	<b>0</b>

**Table 7 – Sites removed from the SHLAA**

<b>Site no</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for removal</b>
288	Tanglewood, Outlands Lane	Curdrige	Below threshold
290	Cricketers Pond	Curdrige	No longer promoted
292	Land adjacent to Calcot Lane	Curdrige	Below threshold
296	Land at Viewlands, Lockhams Road	Curdrige	Below threshold
317	Northend Lane	Droxford	SDNP
337	Land adjacent to Belcroft, Blackhouse Lane	Shirell Heath	Below threshold
347	Land at Knowle Farm, Mayles Lane	Knowle	No longer promoted
352	Land East of Whiteley Lane	Whiteley	Below threshold
353	Land to the North of 4 Coronation Cottages	Warnford	SDNP
357	Newtown Farm House, Tangier Lane	Bishops Waltham	Incorporated into allocated site
362	Land to the south of Forest Road	Denmead	No longer promoted
379	Crossways, Clewers Hill	Waltham Chase	Below threshold
852	Old Brickyard Cottage, St Peters Terrace	Bishops Waltham	Planning Permission Safeguarded WCC car park
1783	Crossways, Clewers Hill	Waltham Chase	
1835	Land adjacent to Denmead Junior School, Bere Road	Denmead	Planning Permission
1891	Seven Oaks, Clewers Hill	Waltham Chase	Below threshold
1924	Site off Pine Cottage, Turkey Island,	Shedfield	Below threshold
1950	The Boat Club, Domum Road	Winchester	Below threshold
1951	Blackbridge Yard	Winchester	No longer promoted
2001	Chesilcote, Chapel Road	Swanmore	No longer promoted
2002	Stoke Down, New Road	Corhampton	SDNP
2010	South Drive	Littleton,	Below threshold
2012	Shirrell Heath Farm, High Street	Shirrell Heath	Below threshold
2054	White Hart, Hambledon Road	Denmead	Below threshold
2072	Fire Station	Winchester	Planning Permission
2081	Westman Road	Winchester	Planning Permission
2144	Wickham Laboratories Ltd, Winchester Road	Wickham	Planning Permission
2393	Silverbeck, Lake Road	Curdrige	Below threshold
2428	Rozel Forge, Stapleford Lane	Durley	Below threshold
2403	Floud Lane	West Meon	SDNP

<b>Site no</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for removal</b>
2404	Floud Lane	West Meon	SDNP
2421	Master's Lodge, St Cross Road	Winchester	Under threshold
2431	Land Adjacent to South Lodge, South Drive	Littleton	Below threshold
2440	Land North of Hare Lane	Twyford,	SDNP
2443	Brookwood, Merrivale and Corner Oak, Swanmore Road	Swanmore	Below threshold
2458	Land at Dodds Lane	Swanmore	SDNP
2459	Land at Green Lane Farm, Hoe Road	Bishop's Waltham	PP
2486	Dykes Farm Easton Lane	Winchester	SDNP
2522	Land at Arlebury Park	New Alresford	SDNP
2533	Long Barn, The Old Sheep Fair, Bishops Sutton Road	New Alresford	Promoted for retail
2543	Culver Cottage, Culver Road	Winchester	Under threshold
2547	Land to the rear of 22-23 Kingsgate Street	Wincheseter	Under threshold
2549	Land at Green Lane Farm, Hoe Road	Bishops Waltham	Planning Permission
2499	Cornerways, 51 Church Road	Colden Common	Below threshold
2504	Land North of Lower Chase Road,	Waltham Chase	Promoted for employment use
2518	Ferndene, Lower Chase Road	Waltham Chase	Below threshold
2523	St. Peter's Church Hall	Bishops Waltham	Below threshold
2529	Land adjacent to Horton Barns	Waltham Chase	Planning Permission
2534	Ceejay Systems (SV) Ltd	New Alresford	Existing employment site
2535	Huxley (UK) Ltd	Alresford	Existing employment site
2536	Land Behind Winchester Air Cadets Training Corps	Winchester	No longer promoted
2539	Winchester Trade Park, Easton Lane	Winchester	No longer promoted
2556	Victoria House, Victoria Road	Winchester	Below threshold
2571	Hoe Road Sports Ground	Bishops Waltham	SDNP
2575	and to the southeast of Warnford Road	Meonstoke	SDNP
2576	Site at Main Road, Littleton	Littleton	No longer promoted
2582	The Hinton Arms, Petersfield Road	Cheriton	SDNP
2583	Land at Little Park Farm	Whiteley	Promoted for employment use

<b>Site no</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for removal</b>
2586	New Queens Head	Winchester	Planning Permission
2590	Chesil Surface Car Park	Winchester	Planning Permission
2600	55 Anmore Road ,	Denmead	Below threshold
1967	Austen Close	Winchester	Below threshold
2030	Newick, Edward Road	Winchester	No contact with land-owner
2104	Hillcote House, Airlie Lane	Winchester	No contact with land-owner
2280	Beech House, Whiteshute Lane,	Winchester	Uncertainty of development
2424	West end of the garden of the Master's Lodge, St Cross Road	Winchester	Below threshold
2475	Fox Lane, Stanmore	Winchester	Below threshold
2559	Former Snooker Centre Site, St Cross Road	Winchester	Planning Permission
2456	Land at Pegham Industrial Park, Lavys Lane	Whiteley	Employment Use
2563	Hillgrove, Hillgrove Lane	Swanmore	SDNP