

Strategic Housing Land Availability Assessment 2013

Winchester District Local Plan Part 2: Development Management and Site Allocations



**Winchester District Strategic Housing Land Availability
Assessment**

Winchester City Council

December 2013

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 Development Framework, but does not constitute policy.

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

The SHLAA draws on various sources of information and survey work to identify sites which are developable and deliverable within the urban areas of the District. The SHLAA has been completed in line with the practice guidance published by the Department of Local Government and Communities (2007).

The results of the SHLAA assessment for sites within existing built-up areas along with the remaining commitments from planning permissions and an allowance for future windfall sites enable an estimation to be made of how much additional land will need to be released for housing development to meet the housing needs of Winchester District. This review of the SHLAA focuses on sites within existing built-up areas and excludes sites submitted outside of the policy settlement boundaries. More detailed site assessment work is taking place to inform the Local Plan Part 2 process which includes sites outside current settlement boundaries, where appropriate.. Further details can be found at: www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/ The SHLAA therefore is therefore a very important contribution to 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 2012 and informs the 5 year housing land supply in the Council's 2013 Annual Monitoring Report. It includes a number of changes since the previous SHLAA publication:-

- It includes new sites submitted up to September 2013 (inside settlement boundaries).
- It removes any sites given planning permission between April 2012 and March 2013 as these are now set out in the Annual Monitoring Report's figures on planning permissions.
- It removes all SHLAA sites identified in the South Downs National Park as the SDNP Authority is now the Local Planning Authority for this area and is responsible for producing its own SHLAA.

- It removes previously identified SHLAA sites which provide less than the threshold level of 5 dwellings or are under 0.17hectares.

The information in the appendices of this document will be reviewed annually. The Council is not inviting comments on this publication. However if you would like to update any information in the appendices, or send in new sites within a settlement boundary for consideration in the SHLAA, please write to the following address

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Introduction

- 1.1 Government advice in the National Planning Policy Framework (NPPF) requires the Council to make adequate provision for housing development by ensuring a supply of 'deliverable' housing sites. This requirement applies to the Local Development Framework, which needs to ensure adequate land is allocated for its 20-year period, and on-going monitoring where the Council is required to demonstrate a 5-year supply of development land. A key requirement to achieve this is the Strategic Housing Land Availability Assessment (SHLAA), which assesses the likely future supply of deliverable housing land.
- 1.2 The purpose of the SHLAA is to determine how much housing land is expected to come forward in the future on identified sites which are deliverable and developable. It can then be determined whether further land is required and if an allowance should be made for windfall development and/or new sites should be identified. Local authorities may make allowance for projections of windfall development during the plan period, including in the first five years, but this will be done outside the SHLAA process.
- 1.3 The SHLAA has therefore made a very important contribution to the evidence base for the Joint Core Strategy (Local Plan Part 1) and continues to do so for 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 LDF period.
- 1.4 The NPPF requires that authorities identify a 5-year supply of housing land which is 'deliverable' (defined as available, suitable and achievable within 5 years), as well as a further supply of 'developable' sites for years 6-10 and 11-15 of the plan. The SHLAA can be updated as necessary for future Annual Monitoring Reports, but at any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land (with an additional buffer of 5% or 20%, moved forward from later in the plan period).
- 1.5 The South Downs National Park covers 40% of the Winchester District, and the National Park Authority is the local planning authority for the area and is responsible for preparing a SHLAA, which will inform the preparation of the National Park Local Plan (due to be adopted in 2016). Therefore this SHLAA no longer includes sites within the SDNP (Table 7) sets out the SDNP sites removed from the SHLAA).
- 1.6 The following chapters set out the work undertaken at each stage of the SHLAA and the Results section considers the various sources of expected housing provision and produces housing supply estimates. This covers three 5-year periods, which now run from 2013 to 2028. These accord with government advice to consider 5-year periods. In addition, the Council has included an additional period covering 2028 and beyond to reflect the full plan period the Local Plan covers (up to 2031).

- 1.7 The SHLAA has been carried out in two stages. The first stage assessed the potential of sites within the existing settlement boundaries (as defined in the Winchester District Local Plan Review 2006), which represent the larger built-up areas with the greatest number of facilities, services and transport links. The results of this stage were first published for consultation in March 2009. The key issues raised through the consultation included to carry out a second stage of the SHLAA to take account of the key issues that were raised through the consultation and to provide more robust evidence base both for the emerging Local Development Documents. The second stage of the SHLAA looked at the sites submitted to the Council by landowners and developers outside the existing built up areas (i.e. within the countryside) and provided an estimated capacity based on the gross area of the sites.
- 1.8 The 2010 update refined the estimated capacity by identifying the main constraints which would prevent development on all or part of the site. In addition, a development density multiplier (based on work by URBED) was used which further reduced the developable area to account for the requirements of infrastructure and open space. The current update continues to use this approach, however where it is clear that the density multiplier has calculated a density which is significantly different to what can realistically be expected to come forward on a site, an adjustment has been made.
- 1.9 This 2013 update does not assess sites outside of the settlement boundaries as they cannot be considered developable at this time (as development would be contrary to policy) and therefore do not contribute to the five year land supply, as outlined above. It is anticipated that the 2014 SHLAA update will provide a detailed assessment of all sites put forward for inclusion and will be based on the methodology outlined in the National Planning Policy Guidance. However, the sites outside of the settlement boundaries are now being assessed, where appropriate, for allocations in Local Plan Part 2.

2 Methodology

- 2.1 This section sets out the original methodology used in the SHLAA and, where applicable, gives updates to the process. Planning Policy Statements (PPSs) have now been replaced by the National Planning Policy Framework. However, the DCLG guidance 'Strategic Housing Land Availability Assessment Practice Guidance' (2007) was still relevant at the base date of this SHLAA.
- 2.2 The methods used in the SHLAA are based on the guidance: 'Strategic Housing Land Availability Assessments and Practice Guidance' July 2007 DCLG. The diagram below comes directly from this guidance, and sets out the stages in the process.

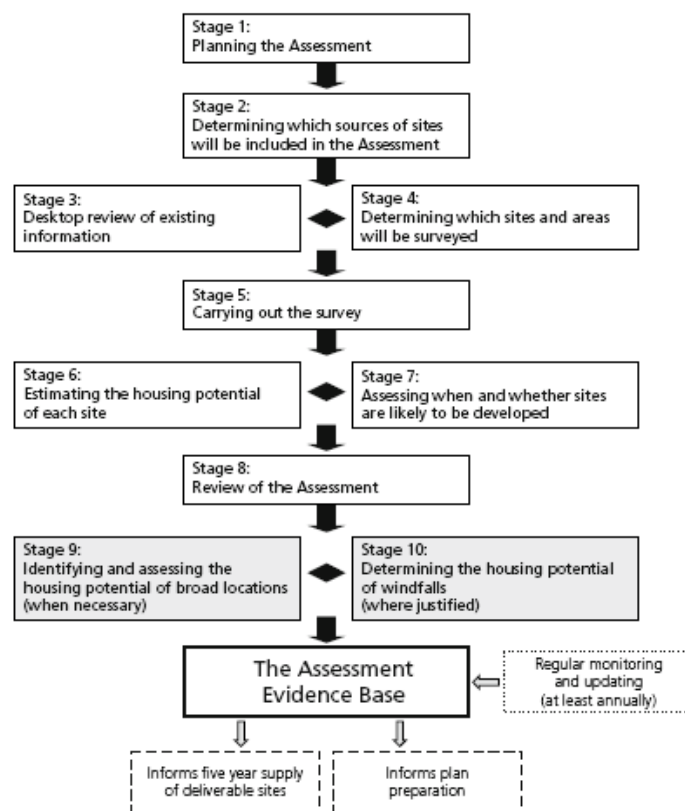


Figure 1 - Stage 1: Planning the Assessment

- 2.3 The DCLG guidance recommends that local authorities should work with neighbouring authorities, existing housing market partnerships and other stakeholders. Neighbouring Local Authorities were invited to work together on the SHLAA.
- 2.4 The methodology was subsequently produced in conjunction with East Hampshire District Council which was at a similar stage of producing a SHLAA. Together, a Stakeholder Group was set up to which other local authorities (Eastleigh, Basingstoke and Deane and New Forest) alongside representatives

from housing developers and agents, housing associations and Winchester District Association of Parish Councils were invited. A meeting of the Stakeholder Group was held in November 2007 to discuss the methodology, and again in February 2009 to discuss the draft results.

Project team

- 2.5 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 ensures that there is a consistent approach in the survey and analysis of the data.

Stage 2: Determining which sources of sites will be included in the Assessment

- 2.6 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 (where 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
- 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 have potential
- Register of Surplus Public Sector Land (only 3 sites for Winchester)

Level 4: Sites outside the settlement boundaries

- Sites which have been submitted to the Council by landowners, prospective purchasers or their agents within the countryside.
- 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.

- 2.7 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.
- 2.8 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.
- 2.9 Sites outside existing settlement boundaries have been looked at through subsequent stages of the SHLAA, following the conclusion of the first stage that there would be inadequate available and suitable sites within these boundaries to meet the requirements for housing in the District. 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, have provided a wealth of potential sites outside the current settlement boundaries. Allocations outside of the existing settlement boundaries will require a change of planning policy and this will be done through Local Plan Part 2.

2013 Update

- 2.10 The SHLAA has informed the Local Plan Part 1 and will also be used to identify sites, where needed, in Local Plan Part 2. These two planning documents will ultimately replace the 2006 Local Plan Review. Therefore, one of the SHLAA's main purposes is to determine the amount of housing that is expected within these sustainable locations, so that the amount of additional greenfield development that is required can be determined. This also reflects the 'sustainable brownfield sites first' thrust of Government advice.
- 2.11 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 considered relevant, are being 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/

Stage 3: Desktop review of existing information

- 2.12 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 (given planning permission or completed);
 - Which sites predicted in the UCS did not come forward for development and why;
 - Which sites have been developed, but were not identified within the Urban Capacity Study (windfall sites).
- 2.13 The information from this review was used to help determine a suitable methodology for the 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.
- 2.14 Following this, 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 all those where planning permission had been refused.
- 2.15 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%).
- 2.16 The information gathered on developments started and completed can help build up a picture of development hotspots which, due to existing policies, are predominantly in Winchester Town and larger settlements. During this time additional sites were identified using aerial photography based on the recommendations from the Urban Potential Review.

Initial Sieve of Sites: Applying initial constraint level

Sites within settlement boundaries

2.17 An initial broad evaluation of the sites 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. Land which had major constraints was excluded at this stage as the sites are considered to be unlikely to provide for future housing. These initial constraints are:

- 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, Policy RT3 is also an important implication, but these sites have not been identified and this will have to be considered at a later stage).
- 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 Order (TPO) on the sites which are likely to constrain any development
- Where the site is significantly compromised by overhead cables

2.18 A more refined sieve of sites was undertaken as part of Stage 7a: Assessing the suitability of housing. Table 1 below shows how the different issues were considered through an initial rough assessment of the sites in Stage 3 and the finer sieve carried out in stage 7a.

Table 1 - Issues considered at stage 3 and stage 7a of the site assessment process

Sites within the settlement boundaries	Issue does not affect suitability of site	Issues which may affect site suitability Finer Sieve stage 7a:	Issue affects site suitability (legislative, physical or policy constraint) Initial Sieve Stage 3:
Issues considered:			
Site size: Could the site accommodate 5 or more dwellings (using the density	The site will accommodate ≥ 5 dwellings or is:		The site will accommodate less than 5 dwellings.

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability Finer Sieve stage 7a:	Issue affects site suitability (legislative, physical or policy constraint) Initial Sieve Stage 3:
criteria set out in Table 2)?			
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; Significant areas of empty homes; Vacant and derelict land and buildings; Surplus Public Sector Land.	Outdoor amenity and open spaces; allotments and city farms; agriculture, forestry or fisheries; 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.	Key facilities and services (including school buildings, village halls, medical and health care services).
Built and Natural Environment			
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	The site is not within	Within the National	Within a national or

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability Finer Sieve stage 7a:	Issue affects site suitability (legislative, physical or policy constraint) Initial Sieve Stage 3:
and Landscape	or near to a designated site SSSI, SAC, SPA, Ramsar, LNR, NNR	Park (within a settlement), 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.	internationally designated site:- SSSI, NNR, SAC, SPA, or Ramsar.
Tree Preservation Order (TPO)	Site is not affected by a TPO		Will directly affect 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).
Infrastructure and Access			
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.
Other Constraints			
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.

Sites within the settlement boundaries Issues considered:	Issue does not affect suitability of site	Issues which may affect site suitability Finer Sieve stage 7a:	Issue affects site suitability (legislative, physical or policy constraint) Initial Sieve Stage 3:
Pollution Prevention Control			
Air Quality	Outside an air quality management area.	Within an air quality management area.	
Landfill	Not on a landfill site.	On a restored landfill site, suitable for development.	On an active landfill site or a landfill site which still requires remediation.
Contamination	No contamination risk.	Low risk contamination.	Contaminated, with no remediation solution.
Infrastructure			
Oil Pipeline	No pipeline.		Site significantly compromised by oil pipeline.
Overhead Cable/ Pylon	No overhead pylon/ cables.		Site significantly compromised by overhead cables.
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.	

Sites outside the Settlement Boundaries

2.19 A similar methodology was used to identify the main constraints on sites outside the defined build up areas. The constraints have been 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.

2.20 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

2.21 Physical Constraints

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

2.22 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 Open Space Strategy 2009-2010).
- 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

2.23 Other Constraints identified included:-

- Employment site
- Agricultural Land Value
- Greenfield Land

2.24 These constraints use 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 groundwater flooding. Information on such issues will be considered, if appropriate, through the Local Plan Part 2.

2.25 Although this 2013 update does not include detailed assessments of the SHLAA sites submitted outside of the existing settlement boundaries, the appraisals contained in the 2012 SHLAA are still applicable. As mentioned earlier in this report, sites which the Council consider meet the development strategy of LPP1 are being assessed through the LPP2 process.

Stage 4: Determining which sites and areas will be surveyed

- 2.26 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 described in Stage 2 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.
- 2.27 The work on reviewing the UCS had already concluded that a size threshold of 5 should be used, below which sites would not be surveyed. Any sites which could not provide 5 dwellings or more (calculated using different densities as described below) were excluded from the survey as being impractical to identify such small sites. This decision also reflects SEERA guidance existing at the time, which was used in the review of the UCS. Some Local Authorities have used a site threshold of 10 or more dwellings, however as many of sites developed in the District are small (as shown through the UCS Review) a lower threshold was used which will pick up more sites than the 10 dwelling threshold. Although this will still exclude a high percentage of smaller sites, the need to be pragmatic about the identification of sites and the resources needed to carry out a full assessment on these, required a threshold to be set.

Stage 5: Carrying out the Survey

- 2.28 Between October 2007 to April 2008 sites above the 5 dwelling threshold were visited where access allowed, bar those that were excluded from the initial sieve as having major constraints which would seriously impede any development (as explained in Stage 2). 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.
- 2.29 The survey team consisted of officers from the Strategic Planning Division. 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, which would be important considerations in the future consideration of which sites should be allocated.

Stage 6: Estimating the housing potential of each site.

- 2.30 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 the legislative, physical and policy constraints. Sites outside the settlement boundaries are contrary to policy H3 and would all therefore be reduced to zero capacity. In addition, these Local Plan policies will all be reviewed through the emerging LDF documents, these constraints were therefore noted, but not removed from the gross area.
- 2.31 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. The guidance states that the estimations 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.
- 2.32 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 the Core Strategy. 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

- 2.33 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.
- 2.34 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 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

Stage 7: Assessing when and whether sites are likely to be developed

- 2.35 To determine when a site is likely to be developed, when the site will be available, and whether it is in a suitable location must be assessed. The guidance states that ‘where it is unknown when a site could be developed, then it should be regarded as not currently developable’.
- 2.36 When the site is available depends on whether it is owned by someone with an interest in developing the site. This is carried out in Stage 7b. The suitability of the location is assessed through Stage 7a, which also looks at whether the site will contribute to sustainable, mixed communities.

Stage 7a – Assessing the suitability for housing

- 2.37 During Stage 4 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. As described in Stage 6, 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 LDF.
- 2.38 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.
- Active landfill site
- Land-locked sites
- Known landowner opposition to development.

2.39 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.

Winchester District Economic and Employment Land Supply Report 2007 (updated 2011)

2.40 The information from the economic and employment land studies shows a need for additional employment land and to retain most existing sites. This validates the removal of all SHLAA sites which have been identified on current employment sites or existing employment allocations.

2.41 Within the Economic and Employment Land Report, 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. The sites which had no potential were removed from the study.

2.42 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. Further work on these sites will be needed to test these assumptions before any allocations are made in the Local Plan Part 2.

Rural Settlement Strategy

2.43 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 manage 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.

- 2.44 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 (this version of the SHLAA does not update information on sites outside settlement boundaries).

Internal Consultation

- 2.45 Development Control 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 to this, Strategic Housing officers provided further information on affordable housing need in different settlements.
- 2.46 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 the development of those areas. In addition, relevant information from Design Briefs was added to the information on each site. All sites with a planning permission will be deemed automatically as being suitable as they have already been through the planning process.

Stage 7b: Assessing the availability for housing

- 2.47 For sites to be included within the SHLAA they have to be 'available', that is to say, 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 and, if so, the likely timescale. Any legal or ownership problems with the sites also needed to be identified through this process. At this point, the information and, more specifically, the maps for the SHLAA started to emerge into the public domain and City Councillors were briefed on this in advance.
- 2.48 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.

- 2.49 All landowners and developers with planning permissions which had not been implemented or completed had already been contacted (see paragraph 2.14 above) to establish their intentions. This stage therefore only involved contacting landowners of new sites identified. In addition, various sites have been promoted by the landowners. However, not all site ownership details are on the Land Registry and identifying ownership for all the sites has proved difficult.
- 2.50 For the 2012 update, 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 back to the next five year period.

Stage 7c Assessing the achievability for housing

- 2.51 An achievable site is defined as having a 'reasonable prospect that housing will be developed on the site at a particular point in time'. This involves a judgement on 'economic viability and the ability of the developer to complete and sell the housing over a certain time period'.
- 2.52 The guidance advises that market factors, cost factors and delivery factors should all be considered through this process. A meeting with the Estates Division was held to discuss how these objectives could be achieved. It was advised that there was not much benefit in calculating land values for a sample of sites and extrapolating these values to other sites, as each site would have a unique land value based on its individual characteristics.
- 2.53 There are market reports available from commercial agents which, although not specific to Winchester, provide a general overview of the current market conditions. In general the demand for flatted development is felt to be curtailed in the short term due to an oversupply, but otherwise the demand for family and other housing continues to be high.
- 2.54 The Council has commissioned several reports in recent years to assess the viability of its proposed affordable housing and other policies, especially for small sites. This work confirms that housing development is normally commercially attractive in all areas of the District.
- 2.55 Any assessment of costs would have to consider the construction costs, including any remediation work required, ground conditions, any planning contributions/tariffs required as well as all the building costs, legal and sales fees. Some of these costs will be unique to the site and therefore difficult to estimate across the board. Therefore the assessment of costs will be limited to those sites which have a number of constraints and which lie on the borderline of being suitable for housing.

Deliverability

2.56 To be deliverable, sites must be available now. Therefore, the owners of all sites (where the owners could be located) were contacted to ask whether they were interested in developing their site for housing and, if so, during which five-year period they anticipate that they may develop the land. This included internal consultations on land owned by Winchester City Council.

Achievable within 5 years

2.57 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 (new sites which have been identified through survey)

2.58 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.

Stage 7d Overcoming constraints

2.59 For all sites, the constraints were identified from GIS information provided by other agencies and the Council's policy maps as well as through site visits. The approach taken in this 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 8: Review of the assessment

2.60 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.

2.61 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. Since the publication of the December 2012 SHLAA, additional sites have been added to the SHLAA, and those granted planning permission up to March 2013 have been removed as they are accounted for separately within the Council's Annual Monitoring Report.

2.62 The information from the SHLAA will contribute to the housing trajectories that are produced as part of the Annual Monitoring Report, for the PUSH area and for the rest of the District.

2.63 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 deliverable, developable and achievable will not be sufficient alone to meet the housing requirement. The overall housing needs of the District are established in Local Plan Part 1 and Local Plan Part 2 will allocate greenfield sites outside of the established settlement boundaries where necessary to meet the targets.

2.64 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, now 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. An assessment of the potential contribution of windfall sites has been taken into account in developing Local Plan Part 1 and will be refined further within Local Plan Part 2. The SHLAA does not, therefore,

include an assessment of, or allowance for, windfall sites.

Stage 9: Identifying broad locations

- 2.65 There are a number of areas within the settlements where, on the basis of the character of the area and the planning policies applying, development is inevitable over the coming 15 years. These areas typically consist of lower-density housing, with buildings which are typically not of great 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 building. 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.
- 2.66 Accordingly, the draft 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 may be taken into account in the assessment of windfall sites where justified.
- 2.67 The SHLAA Practice Guidance also refers to the possibility of broad locations being identified outside of settlement boundaries. The Core Strategy sets out the expected range of development in various categories of settlements and also identifies strategic site allocations, with the Development Allocations DPD allocating smaller sites. It is not appropriate to make an allowance for broad location areas outside settlement boundaries at present, as it is one of the purposes of the SHLAA to identify the scale of greenfield releases needed.

Stage 10: Determining the windfall potential

- 2.68 The original SHLAA Practice Guidance advised against making allowances for windfall sites. Following the comments made through the consultation on the draft SHLAA, advice from PINs and the ongoing discussion with the (former) Minister for Planning, no allowance for windfall was made in the previous SHLAA.
- 2.69 However, the NPPF now allows 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. An assessment of the potential contribution of windfall sites has been taken into account in developing Local Plan Part 1 and will be refined further within Local Plan Part 2. Therefore, the SHLAA does not include an assessment of the potential capacity of windfall sites, although allowance for these will be made in accordance with government advice in Local Plan Part 2.

3 Housing Land Supply

- 3.1 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, **Error! Reference source not found.**) and Table 5 - Estimated Housing Capacity by Settlement (PUSH) and Table 6 - Estimated Housing Capacity by Settlement (Non-PUSH)

Table 4 - Estimated Housing Capacity (Summary) Within Settlements

	2013-2018	2018-2023	2023-2028	2028 and Beyond	Totals
Within Settlements					
PUSH	95	52	138	0	286
Non-PUSH	291	230	69	0	589

Table 5 - Estimated Housing Capacity by Settlement (PUSH)

PUSH	2013-2018	2018-2023	2023-2028	2028 and Beyond	Total
Within settlements					
Bishops Waltham	49	25	0	0	
Colden Common	0	16	39	0	
Denmead	11	6	15	0	
Knowle	0	0	0	0	
Swanmore	0	6	17	0	
Waltham Chase	0	0	54	0	
Whiteley	5	0	13	0	
Wickham	31	0	0	0	
Totals	95	52	138	0	286

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

Non PUSH	2013-2018	2018-2023	2023-2028	2028 and Beyond	Total
Within settlements					
Compton Down	0	0	0	0	
Hursley	0	0	0	0	
Kings Worthy	10	74	0	0	
Littleton	0	0	0	0	
Micheldever	0	0	0	0	
Micheldever Station	0	0	0	0	
New Alresford	0	0	22	0	
Old Alresford	0	0	0	0	
Otterbourne	0	0	0	0	
South Wonston	0	0	0	0	
Sparsholt	8	0	7	0	
Sutton Scotney	48	0	0	0	
Winchester	225	156	40	0	
Totals	291	230	69	0	589

Sites removed from the SHLAA

3.2 A total of 84 sites have been removed from this update; reasons include planning permission has now been granted, the owner is no longer interested in developing the site or the site is situated within the South Downs National Park.

Table 7 - Sites in the South Downs National Park

WCC SHLAA Ref	Address/Identifier	Closest Settlement
286	Land at Corhampton Lane	Corhampton and Meonstoke
314	site adjacent to Long Paddock House	Corhampton and Meonstoke
315	Land at Union Lane	Droxford
316	Land adjoining the Primary School	Droxford
317	Northend Lane	Droxford
353	Land to the North of 4 Coronation Cottages, Off Lippen Lane	Warnford
354	Land Adjacent 'The Farm House', off Lippen Lane	Warnford
355	Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane	Warnford
501	Land adjacent to Five Bridges Road	Winchester
1876	Land adj to Swanmore Primary School and Church Car Park	Swanmore
1895	Manor Farm Dairy, Old Winchester Hill Lane	Warnford
1911	Land adjoining and to rear of 6 Manor Farm Green	Twyford
1929	Northfields Farm	Twyford
1930	Northfields Farm	Twyford
1931	Northfields Farm	Twyford
2002	Stoke Down, New Road	Corhampton and Meonstoke
2040	Green Lane	Hambledon
2048	Meadow House, West Meon, Petersfield, GU32 1LS	West Meon
2066	Meonwara Crescent Allotments	West Meon

WCC SHLAA Ref	Address/Identifier	Closest Settlement
2282	Townsend, North Lane, Droxford	Droxford
2403	Floud Lane	West Meon
2404	Floud Lane and Long Priors	West Meon
2437	Plasco, Chilcomb Lane	Winchester
2440	Land North of Hare Lane, Twyford,	Twyford
2441	Land East of Rectory Lane, Meonstoke	Corhampton and Meonstoke
2451	Land at Northfields Farm, Twyford	Twyford
2453	Macs Wood' Hampton Hill, Upper Swanmore	Swanmore
2458	Land at Dodds Lane, Swanmore	Swanmore
2472	The Park, Droxford	Droxford
2480	Stewarts Green	Hambledon
2486	Dykes Farm, Easton Lane	Winchester
2487	Itchen Abbas House	Itchen Abbas
2513	Little Vicarage Farm	Swanmore
2522	Land at Hoe Road/Suetts Lane	Bishops Waltham
2525	Land off Rareridge Lane	Bishops Waltham
2563	Hillgrove, Hillgrove Lane	Swanmore
2571	Hoe Road Sports Ground	Bishops Waltham
2575	Land to the southeast of Warnford Road and North of Stocks Lane	Meonstoke
2579	land opposite the PO & shop	Lower Upham
2582	The Hinton Arms, Petersfield Road	Cheriton

Table 8 - Other sites removed from the SHLAA

Site no	Address	Settlement	Sub Region	Reason for removal	Application no.	Decision Date (if applicable)
2478	Hobbs Close	Bishops Sutton	Non Push	Site no longer available		
279	Land at Ponside	Bishops Waltham	PUSH	Planning Permission	12/00524/FUL	01.03.13
2524	Land to the south west of Coppice Hill/east of Botley Road	Bishops Waltham	PUSH	Site no longer available		
360	Apex Centre, Church Lane	Colden Common	PUSH	Planning Permission	12/02635/FUL	14.03.13
1758	Dunhall, Main Road	Colden Common	PUSH	Planning Permission	12/01710/FUL	06.11.12
2052	'The Woodside Centre, Main Road, Colden Common	Colden Common	PUSH	Site no longer available		
2401	Land in the south western corner of Spring Lane and Upper Moors Road	Colden Common	PUSH	under threshold		
2495	The Gorse, 111 Main Road	Colden Common	PUSH	under threshold		
2499	Cornerways, 51 Church Road	Colden Common	PUSH	under threshold		
2501	1 Doves Cottages, Vears Lane	Colden Common	PUSH	under threshold		
2502	Dove Cottage, 5 Vears Lane	Colden Common	PUSH	under threshold		
2503	4 Doves Cottage, Vears Lane	Colden Common	PUSH	under threshold		
288	Tanglewood, Outlands Lane	Curdrige	PUSH	under threshold		

Site no	Address	Settlement	Sub Region	Reason for removal	Application no.	Decision Date (if applicable)
292	land adjacent to Colcot Lane	Curdridge	PUSH	under threshold		
296	Land at Viewlands, Lockhams Road	Curdridge	PUSH	under threshold		
2393	Silverbeck, Lake Road, Curdridge	Curdridge	PUSH	under threshold		
302	Land at Anthill Farm	Denmead - countryside	PUSH	Site no longer available		
2054	White Hart, Hambledon Road, PO7 6NG	Denmead - countryside	PUSH	under threshold		
2472	The Park	Droxford	Non PUSH	Site no longer available		
2479	Green Close, Headbourne Worthy	Kings Worthy	Non PUSH	under threshold		
2010	South side of South Drive	Littleton	Non PUSH	under threshold		
2011	South side of South Drive	Littleton	Non PUSH	under threshold		
2149	Rook Lane	Micheldever	Non PUSH	Site no longer available		
299	Land adjacent to Fairways, Trampers Lane	North Boarhunt	PUSH	under threshold		
2476	Colesmead	Otterbourne	Non PUSH	under threshold		
2481	Bourne Close	Otterbourne	Non PUSH	Planning Permission	12/02001/FUL	18.11.12
1924	Site off Pine Cottage, Turkey Island, Shedfield	Shedfield	PUSH	under threshold		
2477	Garages, Heathlands	Shedfield	PUSH	Site no longer		

Site no	Address	Settlement	Sub Region	Reason for removal	Application no.	Decision Date (if applicable)
				available		
2452	Land off Chaucer Close, South Wonston	South Wonston	Non PUSH	under threshold		
2482	Spring Vale	Swanmore	PUSH			
1812	Land at Lady Betty's Drive	Whiteley	PUSH	Planning Permission under threshold (site area reduced to reflect area included in Abbots Barton Planning Framework)	11/02328/OUT	07.08.12
166	Austin Close	Winchester	Non PUSH			
1937	Barton Farm, East of Andover Road and Courtney Road/Worthy Road	Winchester	Non PUSH	Planning Permission		
1950	The Boat Club, Domum Road	Winchester	Non PUSH	under threshold		
2030	'Newick', Edward Road, SO23 9RB	Winchester	Non PUSH	uncertainty of it coming forward		
2104	'Hillcote House', Airlie Lane	Winchester	Non PUSH	uncertainty of it coming forward		
2280	'Beech House', Whiteshute Lane, Winchester	Winchester	Non PUSH	uncertainty of it coming forward		
2421	West end of the garden of the Master's Lodge, St Cross Road	Winchester	Non PUSH	under threshold		
2471	Fivefields Road, Highcliffe	Winchester	Non PUSH	Site no longer available	n/a	
2474	Milland Road,	Winchester	Non PUSH	Site no longer available	n/a	

Site no	Address	Settlement	Sub Region	Reason for removal	Application no.	Decision Date (if applicable)
	Highcliffe			available		
2475	Fox Lane, Stanmore	Winchester	Non PUSH	under threshold		
2543	Culver Cottage, Culver Road and land to the rear of 68 Kingsgate Street and Moberly's Boarding House, Kingsgate Street	Winchester	Non PUSH	under threshold		
1951	Winchester College	Winchester	Non PUSH	Site no longer available		
2539	Winchester Retail Park	Winchester	Non PUSH	Site not available for housing		

4 Conclusion

- 4.1 The SHLAA results indicate that there is enough capacity within the settlement boundaries in the District to deliver 875 dwellings over the remaining Local Plan Part 1 plan period. Local Plan Part 1 has assessed the housing required for the District to be about 12,500 dwellings (2011-2031).
- 4.2 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. This work is currently being undertaken for Local Plan Part 2, which was formally commenced in December 2012.
- 4.3 Local Plan Part 1 includes three Strategic Allocations, 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 will also need to consider its aspirations for the local economy and other needs within the District.
- 4.4 Local Plan Part 1 concludes that the most sustainable way to provide a large greenfield requirement is by large-scale 'strategic allocations' on the edge of existing urban areas. It therefore promotes strategic allocations for housing or mixed use at West of Waterlooville, North Winchester and North Whiteley. 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 will feed into the process of identifying suitable sites through Local Plan Part 2.
- 4.5 The SHLAA update considers the proposed Strategic Allocation sites, as well as other sites put forward for consideration to meet housing needs. 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 Local Plan Part 2.

5 Monitoring

- 5.1 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. Depending on government advice and best practice at the time, the SHLAA may need to be updated on an annual basis.

Appendix 1: Estimated capacity tables for sites inside settlement boundary

Appendix 1 - Table 1 SHLAA Sites within H.3 Settlement Boundaries

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Bishops Waltham	357	Newtown Farm House, Tangier Lane	0.6	0.2	40	1	6	0	6	0	0
	852	Old Brickyard Cottage, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG and Old Telephone Exchange, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG	0.8	0.8	40	0.9	31	31	0	0	0
	1712	Malt Lane	0.4	0.4	50	1	18	0	18	0	0
	2459	Land at Green Lane Farm, Hoe Road, Bishops Waltham	0.5	0.5	40	0.9	18	18	0	0	0
	Bishop's Waltham Totals				1.9			73	49	24	0
Colden Common	888	Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE	1.7	1.7	30	0.75	39	0	0	39	0
	889	Avondale Park, Off Main Road, Colden Common, SO21 1TF	0.6	0.6	30	0.9	16	0	16	0	0
	Colden Common Totals				2.3			55	0	16	39
Denmead	475	Land behind Highclere, School Lane	0.2	0.2	30	1	6	0	6	0	0
	958	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	0.2	0.2	30	1	7	0	0	7	0
	1783	Kidmore Lane	0.3	0.3	30	1	8	0	0	8	0
	1835	Land adjacent to Denmead Junior School, Bere Road	0.5	0.5	25	0.9	11	11	0	0	0
	Denmead Totals				1.2			31	11	6	15

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Kings Worthy	329	Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140.	1.9	1.7	30	0.75	39	10	29	0	0
	381	Kings Worthy Court, SO23 7QA	0.5	0.5	30	0.9	14	0	14	0	0
	2509	Cornerways, Church Lane, Kings Worthy SO23 7QS	1.3	1.3	30	0.8	31	0	31	0	0
	Kings Worthy Totals				2.3			84	10	74	0
New Alresford	1966	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	0.4	0.4	40	1	14	0	0	14	0
	2123	Telephone Exchange, Station Road	0.1	0.1	50	1	7	0	0	7	0
	2534	Ceejay Systems (SV) Ltd	0.8	0.0	40	1	0	0	0	0	0
	2535	Huxley (UK) Ltd	0.6	0.0	40	1	0	0	0	0	0
	New Alresford Totals				0.5			22	0	0	22
Sparsholt	434	Church Mead, Home Lane, Sparsholt (Garden of)	0.2	0.2	30	1	7	0	0	7	0
	2062	Land at Church Farm	0.3	0.3	30	1	8	8	0	0	0
	Sparsholt Totals				0.5			15	8	0	7
Sutton Scotney	427	Old Station Yard	1.0	1.0	38	0.9	33	33	0	0	0
	2484	Taylor's Yard	0.8	0.8	28	0.9	15	15	0	0	0
	Sutton Scotney Totals				1.0			48	48	0	0
Swanmore	466	Land behind 1&2 Cottles	0.2	0.2	30	1	5	0	0	5	0
	1751	New Road	0.2	0.2	30	1	6	0	6	0	0
	1836	New Road	2.5	0.0	30	1	0	0	0	0	0




Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	2443	Brookwood, Merrivale and Corner Oak, Swanmore Road, Swanmore	1.2	0.4	30	0.9	12	0	0	12	0
	Swanmore Totals			0.8			23	0	6	17	0
Waltham Chase	2065	Land behind Rosehill Garage, SO32 2LX	2.8	2.8	30	0.65	54	0	0	54	0
	Waltham Chase Totals			2.8			54	0	0	54	0
Whiteley	1810	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1.4	1.4	4.5	0.8	5	5	0	0	0
	1811	Lady Betty's Drive	0.8	0.3	40	1	13	0	0	13	0
	Whiteley Totals			1.7			18	5	0	13	0
Wickham	2144	Wickham Laboratories Ltd, Winchester Road	0.4	0.2	155	1	31	31	0	0	0
	Wickham Totals			0.2			31	31	0	0	0
Winchester	80	16 Edgar Road, Winchester, SO23 9TW	0.2	0.2	50	1	10	0	0	10	0
	341	St Peter's, Hyde Abbey Road Car Park	0.4	0.1	50	1	6	0	0	6	0
	569	Land At the end of West End Close	0.3	0.3	50	1	13	0	0	13	0
	659	Land off Firmstone Road, Winchester, SO23 0PA	0.2	0.2	50	1	12	0	0	12	0
	1801	15 Chilbolton Avenue	0.4	0.3	50	1	15	0	15	0	0
	1827	Royal Hampshire County Hospital B	0.5	0.5	50	0.9	24	0	24	0	0
	1829	Royal Hampshire County Hospital E	0.8	0.8	50	0.9	34	0	34	0	0
	1846	Behind Trussell Crescent	0.2	0.2	60	1	12	12	0	0	0

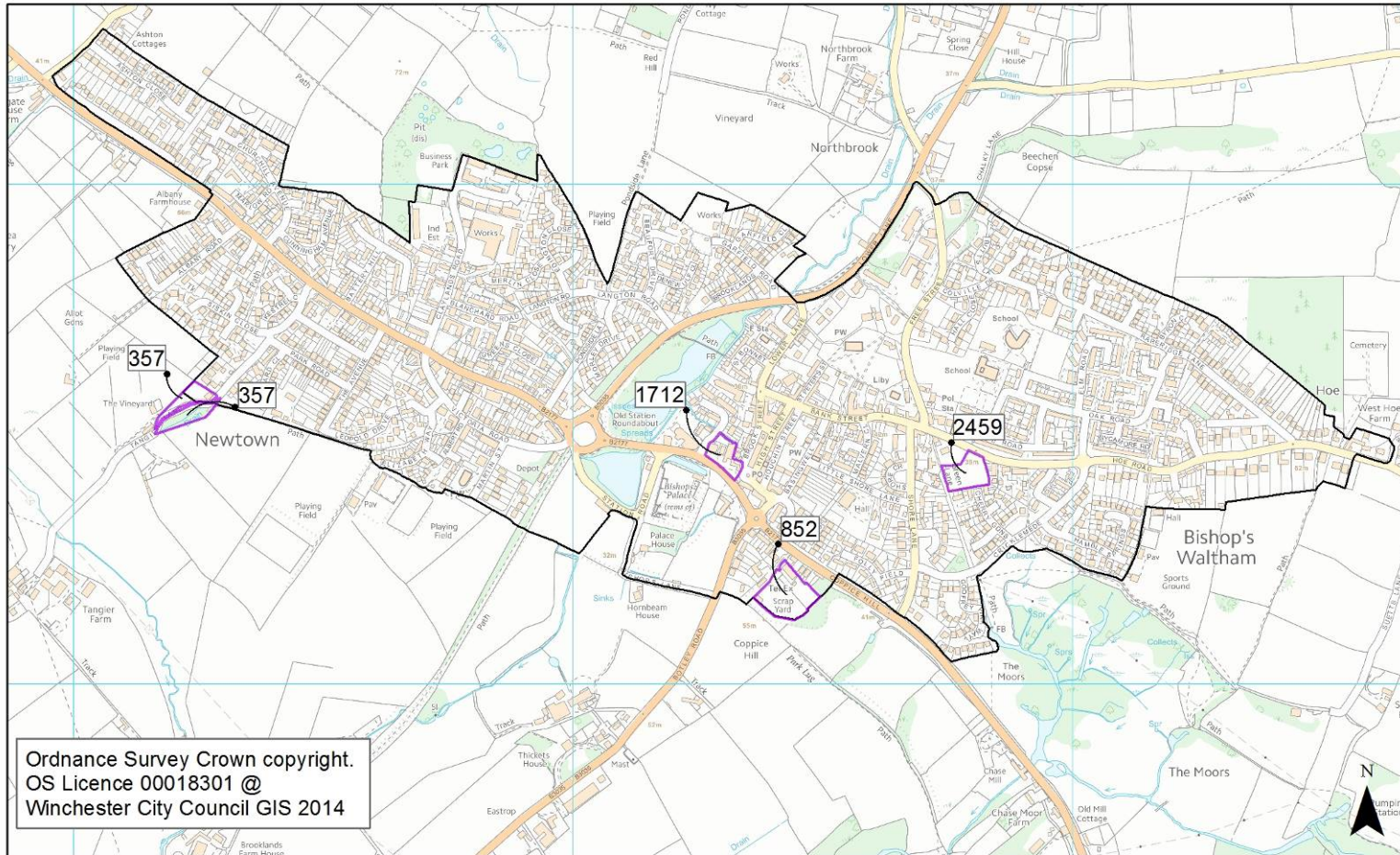
Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	2009	Winchester Conservative Club	0.7	0.7	85	0.9	54	0	54	0	0
	2072	Fire Station	0.2	0.0	75	1	0	0	0	0	0
	2081	Westman Road	0.4	0.1	90	1	12	12	0	0	0
	2103	Cromwell Road	0.2	0.2	30	1	7	7	0	0	0
	2134	Winchester Cathedral grounds	0.5	0.5	23	0.9	10	0	10	0	0
	2450	Carfax, Sussex Street, Winchester, SO23 8TG	0.7	0.7	63	0.9	40	40	0	0	0
	2461	Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate Street, Winchester	0.1	0.1	50	1	6	6	0	0	0
	2556	Victoria House, Victoria Road	0.2	0.2	135	1	25	25	0	0	0
	2586	New Queens Head	0.8	0.4	54	1	20	20	0	0	0
	2587	Colbourne Close	0.2	0.2	30	1	5	0	5	0	0
	2588	Cattlemarket Site	1.1	1.1	40	0.8	34	34	0	0	0
	2589	Wilborforce Drive	1.5	1.5	31	0.75	35	20	15	0	0
	2590	Chesil Surface Car Park	0.4	0.4	138	1	50	50	0	0	0
	Winchester Totals			5.5			421	225	156	40	0
	District Totals						875	386	282	207	0

Appendix 2: Details of sites inside settlement boundary (including location maps and site assessment forms

Map 1 - Bishops Waltham

Bishops Waltham

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: H3/Countryside
Nearest Settlement: Bishops Waltham

SHLAA ID Ref: 357
In PUSH: PUSH
Estimated Capacity: 6

Address: Newtown Farm House, Tangier Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential - garden
Character of Area:	This is a scrubbed area, bisected by Tangier Lane. The site lies cuts through the southern settlement boundary of Bishops Waltham and adjoins large agricultural fields. For the purposes of the SHLAA it is treated as all inside the settlement boundary, however this doesn't change the policy status.
Site Access:	Onto Tangier Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.2

Notes: Only the site area inside the settlement boundary is used in the estimated capacity (0.2ha).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018-2023

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a relatively small site with scrub and mature trees. Adjacent agricultural sites have also been put forward for the SHLAA.

Within Settlement: Bishops Waltham
Nearest Settlement:

SHLAA ID Ref: 852
In PUSH: PUSH
Estimated Capacity: 31

Address: Old Brickyard Cottage, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG and Old Telephone Exchange, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	The site comprises approximately 0.8 hectares of relatively flat land set behind a row of houses fronting Coppice Hill and has been in historical use as a breakers yard.
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Yes
TPO:	SINC:	Agricultural Land
	AQMA:	Grade:
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
		MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Application 13/02109/FUL is pending for 32 no. later living apartments and 3 no. age restricted cottages

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018
Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Bishops Waltham
Nearest Settlement:

SHLAA ID Ref: 1712
In PUSH: PUSH
Estimated Capacity: 18

Address: Malt Lane

FACTORS AFFECTING SUITABILITY

Main Land Use: Other community facility

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Yes	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: Yes	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land
TPO:	SINC:	Grade:
	AQMA:	Previously developed land?:
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential/mixed use

Summary: Design Brief for Malt Lane is available. Youth Centre and NHS will need to relocate.

Within Settlement: Bishops Waltham
Nearest Settlement:

SHLAA ID Ref: 2459
In PUSH: PUSH
Estimated Capacity: 14

Address: Land at Green Lane Farm, Hoe Road, Bishops Waltham

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	This is a field in a residential area and adjoins a Conservation Area to the north west.
Site Access:	Agricultural access to Hoe Road and to Green Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: Adjacent to Conservation Area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest: Owner




HOW ACHIEVABLE IS THE SITE?

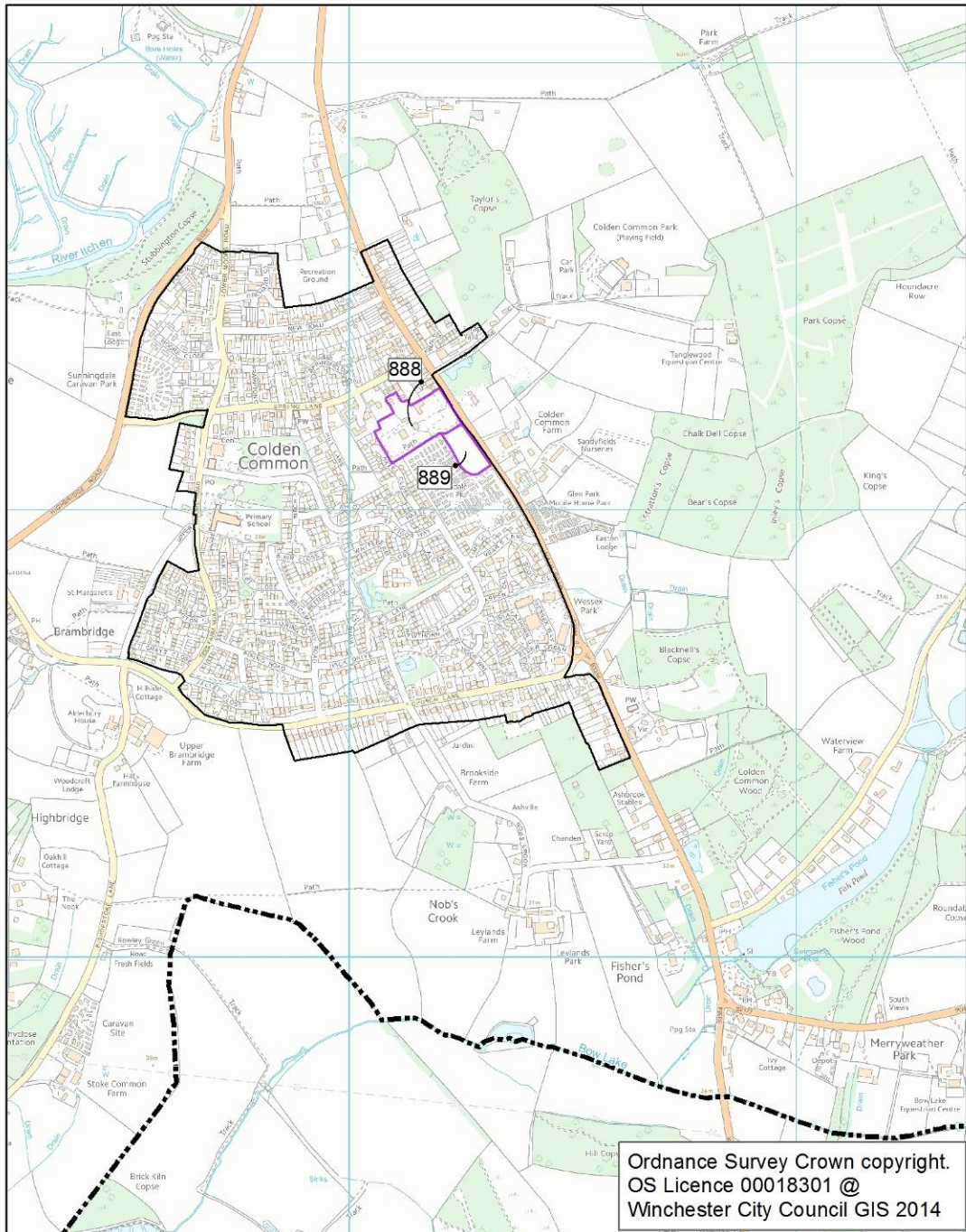
Proposed Future Land Use: Residential

Summary: Application 12/01369/OUT for 'residential development for 14 no. dwellings with associated access road' permitted 01.10.13

Map 2 - Colden Common

Colden Common

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Colden Common
Nearest Settlement:

SHLAA ID Ref: 888
In PUSH: PUSH
Estimated Capacity: 39

Address: Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	Previously-developed site within settlement boundary. Prominent frontage to Main Road.
Site Access:	Directly on to Main Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km): 7.77

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2023-2028

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Caravan sales and storage site

Within Settlement: Colden Common
Nearest Settlement:

SHLAA ID Ref: 889
In PUSH: PUSH
Estimated Capacity: 16

Address: Avondale Park, Off Main Road, Colden Common, SO21 1TF

FACTORS AFFECTING SUITABILITY

Main Land Use:	Undeveloped field plot
Character of Area:	Undeveloped site fronting Main Road
Site Access:	Directly on to Main Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km): 7.86

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2018-2023

Nature of interest: Owner




HOW ACHIEVABLE IS THE SITE?

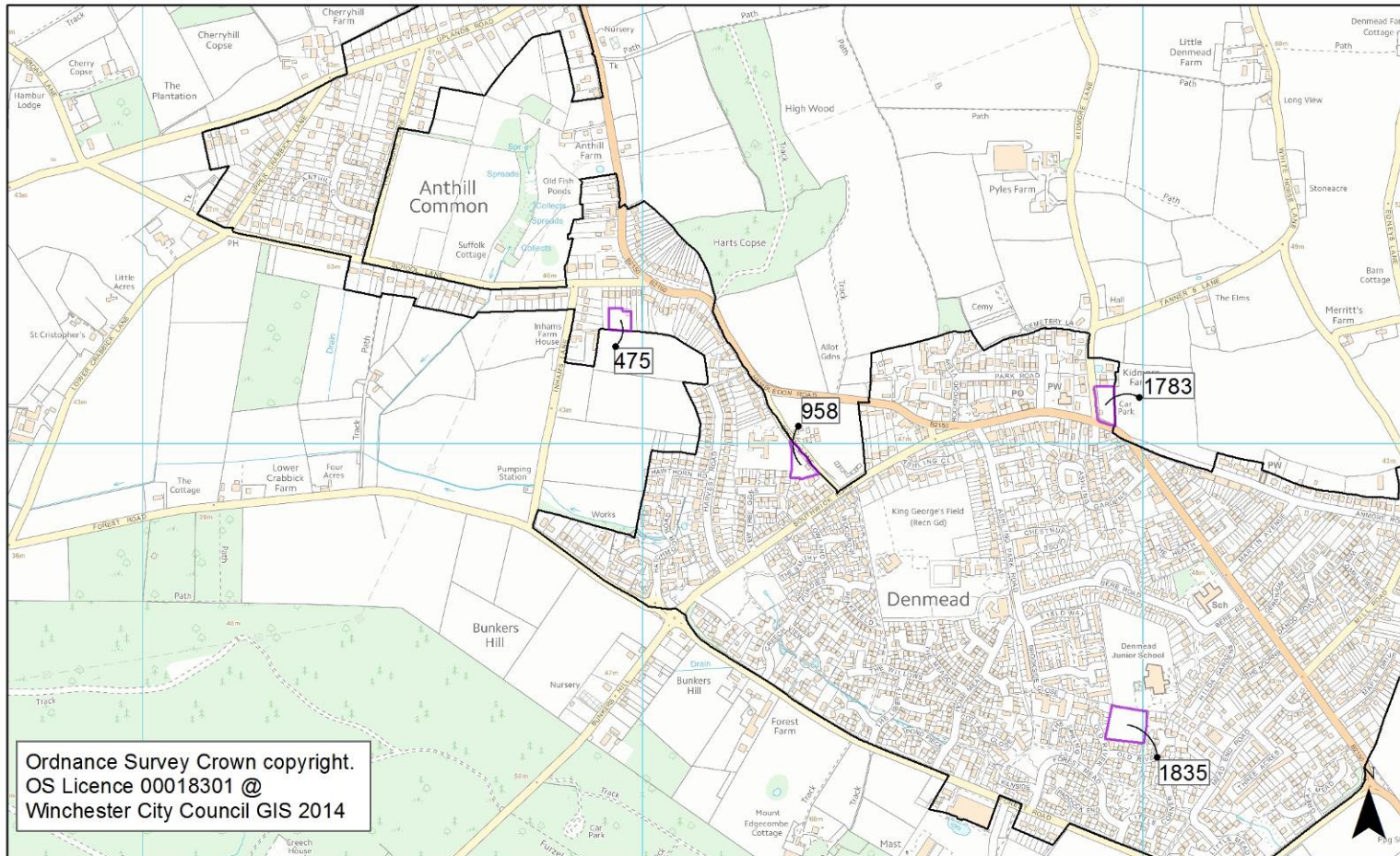
Proposed Future Land Use: Residential

Summary: Field attached to caravan park and buildings

Map 3 - Denmead

Denmead

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Denmead
Nearest Settlement:

SHLAA ID Ref: 475
In PUSH: PUSH
Estimated Capacity: 6

Address: Land behind Highclere, School Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Allotments
Character of Area:	
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
		MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Denmead
Nearest Settlement:

SHLAA ID Ref: 958
In PUSH: PUSH
Estimated Capacity: 7

Address: Shere, Green Meadows, Green Lane, Denmead, PO7 6LW

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other community facility
Character of Area:	
Site Access:	Directly on to main road (Green Lane)

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Part PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023 - 2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: In grounds of HCC residential home

Within Settlement: Denmead
Nearest Settlement:
Address: Kidmore Lane

SHLAA ID Ref: 1783
In PUSH: PUSH
Estimated Capacity: 8

FACTORS AFFECTING SUITABILITY

Main Land Use:	Car park
Character of Area:	
Site Access:	Directly on to Kidmore Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Hedgerows

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest: Site owned by Winchester City Council

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Toilet block and car park

Within Settlement: Denmead
Nearest Settlement:

SHLAA ID Ref: 1835
In PUSH: PUSH
Estimated Capacity: 11

Address: Land adjacent to Denmead Junior School, Bere Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Small informal amenity/ open areas (not PDL)

Character of Area:

Site Access: no access

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:




HOW ACHIEVABLE IS THE SITE?

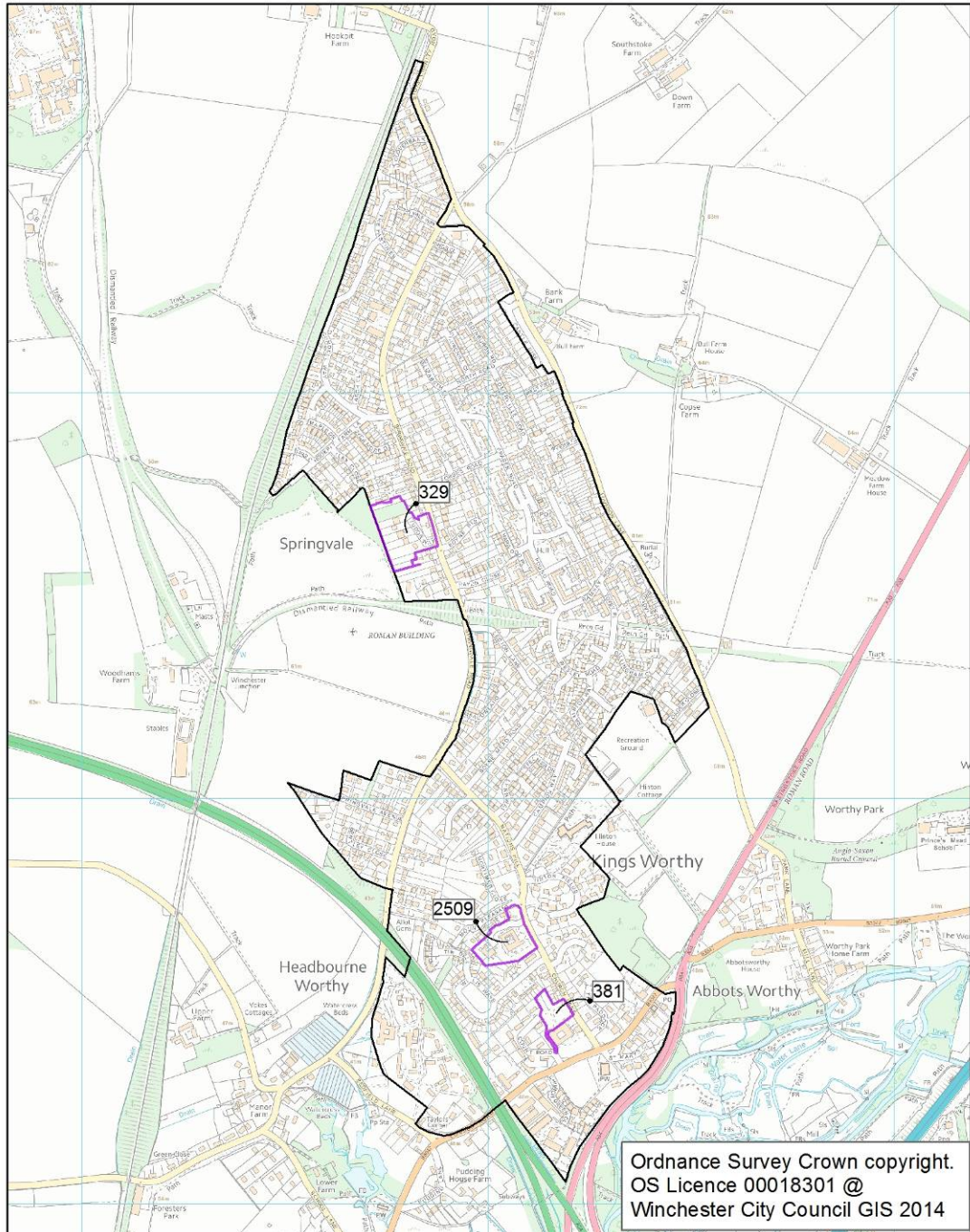
Proposed Future Land Use: Residential

Summary: Planning permission for 11 dwellings was issued in September 2013 (application 13/00120/FUL).

Map 4 - Kings Worthy

Kings Worthy

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Kings Worthy
Nearest Settlement:

SHLAA ID Ref: 329
In PUSH: Non-PUSH
Estimated Capacity: 39

Address: Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140.

FACTORS AFFECTING SUITABILITY

Main Land Use: Dwellings

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Adjacent to RT5 site	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Part PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: The site area has been reduced from 1.9 ha to 1.7 ha and the capacity estimate adjusted following the permission at 138 Springvale Road for 5 dwellings (11/02543/FUL)

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013 - 2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site has potential and could be developed as a whole or in parts

Within Settlement: Kings Worthy
Nearest Settlement:

SHLAA ID Ref: 381
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: Kings Worthy Court, SO23 7QA

FACTORS AFFECTING SUITABILITY

Main Land Use: Industrial or commercial site

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	Yes
National Park	Historic Park/ Garden: Yes	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: Part of the site is Kings Worthy Court Historic Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 06/03423/FUL Application for 14 dwellings refused in 2007. Development will need to be in keeping with the Conservation Area.

Within Settlement: Kings Worthy
Nearest Settlement:

SHLAA ID Ref: 2509
In PUSH: Non-PUSH
Estimated Capacity: 31

Address: Cornerways, Church Lane, Kings Worthy SO23 7QS

FACTORS AFFECTING SUITABILITY

Main Land Use: Community use

Character of Area:

Site Access: Directly onto Church Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: On the site is a vacant Hampshire County Council care home, plus Merrydown children's centre which is intended to be relocated within the Plan period.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2018 - 2023

Nature of interest: Owner




HOW ACHIEVABLE IS THE SITE?

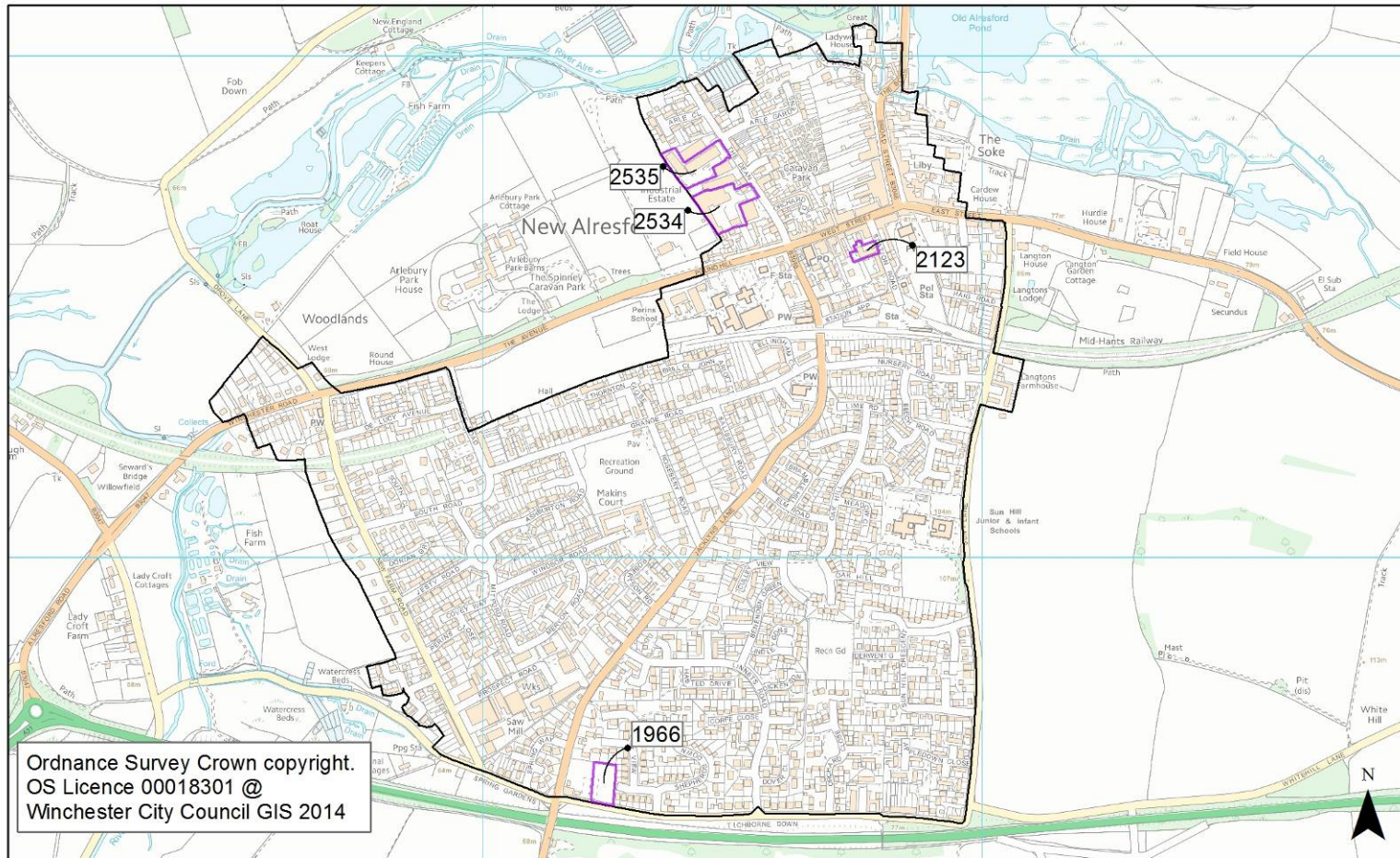
Proposed Future Land Use: Residential

Summary: Hampshire County Council are seeking to redevelop the site for residential.

Map 5 - New Alresford

New Alresford

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: New Alresford
Nearest Settlement:

SHLAA ID Ref: 1966
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.2

Notes: Radon Class 3 area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Land adjoining The Cricketers Pub used as pub car park. Some mature trees on site. Potential loss of a facility.

Within Settlement: New Alresford
Nearest Settlement:

SHLAA ID Ref: 2123
In PUSH: Non-PUSH
Estimated Capacity: 7

Address: Telephone Exchange, Station Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	Area of backland development within town centre
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Adjacent	Facility SF7:	Employment site (No. employed): Yes
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Radon Class 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest: Identified by Winchester City Council

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: New Alresford
Nearest Settlement:

SHLAA ID Ref: 2534
In PUSH: Non-PUSH
Estimated Capacity: 0

Address: Ceejay Systems (SV) Ltd

FACTORS AFFECTING SUITABILITY

Main Land Use:	Employment
Character of Area:	Within an area of mixed development with a sports fields and Arlebury Park to the west and the Conservation Area abutting the southern boundary. It is a sloping site and is currently occupied by industrial buildings.
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	Yes
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	Yes	Proximity to village/town centre (km):

Notes: This is an employment site and contrary to policy CP9 of Local Plan Part 1. Therefore the estimated housing capacity of the site is 0.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** n/a

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is currently an employment site. To permit residential development there will need to be a change to the planning policy for this site.

Within Settlement: New Alresford
Nearest Settlement:
Address: Huxley (UK) Ltd

SHLAA ID Ref: 2535
In PUSH: Non-PUSH
Estimated Capacity: 0

FACTORS AFFECTING SUITABILITY

Main Land Use:	Employment
Character of Area:	Commercial properties within an area of mixed development with a sports fields and Arlebury Park to the west of the site.
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	Yes
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
		MTRA2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: This is an employment site and contrary to policy CP9 of Local Plan Part 1. Therefore the estimated housing capacity of the site is 0.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** n/a

Nature of interest: Owner




HOW ACHIEVABLE IS THE SITE?

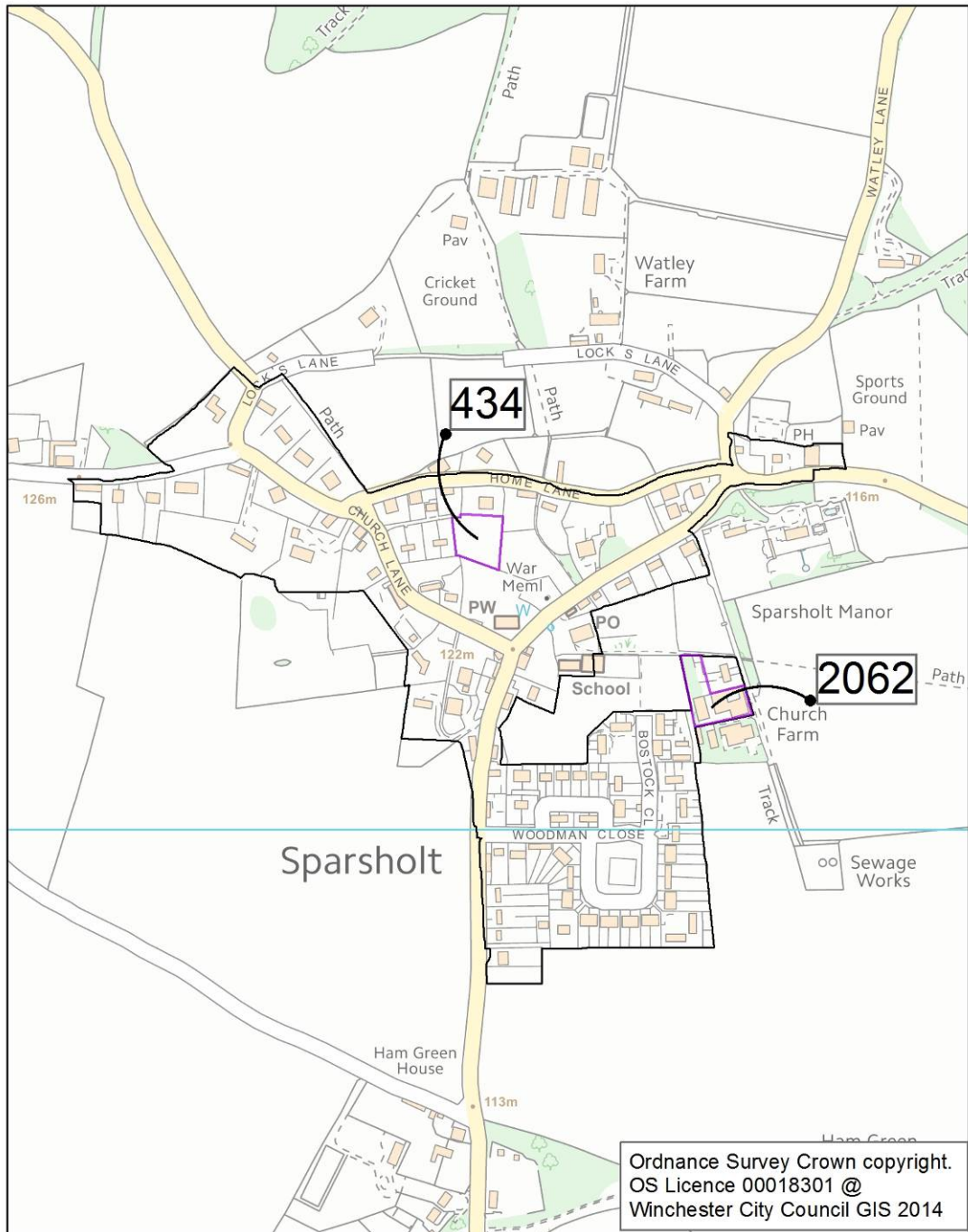
Proposed Future Land Use: Residential

Summary: This is currently an employment site. To permit residential development there will need to be a change to the planning policy for this site.

Map 6 - Sparsholt

Sparsholt

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Sparsholt
Nearest Settlement:

SHLAA ID Ref: 434
In PUSH: Non-PUSH
Estimated Capacity: 7

Address: Church Mead, Home Lane, Sparsholt (Garden of)

FACTORS AFFECTING SUITABILITY

Main Land Use: Garden (single)

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: adjacent	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2027 - 2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Sparsholt
Nearest Settlement:

SHLAA ID Ref: 2062
In PUSH: Non-PUSH
Estimated Capacity: 8

Address: Land at Church Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	
Site Access:	no access

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013 - 2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

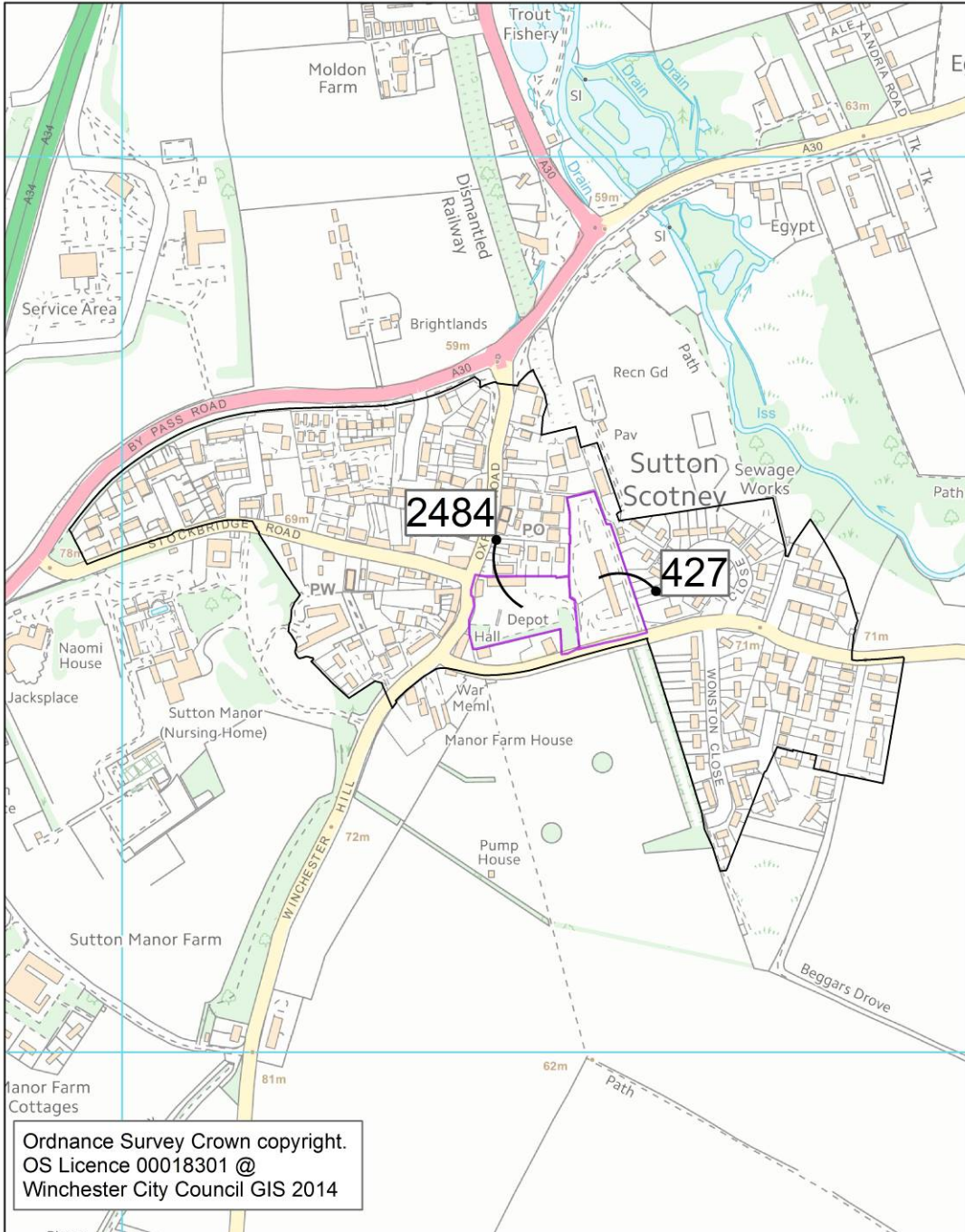
Proposed Future Land Use: Residential

Summary: Permission granted 21/06/12 for redevelopment comprising 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling (10/02851/FUL). The 106 agreement has not yet been signed. Only the proposed site within the settlement boundary has been included for consideration. The total developable area submitted was 1.4Ha. Part of site is recognised in the Sparsholt VDS as important open space.

Map 7 - Sutton Scotney

Sutton Scotney

- Sites within Settlement Boundary (Policy H3)
- Settlement Boundary
- Winchester District Boundary



Within Settlement: Sutton Scotney
Nearest Settlement:
Address: Old Station Yard

SHLAA ID Ref: 427
In PUSH: Non-PUSH
Estimated Capacity: 33

FACTORS AFFECTING SUITABILITY

Main Land Use: Industrial or commercial site

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: Yes	(No. employed): Yes
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: This is has now been subdivided into 2 separate SHLAA sites: 427 (Old Station Yard) and 2484 (Taylors Yard).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and employment

Summary: Planning permissionj was granted on 30/10/13 for 33 residential units, including 4 live- work units (11/00518/FUL).

Within Settlement: Sutton Scotney
Nearest Settlement:

SHLAA ID Ref: 2484
In PUSH: Non-PUSH
Estimated Capacity: 15

Address: Taylors Yard

FACTORS AFFECTING SUITABILITY

Main Land Use: Industrial/commercial site

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: Yes	(No. employed): Yes
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Planning consent was granted in July 2013 for partial demolition of existing garage buildings and demolition of small additions to the existing office building followed by construction of 21 dwellings (including 6 affordable) (amended to 15 dwellings).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:




HOW ACHIEVABLE IS THE SITE?

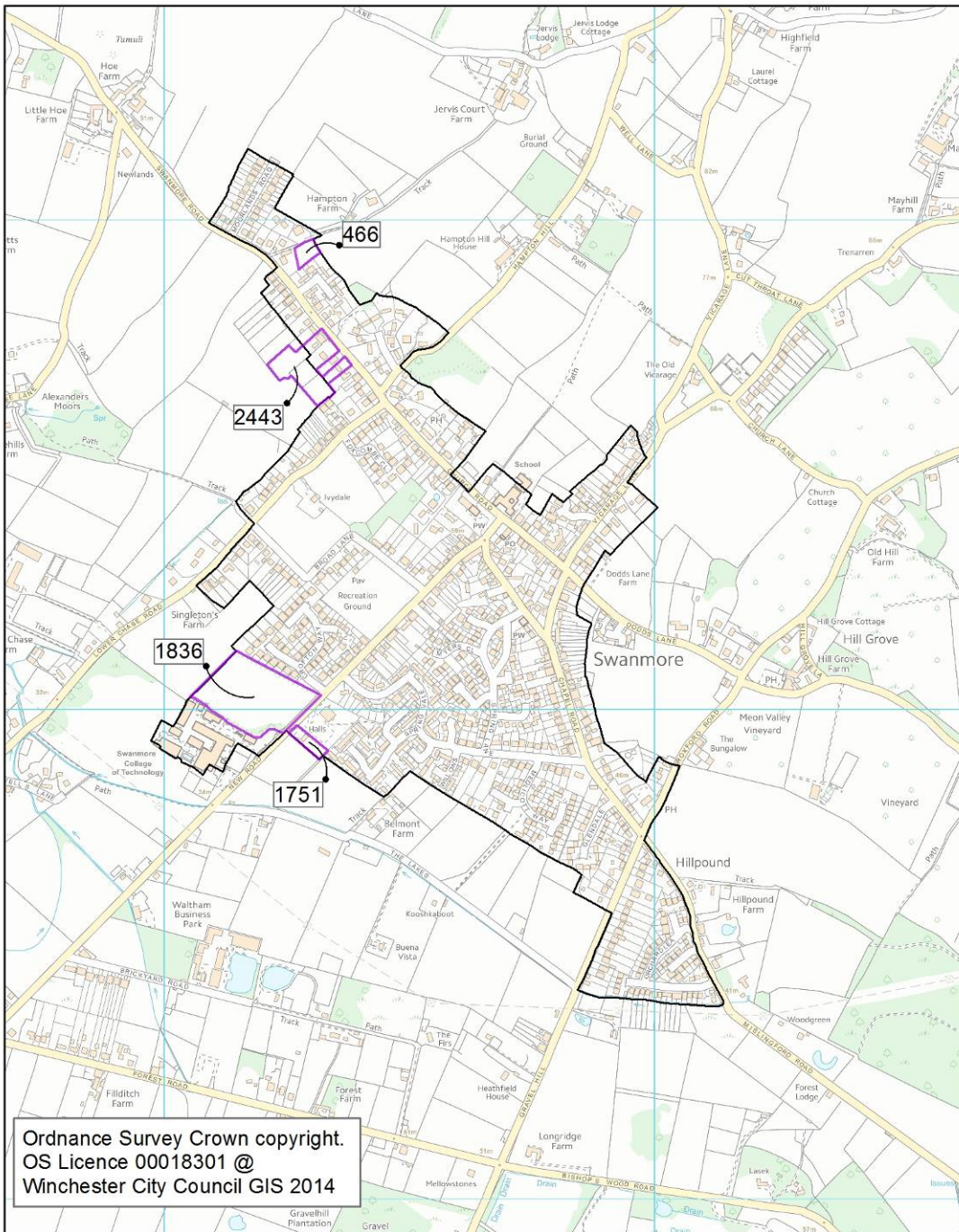
Proposed Future Land Use: Residential/employment

Summary: Previously part of SHLAA site 427. Now has planning permission for 15 dwellings - see 10/02132/FUL (as amended).

Map 8 - Swanmore

Swanmore

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Swanmore
Nearest Settlement:

SHLAA ID Ref: 466
In PUSH: PUSH
Estimated Capacity: 5

Address: Land behind 1& 2 Cottles

FACTORS AFFECTING SUITABILITY

Main Land Use: Garden (single)

Character of Area:

Site Access: Hampton Farm Lane (unadopted gravel track)

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Access to this site would be from an unadopted gravel track, which is not suitable for intensification of the current use.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Some potential. The landowner has not yet been contacted as the land is not registered.

Within Settlement: Swanmore
Nearest Settlement:

SHLAA ID Ref: 1751
In PUSH: PUSH
Estimated Capacity: 6

Address: New Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Other community facility

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: A scout hut was previously situated on the site, now demolished.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018-2023

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The Charity also holds the village hall and the field known as 'Trough Field' to the south in trust alongside the rest of the site identified. .

Within Settlement: Swanmore
Nearest Settlement:

SHLAA ID Ref: 1836
In PUSH: PUSH
Estimated Capacity: 0

Address: New Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Small informal amenity/ open areas (not PDL)
Character of Area:	Sports Field in the grounds of Swanmore College of Technology. The site lies to the south and west of Swanmore residential area, with the school to the south and Agriculture fields and Lower Chase Road to the west.
Site Access:	Directly onto New Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Site subject to potential land exchange with a neighbouring landowner, the site is within the countryside.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** n/a

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: In grounds of Swanmore College of Technology - The site is subject to a potential land exchange with an adjoining landowner and subject to satisfying policies in the Local Plan and to terms and formal resolution of the School.

Within Settlement: Swanmore

SHLAA ID Ref: 2443

Nearest Settlement:

In PUSH: PUSH

Estimated Capacity: 12

Address: Brookwood, Merrivale and Corner Oak, Swanmore Road, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:

Character of Area: The site is located on the edge of a low density, rural residential area.

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: This site is partly outside of the settlement boundary. To take this into account the area outside of the settlement boundary has not been included in the net area of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing?

Estimated Timescale for Delivery: 2023 - 2028

Nature of interest:




HOW ACHIEVABLE IS THE SITE?

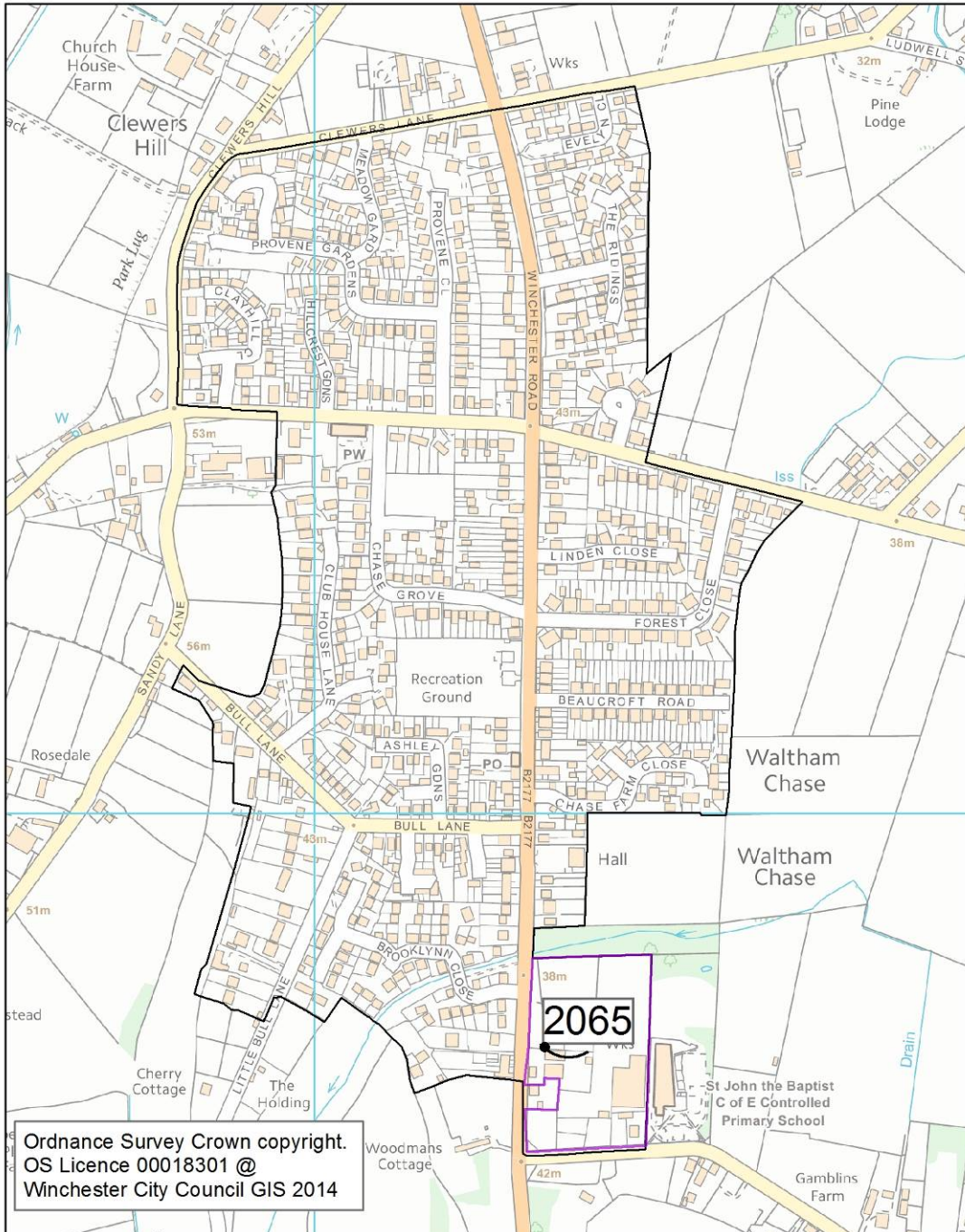
Proposed Future Land Use: Residential

Summary:

Map 9 - Waltham Chase

Waltham Chase

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Waltham Chase
Nearest Settlement:

SHLAA ID Ref: 2065
In PUSH: PUSH
Estimated Capacity: 54

Address: Land behind Rosehill Garage, SO32 2LX

FACTORS AFFECTING SUITABILITY

Main Land Use:	Vacant and industrial/commercial land
Character of Area:	
Site Access:	From Winchester Road and/or Solomons Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Part Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: The site area has increased from the land identified in 2012 SHLAA (0.56ha) to 2.8ha.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2023 - 2028
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

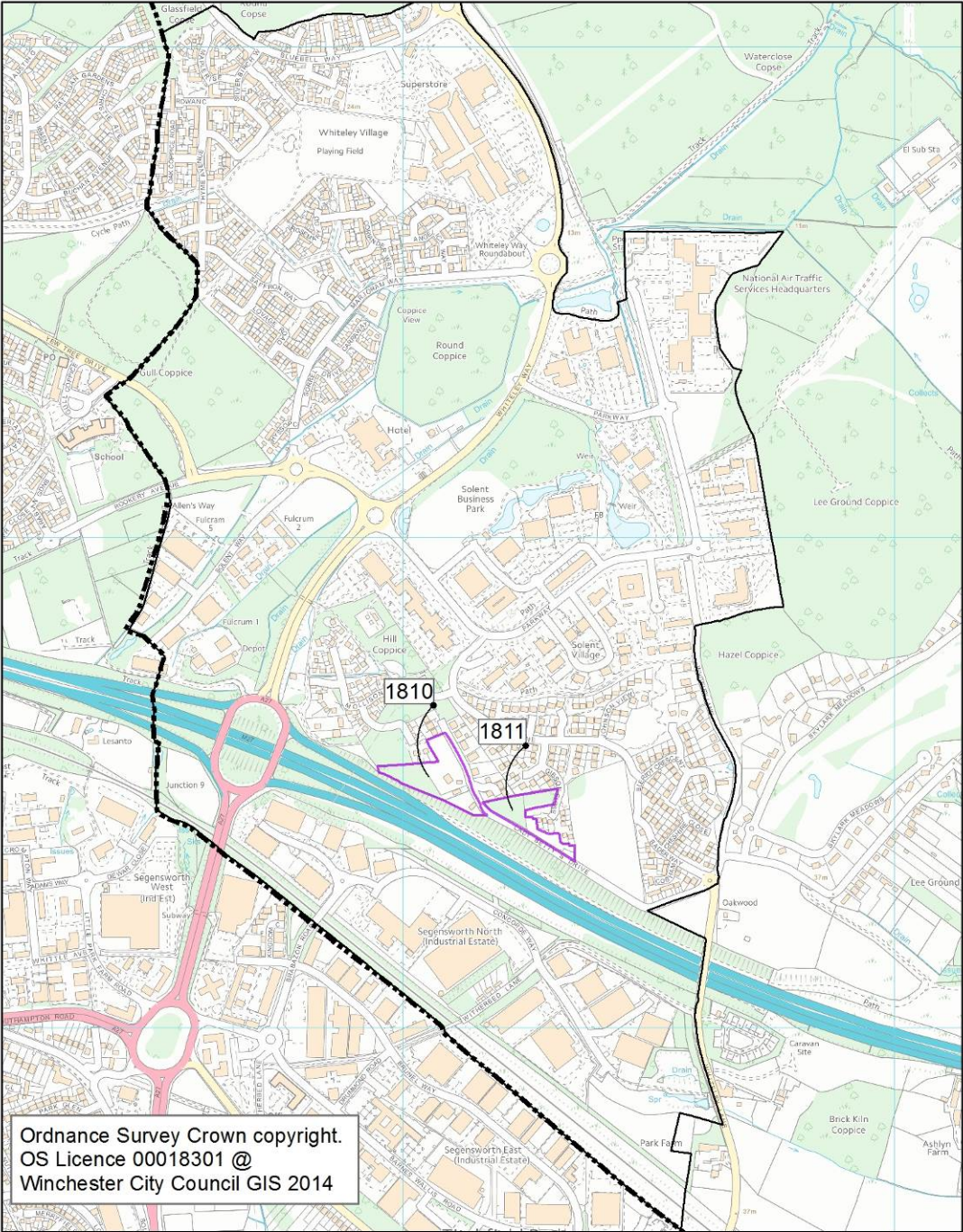
Proposed Future Land Use: Mixed use

Summary: The owner is interested in putting all of the Rosehill Garage site forward as a potential residential/mixed use development, and points out that the identified land is unlikely to be suitable for residential while the existing employment is retained.

Map 10 - Whiteley

Whiteley

- Sites within Settlement Boundary (Policy H3)
- Settlement Boundary
- Winchester District Boundary



Within Settlement: Whiteley
Nearest Settlement:

SHLAA ID Ref: 1810
In PUSH: PUSH
Estimated Capacity: 5

Address: The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwellings
Character of Area:	The site is made up of 3 residential plots. It is adjoined by residential development to its northern boundary.
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Part PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: A low density scheme would be required at this site due to character of the area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013 - 2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Whiteley
Nearest Settlement:

SHLAA ID Ref: 1811
In PUSH: PUSH
Estimated Capacity: 13

Address: Lady Betty's Drive

FACTORS AFFECTING SUITABILITY

Main Land Use: Garden/undeveloped land

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

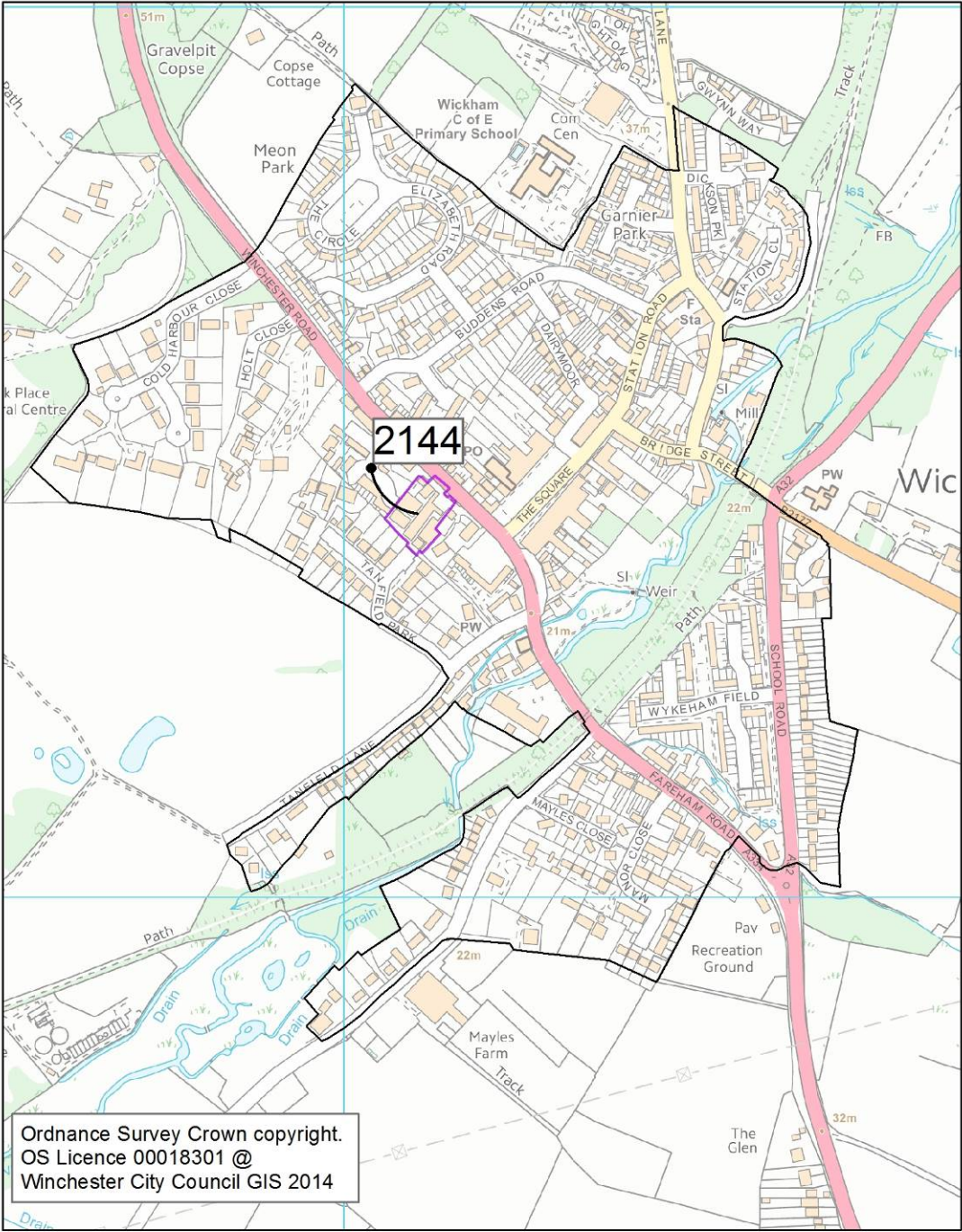
Proposed Future Land Use: Residential

Summary: Property with garage and open area of scrub, plus small, narrow access strip. Difficult shaped plot.

Map 11 - Wickham

Wickham

- Sites within Settlement Boundary (Policy H3)
- Settlement Boundary
- Winchester District Boundary



Within Settlement: Wickham
Nearest Settlement:

SHLAA ID Ref: 2144
In PUSH: PUSH
Estimated Capacity: 31

Address: Wickham Laboratories Ltd, Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	The site comprises approximately 0.36 hectares in commercial use as a laboratory on the west side of Winchester Road and near to Wickham Square at the centre of Wickham. The site is densely developed and of a utilitarian nature that visually contrasts with the more historic and residential surroundings. A car parking forecourt is located at the front of the site, where it fronts onto Winchester Road.
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	Yes
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: Yes		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:




HOW ACHIEVABLE IS THE SITE?

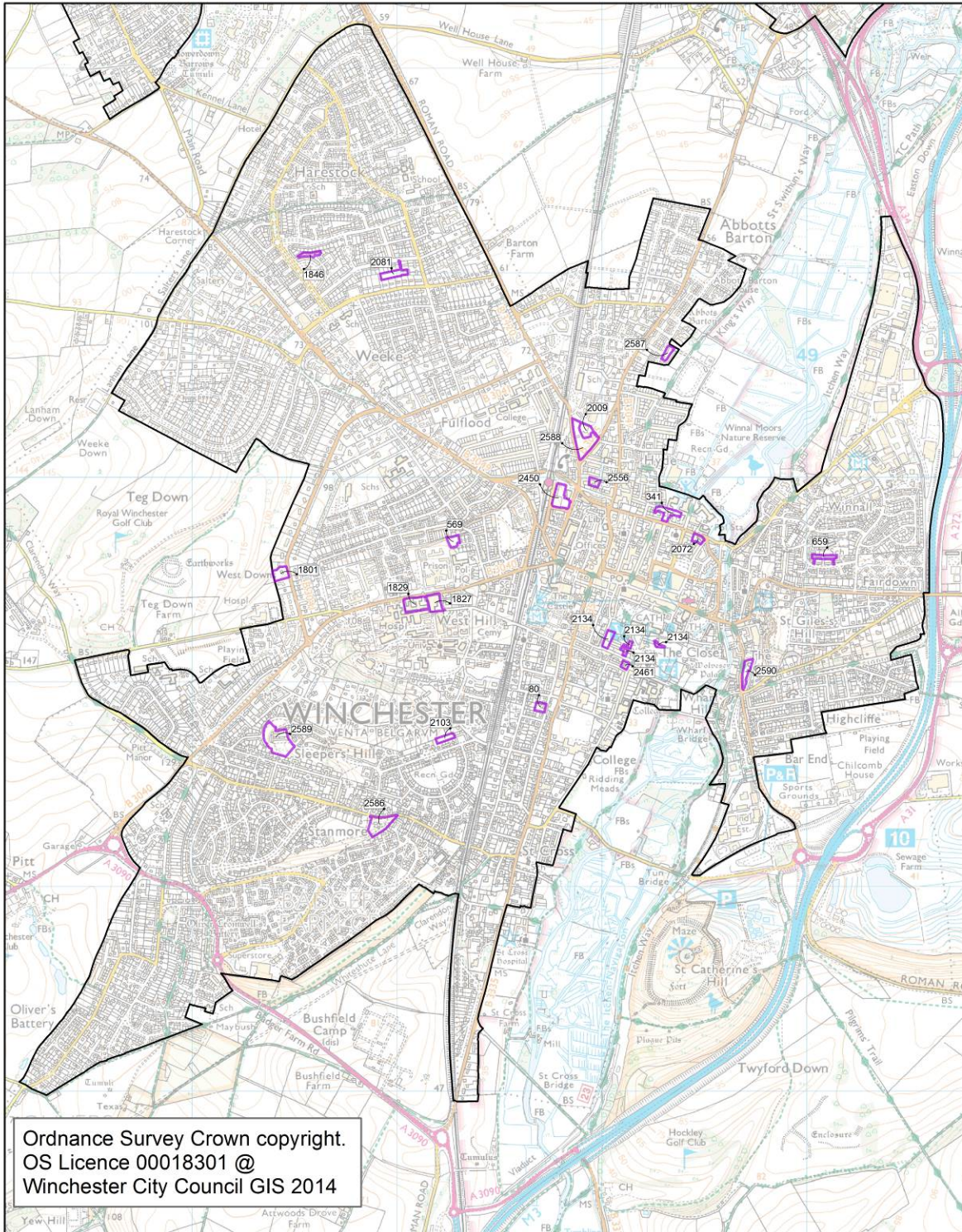
Proposed Future Land Use: Residential

Summary: Application for 31 retirement apartments permitted June 2013 (subject to s106 agreement).

Map 12 - Winchester Town - All




Winchester

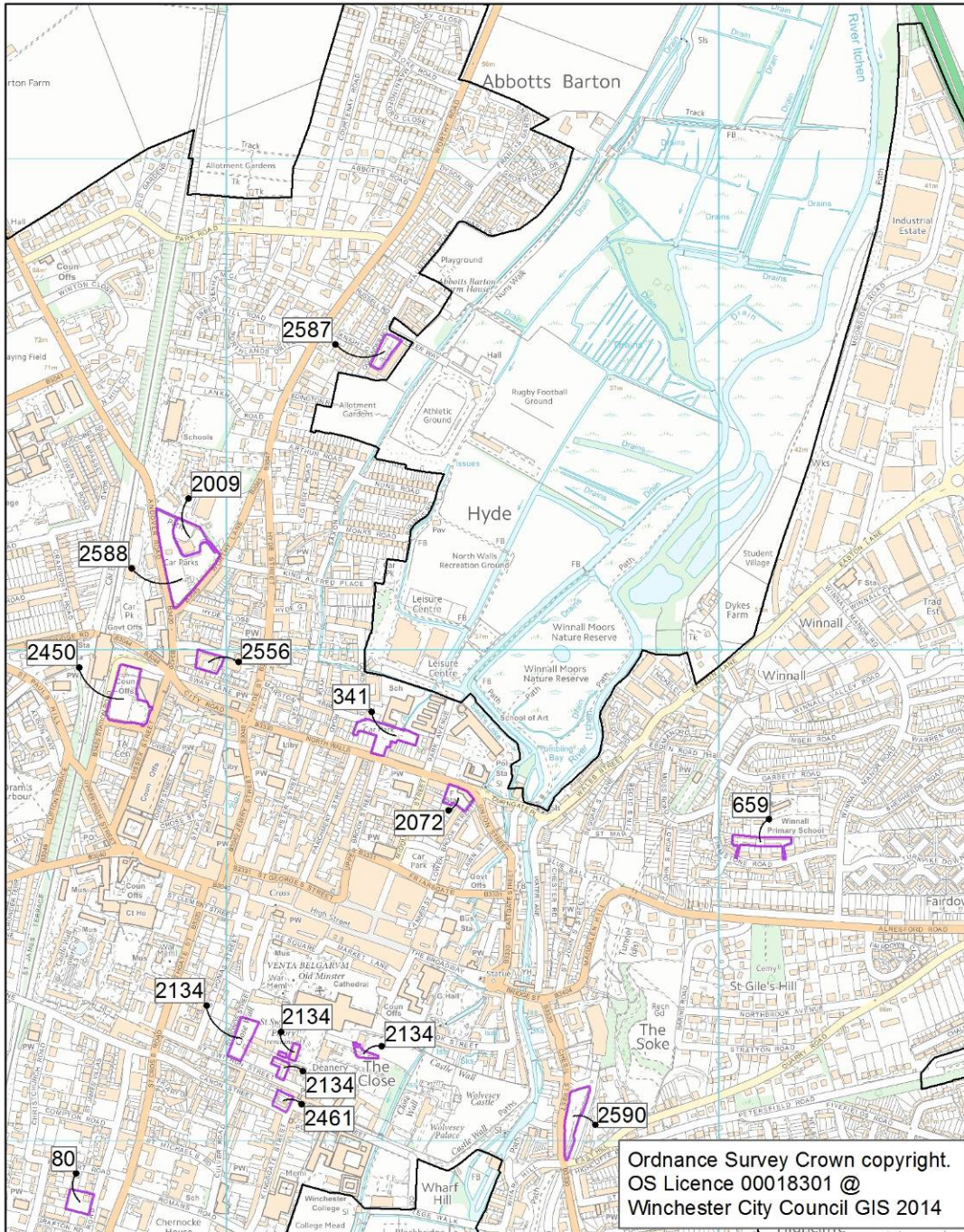
-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Map 13 - Winchester Town - North East

Winchester (East)

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 80
In PUSH: Non-PUSH
Estimated Capacity: 10

Address: 16 Edgar Road, Winchester, SO23 9TW

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwellings
Character of Area:	
Site Access:	Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Part PDL
	AQMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Density reduced due to character of area

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 341
In PUSH: Non-PUSH
Estimated Capacity: 6

Address: St Peter's, Hyde Abbey Road Car Park

FACTORS AFFECTING SUITABILITY

Main Land Use: Car park

Character of Area:

Site Access: Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes- part
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: Yes	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: Yes		Proximity to village/town centre (km):

Notes: Site owned by Winchester City Council

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2023-2028

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 659
In PUSH: Non-PUSH
Estimated Capacity: 12

Address: Land off Firmstone Road, Winchester, SO23 0PA

FACTORS AFFECTING SUITABILITY

Main Land Use:	Car park
Character of Area:	
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Adjacent	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2009
In PUSH: Non-PUSH
Estimated Capacity: 54

Address: Winchester Conservative Club

FACTORS AFFECTING SUITABILITY

Main Land Use:	Car park
Character of Area:	
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: Yes	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: Yes		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Area included within Station Approach Development Assessment and identified as having potential for mixed use development, including housing.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2072
In PUSH: Non-PUSH
Estimated Capacity: 0

Address: Fire Station

FACTORS AFFECTING SUITABILITY

Main Land Use: Other community facility

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: Yes	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: In flood zone 2&3, and therefore shown as 0 capacity in the 'Estimated capacity table' but the site has development interest.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2134
In PUSH: Non-PUSH
Estimated Capacity: 10

Address: Winchester Cathedral grounds

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwellings
Character of Area:	The site comprises several pieces of land. The Cathedral Close is a scheduled Monument and includes Winchester Cathedral.
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap:	Flood Zone 3a/b: Part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Yes	Facility SF7:	Employment site (No. employed):
Scheduled Monument: Yes	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Part PDL
	AQMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Estimated density of this site has been reduced to reflect the historic and architectural constraints of the area.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2450
In PUSH: Non-PUSH
Estimated Capacity: 40

Address: Carfax, Sussex Street, Winchester, SO23 8TG

FACTORS AFFECTING SUITABILITY

Main Land Use:	Registry Office and surface Car Park
Character of Area:	Area dominated by parking within a broader commercial area which is well related to Winchester Station.
Site Access:	Multiple points of direct access from surrounding roads

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: This site has been identified in the Station Approach Development Assessment and contains the Registry Office, Hampshire Records Office and surface car parking.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2013-2018

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use

Summary: Area included within Station Approach Development Assessment and identified as having potential for mixed use development, including housing.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2461
In PUSH: Non-Push
Estimated Capacity: 6

Address: Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate Street, Winchester

FACTORS AFFECTING SUITABILITY

Main Land Use:	Education
Character of Area:	A corner site surrounded by built development. It is adjacent to a listed building and also within a Conservation Area, Currently educational buildings and associated land.
Site Access:	Direct from Kingsgate Street and Canon Street

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Adjacent	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: Yes		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is in the conservation area and any development would need to be sympathetic to the surrounding area.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2556
In PUSH: Non-PUSH
Estimated Capacity: 25

Address: Victoria House, Victoria Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Decommissioned block of sheltered housing (25 studio flats and 2 self contained staff flats).
Character of Area:	The site currently comprises a three and a half storey former Extra Care sheltered accommodation scheme with 25 self contained bedsits and 2 staff flats. The site is bordered to the east by the large four storey DenPlan office block (Technology House) and to the west by the four-five storey Hampshire County Council offices (Capital House).
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme. Further details at: www.winchester.gov.uk/housing/new-affordable-housing/new-council-homes-victoria-house/ The proposed scheme is scheduled to be completed during the 2015/16 monitoring period. The capacity of the site shows the net gain for the site of 25 units.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

Within Settlement: Winchester
Nearest Settlement:
Address: Colbourne Court

SHLAA ID Ref: 2587
In PUSH: Non-PUSH
Estimated Capacity: 5

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garage court
Character of Area:	Garage court within existing residential area.
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Identified within the Abbots Barton Planning Framework as having potential for housing development.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2018 - 2023
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: Site is identified within the Abbots Barton Planning Framework as having potential for housing development.

Within Settlement: Winchester
Nearest Settlement:
Address: Cattlemarket Site

SHLAA ID Ref: 2588
In PUSH: Non-PUSH
Estimated Capacity: 34

FACTORS AFFECTING SUITABILITY

Main Land Use:	Surface car park
Character of Area:	The car park slopes over 9m from one end to the other, with retaining walls creating a series of flat parking areas.
Site Access:	Worthy Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land
TPO:	SINC:	Grade:
	AQMA:	Previously developed land?:
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	Yes	Proximity to village/town centre (km):

Notes: The Station Approach Development Assessment identifies the site as an area suitable for mixed use development, including housing.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use, including offices and residential

Summary: This site is owned by Winchester City Council identified as having potential in included in the Winchester Station Approach Development Assessment 2013

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2590
In PUSH: Non-PUSH
Estimated Capacity: 50

Address: Chesil Surface Car Park

FACTORS AFFECTING SUITABILITY

Main Land Use:	Winchester City Council Car Park
Character of Area:	A surface car park situated within a Conservation Area. To the east of the site is Chesil Street, with buildings lining the eastern side (predominately two storey). To the west is Barfield Close.
Site Access:	Chesil Street

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	Yes	Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013 - 2018
Nature of interest: Owner - WCC

HOW ACHIEVABLE IS THE SITE?

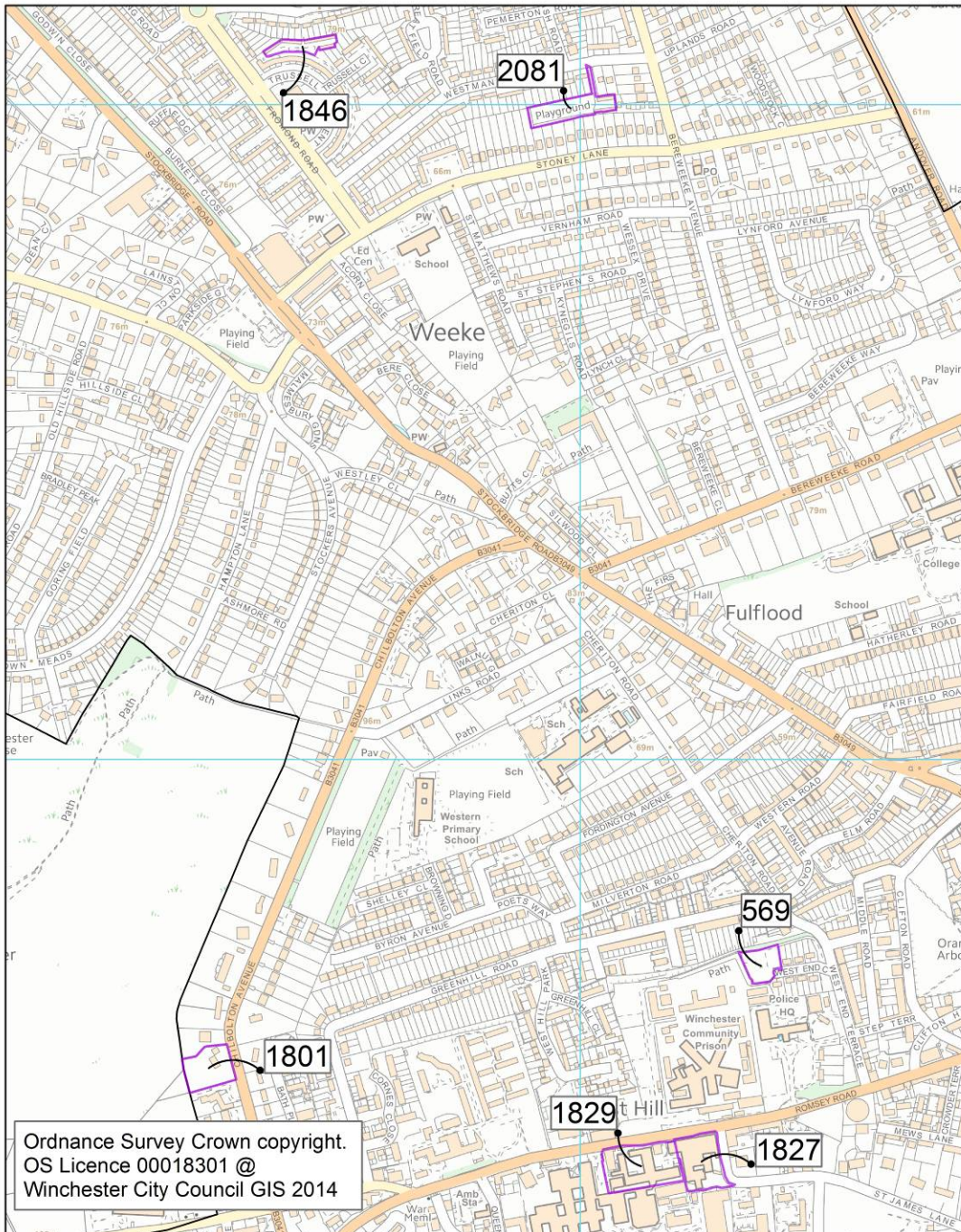
Proposed Future Land Use: Residential - Extra Care Housing

Summary: This site is being considered for development by Winchester City Council for 50 self-contained extra care units,

Map 14 - Winchester Town - North West

Winchester (North West)

- Sites within Settlement Boundary (Policy H3)
- Settlement Boundary
- Winchester District Boundary



Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 569
In PUSH: Non-PUSH
Estimated Capacity: 13

Address: Land At the end of West End Close

FACTORS AFFECTING SUITABILITY

Main Land Use: Car park

Character of Area:

Site Access: private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Part greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2023-2028

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Grassed area with mature trees - car parking behind

Within Settlement: Winchester
Nearest Settlement:
Address: 15 Chilbolton Avenue

SHLAA ID Ref: 1801
In PUSH: Non-PUSH
Estimated Capacity: 15

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwellings
Character of Area:	
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC: Adjacent	Previously developed land?:
	AQMA:	Part PDL
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2018-2023

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Planning application refusal for 11 dwellings 05/01506/FUL (reasons included design and layout issues).

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 1827
In PUSH: Non-PUSH
Estimated Capacity: 24

Address: Royal Hampshire County Hospital B

FACTORS AFFECTING SUITABILITY

Main Land Use: Other community facility

Character of Area:

Site Access: Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Adjacent	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: Yes	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018 - 2023

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and retail

Summary: Hospital site proposed for mixed use of residential and retail.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 1829
In PUSH: Non-PUSH
Estimated Capacity: 34

Address: Royal Hampshire County Hospital E

FACTORS AFFECTING SUITABILITY

Main Land Use: Other community facility

Character of Area:

Site Access: Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Yes	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: Yes	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2018 - 2023

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and small scale employment

Summary: Hospital site proposed for mixed use of residential and small-scale employment.

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 1846
In PUSH: Non-PUSH
Estimated Capacity: 12

Address: Behind Trussell Crescent

FACTORS AFFECTING SUITABILITY

Main Land Use: Car park

Character of Area:

Site Access: private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garages

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2081
In PUSH: Non-PUSH
Estimated Capacity: 12

Address: Westman Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garage court and an area of informal open space.
Character of Area:	The site lies to the south of, and is accessed from, Westman Road to the north between numbers 4 and 6 Westman Road. The site lies within an existing residential development. The majority of the site is bounded by trees, some of which are in surrounding gardens, and slopes gently from north east to south west.
Site Access:	Access between numbers 4 - 6 Westman Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land/Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Known as 'Back of Stoney Lane' in previous SHLAAs

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018

Nature of interest:




HOW ACHIEVABLE IS THE SITE?

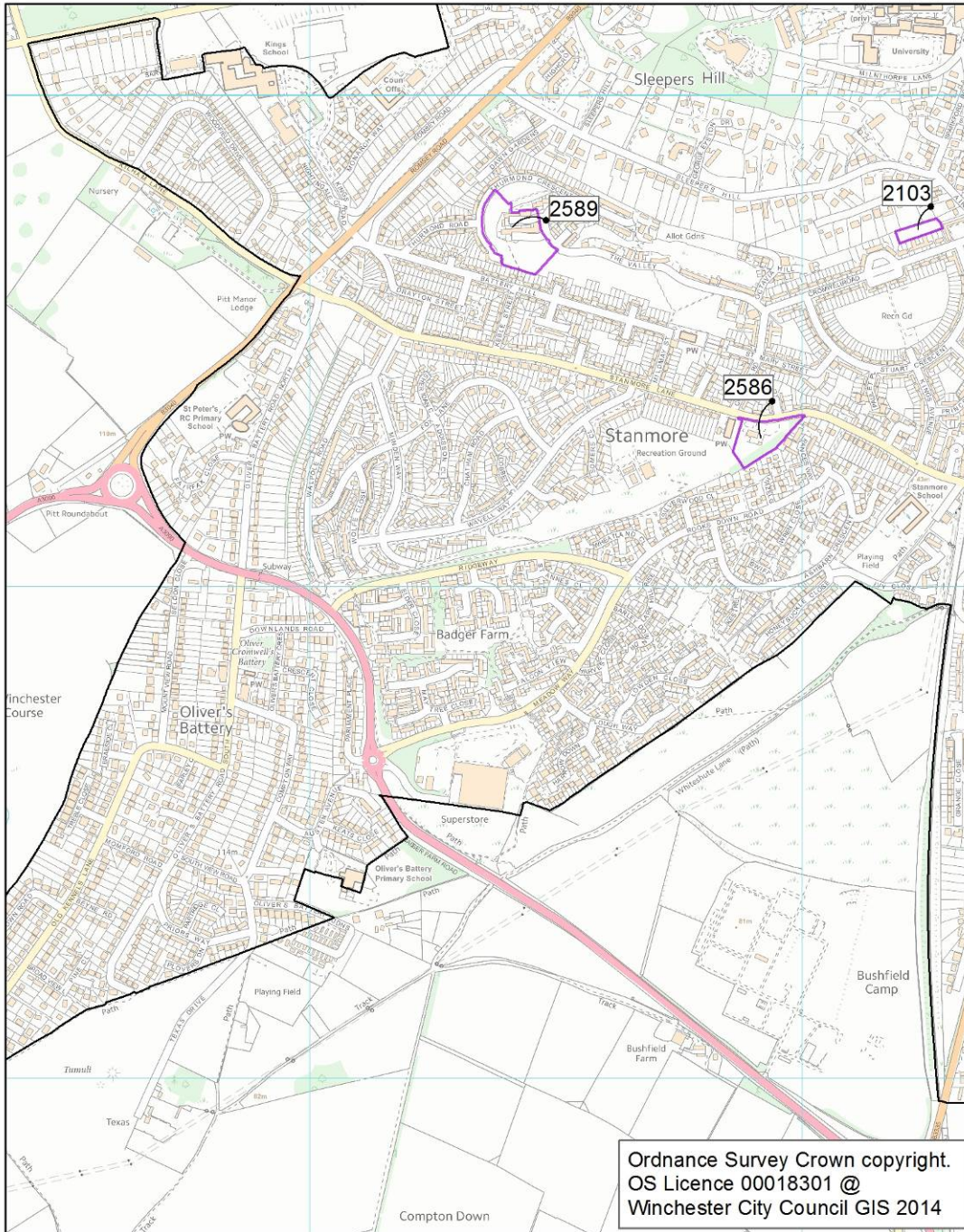
Proposed Future Land Use: Residential

Summary: This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme for 12 affordable homes.

Map 15 - Winchester Town - South West

Winchester (South West)

-  Sites within Settlement Boundary (Policy H3)
-  Settlement Boundary
-  Winchester District Boundary



Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2103
In PUSH: Non-PUSH
Estimated Capacity: 7

Address: Cromwell Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Small informal amenity/ open areas (not PDL)
Character of Area:	The site is to the rear of numbers 96 to 112 Cromwell Road and was previously used as allotments, although it has lain vacant in recent years. It forms a buffer between the properties in Stanmore and larger detached properties in Airlie Lane to the north west which are screened by a row of mature beech trees along the north eastern boundary within the long gardens of the properties in Airlie Lane.
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Application 12/01634/FUL for 9 dwellings (7 net) permitted September 2013. Scheduled for completion 2014/15

Within Settlement: Winchester
Nearest Settlement:

SHLAA ID Ref: 2586
In PUSH: Non-PUSH
Estimated Capacity: 20

Address: New Queens Head

FACTORS AFFECTING SUITABILITY

Main Land Use:	Vacant public house
Character of Area:	The New Queens Head public house sits broadly within a central position within the site with an existing assess serving a large area of hardstanding to the east of the building and grassed area behind used as a garden. The site slopes from east to west and from north to south. It rises steeply beyond the pub turning into a steep bank with a belt of mature trees bounding this rear boundary curving around the site.
Site Access:	Direct onto Stanmore Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Part	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 0.6KM

Notes: The site is now owned by Winchester City Council. It is identified in the Stanmore Planning Framework (2013) as a site with potential to be redeveloped. An application for the demolition of the public house was granted in September 2013. An application for 20 residential units was submitted in early 2014. For further details see: www.winchester.gov.uk/housing/new-affordable-housing/new-queens-head/ Part of the site is designated as open space (RT1/RT2), this designation will be reviewed in Local Plan Part 2

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013-2018

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

Within Settlement: Winchester
Nearest Settlement:
Address: Wilborforce Drive

SHLAA ID Ref: 2589
In PUSH: Non-PUSH
Estimated Capacity: 35

FACTORS AFFECTING SUITABILITY

Main Land Use:	Open space
Character of Area:	An area of sloping open space and blocks of flats
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Part PDL
	AQMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: The site area for this site is indicative and not the final area. Further work will be undertaken to decide issues such as the amount of landscaping required on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2013 - 2023
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site was identified in the Stanmore Planning Framework (2013) and is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

