

Winchester District Strategic Housing Land Availability Assessment

Winchester City Council

December 2012

Updated February 2013



Winchester
City Council



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 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.

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. The SHLAA therefore also includes information on sites outside the existing built up areas which have been sent into the Council for consideration to meet this shortfall. These sites will be considered alongside any sites which are subsequently put forward as part of the evidence base for the Local Plan Part 2, which will be the means of allocating of any sites in future (work on this document is due to start in December 2012). The SHLAA 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 November 2011, which will inform the 5 year housing land supply in the Council's 2012 Annual Monitoring Report. It includes a number of changes since the previous SHLAA publication:-

- It includes new sites submitted up to July 2012.
- It removes any sites given planning permission between April 2011 and March 2012 as these are now set out in the Annual Monitoring Report's figures on planning permissions.
- It provides information on the SHLAA sites identified in the South Downs National Park.

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 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 in the first five years but this will be done outside the SHLAA process.
- 1.3 The SHLAA is therefore a very important contribution to the evidence base for both the Joint Core Strategy (Local Plan Part 1) and 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 annually 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. Therefore it is responsible for preparing a SHLAA, which will inform the preparation of the National Park Local Plan (due to be adopted in 2016). However as the emerging Local Plan Part 1 housing requirement is a District wide total, WCC will continue to include these sites in this SHLAA until the adoption of the National Park Authority's Local Plan. Please note the South Downs National Park Authority will use their own methodology for assessing sites and so may calculate different capacities for sites.
- 1.6 The following chapters set out the work undertaken at each stage of the SHLAA, following the Government's Practice Guidance. 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 2012 to 2027. This accords with the advice in the Practice Guidance (to consider 3 x 5-year periods). In addition, the Council has included an additional period covering 2027

and beyond to reflect the full plan period the Local Plan Part 1 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 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. This 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. This 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 document, however, does not allocate or indicate a preferential view on any of the sites located outside the settlement boundaries. The allocation of any sites, if necessary, will be through the Local Plan Part 2. Work on this document will commence in December 2012.

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 and therefore the references to PPS3 are historical and for information purposes only. However, the DCLG guidance 'Strategic Housing Land Availability Assessment Practice Guidance' (2007) is still relevant in the writing of the 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.

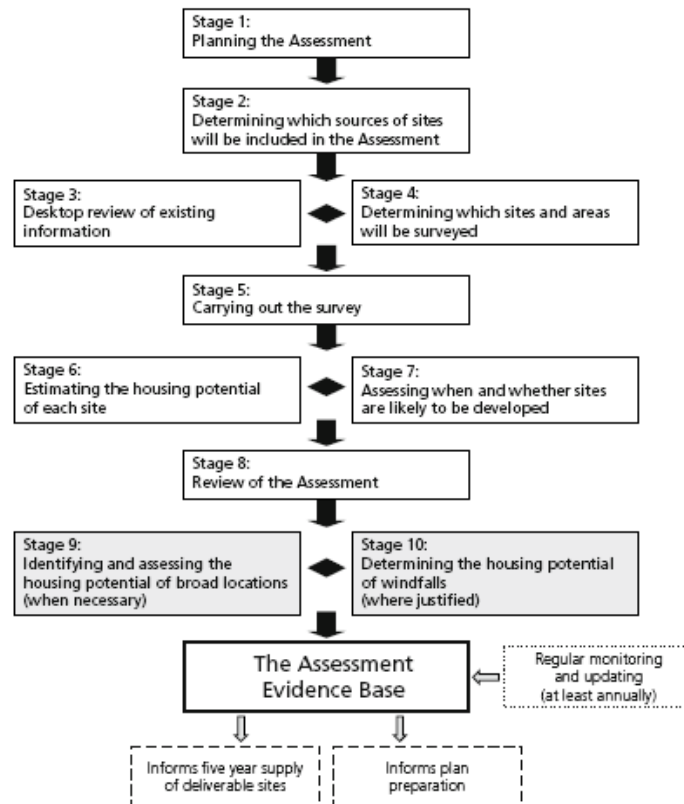


Figure 1 - Stage 1: Planning the Assessment

- 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 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 development is, in principle, permissible within their boundaries.
- 2.8 National Planning Policy Statement 3 stated 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. However, the release of sites outside settlement boundaries (other than those already allocated/reserved) will require a change of planning policy and this will be done through the LDF Local Plan Part 1 – Joint Core Strategy or Local Plan Part 2 – Development Allocations.

2012 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.

Stage 3: Desktop review of existing information

- 2.11 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).

- 2.12 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.
- 2.13 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.
- 2.14 The letter asked for information on whether the permission was likely to be implemented or completed, and when, or whether the applicant was planning to submit an amended application. In total, this resulted in 1,012 of letters being sent out; 69 people responded (7% response rate). 1 of the 69 people who responded said that they were no longer interested in developing their site (1.4%).
- 2.15 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

- 2.16 In accordance with the DCLG guidance (2007), 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 on the site 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

2.17 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 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:
Site size: Could the site accommodate 5 or more dwellings (using the density criteria set out in Table 2)?	The site will accommodate ≥ 5 dwellings or is:		The site will accommodate less than 5 dwellings.
Location	The site is within a H.3 Settlement boundary		The site is outside the H.3 settlement boundaries. – These sites are reviewed through stage 2 of

			the SHLAA
Current Land use			
Current site use for sites currently outside the planning process	Land that could be part of a mixed development; Over shops/businesses; 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 and Landscape	The site is not within or near to a designated site SSSI, SAC, SPA, Ramsar, LNR, NNR	Within the National Park (within a settlement), or there is a possible impact on designated sites including European, national and local sites. Site is within a SINC or BAP habitat or will affect protected species.	Within a national or internationally designated site:- SSSI, NNR, SAC, SPA, or Ramsar.
Tree Preservation 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 needs 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.
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

2.18 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.

2.19 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

2.20 Physical Constraints

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

2.21 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 CE1,2 or 3)
- Sites of Importance for Nature Conservation (SINC)
- Ancient Woodland site
- Sites within a Conservation Area

- Sites within an Air Quality Management Area

2.22 Other Constraints identified included:-

- Employment site
- Agricultural Land Value
- Greenfield Land

2.23 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.

Stage 4: Determining which sites and areas will be surveyed

2.24 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.

2.25 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

2.26 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.

- 2.27 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.

- 2.28 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. For sites outside the settlement boundaries, the Local Plan policy areas were not removed as a constraint as these sites 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.
- 2.29 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. For Winchester, Policy H7 is therefore relevant. It is considered that while the Local Plan 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.
- 2.30 With this in mind, the current 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

2.31 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.

2.32 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

2.33 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’.

- 2.34 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

- 2.35 The requirement for a suitable housing site (at the time) was that it ‘offers a suitable location for development and would contribute to the creation of sustainable, mixed communities’ (PPS3).
- 2.36 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.
- 2.37 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.
- 2.38 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)

- 2.39 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.

- 2.40 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.
- 2.41 For sites outside the defined settlement boundaries, areas which have been put forward for housing on current employment land have not been excluded at this stage. Those put forward for mixed use have also been included with the initial assumption in the estimated capacities that these sites could be used for residential. 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

- 2.42 The core planning principles in the NPPF include supporting thriving rural communities, focusing significant development in locations which are or can be made sustainable, and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. A rural development strategy is set out in the emerging Local Plan Part 1. The strategy names the settlements which are considered the most sustainable and can accommodate the further housing development needed.
- 2.43 For the sites outside the defined settlement boundaries, the distance to the nearest of these defined settlement boundaries and the nearest defined town centre boundary has been measured as an indicator of the sustainability of the sites.

Internal Consultation

- 2.44 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.
- 2.45 Following this, existing Village or Neighbourhood Design Statements for each settlement or neighbourhood were used to identify any further constraints and identify the development aspirations for 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

- 2.46 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.
- 2.47 A large number of sites within settlement boundaries had been excluded from the survey prior to contacting owners, due to their constraints. This focused contact only on the owners of sites that had some potential for housing development. Any site where the landowner expressed resistance to developing the site over the next 20 years was taken to be not 'deliverable' and was therefore excluded from the estimated supply of sites. For sites where the landowner has not responded, the site has been included in the final results, but the delivery date is set at a later time scale.
- 2.48 All landowners and developers with planning permissions which had not been implemented or completed had already been contacted (see paragraph 2.13 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.
- 2.49 For this 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 has been received, the site has been moved back to the next five year period.

Stage 7c Assessing the achievability for housing

- 2.50 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'.
- 2.51 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.

- 2.52 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.
- 2.53 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.
- 2.54 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

- 2.55 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

- 2.56 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)
- 2.57 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, most recently 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 will be one of the tests of future 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.
- Most people who submitted sites outside the settlement boundary have suggested timescales for the development of their site, and these have been used in the report.

Stage 7d Overcoming constraints

2.58 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

2.59 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.

- 2.60 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 November 2011 SHLAA, additional sites have been added to the SHLAA, and those granted planning permission up to March 2012 have been removed as they will be accounted for within the Council's Annual Monitoring Report.
- 2.61 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.
- 2.62 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 will be established in Local Plan Part 1, but the LDF may need to release sites outside policy boundaries and the SHLAA assesses potential greenfield sites which may be needed to maintain a 5/10/15/etc year land supply.
- 2.63 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

- 2.64 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.
- 2.65 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.

- 2.66 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

- 2.67 The SHLAA Practice Guidance and PPS3 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.
- 2.68 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, Table 5 - Estimated Housing Capacity (Summary) Outside Settlements) and Table 6 - Estimated Housing Capacity by Settlement (PUSH) and Table 7 - Estimated Housing Capacity by Settlement (Non-PUSH)

Table 4 - Estimated Housing Capacity (Summary) Within Settlements

Within Settlements	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
PUSH	134	75	67	7	284
Non-PUSH	175	135	139	33	482

Table 5 - Estimated Housing Capacity (Summary) Outside Settlements

Outside Settlements	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
PUSH	3,255	8,752	2,723	1,729	16,459
Non-PUSH	3,386	6,360	10,427	0	20,174

Table 6 - Estimated Housing Capacity by Settlement (PUSH)

PUSH	2012-2017	2017-2022	2022-2027	2027 and Beyond	Total
Within settlements					
Bishops Waltham	18	49	6	0	
Colden Common	64	15	8	0	
Denmead	0	6	8	7	
Knowle	0	0	0	0	
Swanmore	0	6	17	0	
Waltham Chase	0	0	15	0	
Whiteley	46	0	13	0	
Wickham	6	0	0	0	
Totals	134	75	67	7	284
Outside settlements					
Bishops Waltham	580	2008	0	0	
Boarhunt	6	0	0	0	
Botley	0	487	0	0	
Colden Common	174	97	0	0	
Curbridge	81	0	16	0	
Curridge	0	329	0	0	
Denmead	800	524	37	0	
Durley	0	1951	0	0	

Knowle	0	543	63	0	
Portsdown	0	131	0	0	
Purbrook Heath	0	0	249	0	
Shedfield	50	0	0	0	
Shirrel Heath	108	44	0	0	
Soberton Heath	0	12	0	0	
Swanmore	208	34	75	0	
Waltham Chase	411	389	6	0	
Whiteley	484	1269	2277	1729	
Wickham	343	936	0	0	
Wickham Common	10	0	0	0	
Totals	3,255	8,752	2,723	1,729	16,459

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

Non PUSH	2012-2017	2017-2022	2022-2027	2027 and Beyond	Total
Within settlements					
Compton Down	0	0	0	0	
Corhampton	25	0	0	0	
Droxford	15	0	0	0	
Hambledon	0	0	0	0	
Hursley	0	0	0	0	
Itchen Abbass	5	0	0	0	
Kings Worthy	30	13	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	56	0	0	0	
Twyford	0	0	0	0	
West Meon	0	0	18	0	
Winchester	37	122	93	33	
Totals	175	135	139	33	482
Outside settlements					
Bishops Sutton	10	0	0	0	
Compton Down	0	143	0	0	
Corhampton	0	22	0	0	
Droxford	90	21	0	0	
Hambledon	0	0	0	0	
Hursley	11	0	0	0	
Itchen Abbass	26	0	0	0	
Kings Worthy	0	613	0	0	
Littleton	49	56	0	0	

Micheldever	8	0	0	0
Micheldever Station	0	105	8276	0
New Alresford	75	885	0	0
Northington	18	0	0	0
Old Alresford	35	0	0	0
Otterbourne	578	0	0	0
South Wonston	0	0	50	0
Sparsholt	81	15	0	0
Sutton Scotney	0	124	0	0
Twyford	195	56	0	0
West Meon	38	0	0	0
Winchester	2121	4319	2101	0
Warnford	52	0	0	0
	3386	6360	10427	0
				20174

Sites in the South Downs National Park

3.2 The South Downs National Park Authority is the local planning authority for 40% of the District. Therefore the Park is now responsible for producing its own Strategic Housing Land Availability Assessment. However as the emerging Local Plan Part 1 housing requirement is a District wide total, WCC will continue to include these sites in this SHLAA until the adoption of the National Park Authority's Local Plan in 2016. Please note the South Downs National Park Authority will use their own methodology for assessing sites and so may calculate different capacities for sites.

3.3 The Table below summarise the estimated housing capacity of SHLAA sites within the National Park

Table 8 - Estimated Housing Capacity (Summary) South Downs National Park

South Downs National Park	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
Within Settlements	189	0	73	0	262
Outside Settlements	483	138	0	0	621

Sites removed from the SHLAA

3.4 A total of 10 sites have been removed from this update; either because planning permission has now been granted or the owner is no longer interested in developing the site.

Table 9 - Sites removed from the SHLAA (non-Push)

Non PUSH			
Within settlements			
New Alresford	2006	Former Railway Cutting, New Farm Road/Bridge Road	planning permission
Winchester	1833	'Grounds of Rotherley Boarding House, Links Road	Hampshire County Council are now considering the site for other uses
Outside settlements			
Kings worthy	2429	Land to the south of Hookpit Farm Lane and west of Springvale Road	Site promoter no longer interested in site
Winchester	1935	Pitt Manor	Planning Permission

Table 10 - Sites removed from the SHLAA (Push)

PUSH			
Within settlements			
Colden Common	1885	Rear off 65 Main Road - Old village Store	Unlikeley to come forward
Hambledon	2235	Paddock House, East Street, Hambledon, Waterlooville	Owner no longer interested
Swanmore	1725	Ivydene, Swanmore	A planning application (11/00115/FUL) for 1 dwelling was recently refused, with reasons including residential development on the site considered to be out of character with the semi-rural nature of the area.
Outside settlements			
Curdridge	293	Land at Calcot Land Curdridge.	Site sold
Curdridge	376	Woollams House, Botley Road, Curdridge	Owners request
Denmead	294	Land at Anmore Lodge, Edneys Lane, Denmead	Owner no longer interseted

4 Conclusion

- 4.1 The SHLAA results indicate that there is enough capacity within the settlement boundaries in the District to deliver 766 dwellings over the Local Plan Part 1 plan period. The emerging Local Plan Part 1 has assessed the housing required for the District to be about 11,000 dwellings (2011-2031), subject to the Inspectors' report due in early 2013. However, the South East Plan is still the regional plan at the current time and the total District-wide South East Plan requirement is 12,240 (6740 in PUSH and 5500 in Non-PUSH) dwellings (2006-2026).
- 4.2 Some of the required dwellings have already been provided and others are currently under construction or benefit from planning permission. Nevertheless, depending on the outcome of the Inspectors' report, the LDF will need to identify more sites to provide for the additional dwellings required. This work will be undertaken through the process of producing the Local Plan Part 2, which will formally commence in December 2012.
- 4.3 Some of the sites to be identified would need to be allocated on greenfield sites, unless current (2006 Local Plan) policies are changed to more actively promote increased densities, or land which is currently protected for other uses (e.g. employment sites, facilities and service, car parking) is released.
- 4.4 The emerging Local Plan Part 1 proposes 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.
- 4.5 The emerging 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 needs and allocations are under review and the results of the SHLAA will feed into this review.
- 4.6 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 will be done through the Local Plan Part 1 (strategic allocations) and the Local Plan Part 2 (smaller sites).
- 4.7 Based on net developable area, the sites in the countryside could provide a total

of 36,633 dwellings (16,459 in PUSH and 20,258 in Non PUSH). The potentially suitable and developable area is considerably more than Local Plan Part 1 suggests will be needed, therefore many of the sites in the countryside which have been put forward will not need to be allocated for development during this plan period. Further work to allocate suitable sites and to refine the net developable areas, taking account of the statutory, physical and policy constraints as well as existing housing, will take place through Local Plan Part 2. This will take account of the need to build flexibility into the housing land supply to address risks to delivery and the need to avoid under-providing for housing development.

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 each site by settlement

Bishops Waltham

Table 8 - Bishops Waltham

Bishops Waltham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012- 2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
357	0.6	0.2	40	1	6	0	0	6	0
852	0.8	0.8	40	0.9	31	0	31	0	0
1712	0.4	0.4	50	1	18	0	18	0	0
2459	0.5	0.5	40	0.9	18	18	0	0	0
Total		1.9			73	18	49	6	0
Outside Settlement Boundary									
279	2.1	2.0	16	0.75	24	24	0	0	0
280	3.4	3.4	40	0.65	87	87	0	0	0
281	16.6	9.6	40	0.5	192	192	0	0	0
283	74.5	69.1	40	0.5	1383	0	1383	0	0
284	2.7	2.7	40	0.65	70	70	0	0	0
356	3.6	3.4	40	0.65	89	0	89	0	0
358	5.3	5.3	40	0.6	128	0	128	0	0
1872	1.3	1.3	40	0.8	41	41	0	0	0
1877	8.4	7.7	40	0.55	169	0	169	0	0
1879	0.4	0.4	40	1	15	15	0	0	0
1880	3.2	3.2	40	0.65	83	0	83	0	0
1968	5.3	5.3	40	0.6	127	127	0	0	0
2390	1.3	1.3	40	0.8	42	0	42	0	0
2398	2.2	2.2	40	0.65	58	0	58	0	0
2399	1.9	1.9	40	0.75	57	0	57	0	0
2446	0.7	0.7	40	0.9	24	24	0	0	0
Total		119.42			2588	580	2008	0	0

Colden Common

Table 9 - Colden Common

Colden Common sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012- 2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
360	0.6	0.3	30	1	9	9	0	0	0
888	1.7	1.7	30	0.75	39	39	0	0	0
889	0.6	0.6	30	0.9	16	16	0	0	0
1758	0.6	0.6	30	0.9	15	0	15	0	0
2052	0.3	0.3	30	1	8	0	0	8	0
Total		3.5			88	64	15	8	0
Outside Settlement Boundary									
275	5.5	5.4	30	0.6	97	0	97	0	0
1870	2.0	2.0	30	0.75	45	45	0	0	0
1871	0.8	0.8	30	0.9	21	21	0	0	0
1874	6.5	6.5	30	0.55	108	108	0	0	0
2389	2.8	0.0	30	1	0	0	0	0	0
2401	0.1	0.1	30	1	3	0	0	0	0
Total		14.81			274	174	97	0	0

Compton and Compton Down

Table 10 – Compton and Compton Down

Compton Down sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012- 2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
285	6.4	6.4	30	0.55	106	0	106	0	0
2293	0.8	0.8	30	0.9	23	0	23	0	0
2439	0.5	0.5	30	0.9	15	15	0	0	0
Total		7.78			143	15	129	0	0

Corhampton and Meonstoke

Table 11 - Corhampton & Meonstoke

Corhampton & Meonstoke sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
286	1.0	1.0	30	0.8	25	25	0	0	0
Total		1.0			25	25	0	0	0
Outside Settlement Boundary									
314	0.1	0.1	30	1	3	0	0	0	0
2002	0.4	0.4	30	0.9	11	0	11	0	0
2441	0.4	0.4	30	1	11	0	11	0	0
Total		0.88			25	0	22	0	0

Denmead

Table 12 – Denmead

Denmead sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
475	0.2	0.2	30	1	6	0	6	0	0
958	0.2	0.2	30	1	7	0	0	0	7
1783	0.3	0.3	30	1	8	0	0	8	0
1835	0.5	0.0	30	1	0	0	0	0	0
2054	0.2	0.1	30	1	3	0	0	0	0
Total		0.8			23	0	6	8	7
Outside Settlement Boundary									
301	22.0	22.0	30	0.5	330	330	0	0	0
302	3.5	1.3	30	0.8	32	0	32	0	0
310	3.8	3.8	30	0.65	74	74	0	0	0
311	3.8	3.8	30	0.65	75	75	0	0	0
312	1.6	1.6	30	0.75	37	0	0	37	0
313	0.6	0.6	30	0.9	17	0	17	0	0
362	4.4	4.4	30	0.6	80	80	0	0	0
367	4.7	4.7	30	0.6	84	0	84	0	0
378	4.2	3.7	30	0.65	73	0	73	0	0
1776	2.7	2.7	30	0.65	52	52	0	0	0
1841	2.9	2.2	30	0.65	43	0	43	0	0
1878	1.8	1.8	30	0.75	40	40	0	0	0
2003	2.1	2.1	30	0.65	42	42	0	0	0
2004	2.8	2.8	30	0.65	55	55	0	0	0
2018	4.5	4.5	30	0.6	80	0	80	0	0
2425	13.0	13.0	30	0.5	195	0	195	0	0
2455	1.7	1.3	30	0.8	32	32	0	0	0
2469	0.5	0.5	30	0.9	13	13	0	0	0
2493	0.3	0.2	30.0	1.0	6.7	7	0	0	0
Total		77.2			1354	800	524	37	0

Droxford

Table 13 - Droxford

Droxford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2282	0.3	0.2	46	1	9	9	0	0	0
2472	0.2	0.2	37	1	6	6	0	0	0
Total		0.4			15	15	0	0	0
Outside Settlement Boundary									
315	2.2	2.2	30	0.65	43	43	0	0	0
316	2.4	2.4	30	0.65	46	46	0	0	0
317	0.8	0.8	30	0.9	21	0	21	0	0
Total		5.4			111	90	21	0	0

Hambledon

Table 14 – Hambledon

Hambledon sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2480	0.1	0.0	65	1	3	0	0	0	0
Total		0.0			3	0	0	0	0
Outside Settlement Boundary									
2040	0.5	0.2	30	1	5	0	5	0	0
Total		0.2			5	0	5	0	0

Hursley

Table 15 - Hursley

Hambledon sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2480	0.1	0.0	65	1	3	0	0	0	0
Total		0.0			3	0	0	0	0
Outside Settlement Boundary									
2040	0.5	0.2	30	1	5	0	5	0	0
Total		0.2			5	0	5	0	0

Itchen Abbas

Table 16 – Itchen Abbas

Itchen Abbas sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2483	0.2	0.2	30	1	5	5	0	0	0
Total		0.2			5	5	0	0	0
Outside Settlement Boundary									
2487	0.9	0.9	30	1	26	26	0	0	0
Total		0.9			26	26	0	0	0

Kings Worthy

Table 17 - Kings Worthy

Kings Worthy sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012- 2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
329	1.9	1.9	30	0.75	43	30	13	0	0
381	0.5	0.0	30	1	0	0	0	0	0
Total		1.9			43	30	13	0	0
Outside Settlement Boundary									
364	7.6	7.6	30	0.55	125	0	125	0	0
365	6.8	6.8	30	0.55	113	0	113	0	0
500	25.0	25.0	30	0.5	375	0	375	0	0
Total		39.4			613	0	613	0	0

Knowle

Table 18 - Knowle

Knowle sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
		0.0	30	1	0	0	0	0	0
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
347	3.2	3.2	30	0.65	63	0	0	63	0
2286	16.7	14.9	30	0.5	223	0	223	0	0
2287	21.3	21.3	30	0.5	320	0	320	0	0
Total		39.4			606	0	543	63	0

Littleton

Table 19 - Littleton

Littleton sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
425	1.6	1.6	30	0.75	35	35	0	0	0
1925	2.8	2.8	30	0.65	56	0	56	0	0
2010	0.1	0.1	30	1	4	0	0	0	0
2011	0.1	0.1	30	1	3	0	0	0	0
2431	0.5	0.5	30	0.9	14	14	0	0	0
Total		5.1			111	49	56	0	0

Micheldever

Table 20 - Micheldever

Micheldever sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
2149	1.0	0.3	30	1	8	8	0	0	0
Total		0.3			8	8	0	0	0

Micheldever Station

Table 21 - Micheldever Station

Micheldever Station sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
1823	6.4	6.4	30	0.55	105	0	105	0	0
2008	558.3	551.7	30	0.5	8276	0	0	8276	0
Total		558.1			8381	0	105	8276	0

New Alresford

Table 22 - New Alresford (updated 12.02.13)

New Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
1966	0.4	0.4	40	1	14	0	0	14	0
2123	0.1	0.1	50	1	7	0	0	7	0
Total		0.5			22	0	0	22	0
Outside Settlement Boundary									
276	0.7	0.4	40	1	15	15	0	0	0
277	31.6	31.6	40	0.5	632	0	632	0	0
278	3.0	3.0	40	0.65	79	0	79	0	0
1927	8.7	8.7	40	0.5	173	0	173	0	0
2408	2.3	2.3	40	0.65	60	60	0	0	0
Total		46.0			959	75	885	0	0

Old Alresford

Table 23 - Old Alresford

Old Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012- 2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
2430	1.5343	1.5	30	0.75	35	35	0	0	0
Total		1.5			35	35	0	0	0

Otterbourne

Table 24 - Otterbourne

Otterbourne sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2476	0.1	0.1	30	1	2	0	0	0	0
2481	0.1	0.1	28	1	3	0	0	0	0
Total		0.2			5	0	0	0	0
Outside Settlement Boundary									
331	3.1	3.1	30	0.65	61	61	0	0	0
332	5.3	3.9	30	0.65	76	76	0	0	0
333	5.0	5.0	30	0.6	90	90	0	0	0
1883	10.5	10.5	30	0.5	157	157	0	0	0
1932	0.5	0.5	30	0.9	14	14	0	0	0
1933	5.8	5.8	30	0.6	104	104	0	0	0
2427	1.1	0.0	30	1	0	0	0	0	0
2457	2.0	2.0	30	0.75	44	44	0	0	0
2467	1.4	1.4	30	0.8	33	33	0	0	0
Total		32.1			578	578	0	0	0

South Wonston

Table 25 - South Wonston

South Wonston sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
		0.0	30	1	0	0	0	0	0
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
369	1.7	1.7	30	0.75	37	0	0	37	0
1873	0.5	0.5	30	0.9	13	0	0	13	0
2452	0.1	0.1	30	1	3	0	0	0	0
Total		2.2			53	0	0	50	0

Sparsholt

Table 26 - Sparsholt

Sparsholt sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
434	0.2	0.2	30	1	7	0	0	7	0
2062	0.3	0.3	30	1	8	8	0	0	0
Total		0.5			15	8	0	7	0
Outside Settlement Boundary									
363	3.0	3.0	30	0.65	59	59	0	0	0
1926	0.6	0.6	30	0.9	15	0	15	0	0
2411	0.8	0.8	30	0.9	22	22	0	0	0
Total		4.4			96	81	15	0	0

Sutton Scotney

Table 27 - Sutton Scotney

Sutton Scotney sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
427	1.0	1.0	38	0.9	33	33	0	0	0
2428	0.8	0.8	30	0.9	23	23	0	0	0
Total		1.0			56	56	0	0	0
Outside Settlement Boundary									
2007	5.5	5.5	30	0.6	99	0	99	0	0
2292	0.9	0.9	30	0.9	25	0	25	0	0
Total		6.4			124	0	124	0	0

Swanmore

Table 28 - Swanmore

Swanmore sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
466	0.2	0.2	30	1	5	0	0	5	0
1751	0.2	0.2	30	1	6	0	6	0	0
1836	2.5	0.0	30	1	0	0	0	0	0
2443	1.2	0.4	30	0.9	12	0	0	12	0
2473	0.1	0.1	30	1	4	0	0	0	0
2482	0.1	0.1	30	1	2	0	0	0	0
Total		1.0			29	0	6	17	0
Outside Settlement Boundary									
340	4.7	4.7	30	0.6	84	84	0	0	0
429	3.9	3.9	30	0.65	75	0	0	75	0
1876	1.4	1.4	30	0.8	34	0	34	0	0
2001	0.4	0.4	30	0.9	11	11	0	0	0
2412	1.0	1.0	30	0.9	27	27	0	0	0
2447	0.3	0.3	30	1	8	8	0	0	0
2449	0.38	0.4	30	1	11	11	0	0	0
2453	1.02	1.0	30	0.8	25	25	0	0	0
2458	1.27	1.3	30	0.8	31	31	0	0	0
2463	0.35	0.3	30	1	10	10	0	0	0
2464	1.73	0.0	30	1	0	0	0	0	0
Total		14.7			316	208	34	75	0

Twyford

Table 29 - Twyford

Twyford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
		0.0	30	1	0	0	0	0	0
Total		0.0			0	0	0	0	0
Outside Settlement Boundary									
1911	1.2	1.2	30	0.8	29	0	29	0	0
1929	0.2	0.2	30	1	6	6	0	0	0
1930	2.4	2.4	30	0.65	48	48	0	0	0
1931	0.6	0.6	30	0.9	17	17	0	0	0
2440	8.3	8.3	30	0.5	124	124	0	0	0
2451	1.1	1.1	30	0.8	27	0	27	0	0
Total		13.9			252	195	56	0	0

Waltham Chase

Table 30 - Waltham Chase

Waltham Chase sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
2065	0.6	0.6	30	0.9	15	0	0	15	0
2466	0.1	0.1	30	1	4	0	0	0	0
Total		0.7			19	0	0	15	0
Outside Settlement Boundary									
379	0.2	0.2	30	1	5	5	0	0	0
1753	1.2	1.1	30	0.8	26	26	0	0	0
1837	2.4	2.4	30	0.65	46	0	46	0	0
1890	0.2	0.2	30	1	6	0	0	6	0
1891	0.1	0.1	30	1	3	0	0	0	0
1892	0.7	0.7	30	0.9	19	19	0	0	0
1893	2.2	2.2	30	0.65	43	43	0	0	0
1894	17.3	13.5	30	0.5	202	0	202	0	0
2288	0.4	0.4	30	1	11	11	0	0	0
2388	0.8	0.6	30	0.9	17	17	0	0	0
2405	8.7	7.8	30	0.55	129	0	129	0	0
2406	14.6	14.6	30	0.5	220	220	0	0	0
2432	3.3	3.3	30	0.65	64	64	0	0	0
2466	0.5	0.4	30	1	12	0	12	0	0
2491	0.2	0.2	30	1	5	5	0	0	0
Total		47.62			809	411	389	6	0

West Meon

Table 31 - West Meon

West Meon sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2048	0.5	0.5	30	0.9	13	0	0	13	0
2066	0.2	0.2	30	1	5	0	0	5	0
Total		0.6			18	0	0	18	0
Outside Settlement Boundary									
2403	1.0	1.0	30	0.8	24	24	0	0	0
2404	0.5	0.5	30	0.9	14	14	0	0	0
Total		1.5			38	38	0	0	0

Whiteley

Table 32 - Whiteley

Whiteley sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017- 2022	2022- 2027	2027 and Beyond
Within Settlement Boundary									
1810	1.4	1.4	40	0.8	46	46	0	0	0
1811	0.8	0.3	40	1	13	0	0	13	0
1812	2.9	0.0	39	1	0	0	0	0	0
Total		1.7			58	46	0	13	0
Outside Settlement Boundary									
344	5.0	5.0	40	0.6	121	121	0	0	0
345	1.2	1.2	40	0.8	39	39	0	0	0
348	1.0	1.0	40	0.8	32	0	0	32	0
349	0.9	0.9	40	0.9	32	0	0	32	0
350	4.1	4.1	40	0.6	98	0	0	98	0
351	2.0	2.0	40	0.65	53	0	0	53	0
352	0.8	0.8	40	0.9	30	30	0	0	0
430	3.9	3.9	40	0.65	101	0	101	0	0
1832	0.6	0.6	40	0.9	22	0	22	0	0
1875	23.2	23.2	40	0.5	463	0	0	0	463
1884	0.4	0.4	40	1	15	0	0	15	0
1915	7.1	7.1	40	0.55	157	0	0	157	0
1916	1.1	1.1	40	0.8	36	0	36	0	0
1969	213.3	213.3	40	0.5	4266	0	1110	1890	1266
2283	1.2	1.2	40	0.8	40	40	0	0	0
2442	7.9	7.9	40	0.55	174	174	0	0	0
2445	3.1	3.1	40	0.65	81	81	0	0	0
Total		276.9			5759	484	1269	2277	1729

Wickham

Table 33 - Wickham

Wickham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
2144	0.4	0.2	30	1	6	6	0	0	0
Total		0.2			6	6	0	0	0
Outside Settlement Boundary									
295	1.1	1.1	30	0.8	26	26	0	0	0
297	0.2	0.2	30	1	6	6	0	0	0
1908	9.1	7.7	30	0.55	127	127	0	0	0
1909	4.3	4.3	30	0.6	77	77	0	0	0
1910	6.8	6.5	30	0.55	107	107	0	0	0
2020	67.5	62.4	30	0.5	936	0	936	0	0
2438	5.9	0.0	30	1	0	0	0	0	0
2488	14.0	0.0	30	1	0	0	0	0	0
Total		82.2			1279	343	936	0	0

Winchester

Table 34 – Winchester

Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
80	0.2	0.2	50	1	10	0	0	10	0
166	0.2	0.2	50	1	9	0	0	9	0
341	0.4	0.1	50	1	6	0	0	6	0
569	0.3	0.3	50	1	13	0	0	13	0
659	0.2	0.2	50	1	12	0	0	12	0
1801	0.4	0.4	50	0.9	18	0	18	0	0
1827	0.5	0.5	50	0.9	24	0	24	0	0
1829	0.8	0.8	50	0.9	34	0	34	0	0
1846	0.2	0.2	50	1	10	0	0	10	0
1950	0.1	0.1	50	1	5	0	0	5	0
2009	0.4	0.4	50	1	18	0	0	18	0
2030	0.4	0.4	50	1	20	0	0	0	20
2072	0.2	0.0	75	1	0	0	0	0	0
2081	0.4	0.1	50	1	6	6	0	0	0
2103	0.2	0.2	33	1	7	7	0	0	0
2104	0.6	0.6	50	0.9	10	0	0	10	0
2134	0.5	0.5	38	0.9	16	0	16	0	0
2280	0.3	0.3	50	1	13	0	0	0	13
2450	0.4	0.4	75	0.9	30	0	30	0	0
2461	0.1	0.1	50	1	6	6	0	0	0
2471	0.1	0.1	40	1	3	0	0	0	0
2474	1.1	1.1	17	0.8	15	15	0	0	0
2475	0.1	0.1	32	1	2	2	0	0	0
Total		7.2			289	37	122	93	33

Winchester District Strategic Housing Land Availability Assessment

Outside Settlement Boundary									
416	5.0	0.0	40	1	0	0	0	0	0
417	5.7	5.7	40	0.6	137	0	137	0	0
418	165.0	60.8	40	0.5	1217	0	1217	0	0
419	6.0	6.0	40	0.6	144	144	0	0	0
420	68.6	68.6	40	0.5	1371	0	1371	0	0
423	0.9	0.9	40	0.9	33	33	0	0	0
424	2.6	2.6	40	0.65	67	67	0	0	0
501	2.1	2.1	40	0.65	55	0	0	55	0
1831	1.7	1.7	40	0.75	50	0	50	0	0
1937	128.9	128.9	31.02	0.5	2000	350	1150	500	0
1951	0.4	0.4	40	1	15	15	0	0	0
2013	11.2	11.2	40	0.5	224	0	224	0	0
2014	1.9	1.9	40	0.75	57	57	0	0	0
2021	9.2	8.5	40	0.5	171	0	171	0	0
2022	16.3	16.3	40	0.5	325	325	0	0	0
2023	9.3	9.3	40	0.5	186	186	0	0	0
2026	1.3	0.0	40	1	0	0	0	0	0
2394	71.8	71.8	40	0.5	1437	0	0	1437	0
2417	5.7	4.5	40	0.6	108	0	0	108	0
2420	0.3	0.3	40	1	14	14	0	0	0
2421	0.1	0.1	40	1	6	6	0	0	0
2426	0.8	0.8	40	0.9	30	30	0	0	0
2437	0.6	0.6	40	0.9	23	23	0	0	0
2444	4.4	4.4	40	0.6	105	105	0	0	0
2470	0.3	0.3	40	1	14	14	0	0	0
2479	0.2	0.2	40	1	6	6	0	0	0
2486	5.0	5.0	40	0.6	121	121	0	0	0
2489	3.5	3.5	40	0.65	90	90	0	0	0
2490	26.8	26.8	40	0.5	536	536	0	0	0
Total		443.4			8541	2121	4319	2101	0

Other Settlements

Table 35 - Other Settlements

Nearest settlement name and SHLAA Reference		Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
In PUSH										
Boarhunt	298	0.2	0.2	30	1	6	6	0	0	0
Boarhunt	299	0.1	0.1	30	1	2	0	0	0	0
Botley	375	37.0	32.5	30	0.5	487	0	487	0	0
Curbridge	1881	1.4	0.6	30	0.9	16	0	0	16	0
Curbridge	2413	5.9	4.5	30	0.6	81	81	0	0	0
Curdrige	287	1.0	1.0	30	0.8	25	0	25	0	0
Curdrige	288	0.1	0.1	30	1	2	0	0	0	0
Curdrige	290	0.3	0.3	30	1	8	0	8	0	0
Curdrige	292	0.1	0.1	30	1	4	0	0	0	0
Curdrige	296	0.1	0.1	30	1	4	0	0	0	0
Curdrige	374	11.8	11.8	30	0.5	177	0	177	0	0
Curdrige	2393	0.1	0.1	30	1	4	0	0	0	0
Curdrige	2465	11.3	7.2	30	0.55	119	0	119	0	0
Durley	2019	477.2	127.6	30	0.5	1914	0	1914	0	0
Durley	2407	0.9	0.9	30	0.9	25	0	25	0	0
Durley	2428	0.5	0.5	30	0.9	12	0	12	0	0
Portsdown	2468	7.9	7.9	30	0.55	131	0	131	0	0
Purbrook Heath	370	16.6	16.6	30	0.5	249	0	0	249	0
Shedfield	1840	1.9	1.9	30	0.75	43	43	0	0	0
Shedfield	1924	0.1	0.1	30	1	2	0	0	0	0
Shedfield	2477	0.3	0.2	30	1	7	7	0	0	0
Shirrel Heath	337	0.2	0.2	30	1	7	7	0	0	0

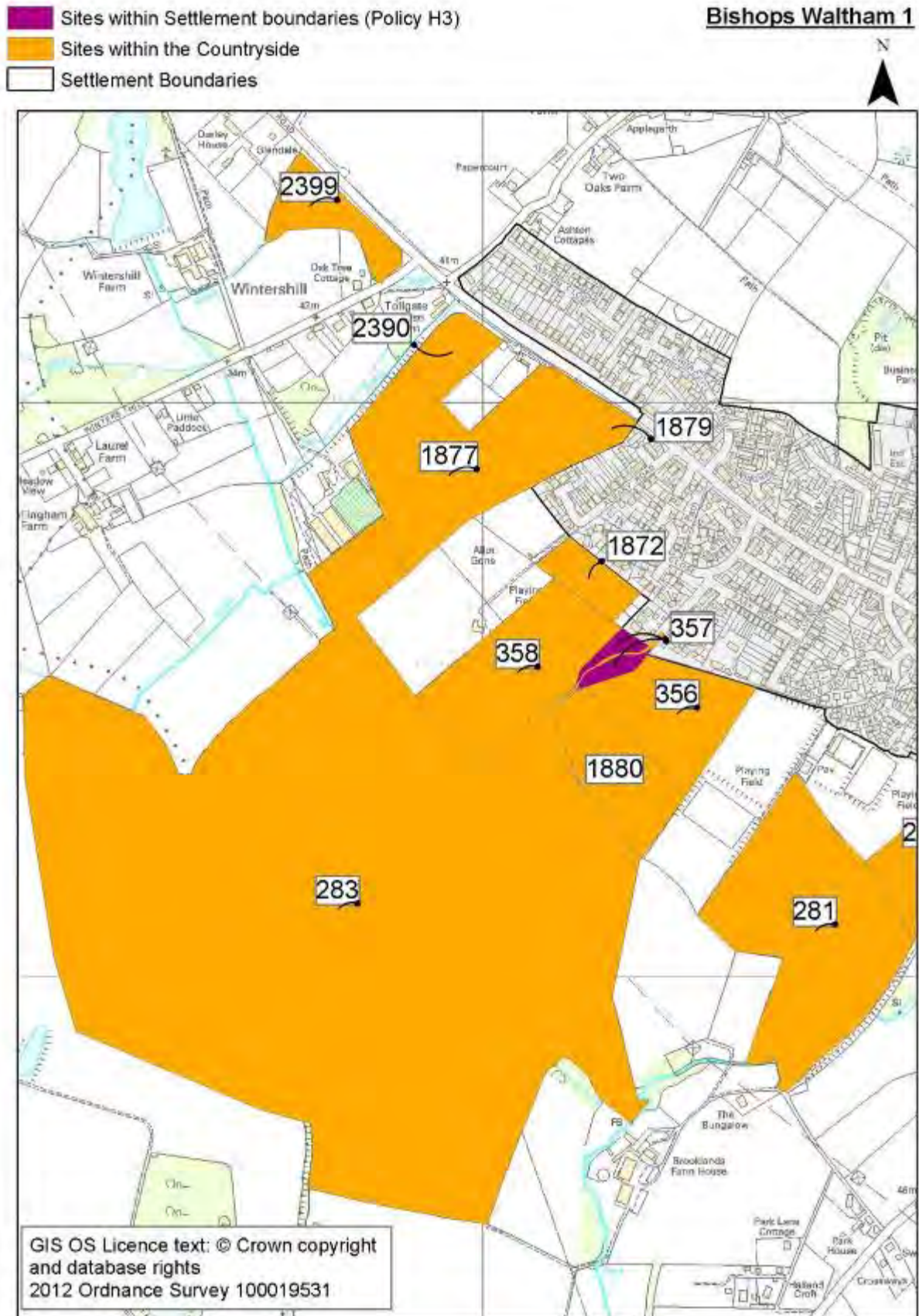
Winchester District Strategic Housing Land Availability Assessment

Shirrel Heath	1912	2.4	2.4	30	0.65	48	48	0	0	0
Shirrel Heath	2012	2.0	2.0	30	0.75	44	0	44	0	0
Shirrel Heath	2460	2.0	1.0	30	0.9	27	27	0	0	0
Shirrel Heath	2492	1.0	1.0	30	0.9	26	26	0	0	0
Soberton Heath	2448	0.5	0.5	30	0.9	12	0	12	0	0
Wickham Common	240	0.3	0.3	30	1	10	10	0	0	0
Total			221.7			3491	255	2954	265	0
Non-PUSH										
Bishops Sutton	2478	0.3	0.3	30	1	10	10	0	0	0
Northington	2485	0.7	0.7	30	0.9	18	18	0	0	0
Warnford	353	0.1	0.1	30	1	2	0	0	0	0

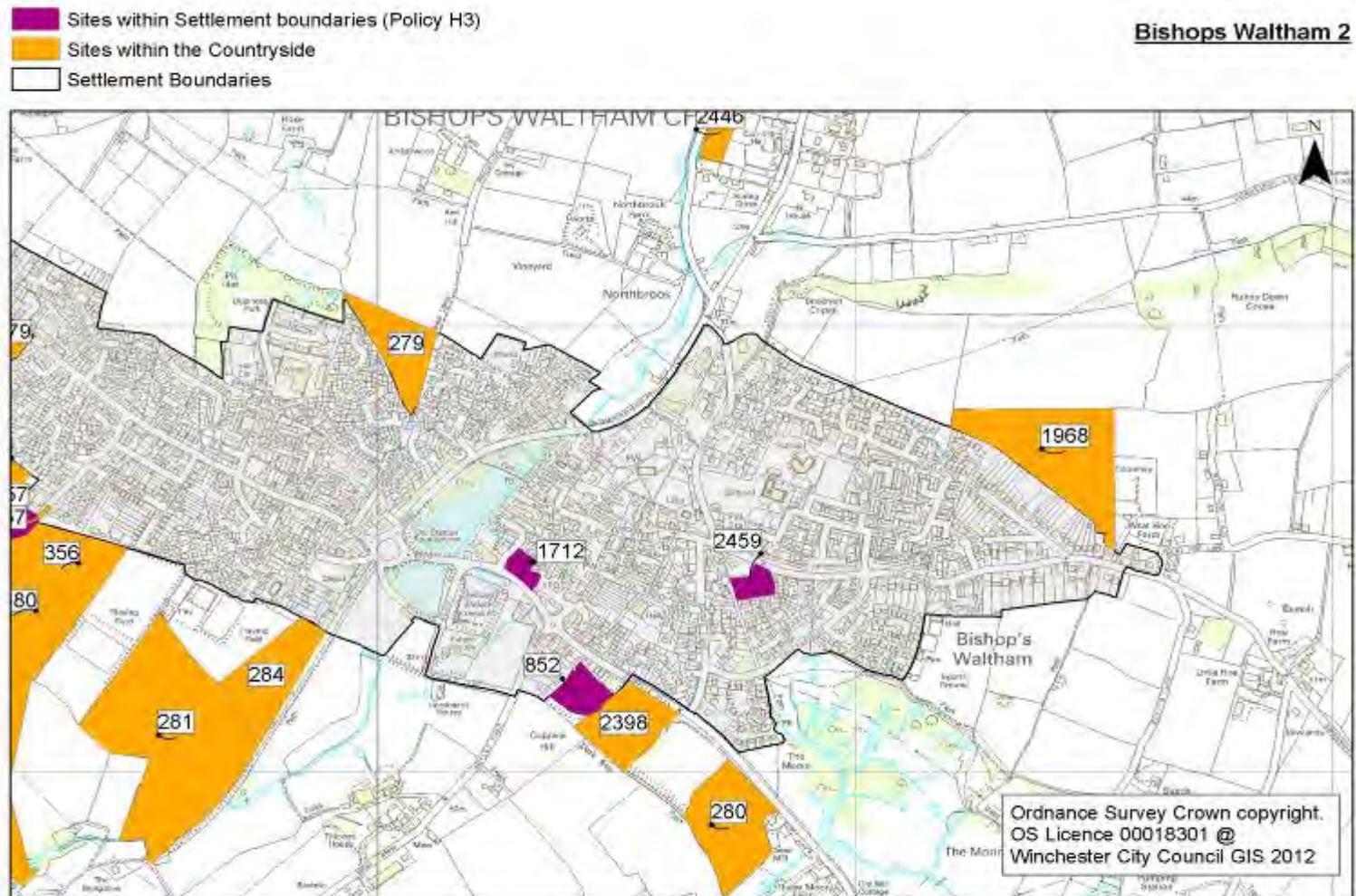
Appendix B: Maps of sites by settlement

Please note:

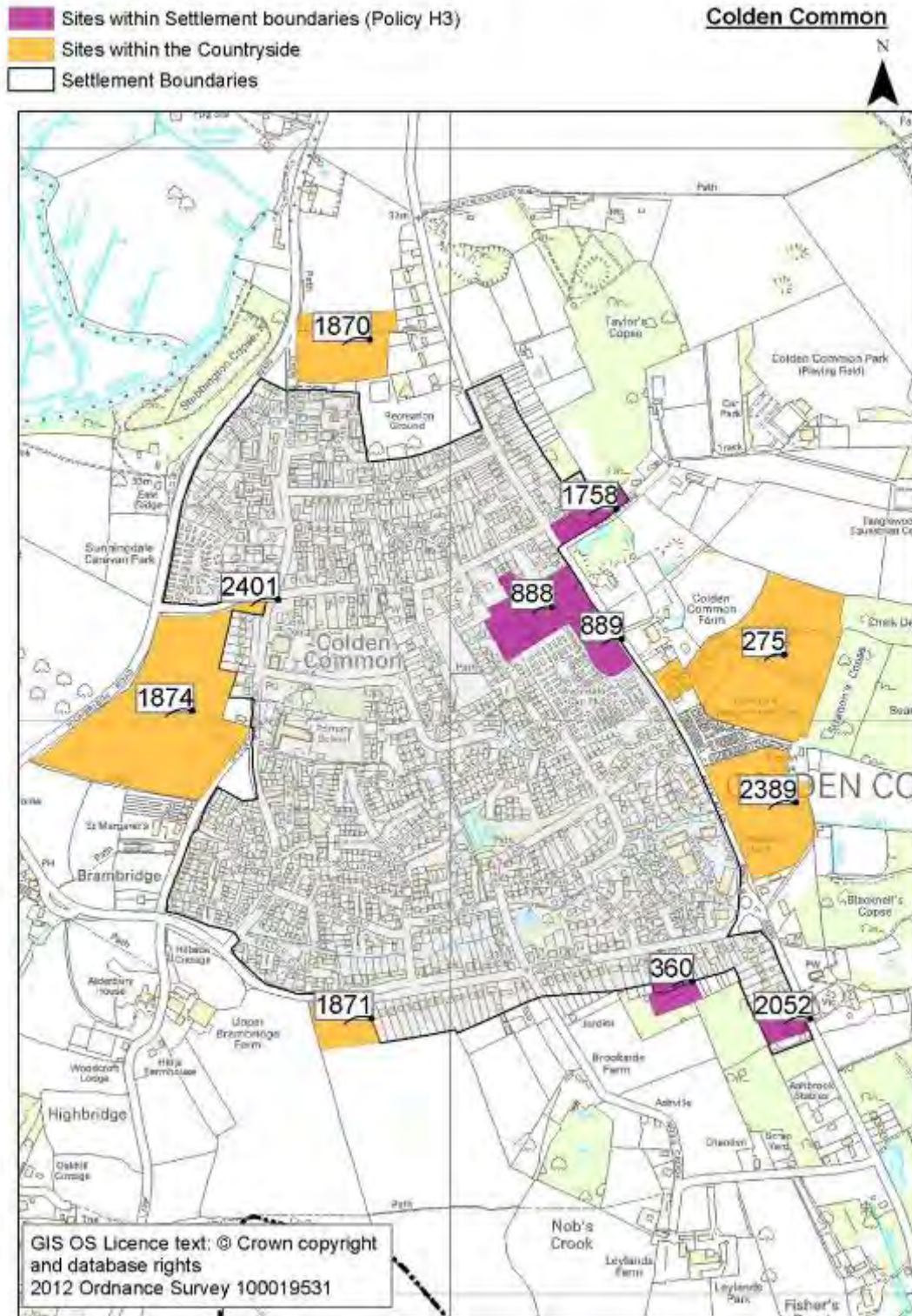
The SHLAA does not allocate any sites for development; it only identifies sites within the main settlements which may be suitable for development or sites within the countryside where there is development interest. Similarly, any site identified will still need a valid planning permission for development, 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 Review (2006), and other material considerations.



MAP 1 – BISHOPS WALTHAM 1



MAP 2 – BISHOPS WALTHAM 2



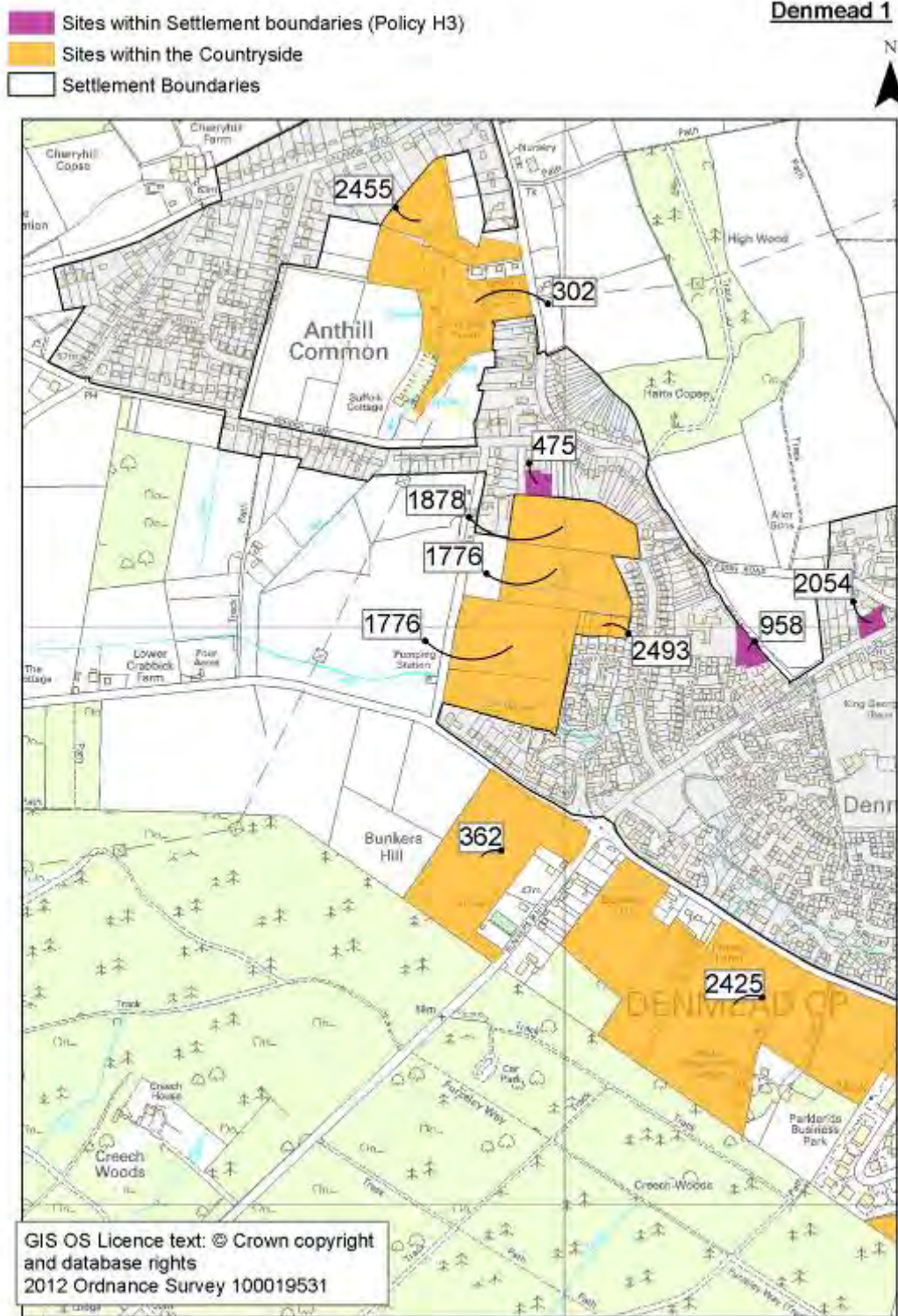
MAP 3 – COLDEN COMMON



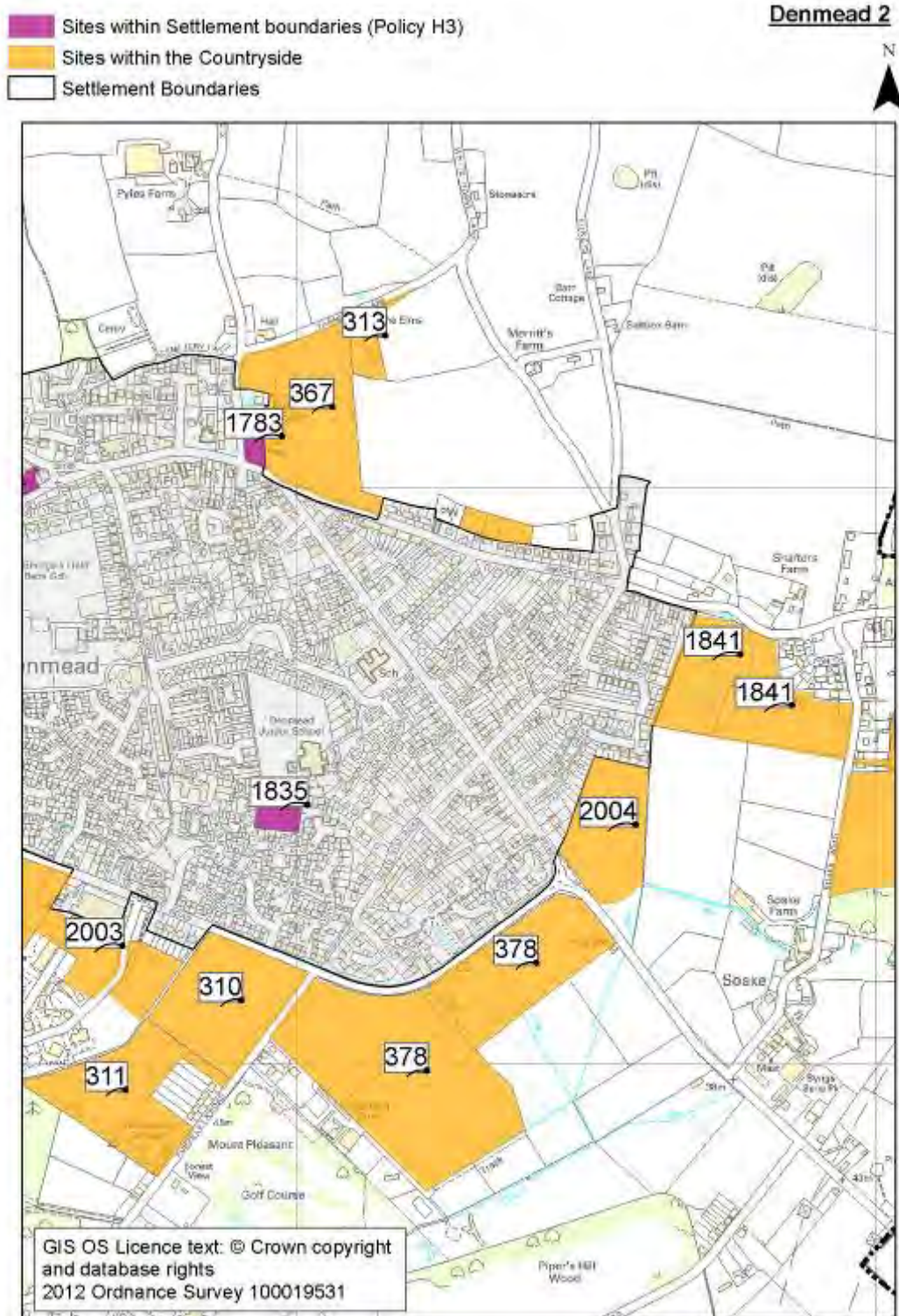
MAP 4 – COMPTON AND COMPTON DOWN



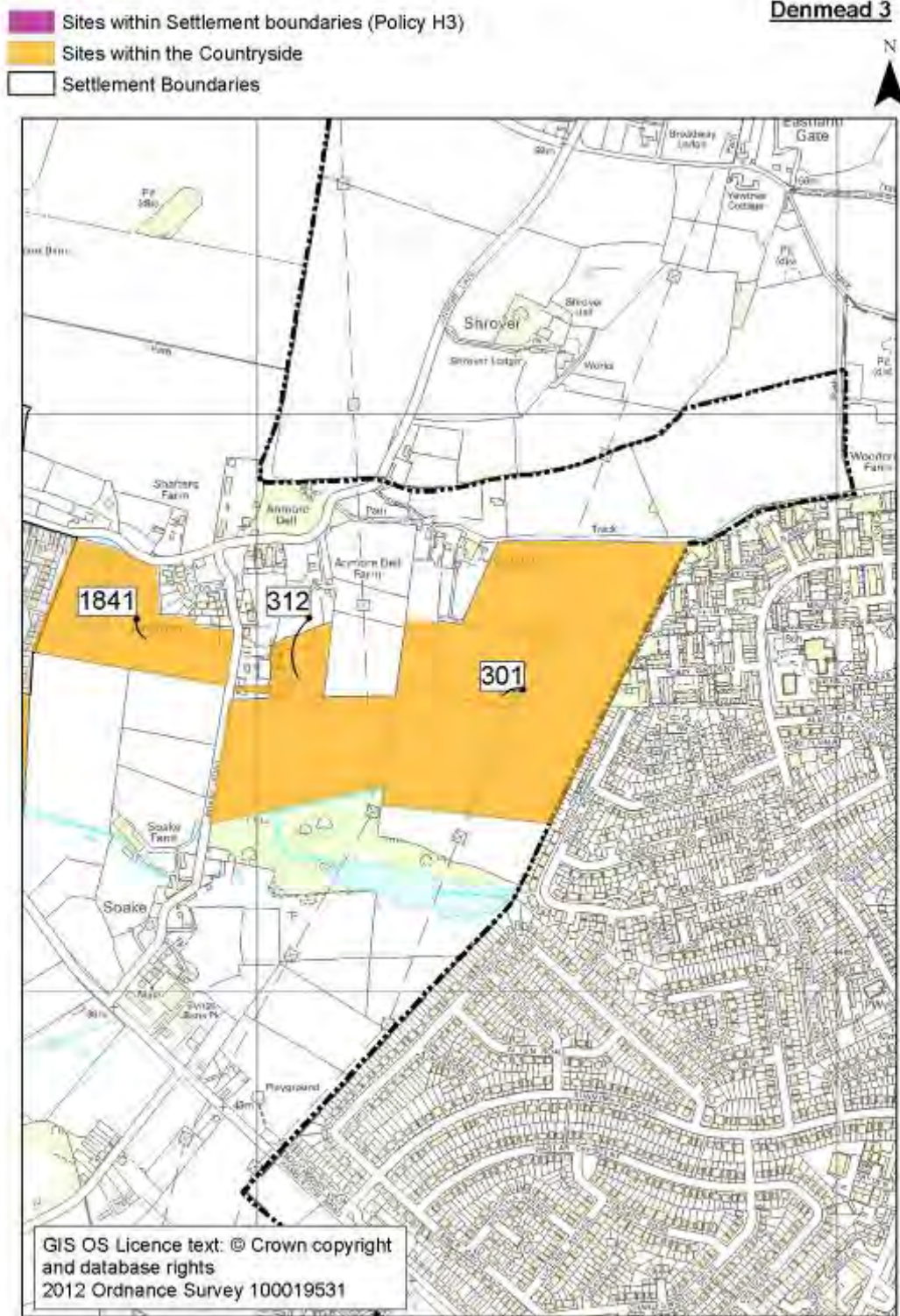
MAP 5 – CORHAMPTON & MEONSTOKE



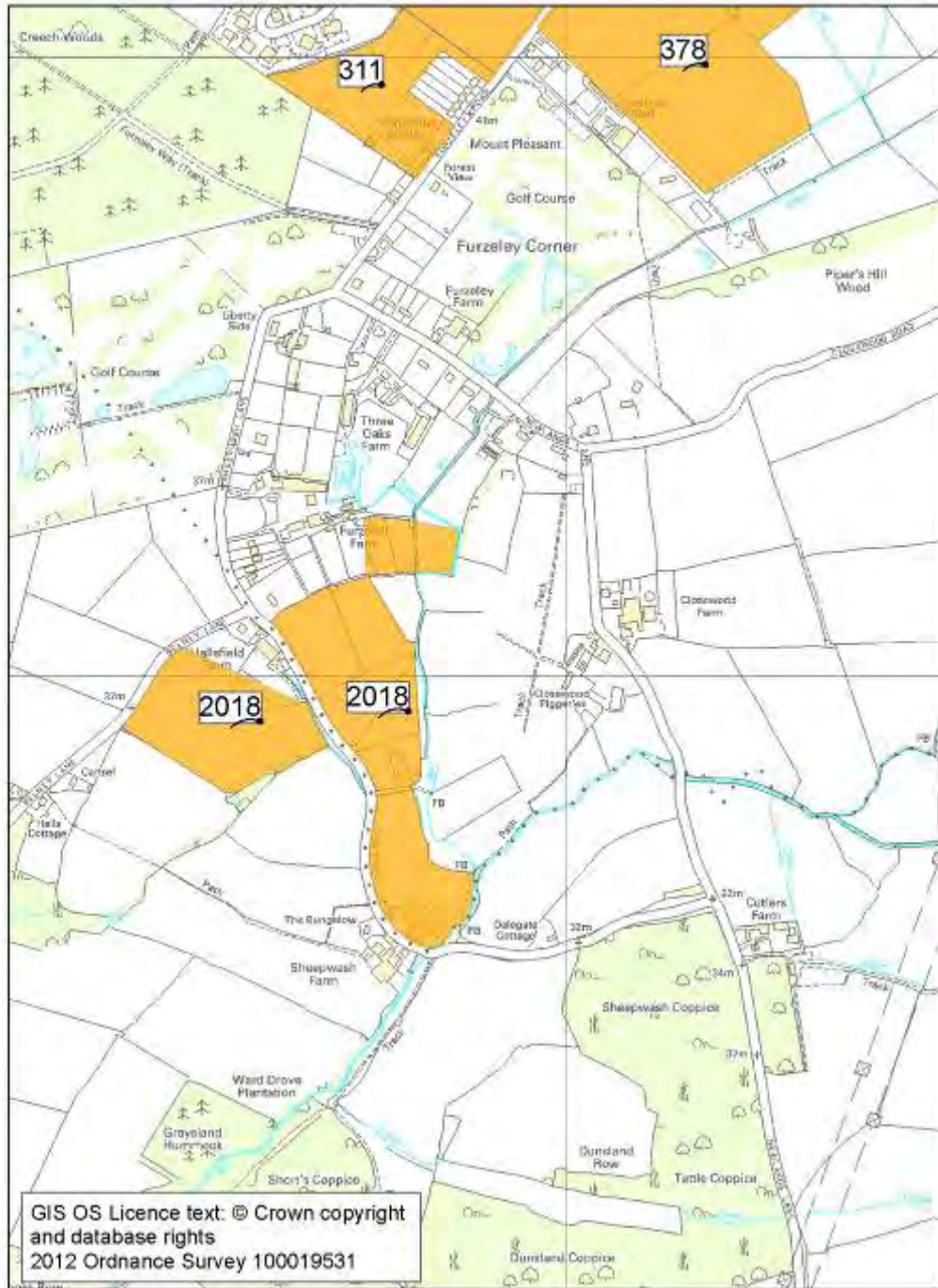
MAP 6 – DENMEAD 1



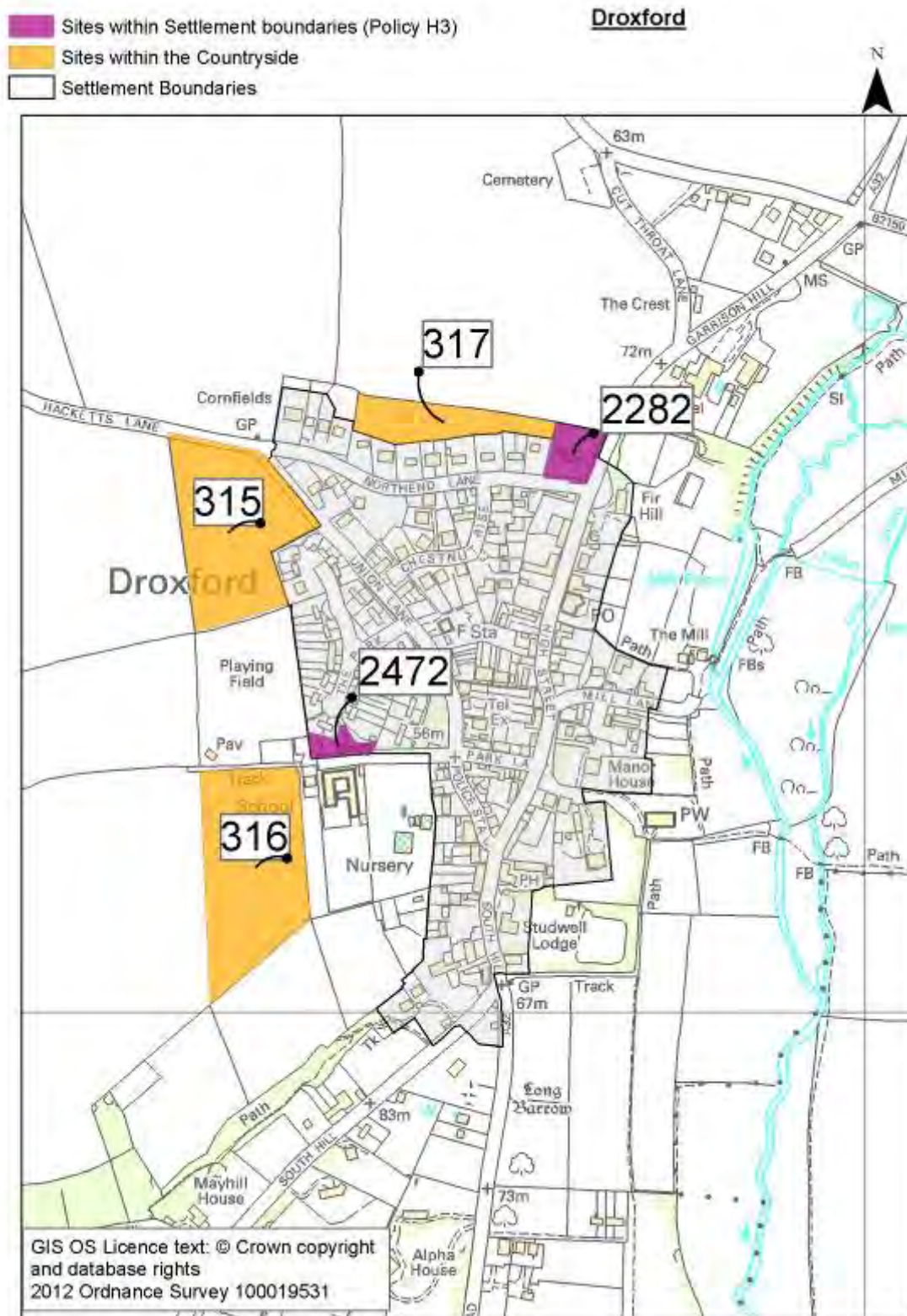
MAP 7 – DENMEAD 2



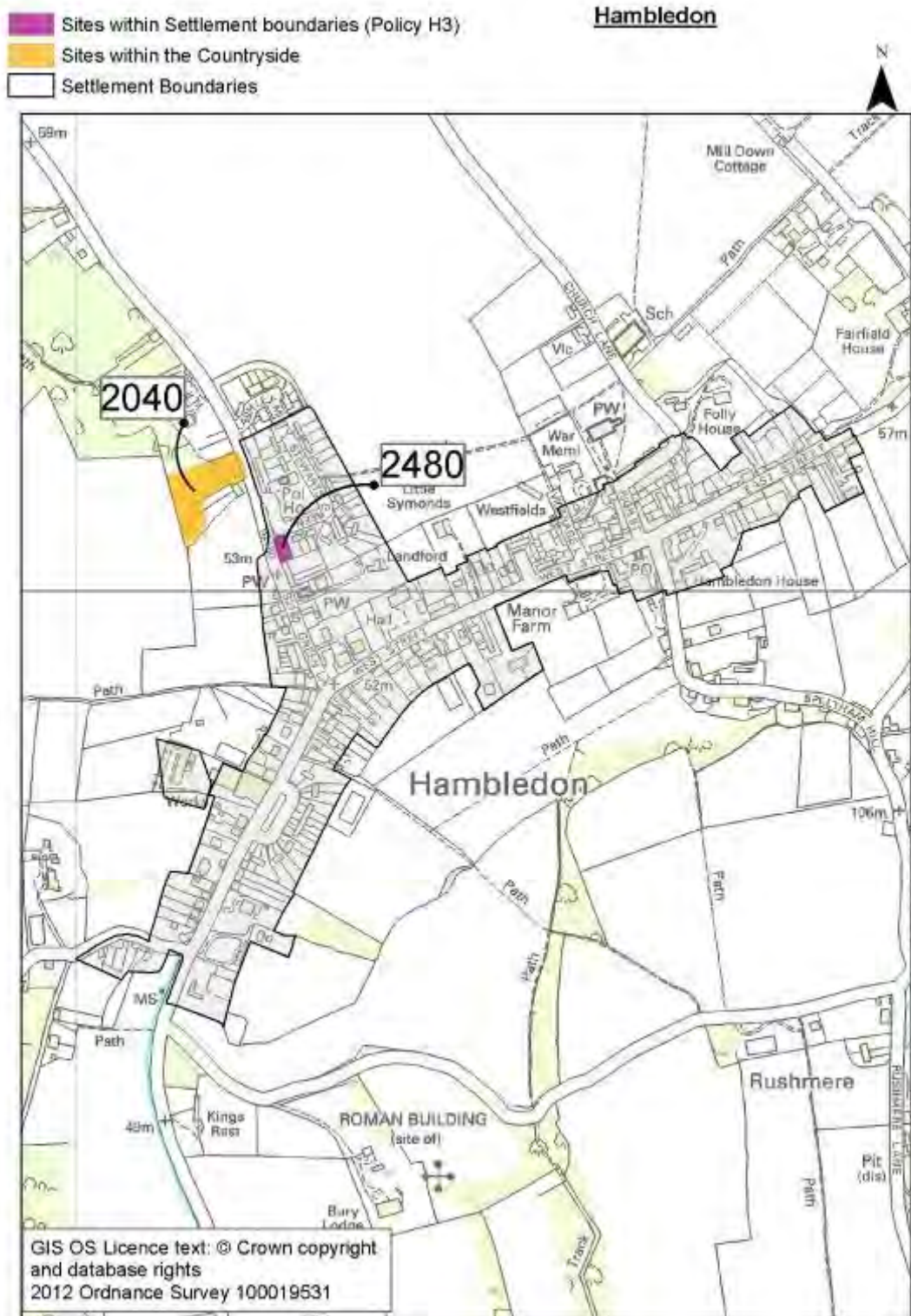
MAP 8 – DENMEAD 3



Winchester City Council December 2012
(updated February 2013)



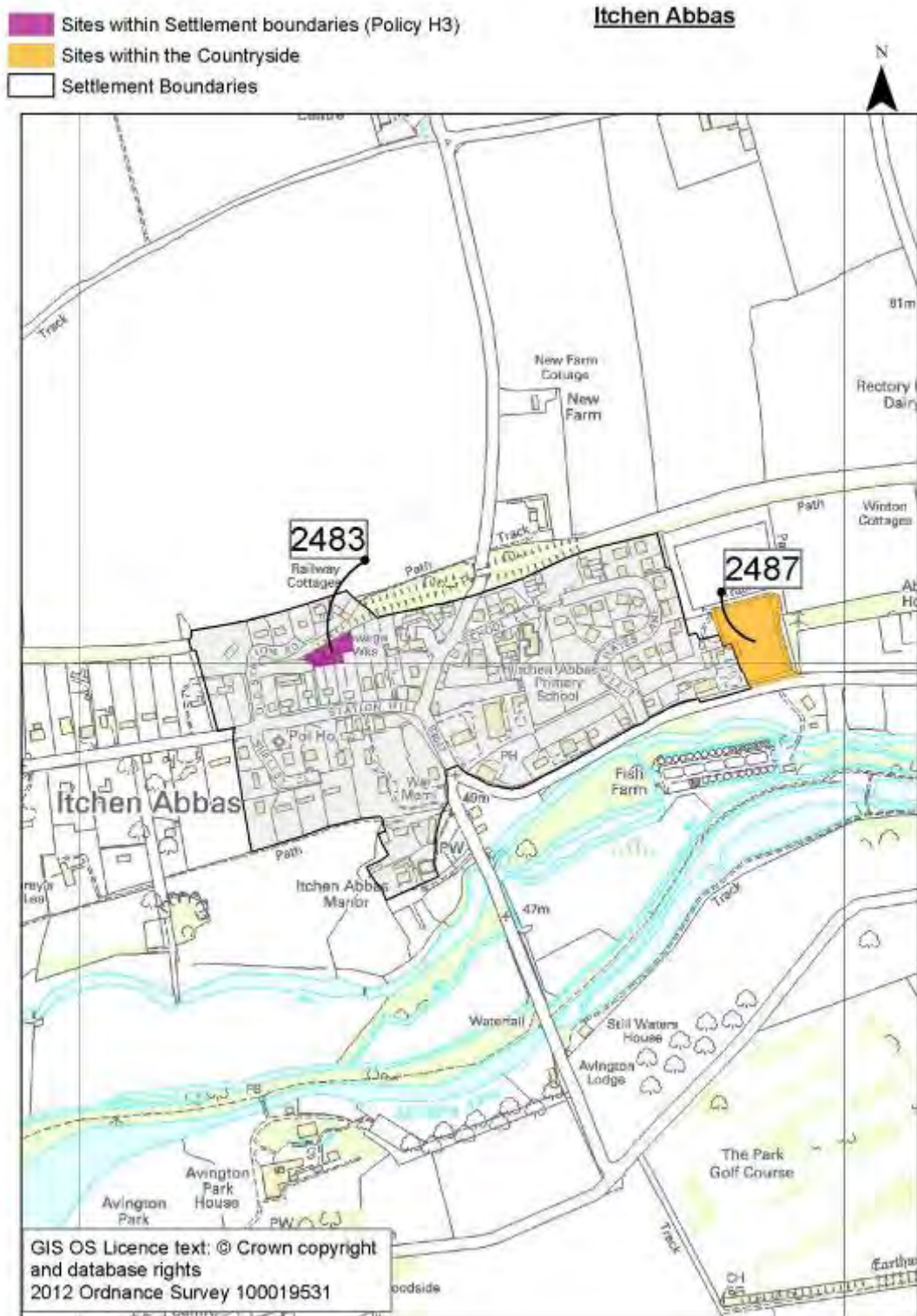
MAP 10 –DROXFORD



MAP 11 – HAMBLETON



MAP 12 – HURSLEY

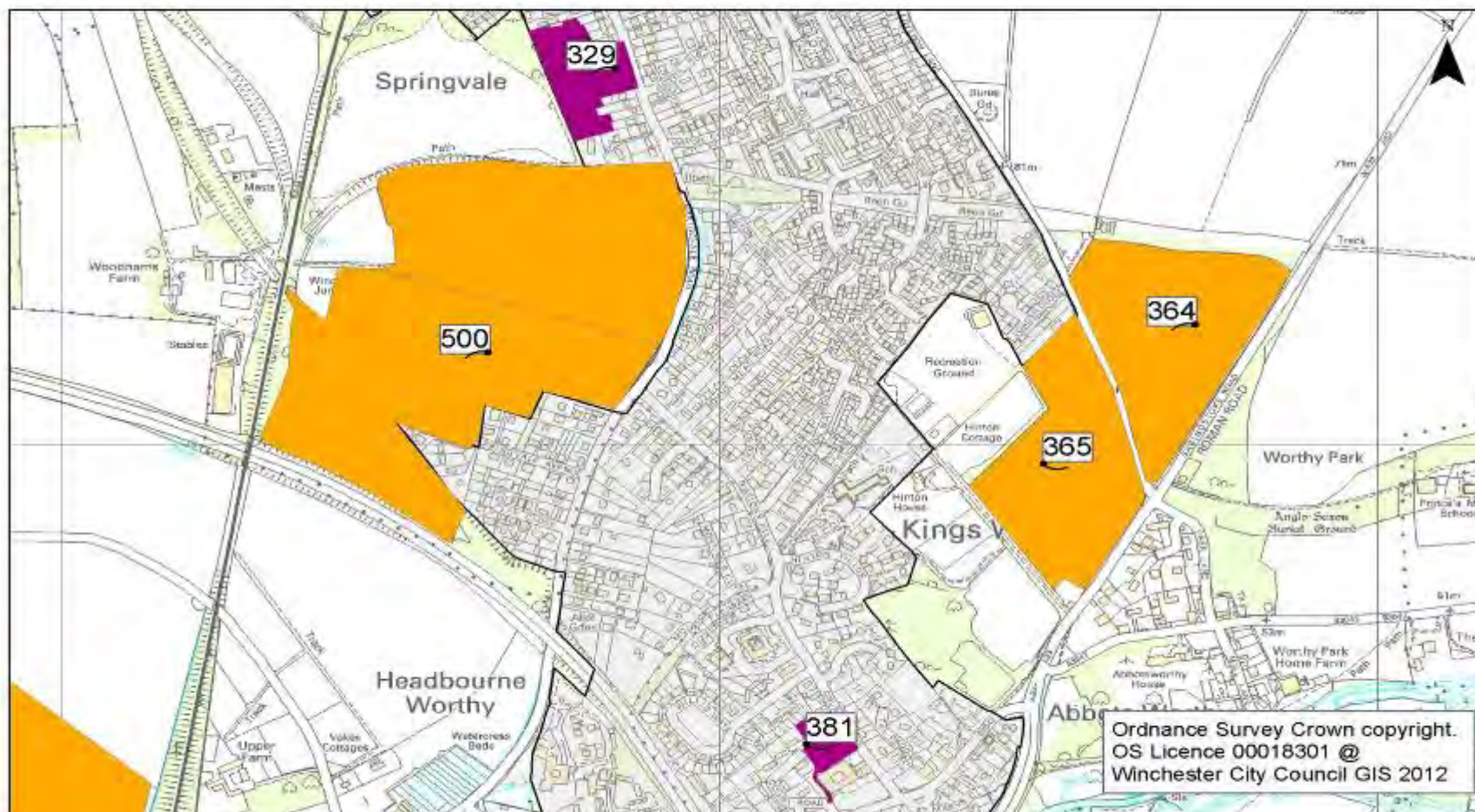


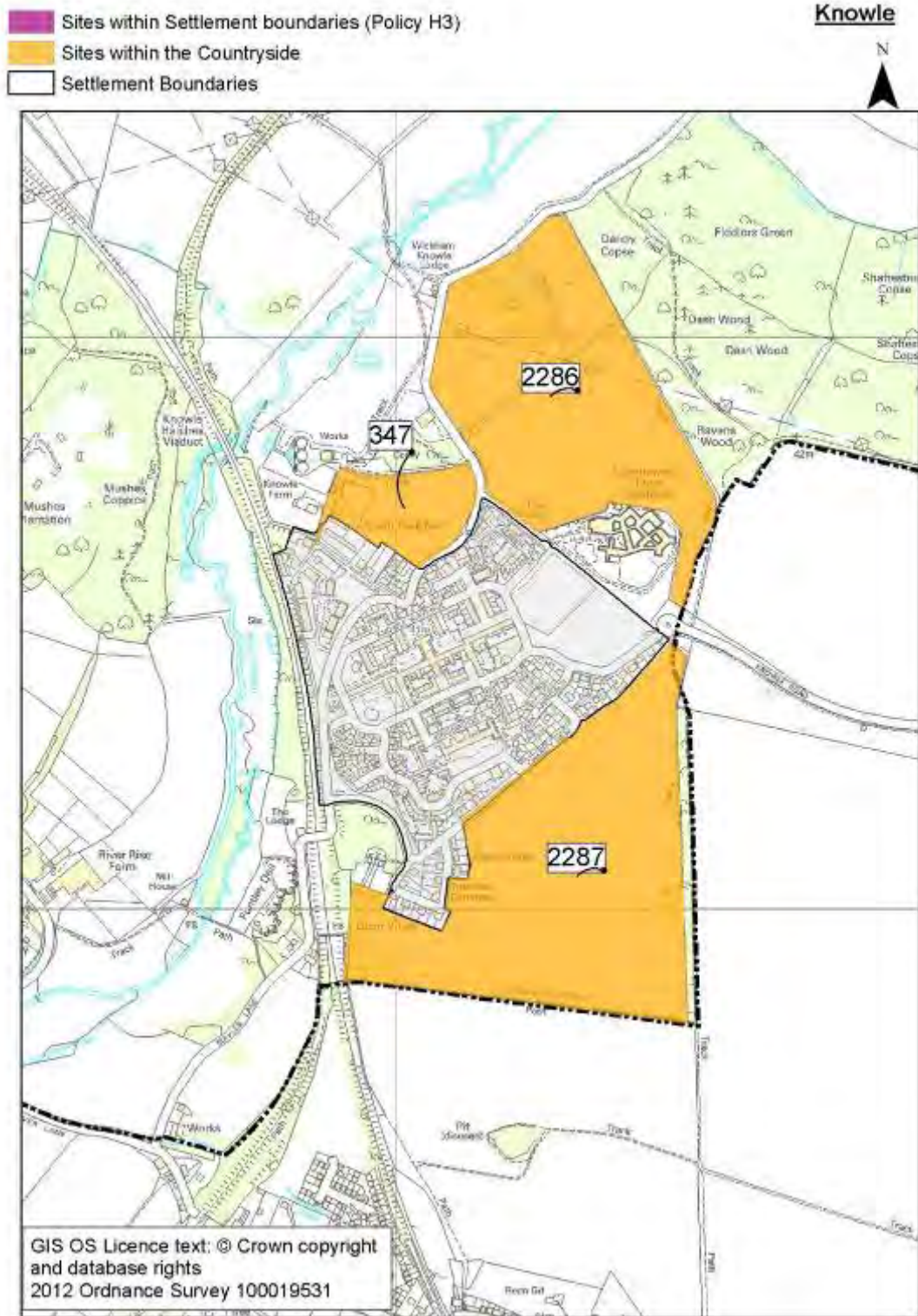
MAP 13 - ITCHEN ABBAS

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

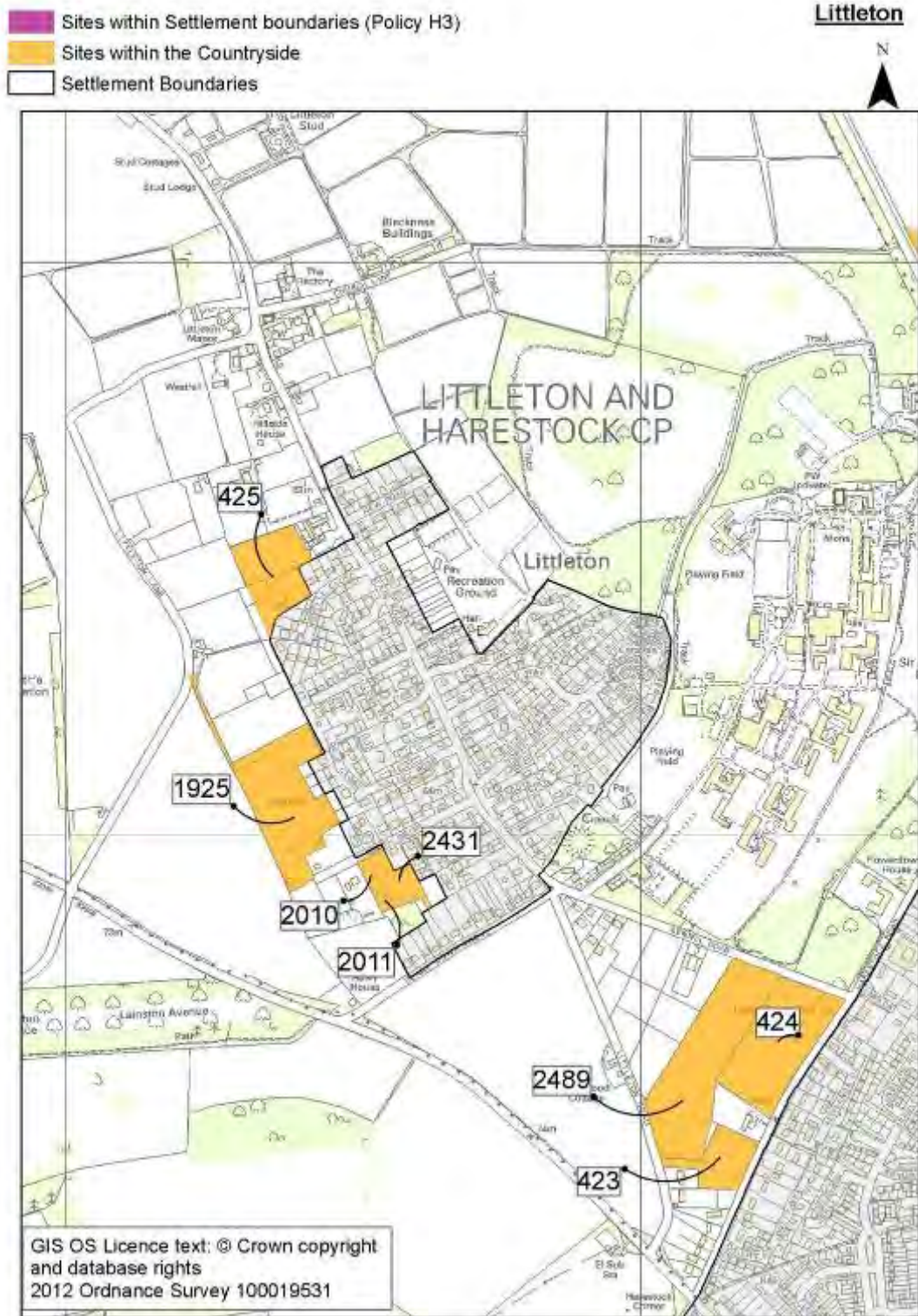
MAP 14 – KINGS WORTHY

Kings Worthy





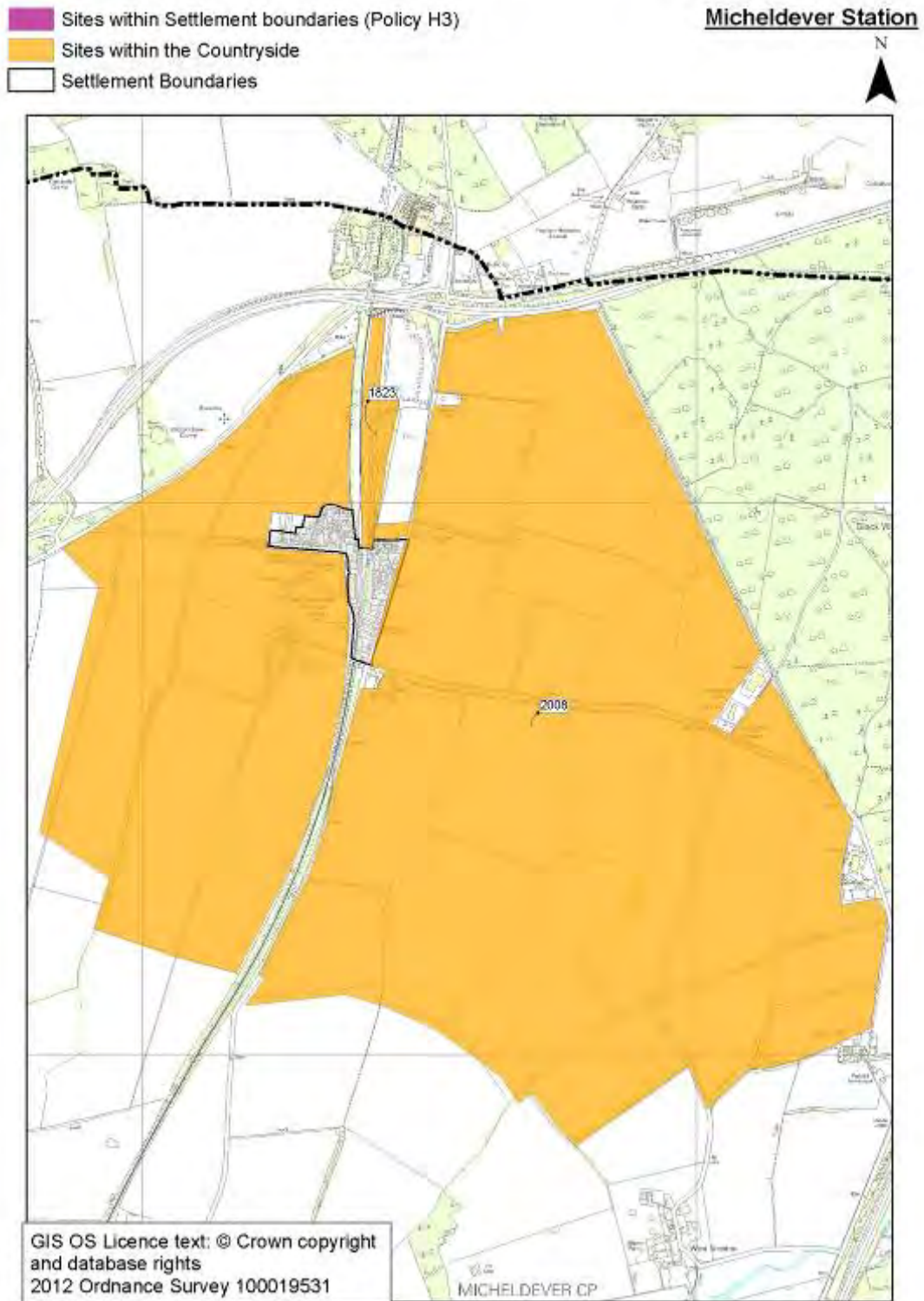
MAP 15 – KNOWLE



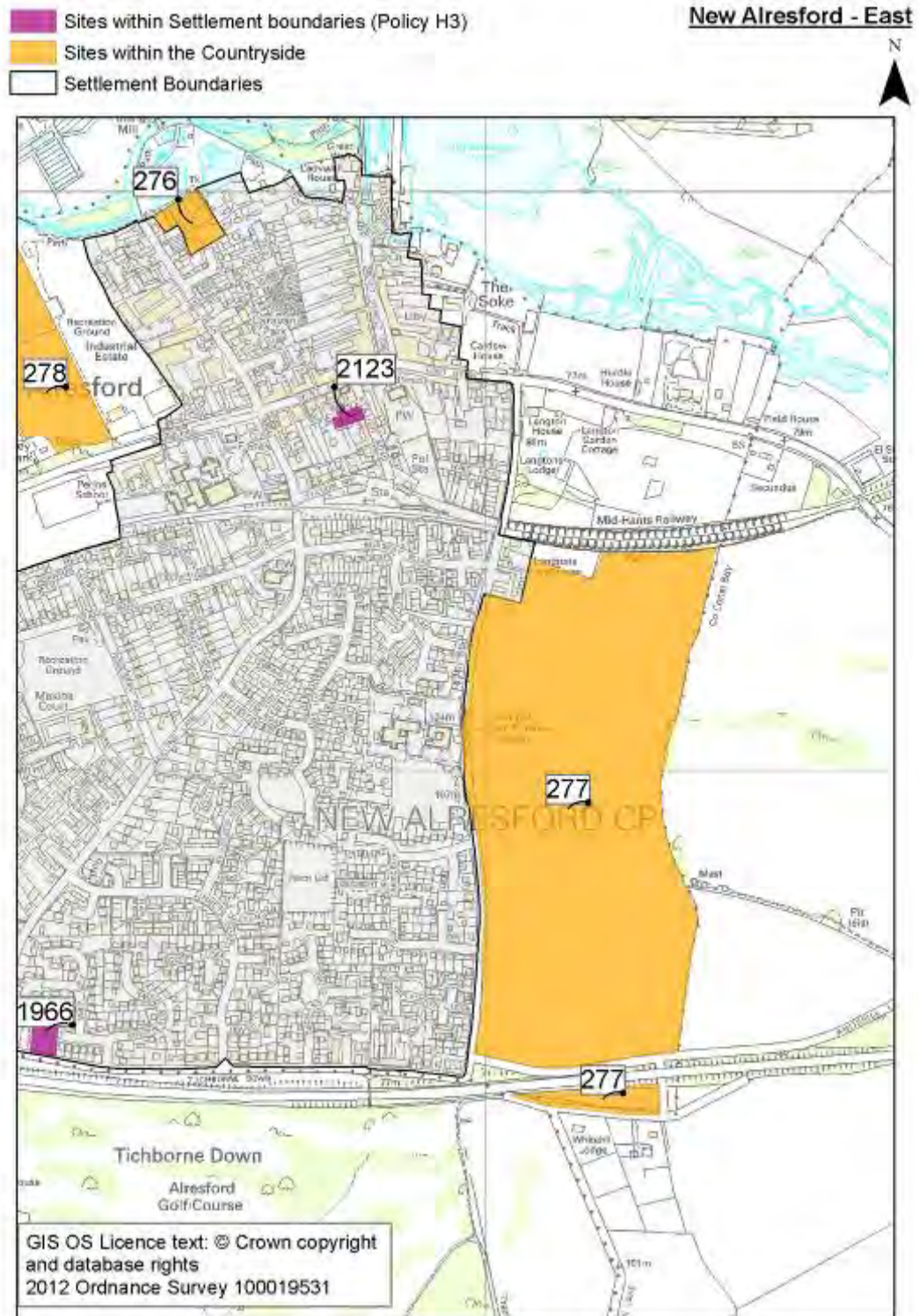
MAP 16 – LITTLETON



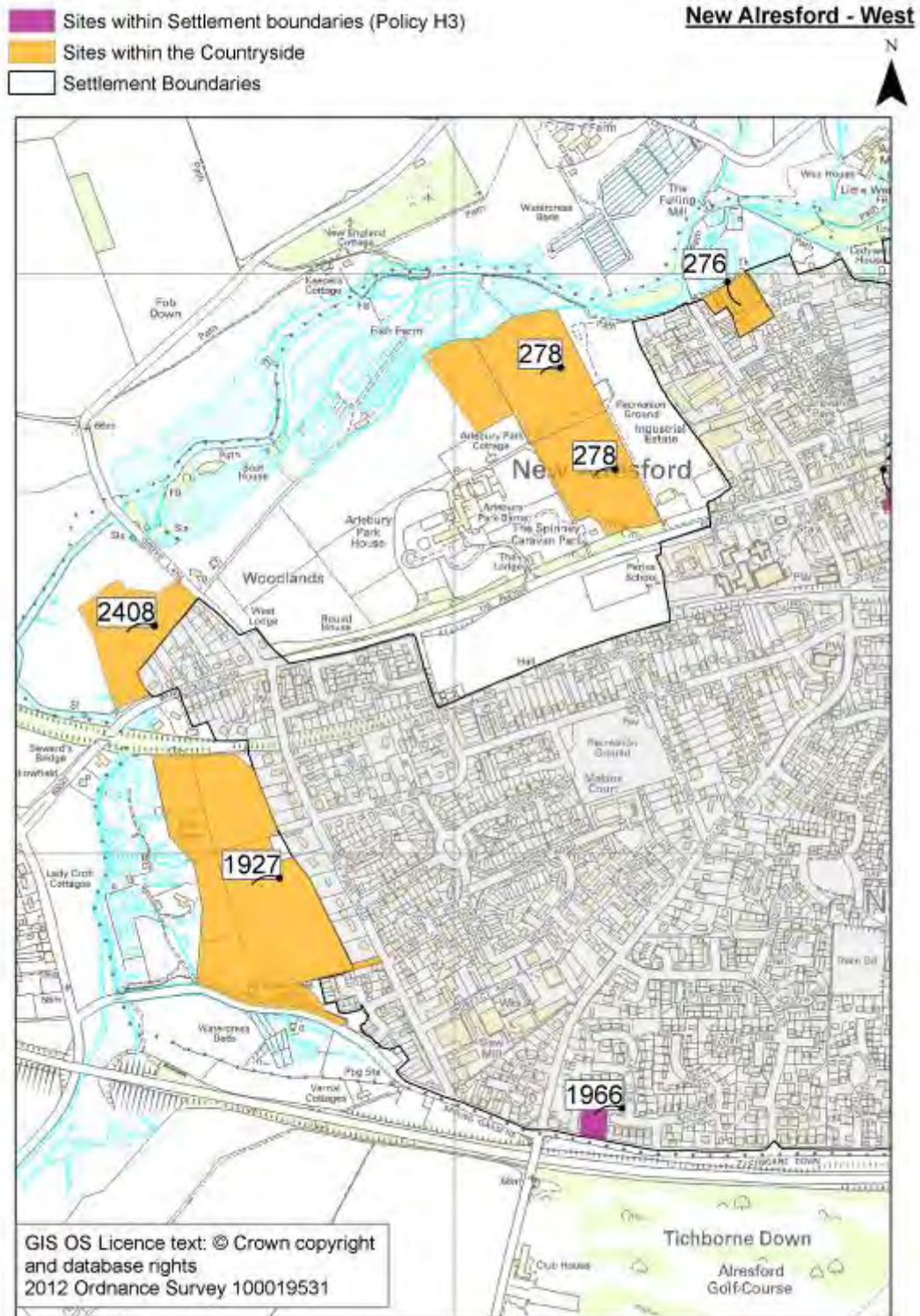
MAP 17 – MICHELDEVER



MAP 18 – MICHELDEVER STATION



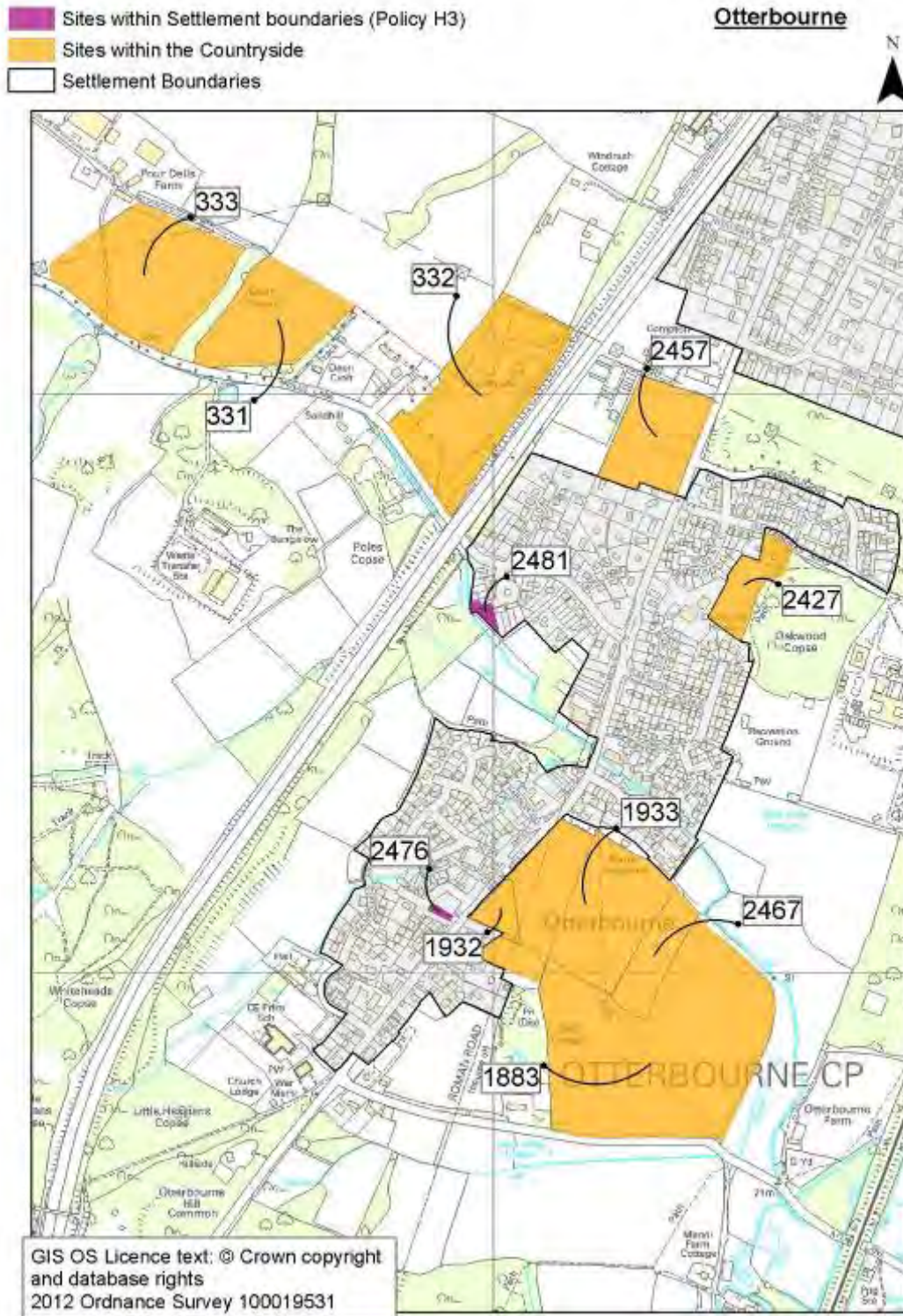
MAP 19 – NEW ALRESFORD – EAST



MAP 20 – NEW ALRESFORD – WEST

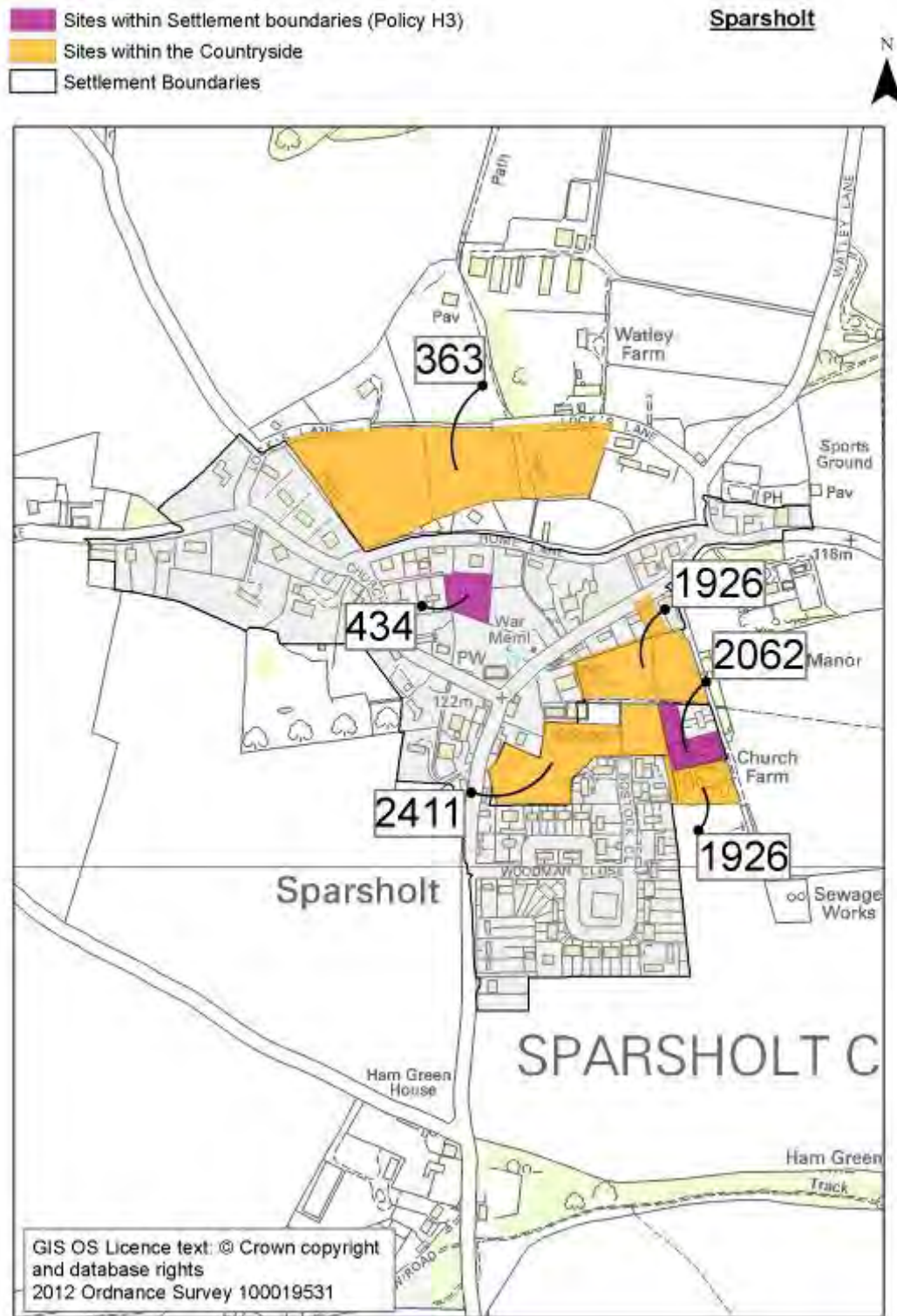


MAP 21 – OLD ALRESFORD

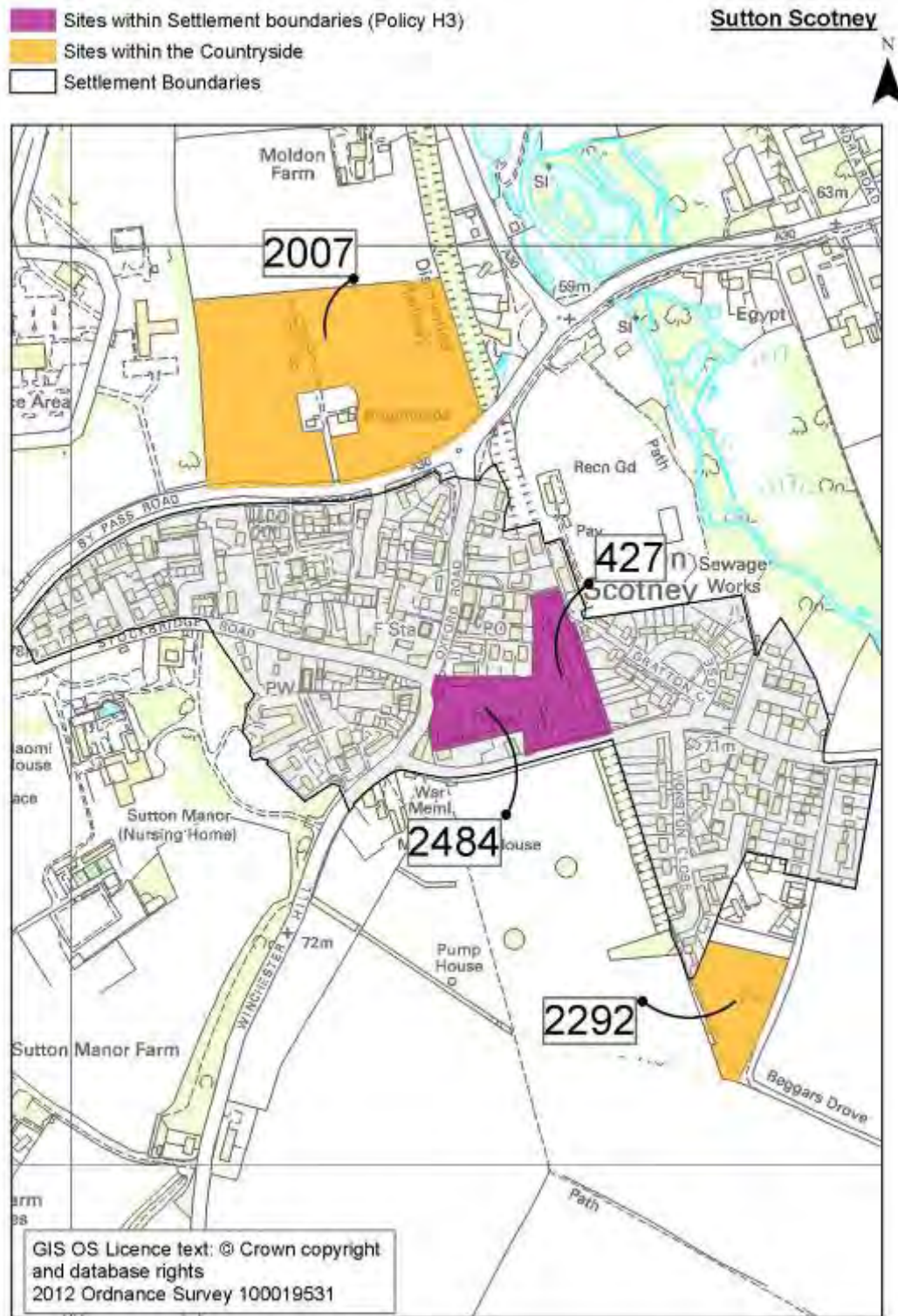


MAP 22 –OTTERBOURNE

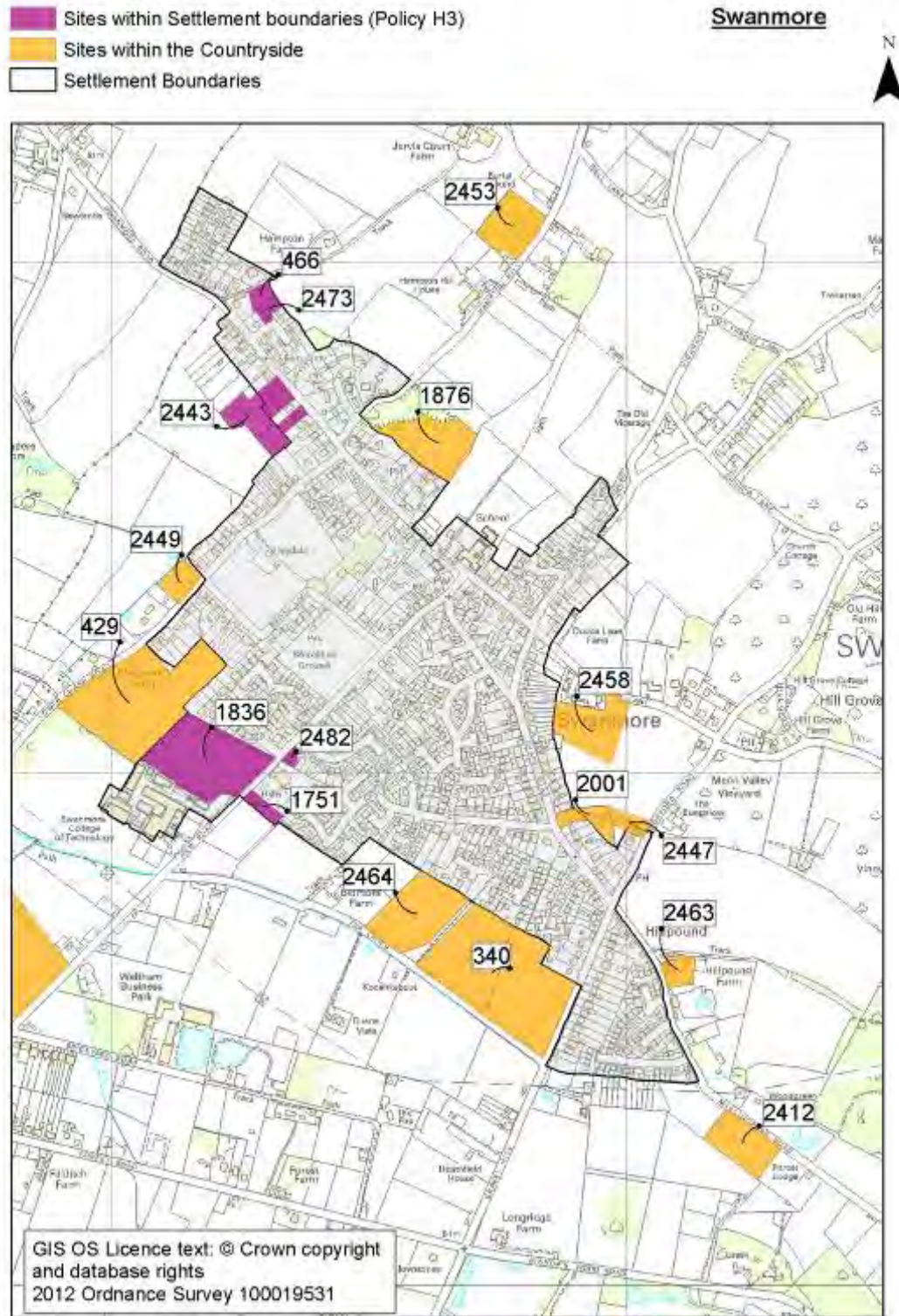




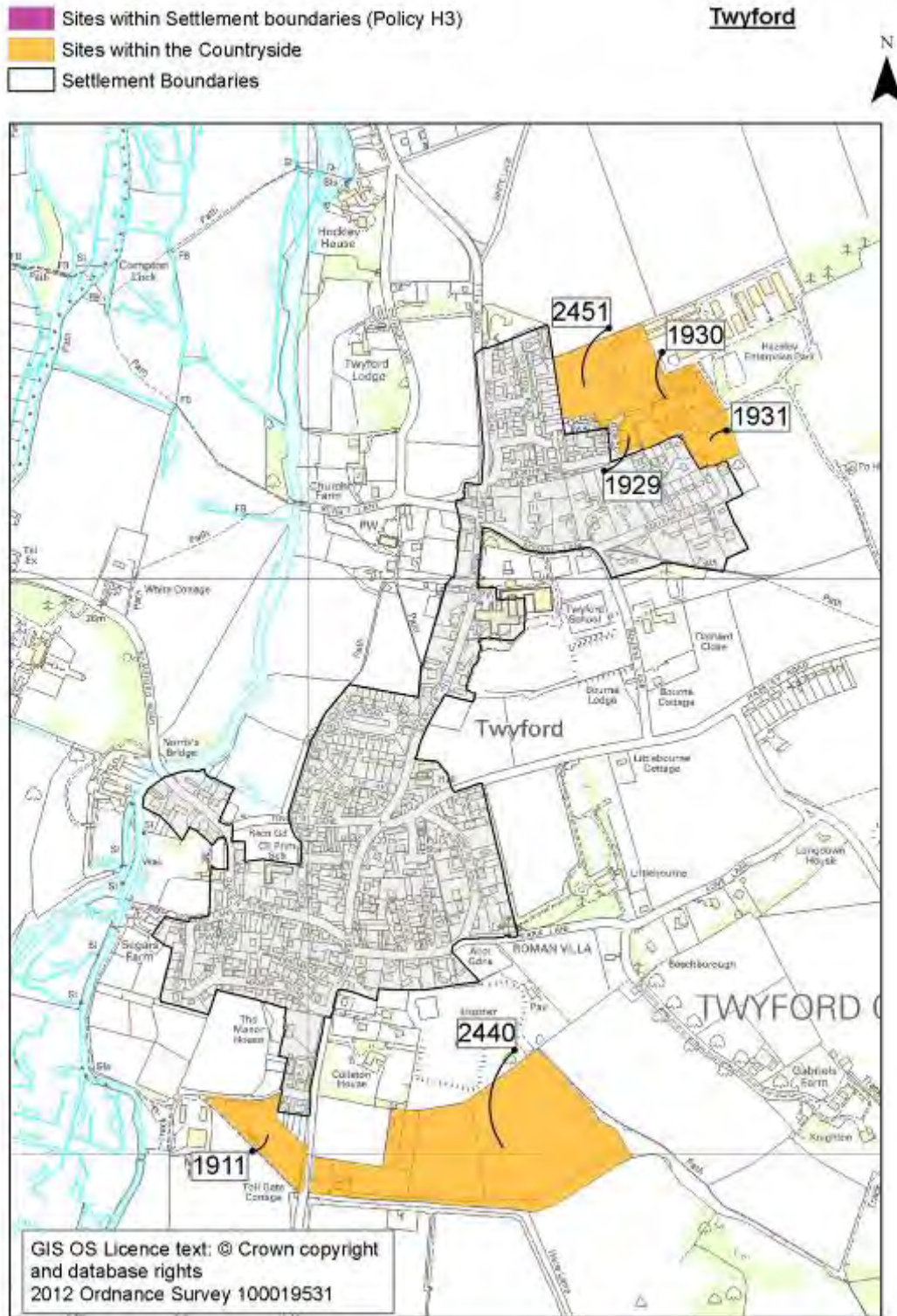
MAP 24 – SPARSHOLT



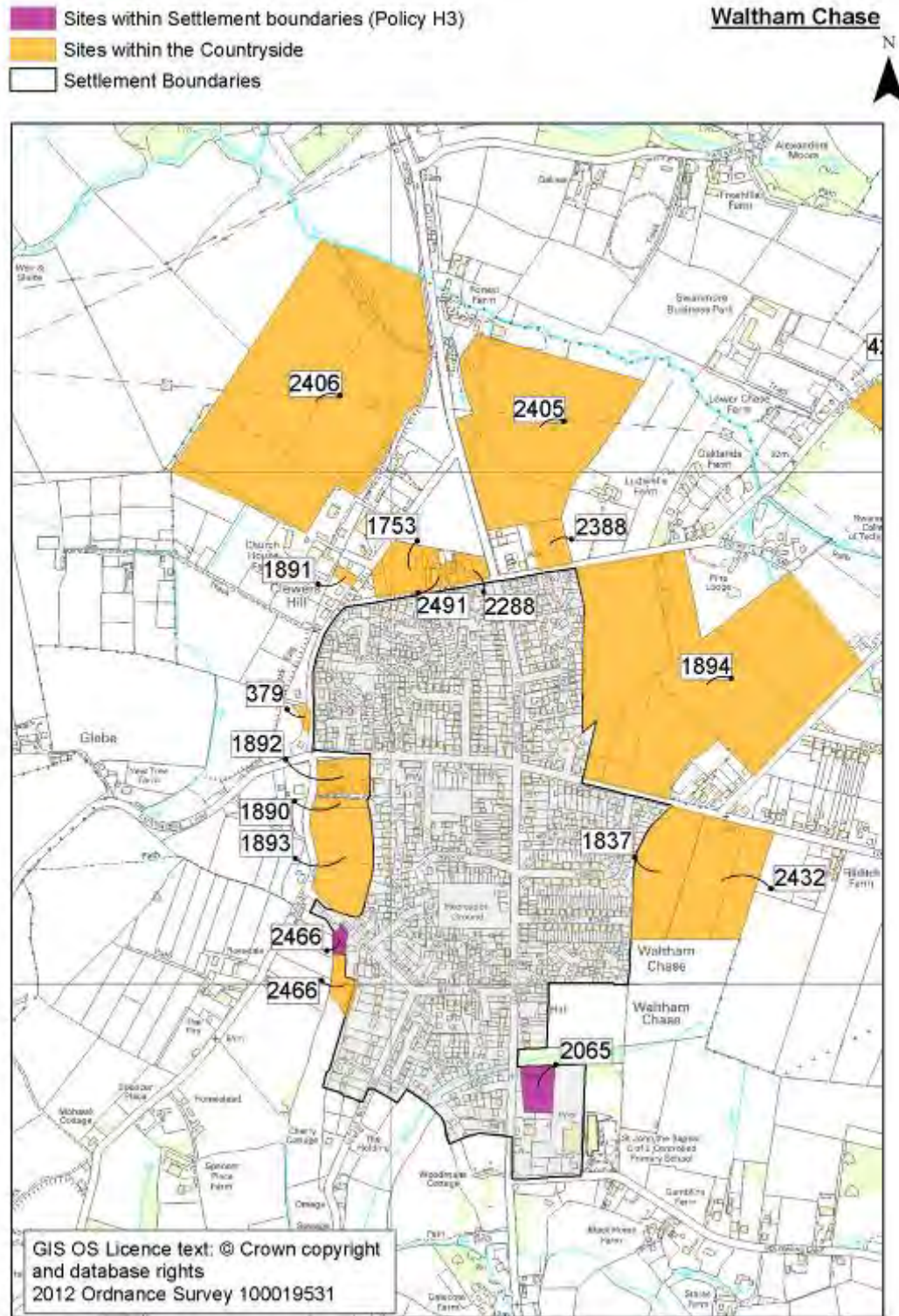
MAP 25 – SUTTON SCOTNEY



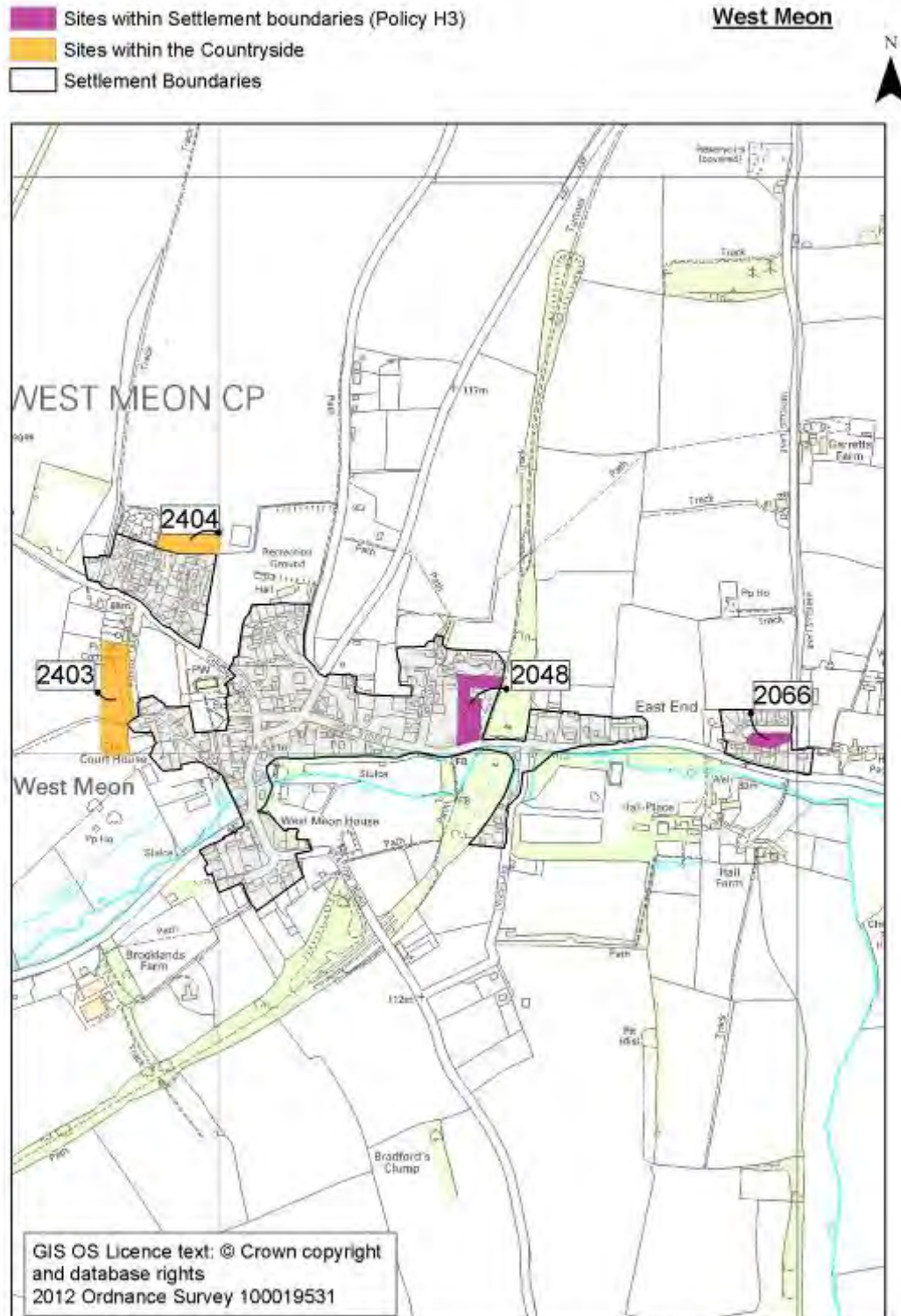
MAP 26 – SWANMORE



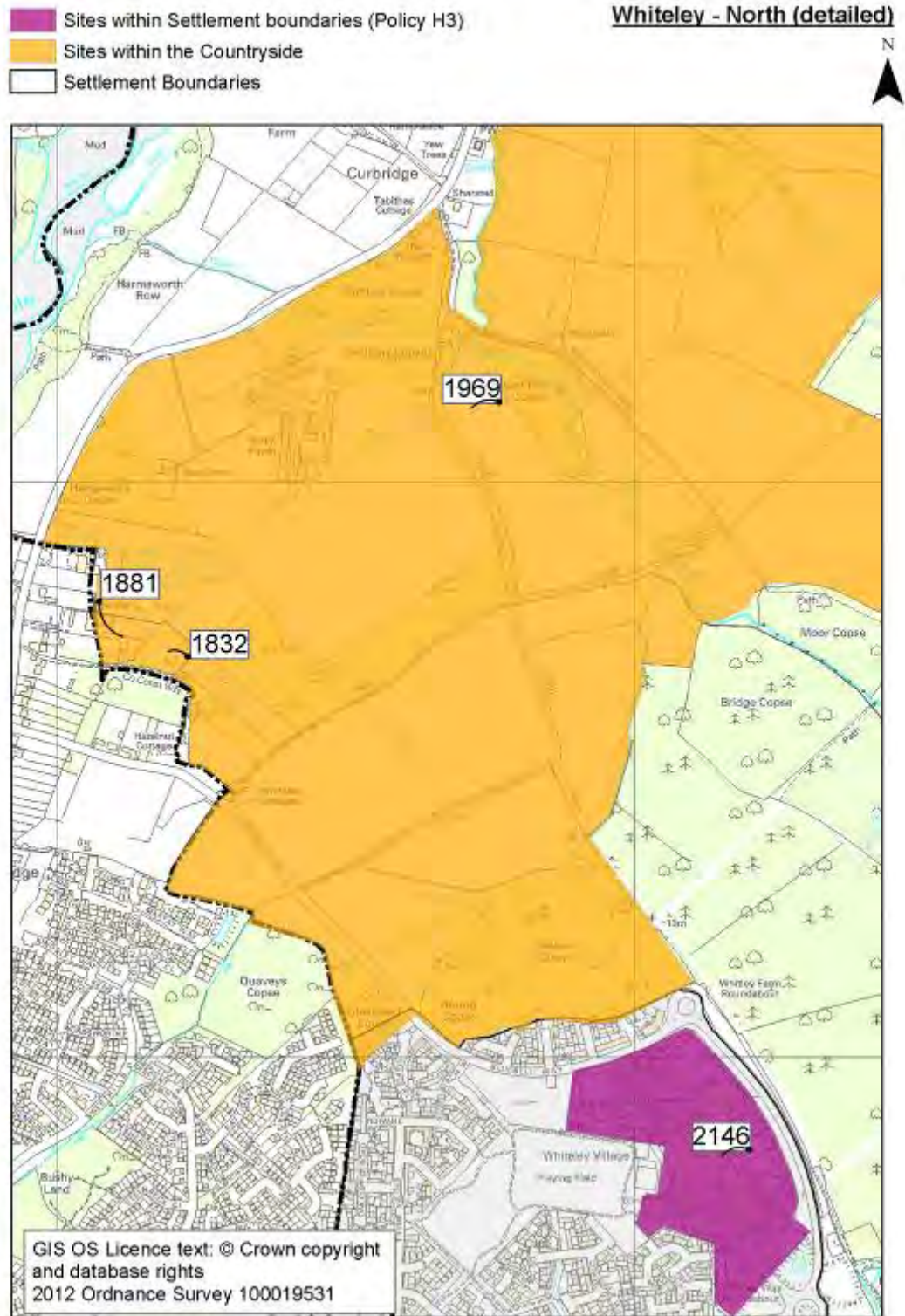
MAP 27 –TWYFORD



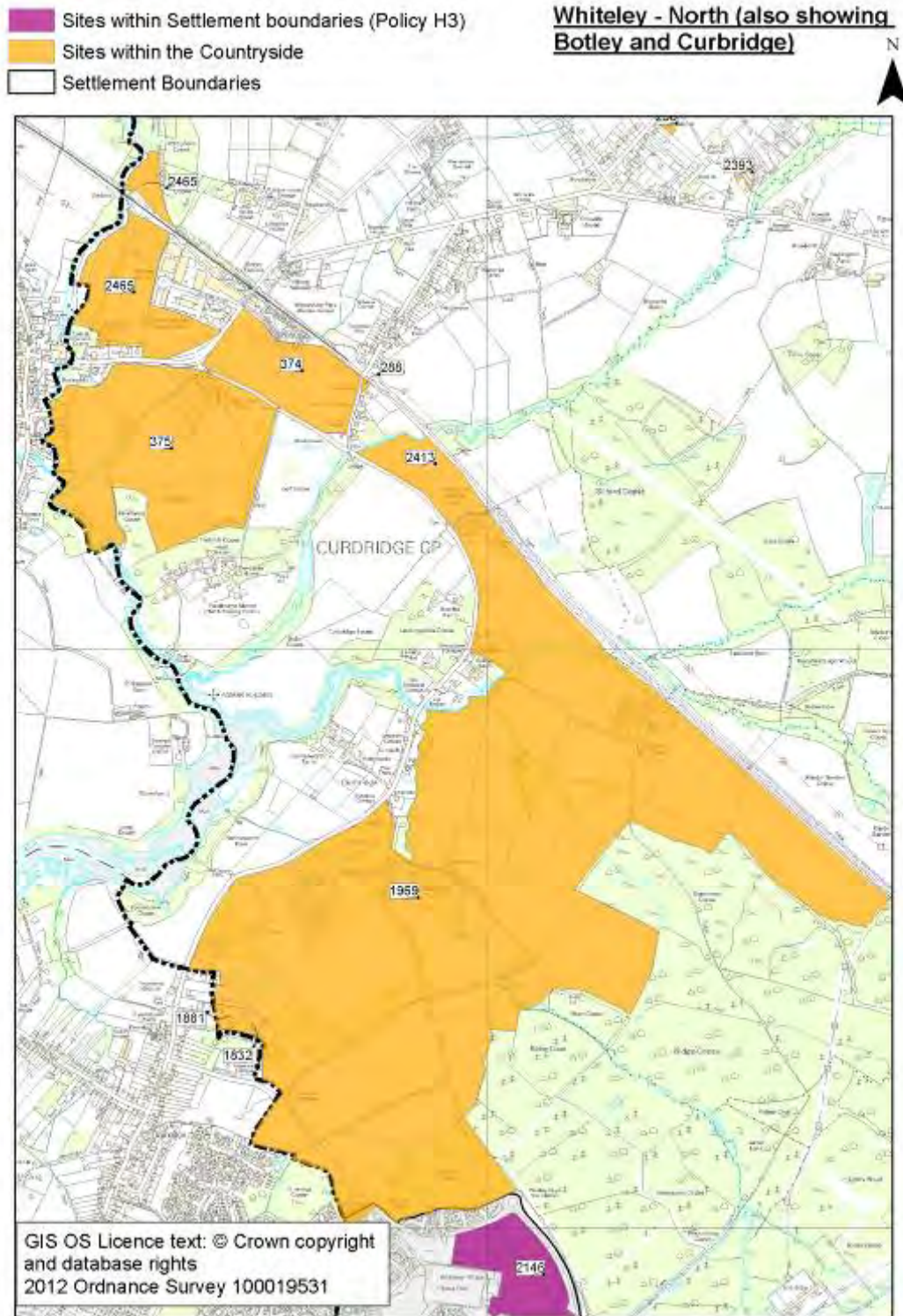
MAP 28 –WALTHAM CHASE



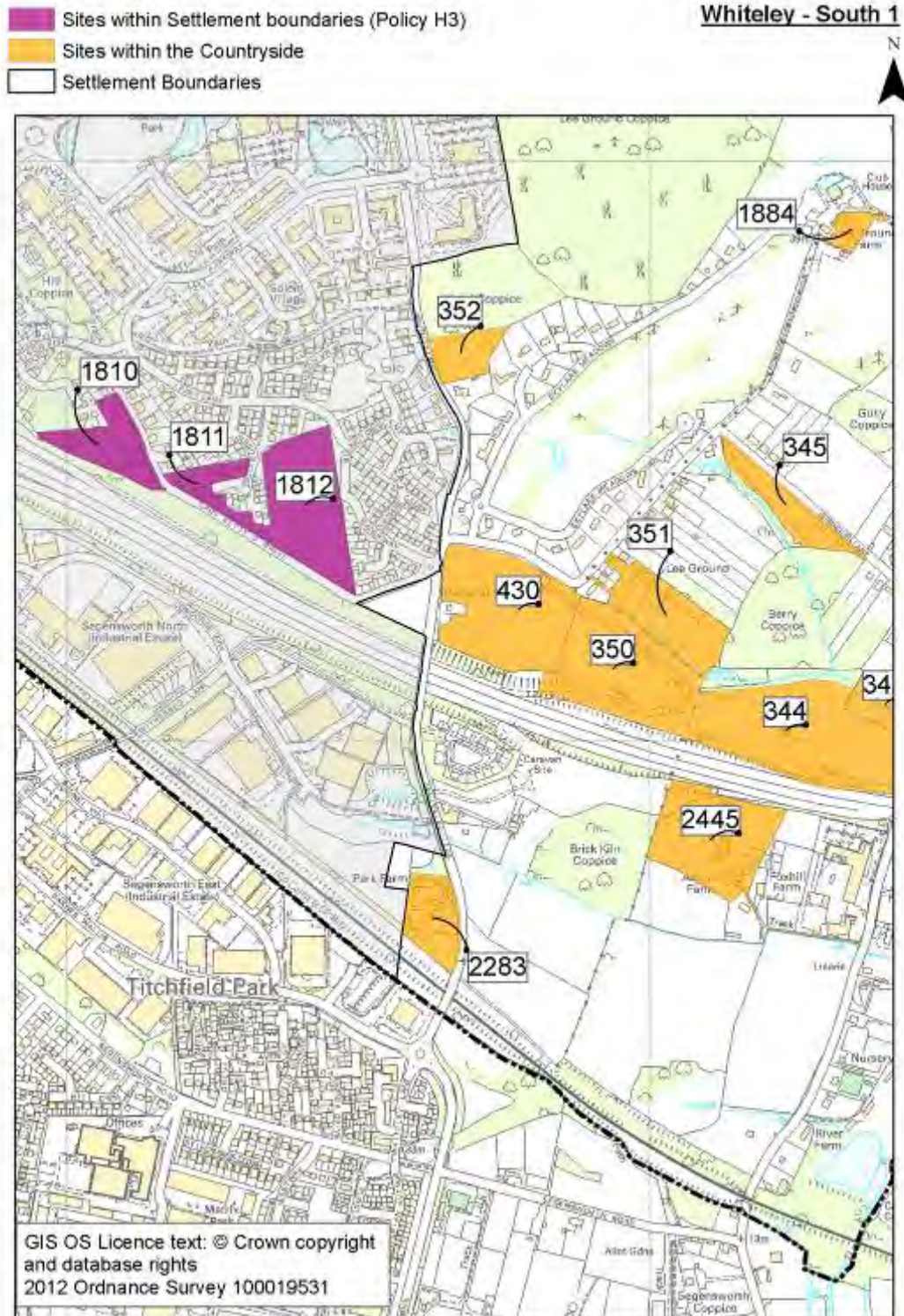
MAP 29 – WEST MEON



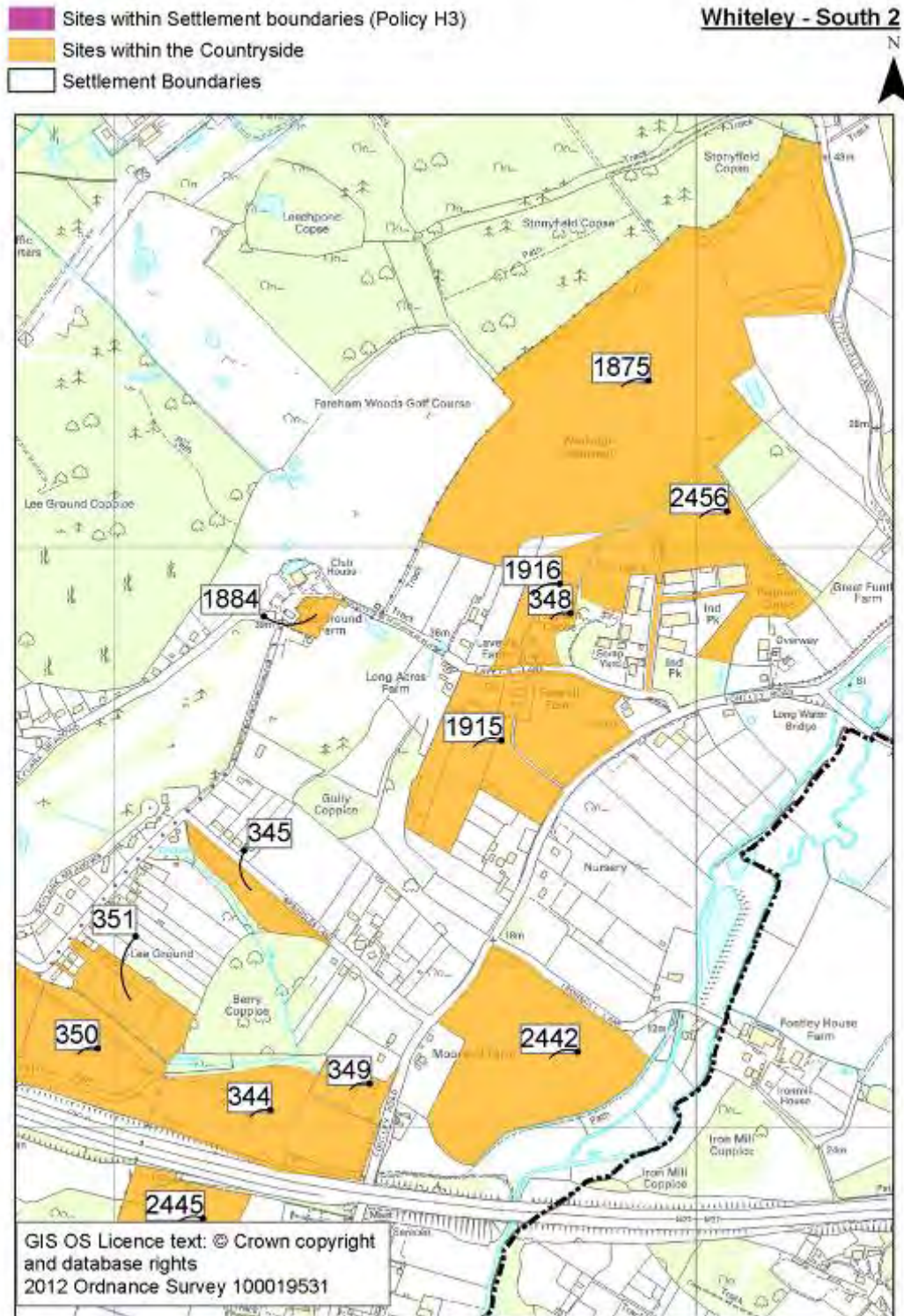
MAP 30 – WHITELEY NORTH – DETAIL



**MAP 31 - WHITELEY NORTH – also showing BOTLEY AND CURBRIDGE
(1:16:000)**

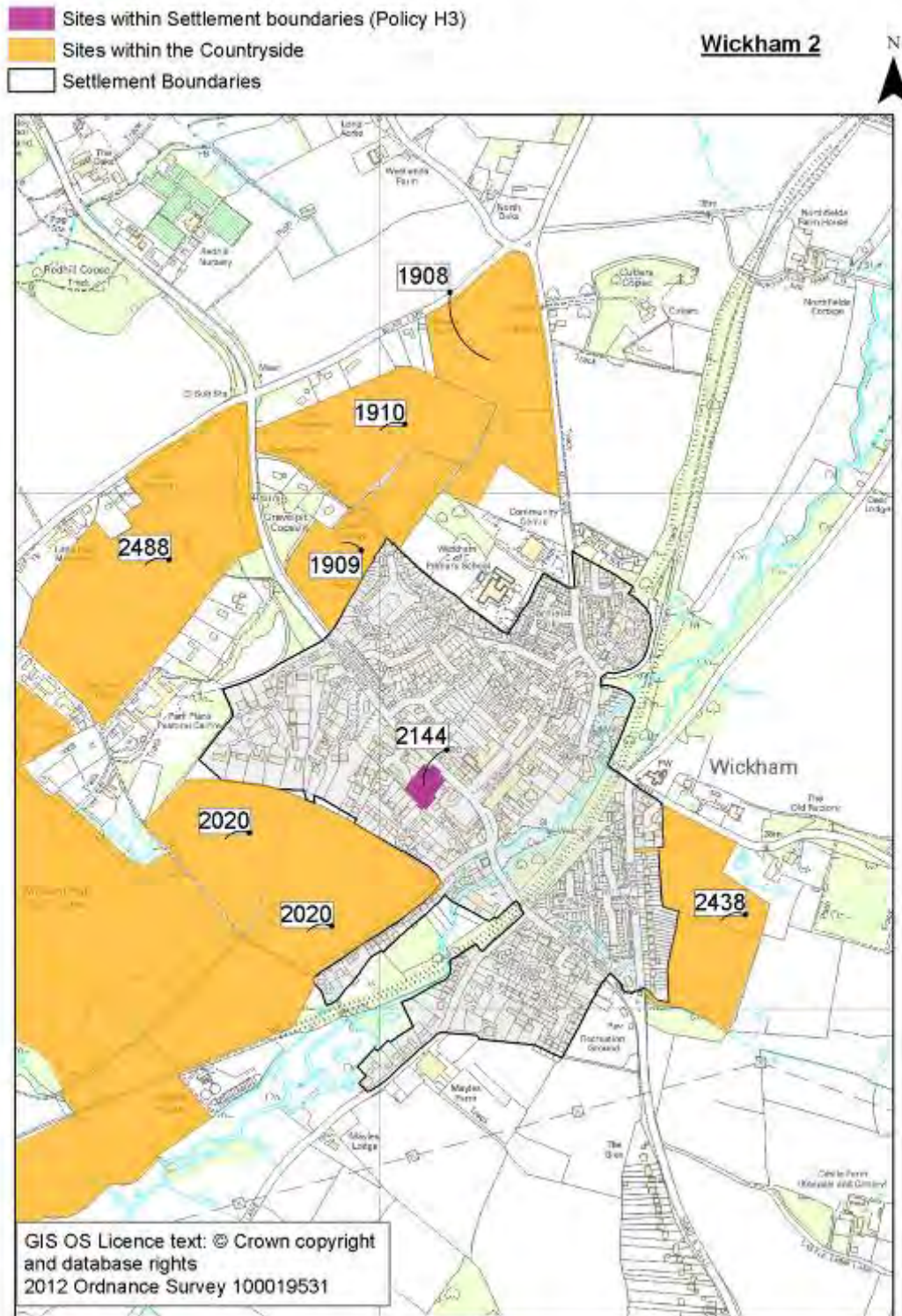


MAP 32 – WHITELEY SOUTH 1

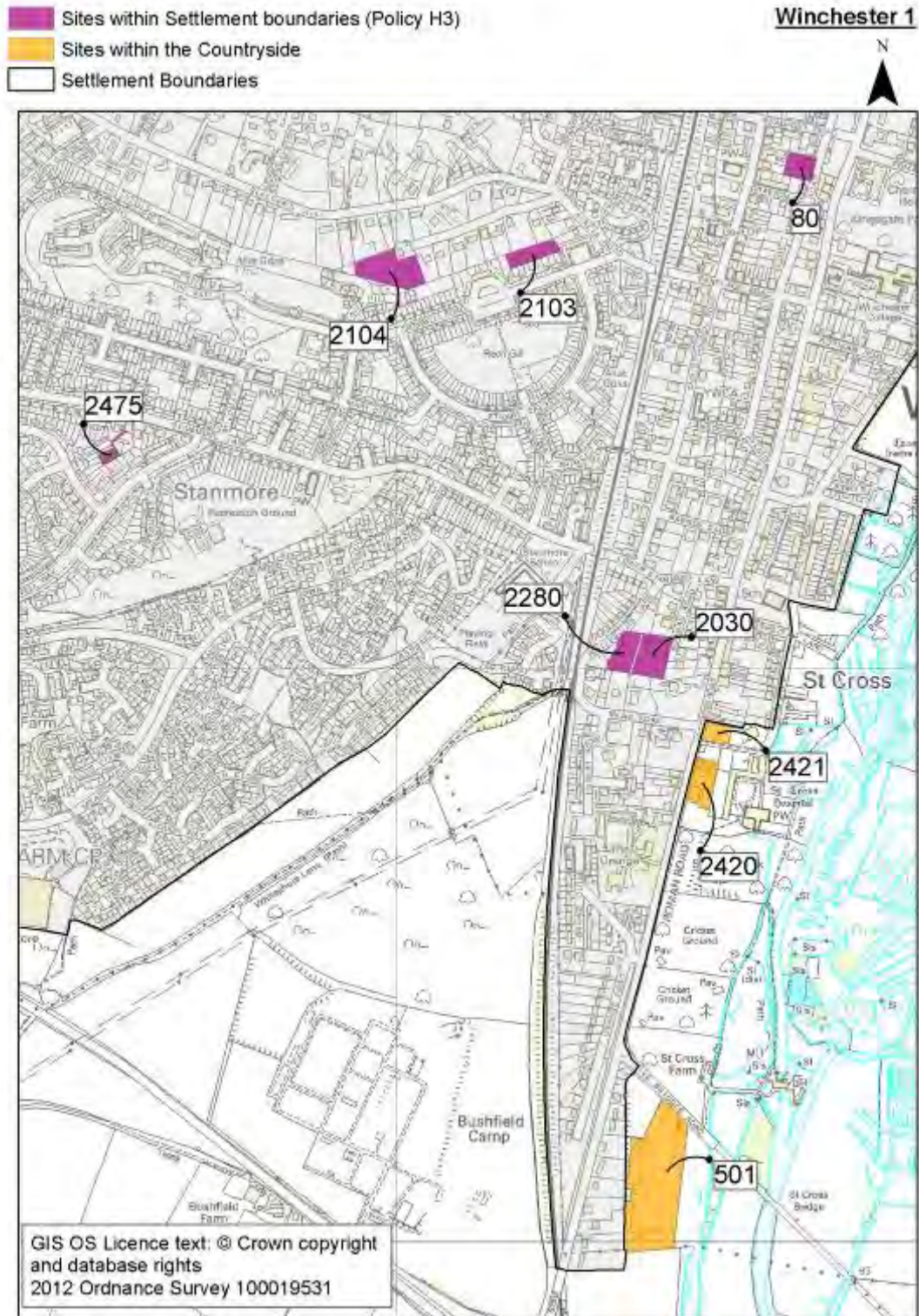


MAP 33 – WHITELEY SOUTH 2

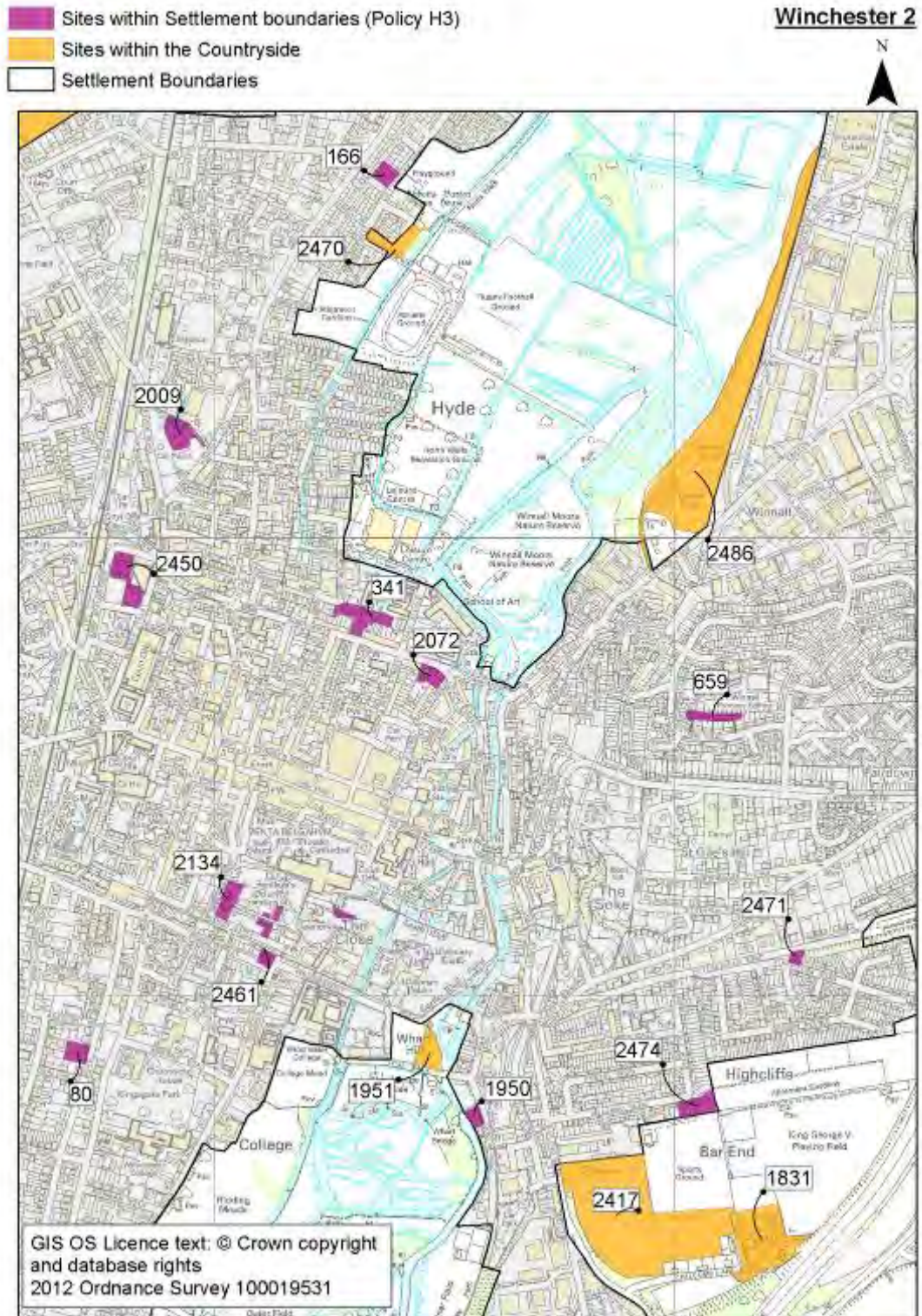




MAP 35 – WICKHAM 2



MAP 36 – WINCHESTER 1

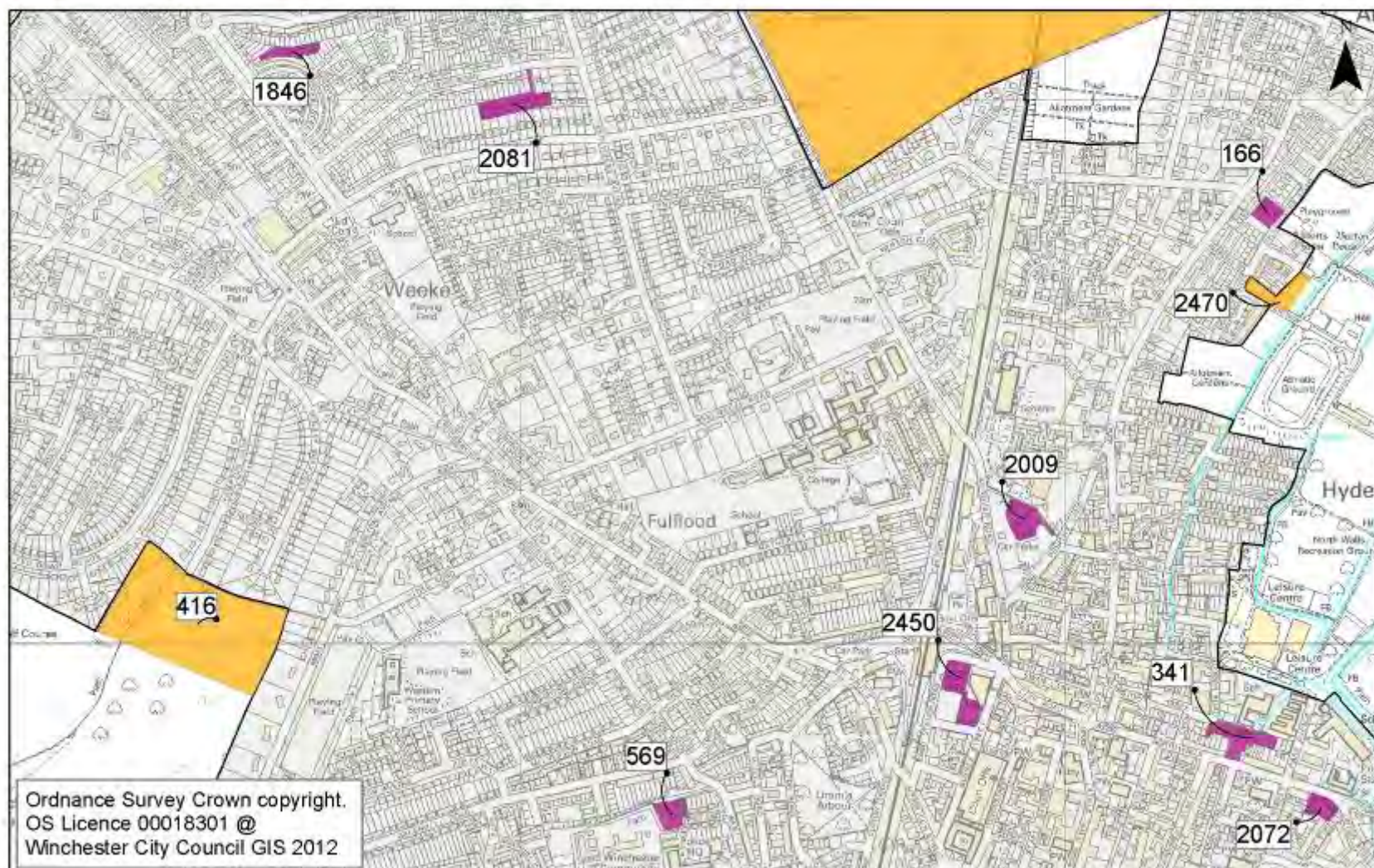


MAP 37 – WINCHESTER 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

MAP 38 – WINCHESTER 3

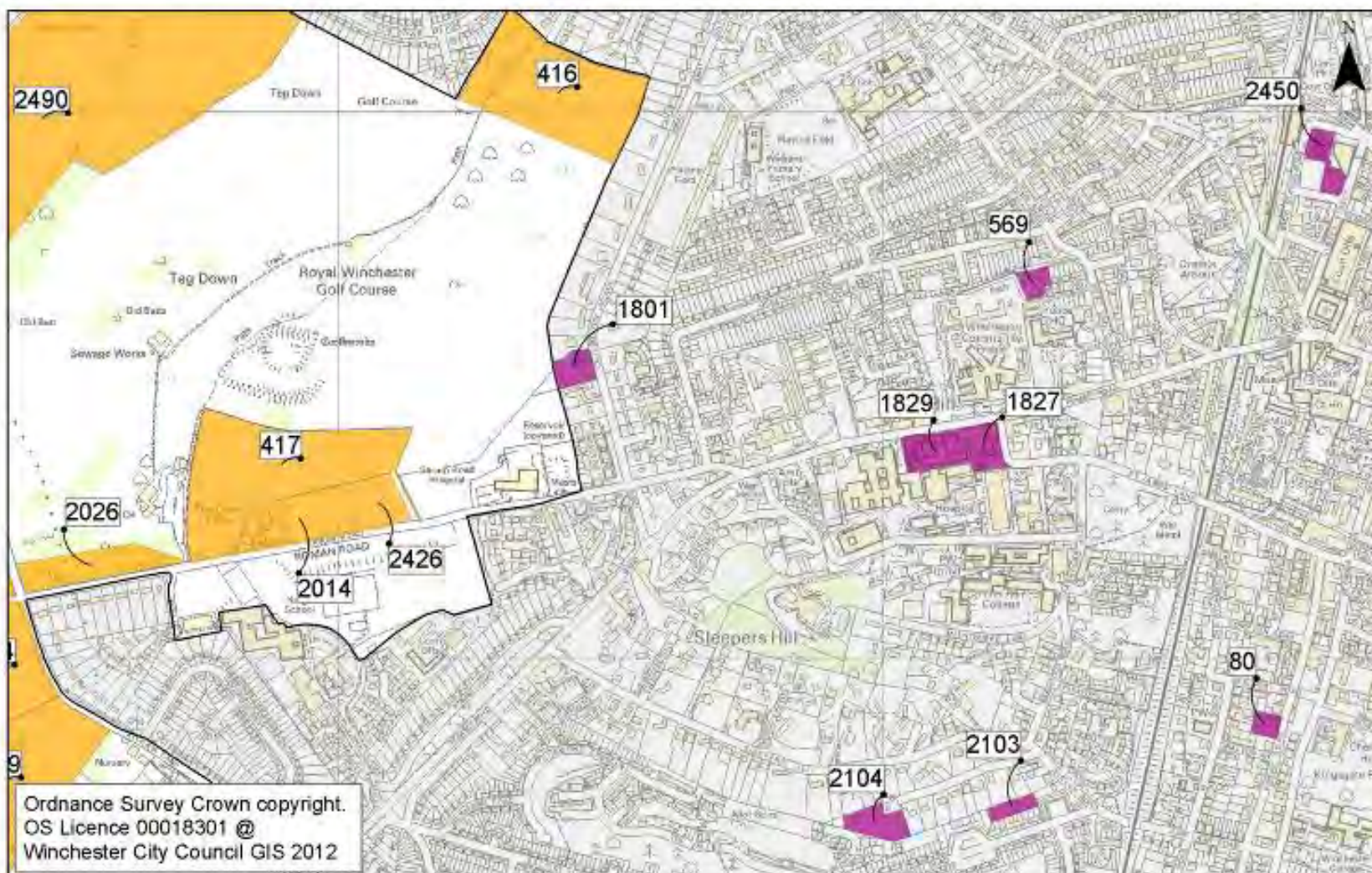
Winchester 3

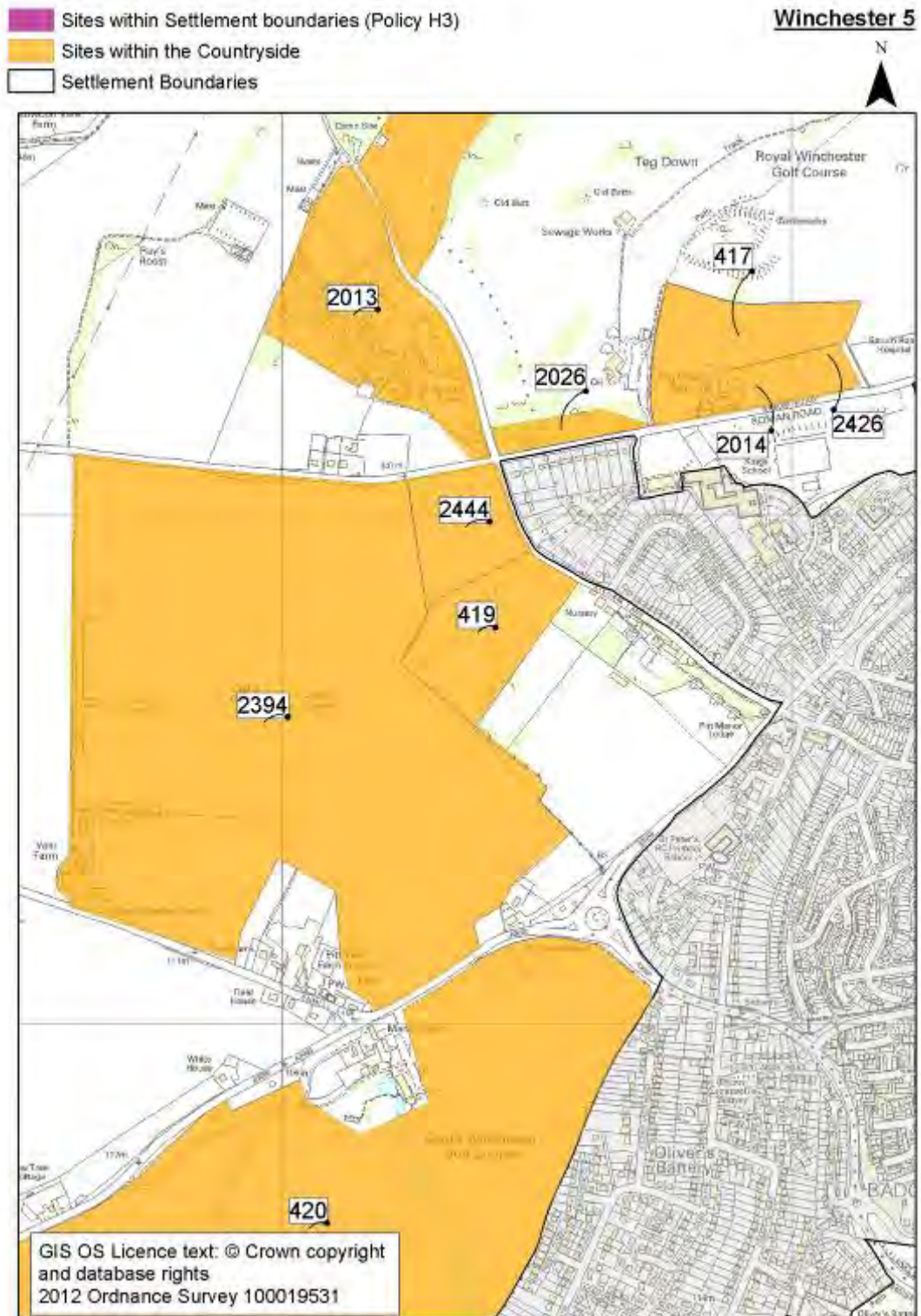


- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

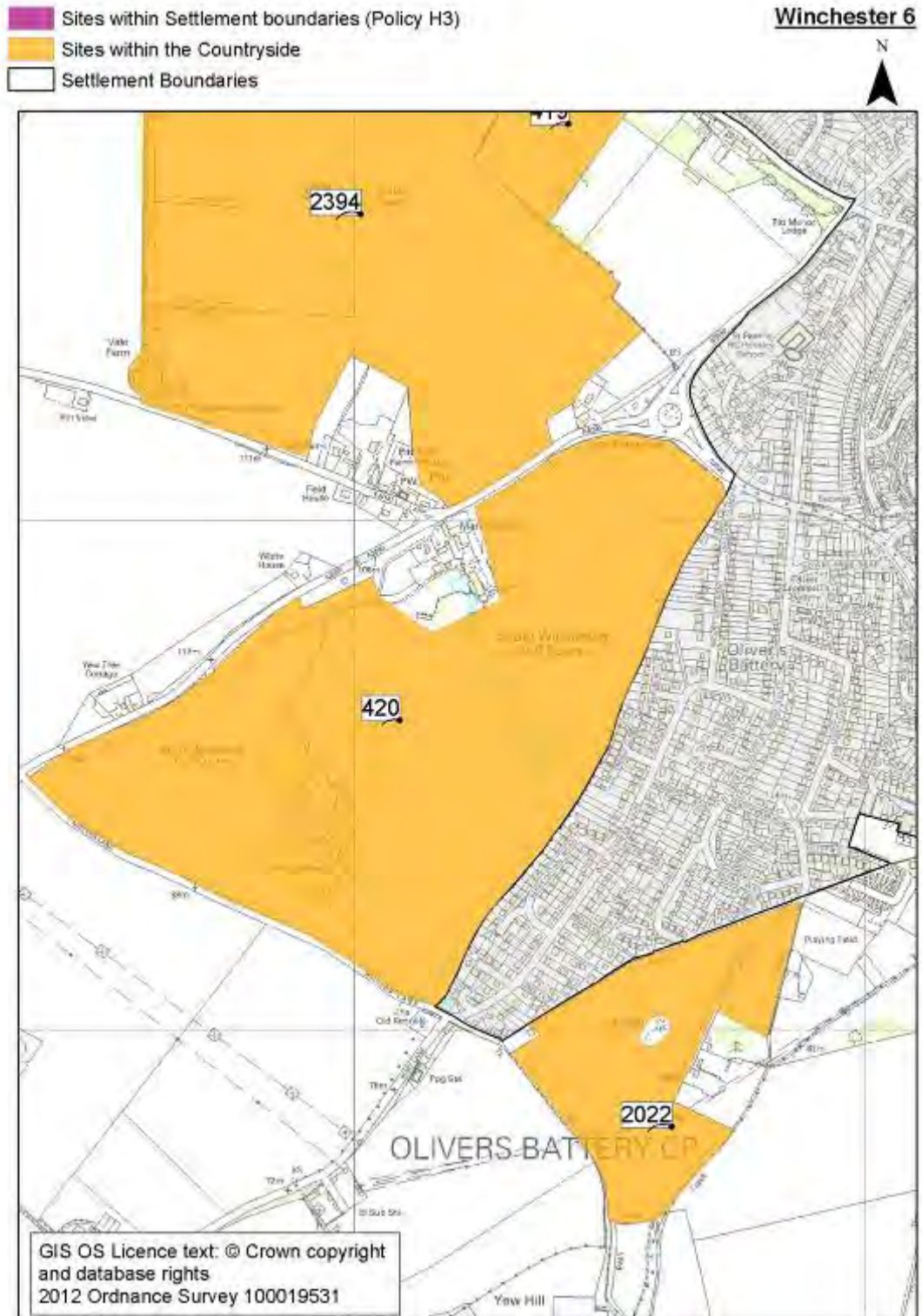
MAP 39 – WINCHESTER 4

Winchester 4

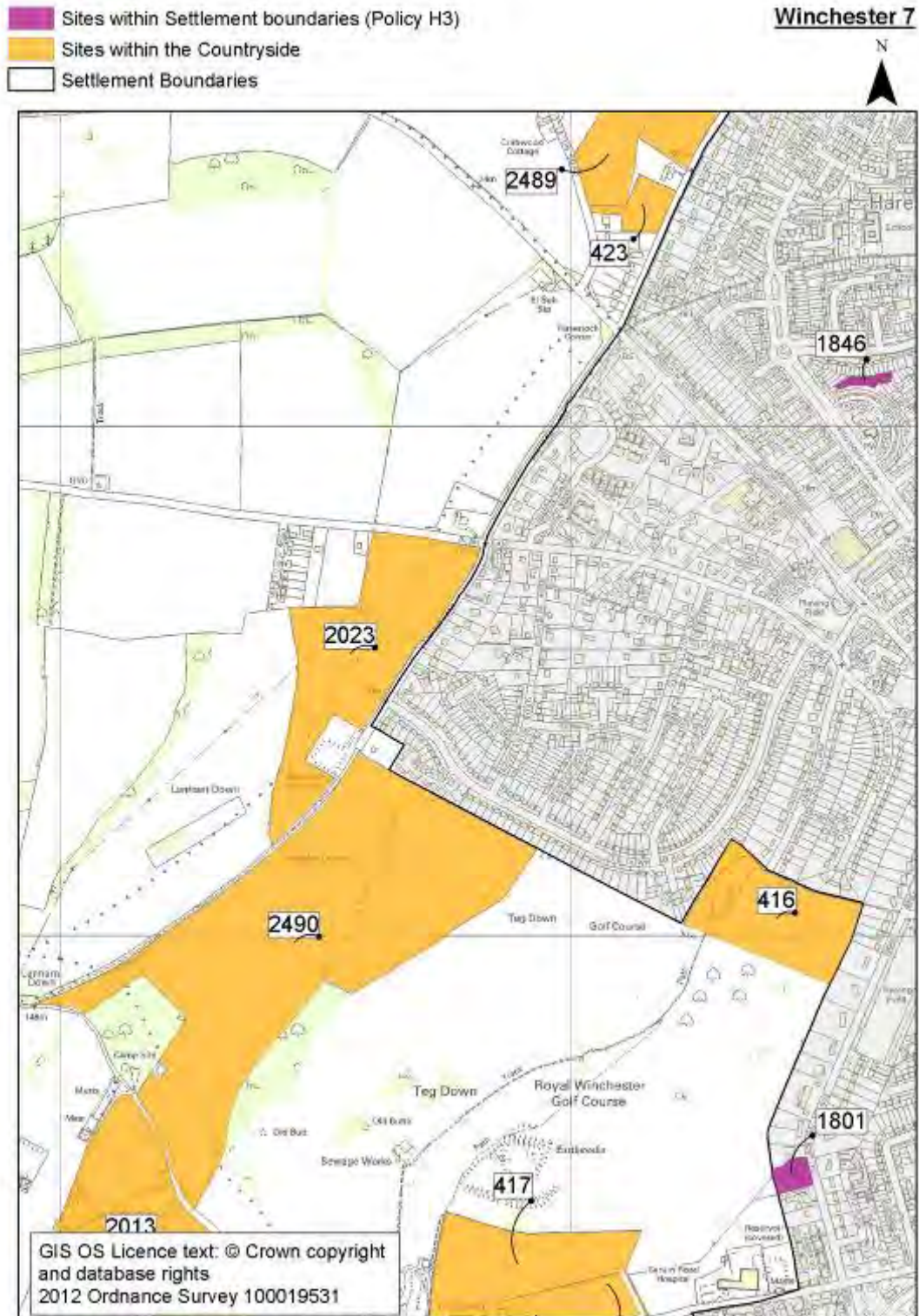




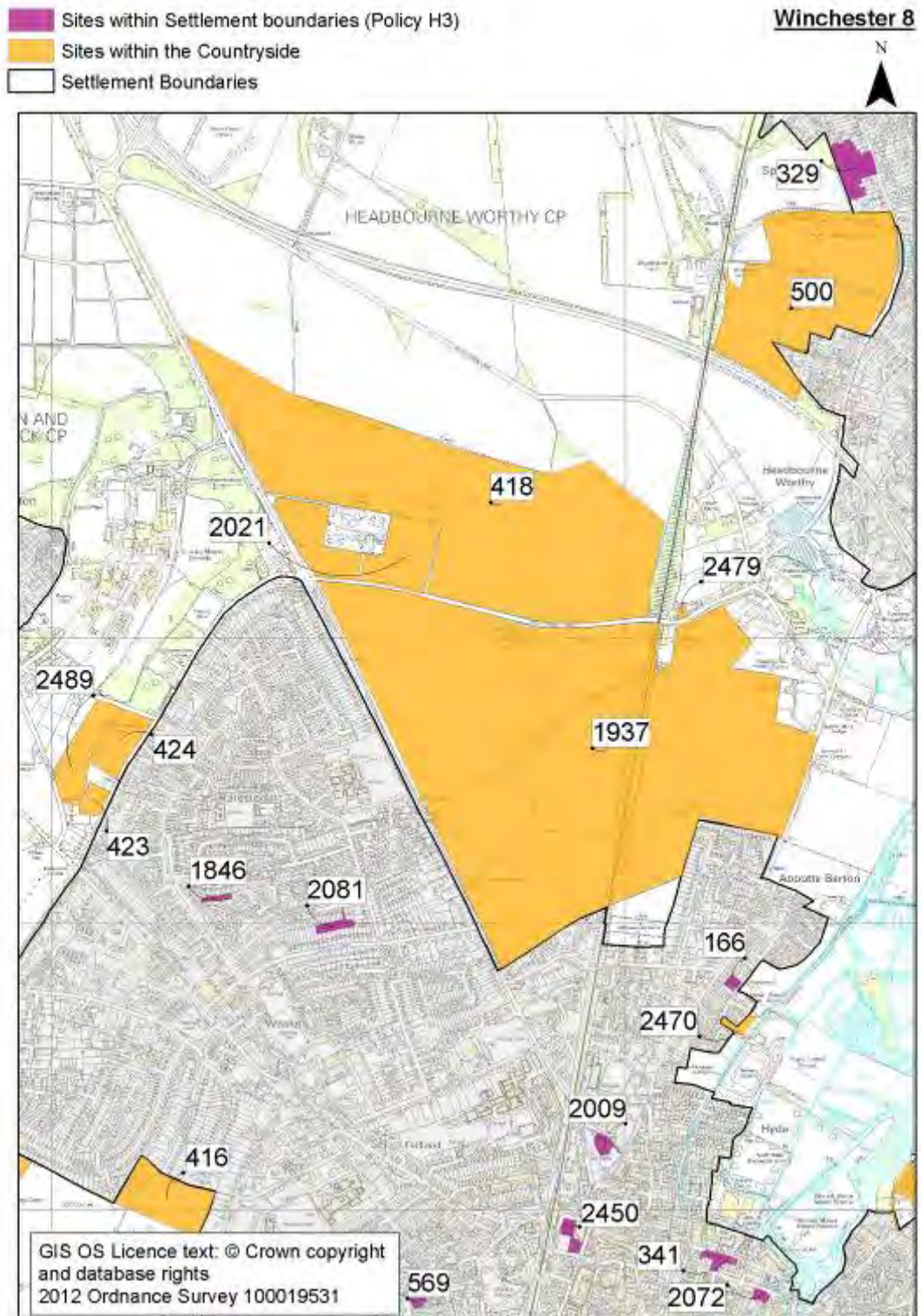
MAP 40 – WINCHESTER 5



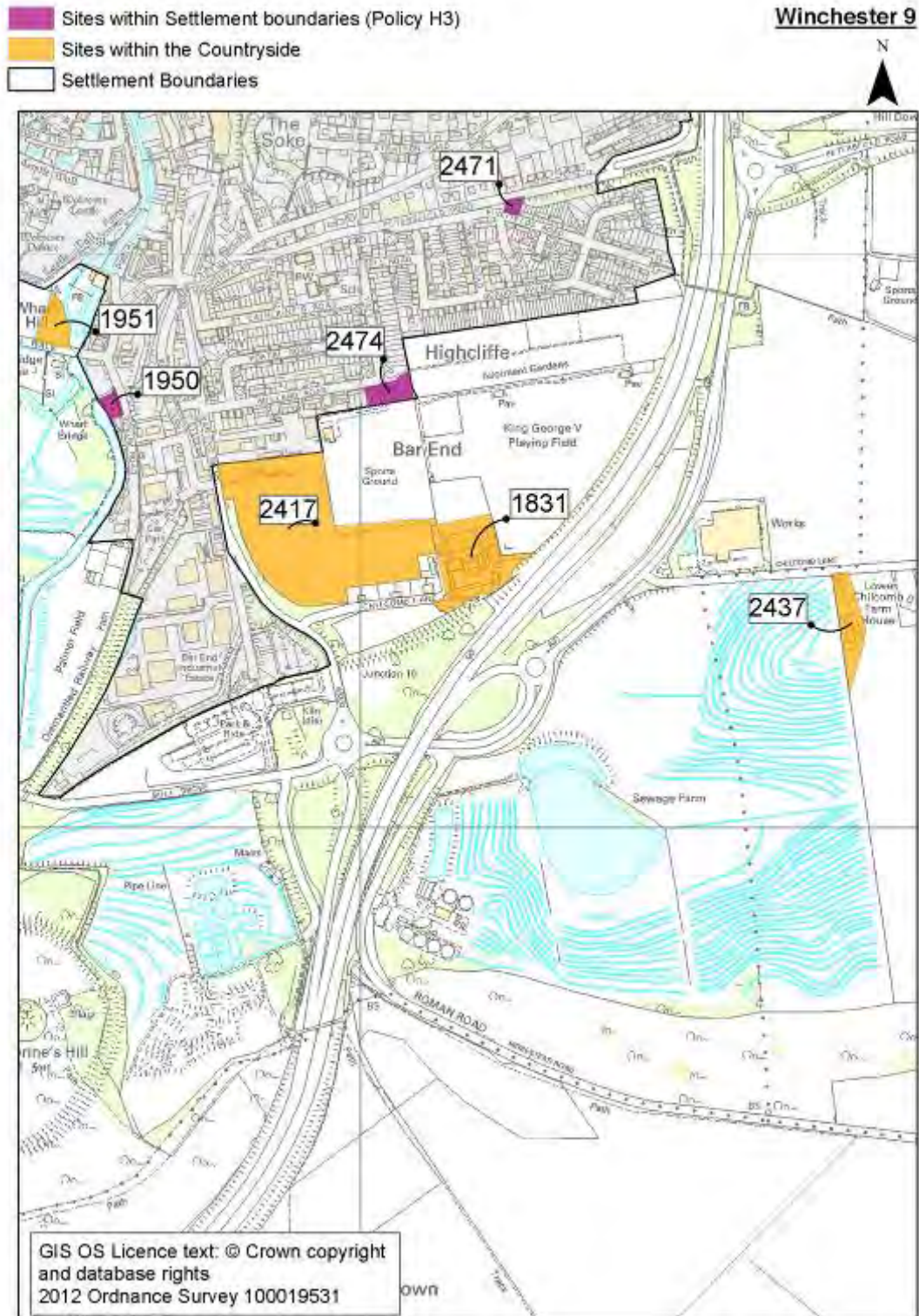
MAP 41 – WINCHESTER 6



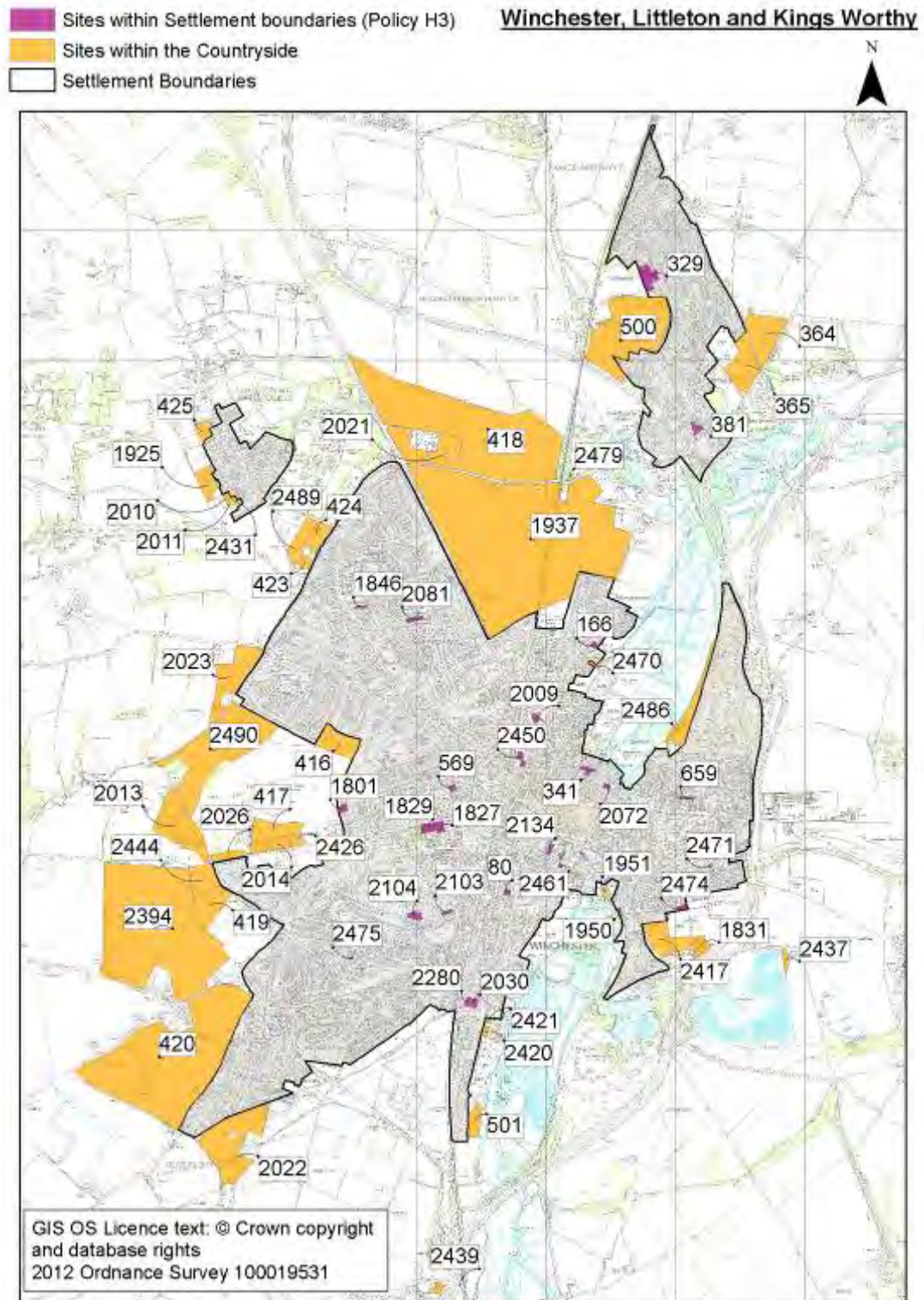
MAP 42 – WINCHESTER 7



MAP 43 – WINCHESTER 8 (1:16,000)

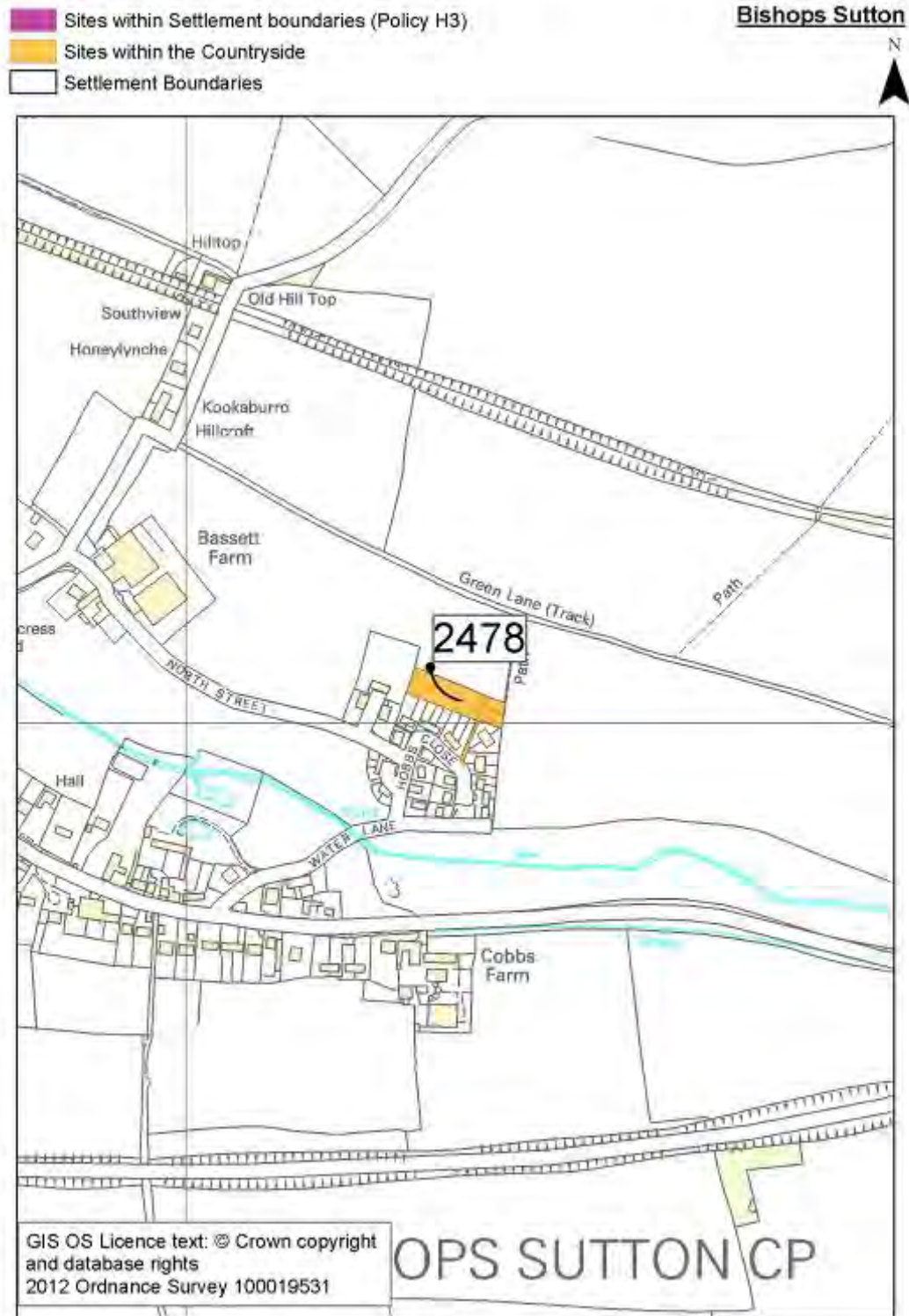


MAP 44 – WINCHESTER 9

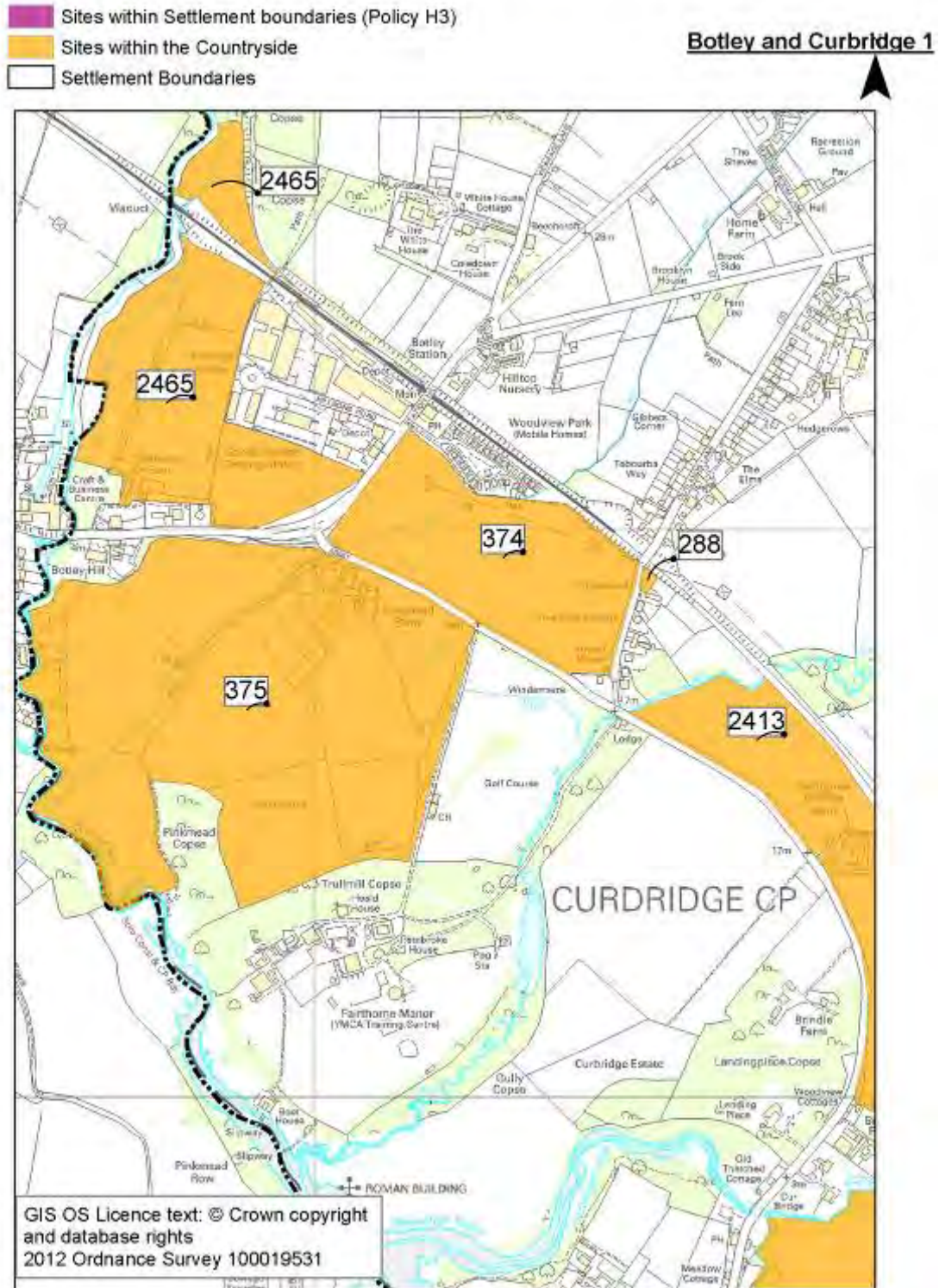


MAP 45 – WINCHESTER, LITTLETON AND KINGS WORTHY

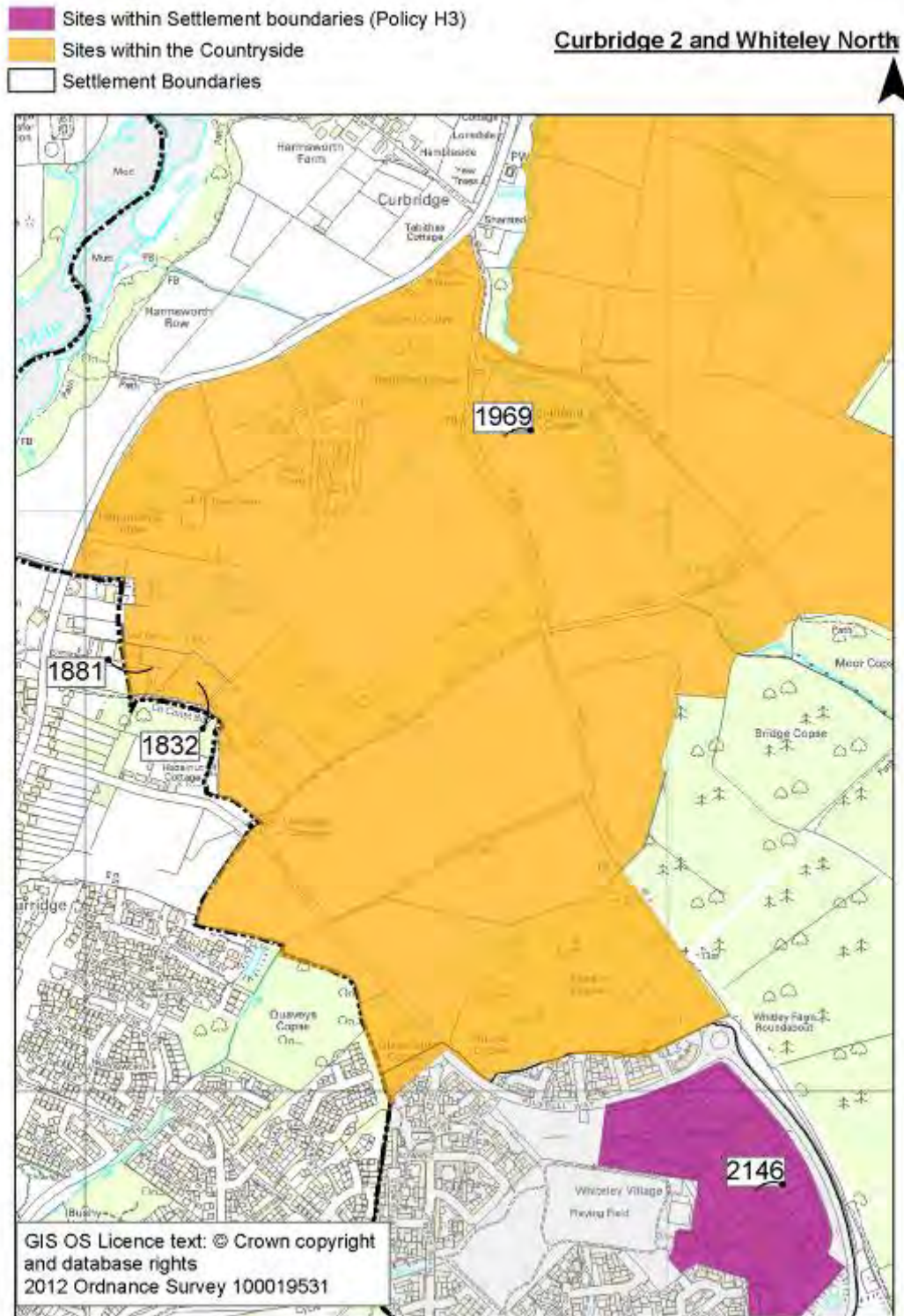
OTHER SETTLEMENTS



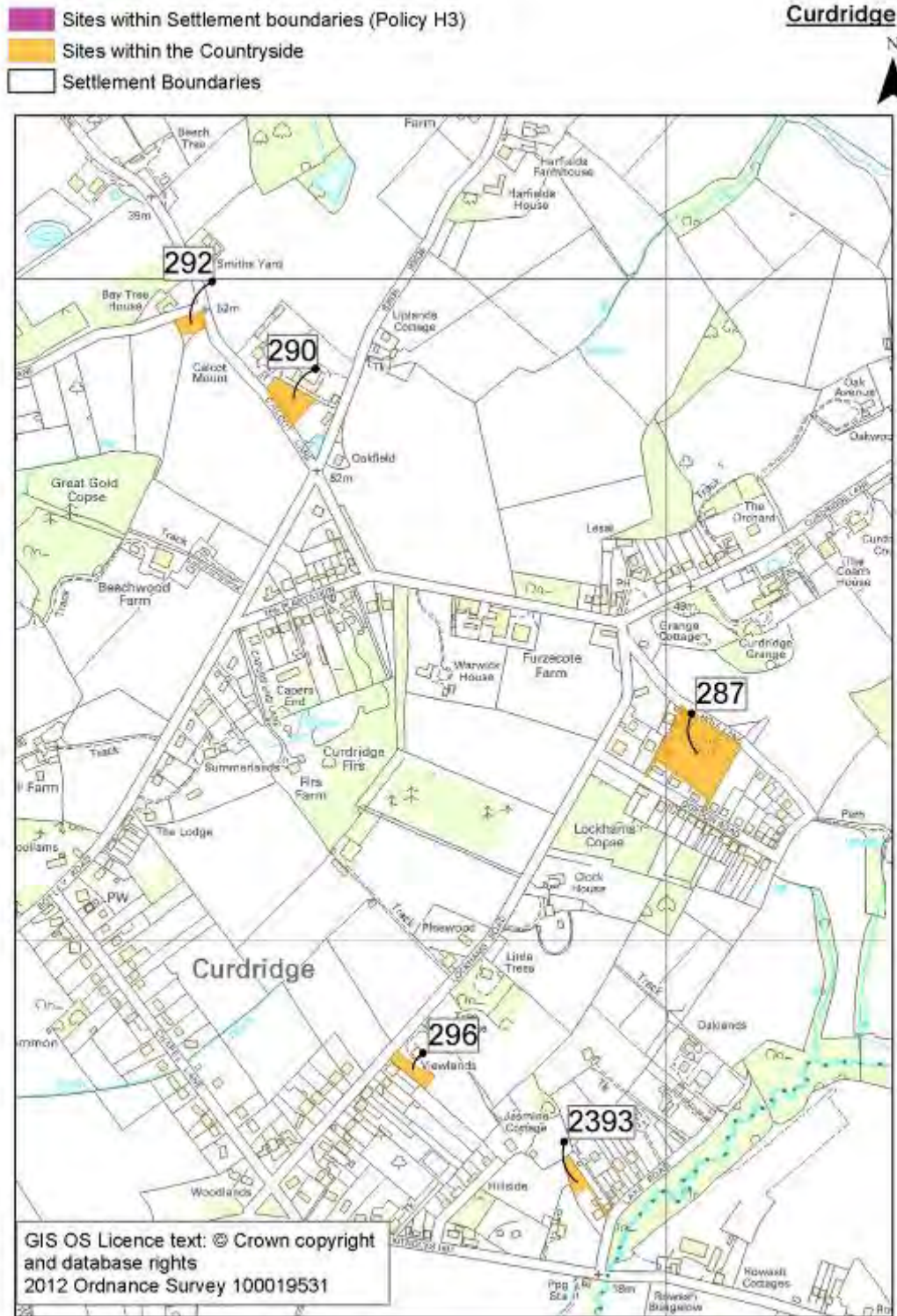
MAP 46 - Bishops Sutton



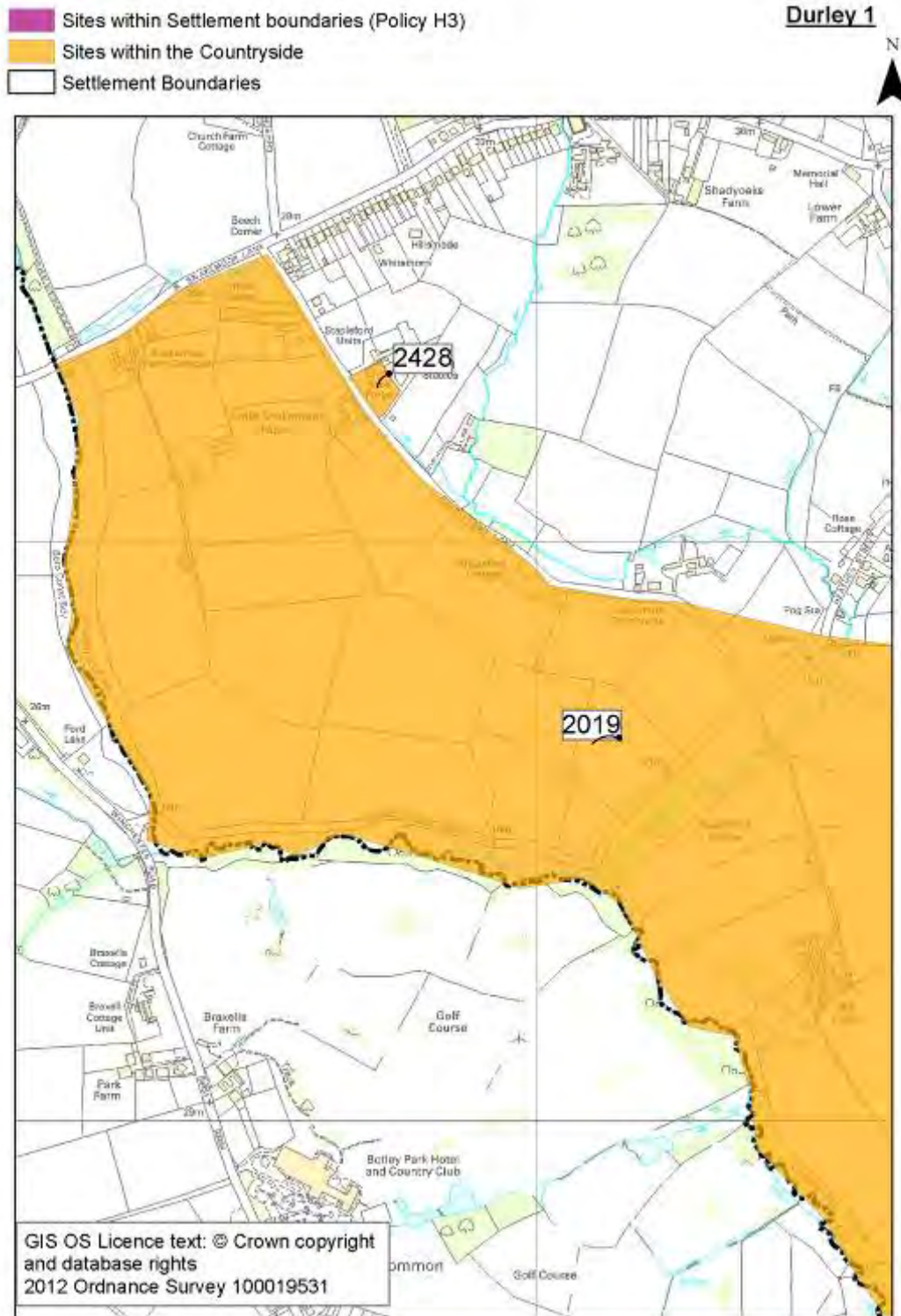
MAP 47 – BOTLEY AND CURBRIDGE 1



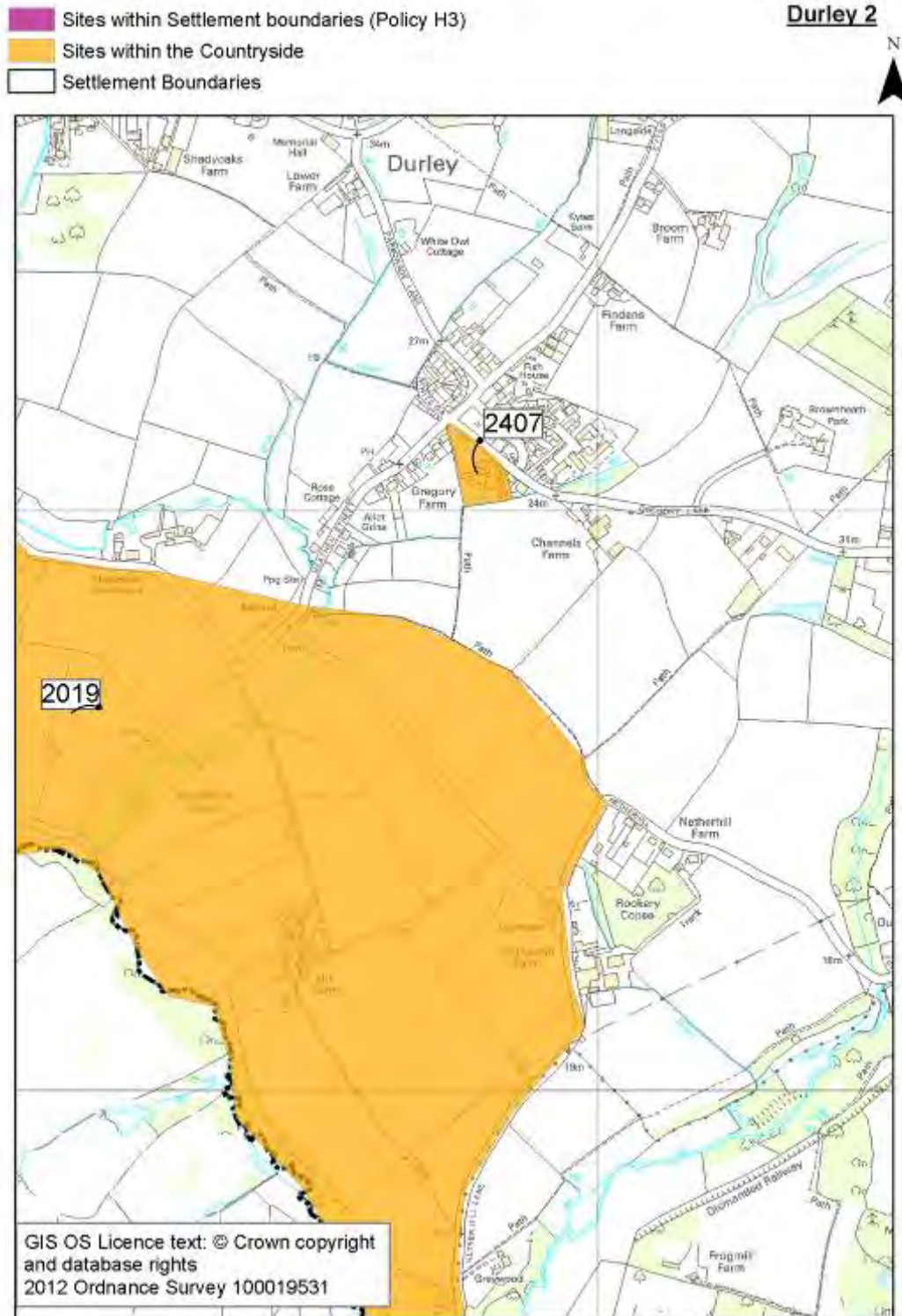
MAP 48 – CURBRIDGE 2 AND WHITELEY NORTH



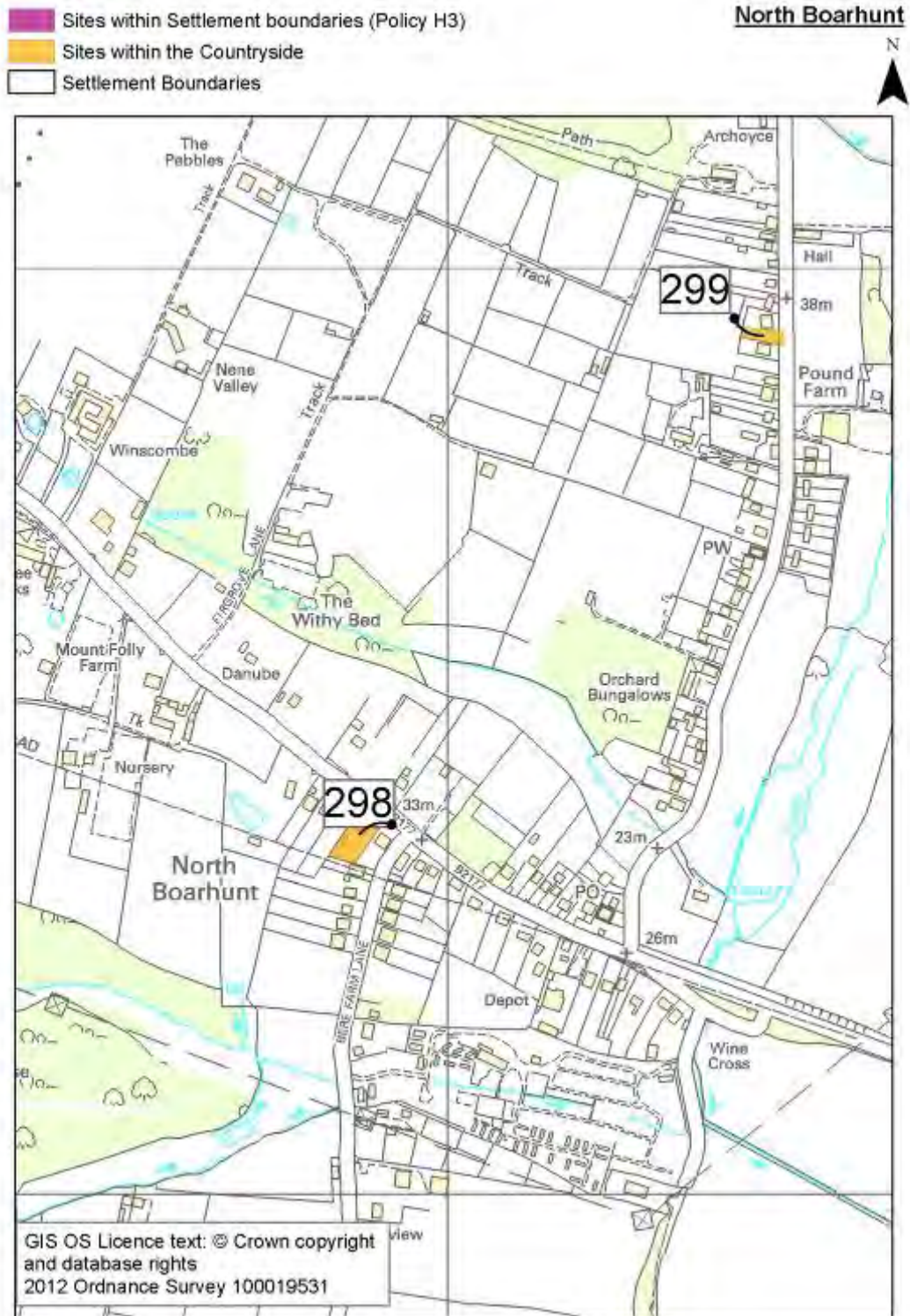
MAP 49 – CURDRIGE



MAP 50 – DURLEY 1



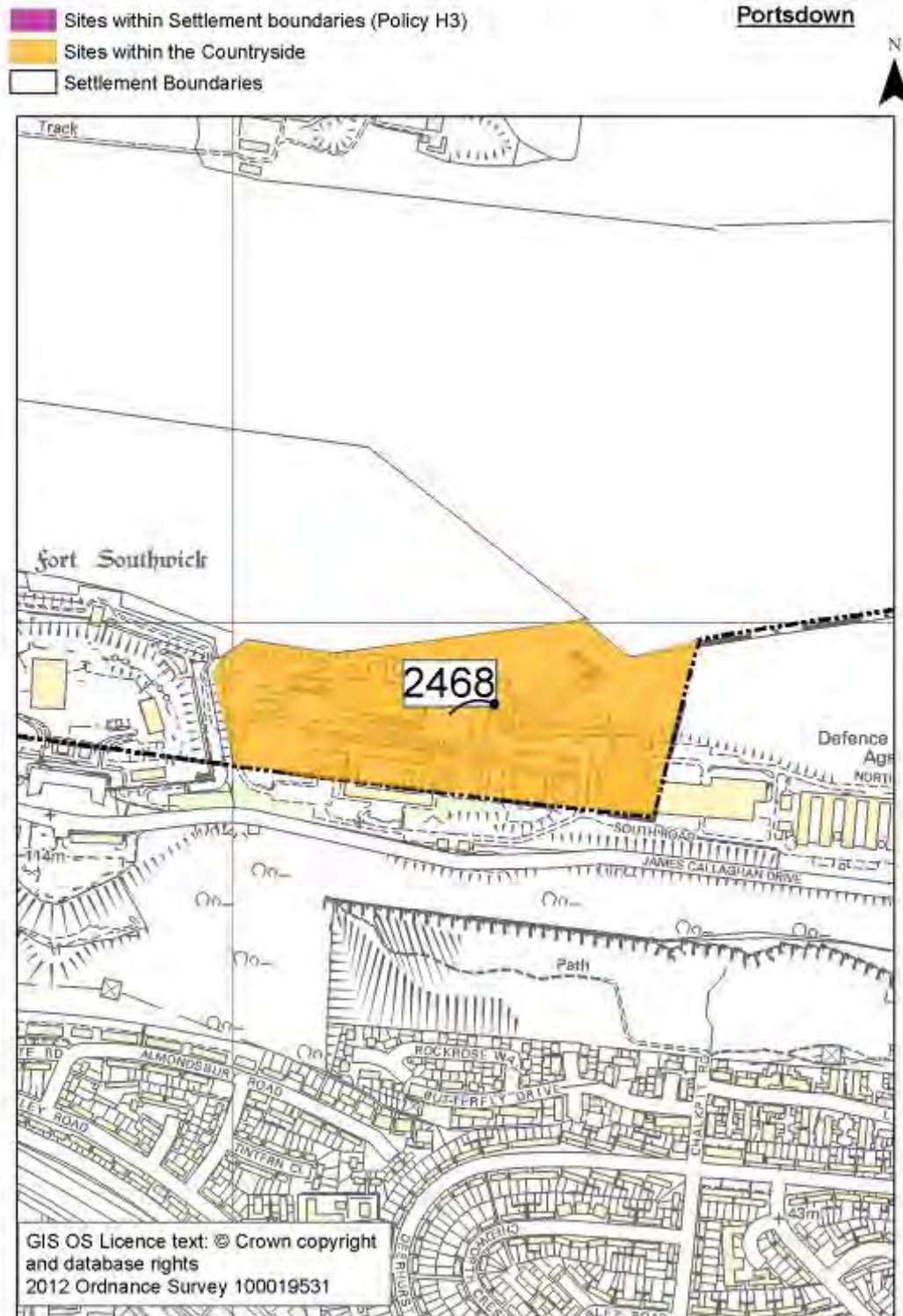
MAP 51 – DURLEY 2



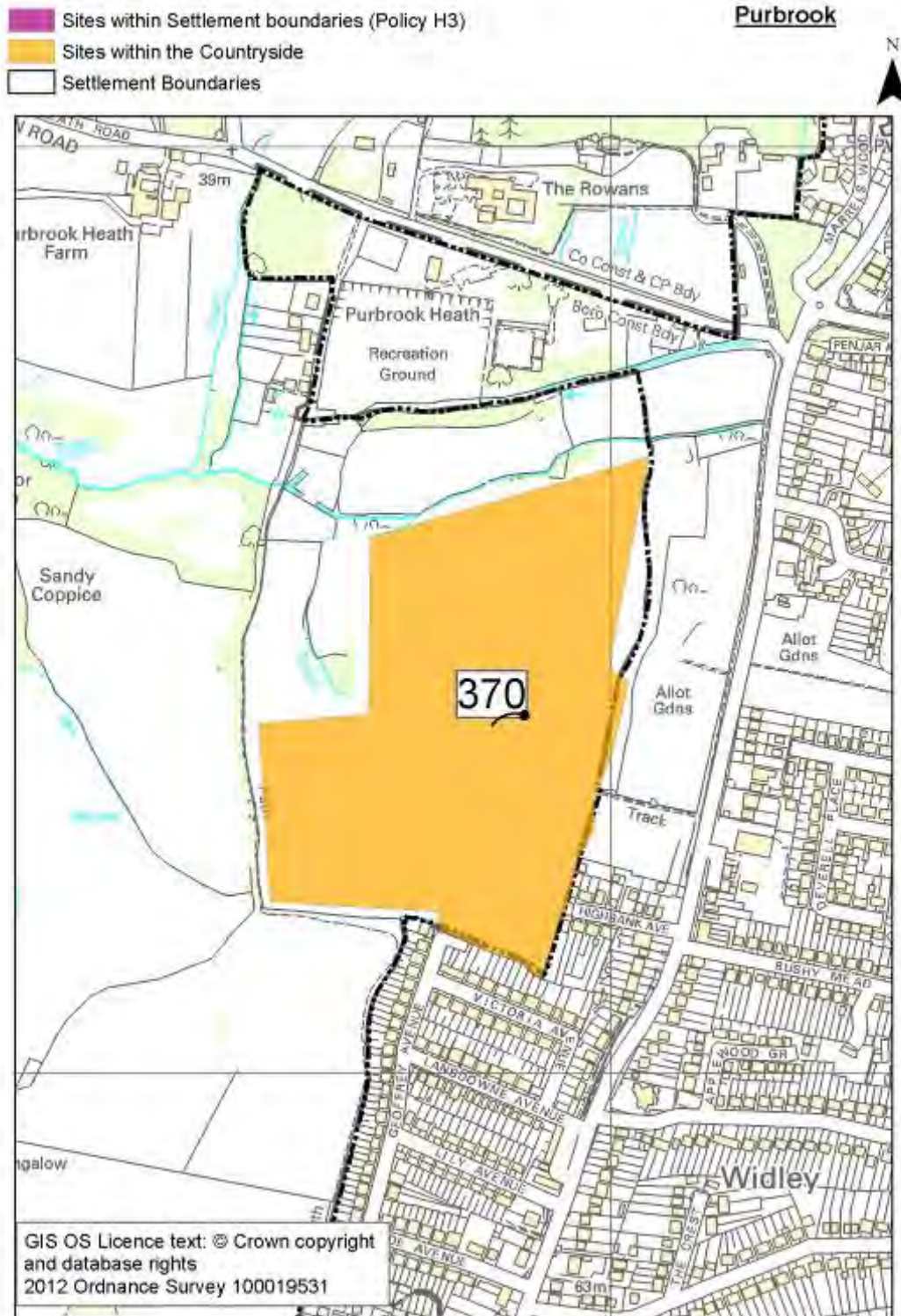
MAP 52 – NORTH BOARHUNT



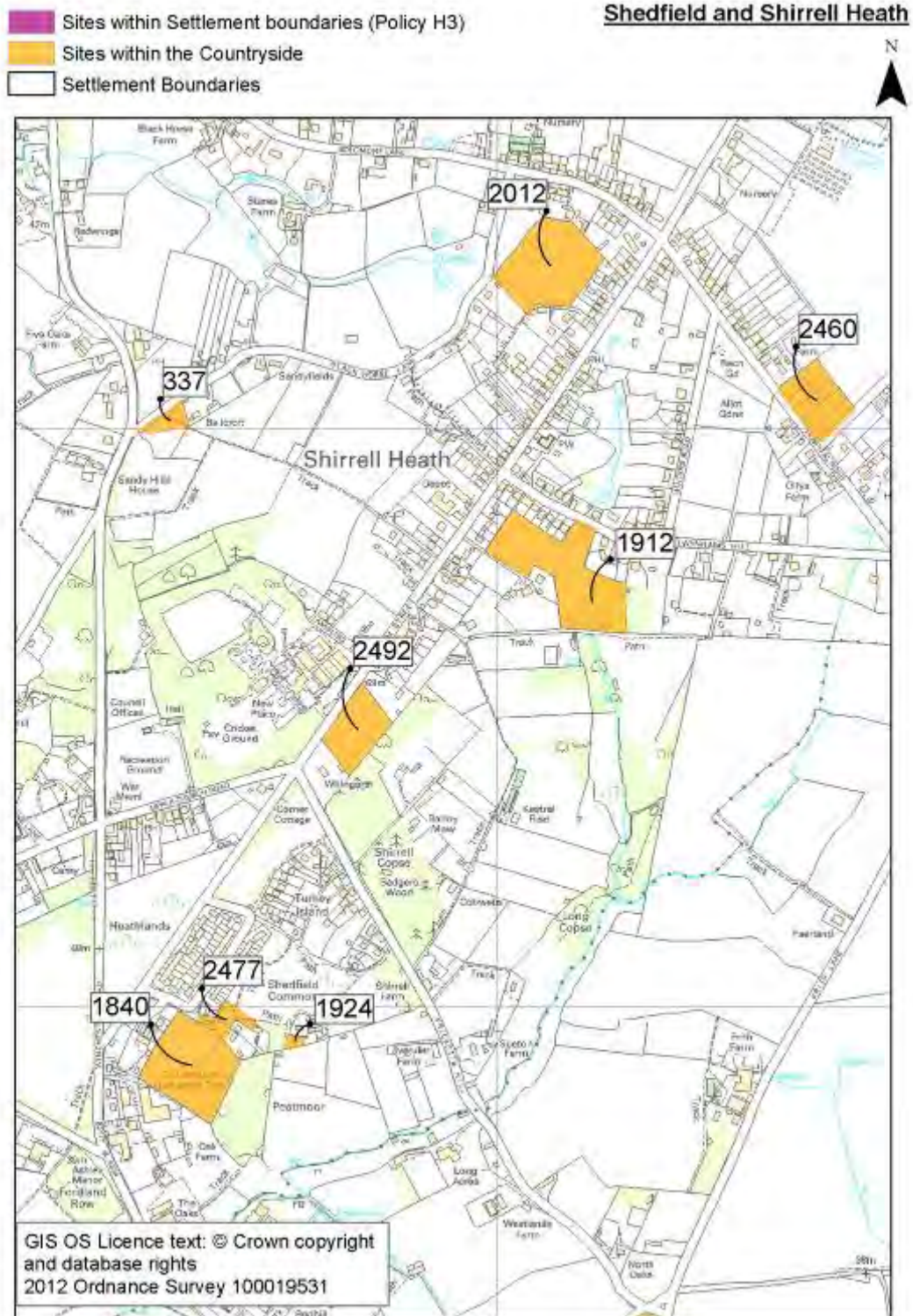
MAP 53 - NORTHINGTON



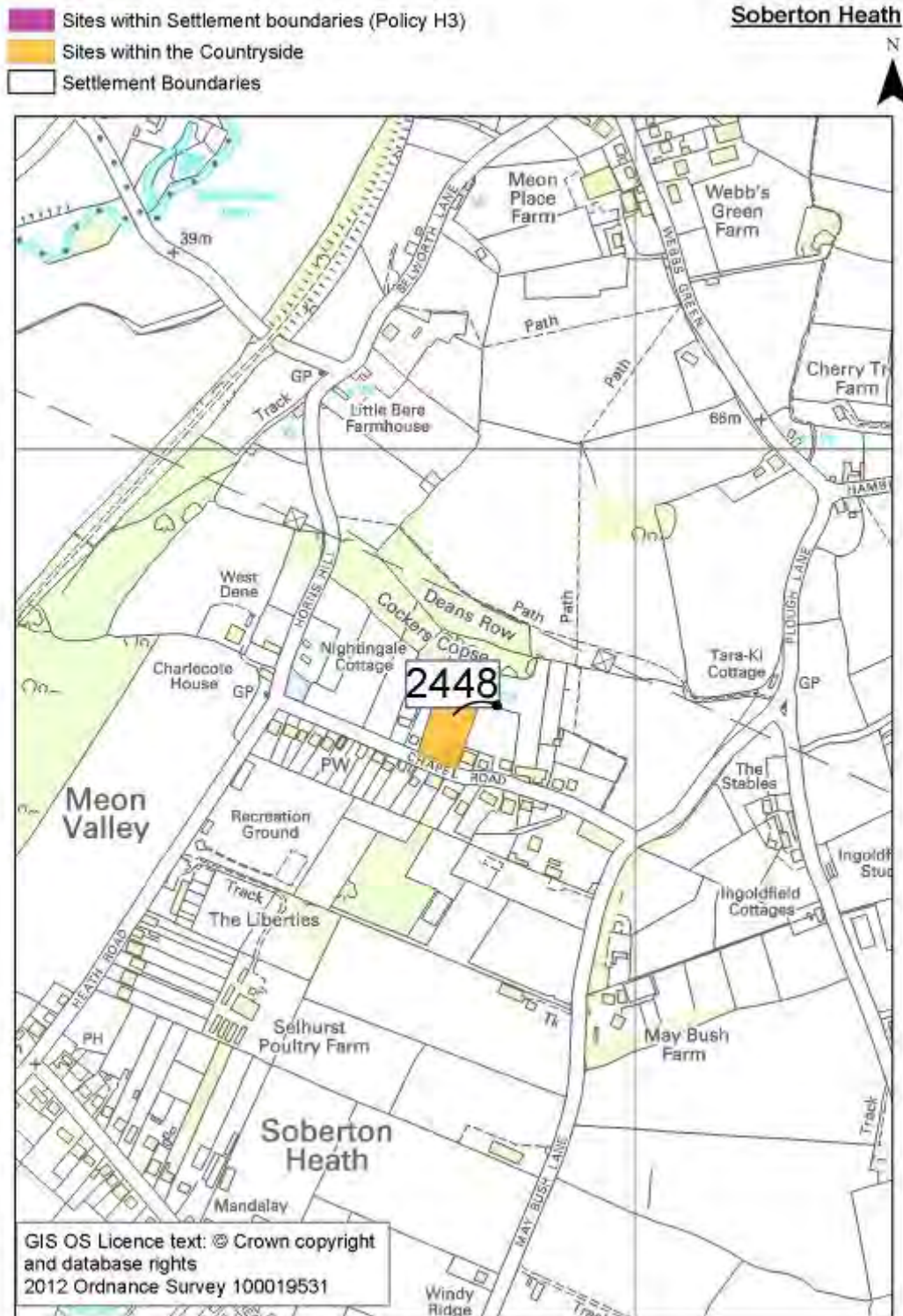
MAP 54 - PORTSDOWN



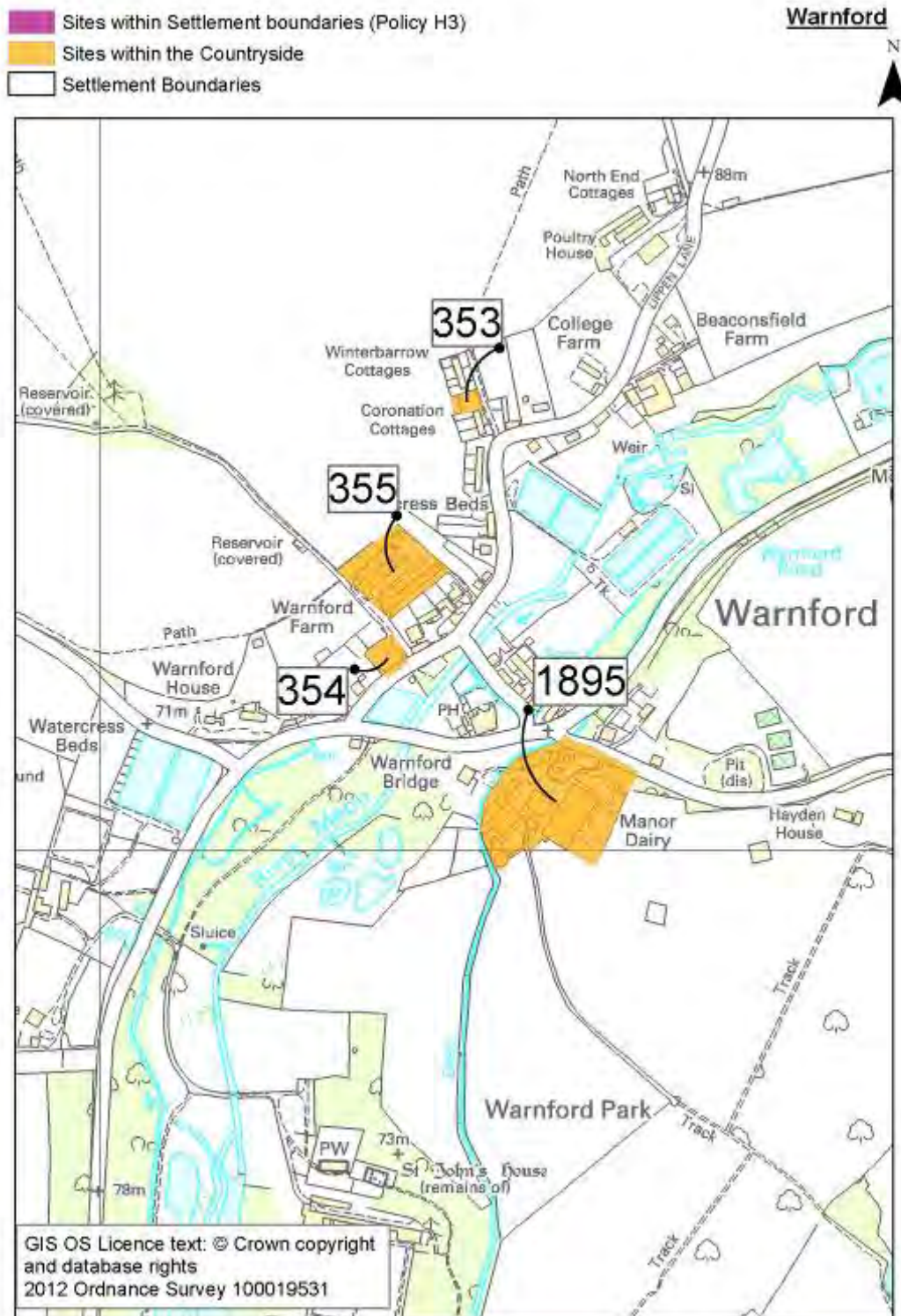
MAP 55 – PURBROOK



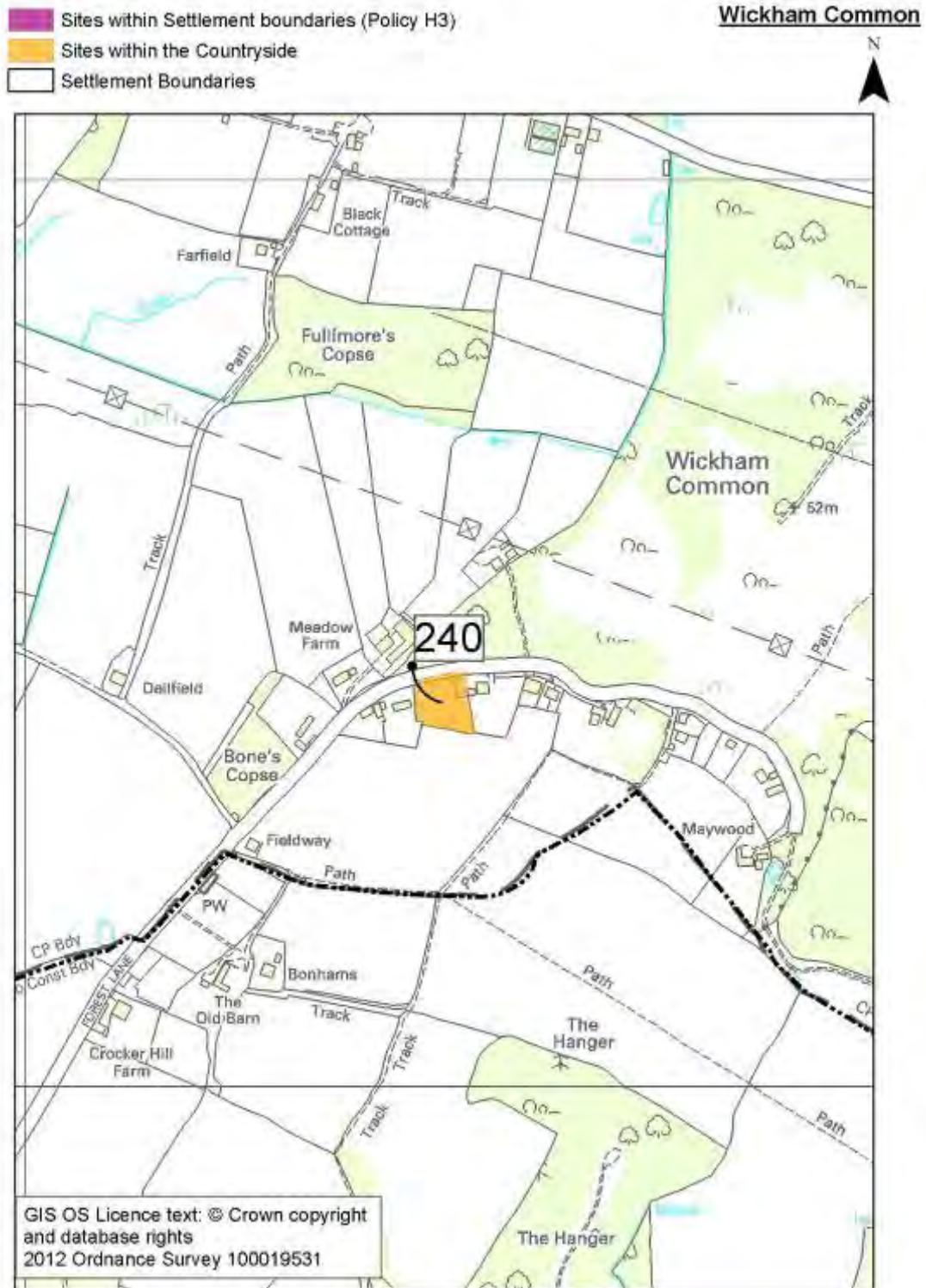
MAP 56– SHEDFIELD AND SHIRRELL HEATH



MAP 57 – SOBERTON HEATH



MAP 58 – WARNFORD



MAP 59 – WICKHAM COMMON

Appendix C: Site Assessments

Please note:

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 Review (2006), and other material considerations.

1. Bishops Waltham

Within Settlement: Bishops Waltham
Nearest Settlement: H3

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:	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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

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: H3

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:

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:	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:		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: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Combined with site 853. The neighbouring site has been included for access

Within Settlement: Bishops Waltham
Nearest Settlement: H3

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 (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: 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: 2017-2022

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**SHLAA ID Ref:** 2459**Nearest Settlement:****In PUSH:** PUSH**Estimated Capacity:** 18**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:** 2012-2017**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' currently pending

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 279
In PUSH: PUSH
Estimated Capacity: under 5

Address: Land at Pondsides

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	Bishops Waltham lies to the South (c.30 dph). The remaining area is rural (predominantly Agriculture)
Site Access:	Onto Edington Close, currently a residential cul-de-sac

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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
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):	0.56

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Public Open Space

Summary: Planning permission granted October 2012 for 24 dwellings (application 12/00524/FUL). The density for the site has been updated in the capacity table to reflect this.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 280
In PUSH: PUSH
Estimated Capacity: 87

Address: The Curtlidge of the Mill House, Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing
Character of Area:	The surrounding area is predominantly agriculture; low density housing lies to the southeast and higher density housing at Bishops Waltham lies to the northwest.
Site Access:	Access possible direct onto B2177

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building: Adjacent to	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 4
TPO: Yes	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):	0.5

Notes: The site lies within a local gap. The owner identifies a number of TPOs on the curtilage of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and community use

Summary: The site is located on the edge of Bishops Waltham within a local gap and is separated from the settlement by other agricultural land.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 281**In PUSH:** PUSH**Estimated Capacity:** 192**Address:** Land at Brooklands Farm, Botley Road**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Agriculture
Character of Area:	Predominantly rural-Agriculture. Playing fields (Priory Park) separates Bishops Waltham from the site to the North.
Site Access:	Current access through former Sewage Treatment Works

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: Yes
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?: Greenfield
	AQMA:	
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): 1.2
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.4

Notes: Part of area used to be sewage treatment works. Site actually within 100m of Bishops Waltham, but current access through former STW which is further away from settlement. Floodplain - small part adjacent to southern boundary along river.

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Freehold Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: Large site. Potential issues with access, although development of adjacent sites may resolve this. Separated from settlement by playing fields.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 283**In PUSH:** PUSH**Estimated Capacity:** 1383**Address:** Tangier Farm, Tangier Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Agriculture
Character of Area:	Lying to the southwest of Bishops Waltham, the site comprises of numerous agricultural fields and Tangier Farm and adjoins further agricultural areas submitted for consideration in the SHLAA.
Site Access:	The owner of the site also owns Tangier Lane to the east of the stream which provides one of the potential access points.

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: Yes
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?: Greenfield
	AQMA:	
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): 0.3
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.2

Notes: Floodplain - narrow area alongside the stream is shown as being floodplain on EA map. Adjacent to Priory Park

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2027 & Beyond**Nature of interest:** Owners**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: Very large site. Separated from settlement by other SHLAA sites and areas of countryside. Flood zone 2 and 3 on small part of site. The owner is proposing either the development of the whole farm, or alternatively for it to be developed in phases, phase 1 being the area to the east of the stream (for housing and open space).

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 284
In PUSH: PUSH
Estimated Capacity: 70

Address: Site at Martin Street

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	The site lies on the southern edge of Bishops Waltham with recreational land (Priory Park) to the west and further agricultural land to the south and east.
Site Access:	Onto Martin Street (private road in poor state of repair). The owners of the private road have stated that there is access rights for agricultural usage to the site but they would not allow changes to the drive for residential development.

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:	Previously Developed Land
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):	0.6

Notes: Adjacent to Priory Park. The land is currently under option to Barratt Homes, Southampton

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Acting on behalf of Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 356
In PUSH: PUSH
Estimated Capacity: 89

Address: Land south east of Tangier Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the southern edge of Bishops Waltham, but is predominately rural in character, with Cricket Ground to the east and agriculture land to the south and west.
Site Access:	Possible access issues, could be onto Tangier Lane or through adjacent SHLAA sites.

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: Yes	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):	0.9

Notes: A TPO forms the northern boundary of the site. Adjacent to Albany Road Cricket Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Part Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial

Summary: Large site on edge of high order settlement. Potential issues with access, although development of adjacent sites may resolve this.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 358
In PUSH: PUSH
Estimated Capacity: 128

Address: Land at Bishops Waltham Vineyard, Tangier Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture land currently used for hay crop and part has been planted as a vineyard.
Character of Area:	Rural to south; playing fields adjoins the site to the west and Bishops Waltham lies to the north, separated from the site by a field (also SHLAA site). Tangier lane forms the eastern boundary.
Site Access:	Suggests new access through Albany Road, Tangier Lane and The Avenue.

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: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2
		Class:
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: Adjacent to Albany Road Cricket Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site on edge of high order settlement. Adjacent areas have also been submitted for the SHLAA.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 1872
In PUSH: PUSH
Estimated Capacity: 41

Address: Land at Albany Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing
Character of Area:	The site is bounded by existing housing to the north and the east and playing fields to the south with allotments to the west.
Site Access:	Through unmade track. There is a regular bus service into Bishops Waltham centre and to larger settlements beyond.

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: Yes	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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: The site is covered by a SINC designation. Adjacent to Albany Road Cricket Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, leisure (children's play space)

Summary: This is a large site on the edge of a high order settlement. Neighbouring fields have also been put forward as SHLAA sites.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1877**In PUSH:** PUSH**Estimated Capacity:** 169**Address:** Land at Albany Farm**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Agriculture
Character of Area:	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). To the southwest of the site lies an employment area, and the site borders allotments on the eastern edge.
Site Access:	Onto Winchester 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: Yes	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: Two of the boundaries are designated as TPO - the frontage with the road is not designated TPO. Adjacent to Albany Road Cricket Ground

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes **Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Agent for perspective purchaser**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a large site on the edge of a high order settlement.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1879**In PUSH:** PUSH**Estimated Capacity:** 15**Address:** Land at Albany Farmhouse**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential and paddock
Character of Area:	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). The site backs onto large agricultural fields.
Site Access:	Onto Winchester 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: Part	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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):	1.1

Notes: A TPO designation covers part of the site along the southern boundary.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Prospective developer**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a relatively small site on the edge of a high order settlement adjacent to residential areas.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1880**In PUSH:** PUSH**Estimated Capacity:** 83**Address:** land at Tangier Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Livery Yard
Character of Area:	The surrounding area is rural; playing fields are located to the east of the site. The site is separated from Bishops Waltham by adjoining fields (also SHLAA sites) which lie to the north.
Site Access:	Tangier Lane is owned by a private individual who has written to the Council to support development in this area.

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 - 1
National Park	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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):	0.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.2

Notes: The main foul water sewer runs through the site. The surface water drain passes close to the site.

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** Large site. Adjacent areas have also been submitted.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1968**In PUSH:** PUSH**Estimated Capacity:** 127**Address:** Back of Rareridge Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Other- part plantation
Character of Area:	This is a triangular site, located on the northern edge of Bishops Waltham. To the north lies the national park with the cemetery to the east and BW to the south.
Site Access:	Through private access onto Hoe 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	Adjacent	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:		SINC:	Previously developed land?:
		AQMA:	Previously Developed Land
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):	1.1

Notes: Adjacent to the South Downs National Park**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential - Affordable Housing proposed or static caravan site**Summary:** This is a large site on the edge of a high order settlement within the South Downs National Park.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 2390
In PUSH: PUSH
Estimated Capacity: 42

Address: Albany Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - grazing horses
Character of Area:	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). To the southwest of the site lies an employment area, and the site borders allotments on the eastern edge.
Site Access:	Onto Winchester 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: Adjacent	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 2398
In PUSH: PUSH
Estimated Capacity: 58

Address: Coppice Hill

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land - storage
Character of Area:	The site lies on the edge of the settlement, next to the light industrial area of Coppice Hill to the west. To the east and south of the site lie Agricultural fields.
Site Access:	Onto Coppice Hill

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	Previously Developed Land
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):

Notes: The site is within a local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Represents Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site within the local gap on the edge of a high order settlement.

Within Settlement: Bishops Waltham
Nearest Settlement: Countryside

SHLAA ID Ref: 2399
In PUSH: PUSH
Estimated Capacity: 57

Address: Romany Way, Wintershill, SO32 2AH

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The immediate surrounding area is rural, with low density housing to the South along Winters Hill. There is higher density (~18dph) housing 100m away to the southeast at Bishops Waltham.
Site Access:	Access is directly onto a minor road (Winters Hill)

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	Adjacent	Historic Park/ Garden:	Agricultural Land Grade: Grade 4 - Poor Quality
TPO:		SINC:	Previously developed land?:
		AQMA:	Previously Developed Land
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):	0.1
Within 100m of Town Centre:		Proximity to village/town centre (km):	1.56

Notes: Adjacent to National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and community

Summary: The site is currently occupied by 1 no. 4 bed residential dwelling. This site is separated from the settlement by agricultural fields and occasional development.

Within Settlement: Bishops Waltham**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2446**In PUSH:** Non-PUSH**Estimated Capacity:** 24**Address:** Land to the rear of Cornhill Hall, The Hangers, Bishops Waltham**FACTORS AFFECTING SUITABILITY****Main Land Use:** Grazing**Character of Area:** The site is located to the north of Bishops Waltham**Site Access:**

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:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park Yes	Historic Park/ Garden:	Agricultural Land Grade: 2
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Within the National Park**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This site is separated from the urban area and is in the National Park

2. Colden Common

Within Settlement: Colden Common
Nearest Settlement: H3

SHLAA ID Ref: 360
In PUSH: PUSH
Estimated Capacity: 9

Address: Apex Centre, Church Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Commercial/industrial - industrial storage use
Character of Area:	The site lies partly within the settlement boundary of Colden Common. Residential areas surround the majority of the site, with SINC designated wooded areas and field systems beyond to the south.
Site Access:	Direct 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 (No. employed):
Scheduled Monument:	Conservation Area:	Yes - 18
National Park	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC: Yes	3
	AQMA:	Previously developed land?:
		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): 8.5

Notes: The site is partially covered by a SINC designation. It is also an employment site and partially within the settlement boundary. Only the area within the settlement boundary has been used to calculate housing capacity in the period 2012 - 2017.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial

Summary: The site is on the edge and partially within a high order settlement. It is an industrial site within a predominantly residential area. The settlement boundary currently cuts through the site. It is treated as all in for the purposes of the SHLAA however this doesn't change the policy status.

Within Settlement: Colden Common
Nearest Settlement: H3

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:

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):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Caravan storage site

Within Settlement: Colden Common
Nearest Settlement: H3

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: Industrial or commercial site

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:	
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):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Field attached to caravan park and buildings

Within Settlement: Colden Common
Nearest Settlement: H3

SHLAA ID Ref: 1758
In PUSH: PUSH
Estimated Capacity: 15

Address: Dunhall, Main Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Industrial or commercial site

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: Yes	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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Multiple ownership

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garage site/scrap yard - still in use (Dunfords Yard, Colden Common). Application refused for residential site of 29 dwells 08/00245/FUL (08/07/08) and application 10/000891/FUL appeal dismissed for 14 dwellings Feb 2011. Application pending for 'erection of 14 no. houses and a new facility for the sale of motor vehicles upon the site's main road frontage (RESUBMISSION)' (12/01710/FUL)

Within Settlement: Colden Common
Nearest Settlement: H3

SHLAA ID Ref: 2052
In PUSH: PUSH
Estimated Capacity: 8

Address: The Woodside Centre, Main Road, Colden Common

FACTORS AFFECTING SUITABILITY

Main Land Use:	Education 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: Yes	SINC: Adjacent AQMA:	Previously developed land?: 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: 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Previously a HCC Education Facility and Service.

Within Settlement: Colden Common**Nearest Settlement:** Countryside**SHLAA ID Ref:** 275**In PUSH:** PUSH**Estimated Capacity:** 97**Address:** land at Sandyfields Nursery, Main road**FACTORS AFFECTING SUITABILITY**

Main Land Use:	B8 and A1
Character of Area:	Nursery, 3 dwellings, large caravan storage area, some agricultural buildings and an area of open land. Surrounding densities of housing fairly low with mobile home estates to the south and west.
Site Access:	Access onto Main Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	Yes-part
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Part 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):	8

Notes: Site adjoins national park, ancient woodlands and SINC to east. Would consider developing the site in phases, starting from the Main Road frontage.

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use residential/employment**Summary:** Site on edge of high order settlement.

Within Settlement: Colden Common**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1870**In PUSH:** PUSH**Estimated Capacity:** 45**Address:** Land off Lower Moors Road**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Agriculture
Character of Area:	The site lies on the northern edge of Colden Common in an Agriculture/rural area. Borders low density residential housing to the east and the National Park to the west.
Site Access:	Access is located in the south west corner, north of the property Woodside. There is also access at the point where the public footpath joins Lower Moors Road to the east.

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: 3
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): 7.3

Notes: Adjacent to National Park and recreation ground. Public footpath runs across site.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012 - 2017**Nature of interest:** Owners**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use - residential, community and public open space.**Summary:** Large site on edge of high level settlement adjoining the South Downs National Park. Agent for owner proposing 0.4ha on southern edge of site as extension to existing recreation ground & for new scout hut.

Within Settlement: Colden Common
Nearest Settlement: Countryside

SHLAA ID Ref: 1871
In PUSH: PUSH
Estimated Capacity: 21

Address: Land adjacent to 85 Church Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is located on the southern edge of Colden Common residential area (ca. 10 to 45 dph), and forms part of an open field system.
Site Access:	One existing access to 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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
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):	8.5

Notes: The site area has been amended in 2012, as a more detailed site plan has been submitted which includes a service road, running parallel to Church Lane

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site is undeveloped countryside on edge of high order settlement.

Within Settlement: Colden Common
Nearest Settlement: Countryside

SHLAA ID Ref: 1874
In PUSH: PUSH
Estimated Capacity: 108

Address: Land off Brambridge Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - unused vacant land not part of agricultural holding
Character of Area:	Residential area of Colden Common lies to the north and east of the site, with low density residential outside the settlement boundary to the south and rural land to the west. site consists of number of small fields with hedged boundaries.
Site Access:	The site fronts onto the B3335

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	Adjacent	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO: Yes		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):	7.8

Notes: Agriculture land - currently unused vacant land, not forming part of an agricultural holding. Several TPOs designated around the edge of the site, and between the two fields.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner - Trustee

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (4.8Ha) and commercial

Summary: This is a large site adjoining the South Downs National Park and a Historic Park/Garden.

Within Settlement: Colden Common**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2389**In PUSH:** PUSH**Estimated Capacity:** Under 5**Address:** Opposite Environment Agency & Scotts Close Estate, Main Road**FACTORS AFFECTING SUITABILITY**

Main Land Use:	other-uncultivated field and scrubland
Character of Area:	On edge of high level settlement in sustainable location. To the north lies the static caravan park and storage site, the east, agricultural fields, and to the south and west, residential and commercial/industrial land.
Site Access:	Direct off 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: 3
TPO:	SINC: Yes	Previously developed land?: Greenfield
	AQMA:	
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):	8.3

Notes: A SINC covers the whole site**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use**Summary:** Large site on edge of high order settlement. SINC covers whole site (therefore the capacity of the site is recorded as 0)..

Within Settlement: Colden Common**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2401**In PUSH:** PUSH**Estimated Capacity:** Under 5**Address:** Land in the south western corner of Spring Lane and Upper Moors Road Colden Common**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Other - vacant site
Character of Area:	Residential area of Colden Common lies to the north, south and east of the site, with rural land to the west. .
Site Access:	Site fronts Upper Moors Road and Spring 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: 3
TPO: 3	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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): 7.8

Notes: There are five TPOs on the site.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Part Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site, below the SHLAA size threshold, but adjoining residential development.

3. Compton and Compton Down

Within Settlement: Compton and Compton Down **SHLAA ID Ref:** 285
Nearest Settlement: Countryside **In PUSH:** Non-PUSH
Estimated Capacity: 106
Address: Land at Shepherds Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the northwest corner of Compton Down, adjacent to further agricultural land.
Site 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:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 5

Notes: Location can not take any additional traffic at this time.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential/Care Home

Summary: On edge of lower order settlement. Significant access constraints in this area (Compton Down Local Area Design Statement).

Within Settlement: Compton and Compton Down **SHLAA ID Ref:** 2293
Nearest Settlement: H4 **In PUSH:** Non-PUSH
Estimated Capacity: 23
Address: Warners Farm Buildings, Compton

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated field and employment units
Character of Area:	The site lies on the edge of Compton End, but is separated from the defined settlement at Compton by agricultural land and the M3 which runs along the east of the site.
Site Access:	Onto Otterbourne 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: Part	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.5
Within 100m of Town Centre:	Proximity to village/town centre (km):	3.6

Notes: Within Compton Street Conservation Area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site separated from the nearest low order settlement by small agricultural fields and intermittent development.

Within Settlement: Compton and Compton Down **SHLAA ID Ref:** 2439
Nearest Settlement: H4 **In PUSH:** Non-PUSH
Estimated Capacity: 15
Address: Appleshaw House, Otterbourne Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies on the edge of Compton End, separated from the settlement boundary at compton by agricultural land and the motorway.
Site Access:	There is no direct access onto Otterbourne 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	
National Park	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside 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: Separate from settlement

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use

Summary: This site is located outside settlement boundary.

4. Corhampton and Meonstoke

Within Settlement: Corhampton and Meonstoke
Nearest Settlement: H3

SHLAA ID Ref: 286
In PUSH: Non-PUSH
Estimated Capacity: 25

Address: land at Corhampton Lane

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:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Part	
National Park Yes	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 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: 2012-2017

Nature of interest: Multiple Ownership

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site within close proximity to local facilities. Owner wishes for site to remain within H3 policy boundary. Owner considers site suitable for housing, including affordable, open space and improved parking for the church.

Within Settlement: Corhampton and Meonstoke **SHLAA ID Ref:** 314
Nearest Settlement: Countryside **In PUSH:** Non-PUSH
Estimated Capacity: under 5
Address: site adjacent to Long Paddock House

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden - residential
Character of Area:	Small site, in rural location. The site backs onto large agricultural fields.
Site Access:	Onto the A32

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 Yes	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.7
Within 100m of Town Centre:	Proximity to village/town centre (km):	7.7

Notes: Within National Park and adjacent to Historic Park/Garden.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site below the SHLAA size threshold. Separated from a lower order settlement by countryside and within the National Park.

Within Settlement: Corhampton and Meonstoke
Nearest Settlement: Countryside

SHLAA ID Ref: 2002
In PUSH: Non-PUSH
Estimated Capacity: 11

Address: Stoke Down, New Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - grazing ponies
Character of Area:	The site lies to the south east of Corhampton and Meonstoke, in a residential frontage along New Road. The site lies within the National Park.
Site Access:	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:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.3
Within 100m of Town Centre:	Proximity to village/town centre (km):	8

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a relatively small site, distant from a defined settlement boundary. The site is within the National Park.

Within Settlement: Corhampton and Meonstoke **SHLAA ID Ref:** 2441
Nearest Settlement: Countryside **In PUSH:** Non-PUSH
Estimated Capacity: 11
Address: Land East of Rectory Lane, Meonstoke

FACTORS AFFECTING SUITABILITY

Main Land Use:	Equestrian
Character of Area:	The site lies on the eastern edge of Meonstoke. The Site lies within the National Park
Site Access:	Direct access onto Rectory 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 yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site is adjacent to floodzone 3.

5. Denmead

Within Settlement: Denmead
Nearest Settlement: H3

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: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Denmead**Nearest Settlement:** H3**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

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:	(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:		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 and beyond**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:** H3**SHLAA ID Ref:** 1783**In PUSH:** PUSH**Estimated Capacity:** 8**Address:** Kidmore Lane**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:
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:	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:** 2022 - 2027**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** Toilet block and car park

Within Settlement: Denmead**Nearest Settlement:** H3**SHLAA ID Ref:** 1835**In PUSH:** PUSH**Estimated Capacity:** under 5**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
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:
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: Potential source of overland flooding**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:**

Within Settlement: Denmead**Nearest Settlement:** H3**SHLAA ID Ref:** 2054**In PUSH:** PUSH**Estimated Capacity:** Under 5**Address:** White Hart, Hambledon Road, PO7 6NG**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:	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: 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?** unknown **Estimated Timescale for Delivery:** 2017-2022**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** Public House

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 301
In PUSH: PUSH
Estimated Capacity: 330

Address: Land at Clarendon Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Predominantly rural-agricultural. The site is directly adjacent to Havant to the East.
Site Access:	The site has direct access from the minor road network.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: part
SPA:	Ancient Woodland:	Overhead Cable: Yes
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): 0

Notes: Agriculture Land within in Denmead local gap. Directly adjacent to urban area of Havant. Flooding area only covers small area of site along the ditch/drain.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Freehold Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large Site on the edge of an urban area within the Local Gap and partly within Floodzones 2/3.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 302
In PUSH: PUSH
Estimated Capacity: 32

Address: Land at Anthill Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is bordered by the settlement both to the north and the south; to some extent in the east and west it is bordered by agricultural fields and recreational areas.
Site Access:	Onto the B2150

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: Yes
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: Yes	SINC: Yes	Previously developed land?: Greenfield
	AQMA:	
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):	0.9

Notes: Much of the site is covered by SINC designation.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a higher order settlement. Much of the site is covered by SINC designation.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 310
In PUSH: PUSH
Estimated Capacity: 74

Address: Land at Forest Road/Furzeley Road (Site A)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Paddock
Character of Area:	Denmead residential area lies to the north of the site, with low density residential and parkland/golf club outside the settlement making up most of the remaining area to the east, with some small enclosed fields and the business park to the west.
Site Access:	Onto Forest 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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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): 1.4

Notes: Grade 3b Agriculture land. The landowners are working together with the landowners of the adjacent site (ref 311). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - 200 or retirement village

Summary: Large site on edge of high order settlement adjacent to SINC.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 311
In PUSH: PUSH
Estimated Capacity: 75

Address: Land at Forest Road/Furzeley Road (Site B)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - paddocks
Character of Area:	Denmead residential area lies to the north of the site beyond site 310, with low density residential and the golf club to the east, some small enclosed fields and woodland to the south and the business park to the west.
Site Access:	Onto Furzey Road and through site A (310) onto Forest 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 - 2
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):	0.2
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.6

Notes: Grade 3b Agriculture land. The landowners are working together with the landowners of the adjacent site (ref 310). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road, with only

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or a retirement village

Summary: Large site separated from the settlement by another SHLAA site and countryside. A SINC designation on a large part of the site was removed in September 2012

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 312
In PUSH: PUSH
Estimated Capacity: 37

Address: Soake Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential, agriculture and A1
Character of Area:	The site is distant from a defined settlement. It is within the countryside, lying on the edge of a rural housing area of Anmore.
Site Access:	Onto Soake Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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 - 2
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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): 0.5
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.4

Notes: Agriculture land. The site is within the local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is separated from the urban area by another SHLAA site. Partly within Floodzones 2/3 and within the Local Gap.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 313
In PUSH: PUSH
Estimated Capacity: 17

Address: The Elms, Tanners Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site is 200m distant from the settlement and is surrounded by agricultural fields.
Site Access:	Onto Tanners 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: 3
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):	0.2
Within 100m of Town Centre:	Proximity to village/town centre (km):	0.3

Notes: The site is 200m away from the settlement boundary

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - 1 house existing on site

Summary: This is a small site separated from the settlement by other SHLAA sites and areas of countryside.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 362
In PUSH: PUSH
Estimated Capacity: 80

Address: Land to the south of Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the south of Denmead. It is predominantly rural in character with woodland lying to the south and low density residential to the east .
Site Access:	Direct onto Forest 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: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2 Class:
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):	0.6

Notes: Adjacent to SINC and TPOs

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement adjacent to SINC.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 367
In PUSH: PUSH
Estimated Capacity: 84

Address: Land at Kidmore Farm, Kidmore Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Denmead lies to the west (ca 30 to 60 dph) and south; the land to the east and north is agricultural with large open field systems.
Site Access:	New access will be required onto Hambledon Road, but initial technical work suggests that this can be provided and is not a constraint to development.

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:	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):	0.1

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - The site is promoted for a residential led development, supported by community use and recreational open space north of Tanners Lane (site; 366).

Summary: This is a large site on the edge of a high order settlement.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 378
In PUSH: PUSH
Estimated Capacity: 73

Address: Land to the south of Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the south-eastern edge of Denmead and fronts onto Hambledon, Forest and Furzeley Roads. To the south lie a small number of residential properties with a golf course beyond. To the east lie further agricultural fields.
Site Access:	The site can be accessed directly off a B road; access could be gained from Forest or Hambledon Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Part
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: 4
TPO: The south-eastern boundary is TPO.	SINC:	Previously developed land?: Greenfield
	AQMA:	
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): 0.93	

Notes: Part of the site along the river and in the northeast corner is within floodzones 2 and 3. Part of site is allocated for proposed recreational use, with the whole site falling in the Gap between Denmead and Waterlooville.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Community (recreation)

Summary: This is a large site on the edge of a high order settlement. Parts of the site are within the floodzones 2 and 3. The site is within the local gap.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1776
In PUSH: PUSH
Estimated Capacity: 52

Address: Inhams Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies adjacent to the residential area of Denmead on the eastern and southern sides with another site (1878) adjoining the site to the north. To the west lies Inhams Lane with agricultural fields beyond. Should be considered alongside site 2493.
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: Yes - part
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: Part	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

Notes: Northern and southern part of site in floodplain. The southern part of the site is also within a SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Freehold owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of the settlement boundary of Denmead. Parts within floodzones 2 and 3 and within SINC.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1841
In PUSH: PUSH
Estimated Capacity: 43

Address: Anmore Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the eastern edge of Denmead with Agriculture land lying to the west and south and low density housing to the north.
Site Access:	Onto Anmore Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes - part
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: 3
TPO:	SINC: Part	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):	0.8

Notes: in Denmead local gap. The western part of the site is within the floodzone. Part of the site is also SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Agent for Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site within the local gap on the edge of a high level settlement. The part of the site adjoining the settlement is within floodzone 2 and 3.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1878
In PUSH: PUSH
Estimated Capacity: 40

Address: Land at end of Harvest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing
Character of Area:	The site is contained by the residential area of Denmead on three sides with small Agriculture fields forming the boundary to the south (site 1776)
Site Access:	Possibly through Harvest Road. As far as applicant knows, There is no ransom strip to the site.

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:	
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):	0.8

Notes: Most of the site is within floodzone 2 or 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Part owner/trustee

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, commercial/industrial/retail/leisure or community use

Summary: Most of the site is within floodzone 2 or 3. The site is adjacent to a high order settlement and another site submitted for the SHLAA. Should be considered with sites 1776 & 2493.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2003
In PUSH: PUSH
Estimated Capacity: 42

Address: Land at Parklands Business Park, Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Vacant or derelict land
Character of Area:	The site lies within the business on the southern edge of southern edge of Denmead. Uncultivated fields lie adjacent to the site.
Site Access:	Via Business park access onto Forest 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: Yes - covering whole site	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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):	0.8

Notes: The site is covered by a TPO designation.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and community

Summary: Large site on edge of high order settlement.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2004
In PUSH: PUSH
Estimated Capacity: 55

Address: Land North of Hambledon Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Denmead residential areas lie to the north and west of the site, with open, Agriculture field to the east and south bounded by well established trees and hedgerows.
Site Access:	Onto Hambledon Road. regular bus service to Waterlooville runs along this road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	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?: Greenfield
	AQMA:	
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): 0.8

Notes: Agriculture land; part of the site (on the eastern boundary) is within floodzone, part of Denmead Local Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement. It is within the local gap and partly within floodzone 2.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2018
In PUSH: PUSH
Estimated Capacity: 80

Address: Furzeley Corner, Waterlooville

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	This large site made up of three plots which lies to the south of Denmead, separated from the settlement by Agriculture land and sporadic residential properties within the countryside.
Site Access:	The western part of the site fronts onto Belney Lane, the eastern section onto Sheepwash Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes -part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes -part
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?: Greenfield
	AQMA:	
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): 1.9
Within 100m of Town Centre:		Proximity to village/town centre (km): 2.7

Notes: The eastern part of the site is within the local gap. The floodzone runs through the east of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: 'Prospective purchaser - option on site

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site, separate from the nearest defined settlement boundary; adjacent to Floodzones 2/3.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2425
In PUSH: PUSH
Estimated Capacity: 195

Address: Land to the south of Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the south of Denmead. It is predominantly rural in character with low density residential and woodland lying to the south.
Site Access:	Direct onto Forest 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: Adjacent	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
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):	0.6

Notes: Adjacent to SINC and TPOs

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Planning Consultant proposing that the settlement boundary is extended into this area

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement adjacent to SINC and TPOs .

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2455
In PUSH: PUSH
Estimated Capacity: 32

Address: Land South and West of Malmaims House, Hambledon Road, Denmead, PO7 6ES

FACTORS AFFECTING SUITABILITY

Main Land Use:	Former garden and paddock
Character of Area:	This site is adjacent to the settlement boundary. To the south of the site is the Anthill Common SINC. To the north, east and west of the site is low density residential. A line of mature trees run across the centre of the site.
Site Access:	Direct from Hambledon 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: Yes	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
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: No		Proximity to Settlement (km): 0
Within 100m of Town Centre: No		Proximity to village/town centre (km): 1.1

Notes: There are several TPOS on the sites. A SINC is situated adjacent to the south east of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Appeal pending for 'demolition of existing garage and erection of detached five bedroom house with detached double garage' (11/02781/FUL) on part of the site.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2469
In PUSH: PUSH
Estimated Capacity: 13

Address: Land at Anmore Road, Denmead

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden
Character of Area:	The site is garden land and adjoins the northern settlement boundary for Denmead. To the north of the site is agricultural land.
Site 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:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
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): 0.4

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site adjoins a high order settlement

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2493
In PUSH: PUSH
Estimated Capacity: 7

Address: Land east of Inhams Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Gardens
Character of Area:	The site lies adjacent to the residential area of Denmead on the eastern side.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.7

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012 -2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site should be considered in conjunction with 1776 and 1878.

6. Droxford

Within Settlement: Droxford
Nearest Settlement: H3

SHLAA ID Ref: 2282
In PUSH: Non-PUSH
Estimated Capacity: 9

Address: Townsend, North Lane, Droxford

FACTORS AFFECTING SUITABILITY

Main Land Use: Dwelling

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 Yes	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?: Part 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: '10/03287/FUL for 9 dwellings (net) was dismissed on Appeal October 2011, due to issues relating to contributions. The Inspector concluded that the scheme would not have a negative impact on the character of the area. An identical application (11/02545/

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012 - 2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Several applications for residential development have been refused in recent years. An application for 9 dwellings (net) was dismissed in Oct 2011. due to the lack of affordable housing and transport infrastructure contributions. The Inspector found that the development would conserve the character and setting of the SDNP, Conservation Area and surrounding listed buildings and would not have an adverse impact on the amenities of neighbouring properties.

Within Settlement: Droxford
Nearest Settlement: H3

SHLAA ID Ref: 2472
In PUSH: Non-PUSH
Estimated Capacity: 6

Address: The Park, Droxford

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential/Garages
Character of Area:	The site consists of garages and part of the gardens for 21 and 22 The Park. Directly to the west is the carpark for the recreation area and to the south is Droxford Junior School (separated by Park Lane).
Site Access:	Directly onto The Park

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 Yes	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: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 6.7

Notes: There is a significant tree on the site and two other large trees in close proximity to the boundary. None of the trees are protected by TPOs. This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The density of the site has been increased to 37 dwellings per hectare, following a site assessment from the WCC New Homes Delivery Team

Within Settlement: Droxford
Nearest Settlement: Countryside

SHLAA ID Ref: 315
In PUSH: Non-PUSH
Estimated Capacity: 43

Address: Land at Union Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing
Character of Area:	The site lies on the edge of Droxford on the East (housing densities ca.30dph); Agriculture around rest of site.
Site Access:	Potential from Hacketts Lane, minor 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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 7

Notes: The site is within the national park. New hedge has been planted along the western edge. Adjacent to recreation ground.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a site on the edge of a lower order settlement within the National Park.

Within Settlement: Droxford
Nearest Settlement: Countryside

SHLAA ID Ref: 316
In PUSH: Non-PUSH
Estimated Capacity: 46

Address: Land adjoining the Primary School

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Site is on edge of Droxford, surrounded by junior school to east, recreation ground to north and agriculture to south and west.
Site Access:	Via 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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 6.7

Notes: The site is within the national park. Adjacent to recreation ground and Wayfarers Walk.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and community use.

Summary: The site lies on the edge of a lower order settlement within the National Park.

Within Settlement: Droxford
Nearest Settlement: Countryside

SHLAA ID Ref: 317
In PUSH: Non-PUSH
Estimated Capacity: 21

Address: Northend Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land.
Character of Area:	Site lies on the edge of Droxford. Residential to south and agriculture to north.
Site Access:	Access through land adjacent to Townsend leading onto Northend Road, owned by adjacent landowner.

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 Yes	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	7

Notes: The site is within the national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is located on the edge of a lower order settlement within the National Park.

7. Hambledon

Within Settlement: Hambledon**Nearest Settlement:** H3**SHLAA ID Ref:** 2480**In PUSH:** Non-PUSH**Estimated Capacity:** 1914**Address:** Stewarts Green**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Informaal open space
Character of Area:	This site is to the side of no.1 Stewarts Green
Site Access:	From Stewarts Green, which forms a junction with the B2150.

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:	
National Park Yes	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 3
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 site is within floodzone 3**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: This site is situated with the South Downs National Park. Appraisal by WCC New Homes Delivery Team suggest 3 dwellings could be accommodated on the site (below the SHLAA threshold).

Within Settlement: Hambledon
Nearest Settlement: Countryside

SHLAA ID Ref: 2040
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Green Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential - gardens
Character of Area:	On the edge of Hambledon, the site is formed from the garden of properties in large grounds and backs onto Agriculture fields.
Site Access:	Onto the B2150

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 Yes	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO: yes-on the western boundary	SINC: Part	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	3.9

Notes: Within National Park, TPO and SINC designations cover part of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Agent for Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge of a lower order settlement within the National Park. TPO and SINC designations cover part of the site.

8. Hursley

Within Settlement: Hursley**Nearest Settlement:** H3**Address:** 31B Main Road**SHLAA ID Ref:** 380**In PUSH:** Non-PUSH**Estimated Capacity:** under 5**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential - Garden (single)
Character of Area:	The site lies on the western edge of Hursley, adjacent to a woodland SINC and Hursley Park.
Site Access:	Onto the A3090 - currently driveway width.

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:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Yes	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
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): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 7

Notes: The site is within a Conservation Area and adjacent to a SINC. Adjacent to Hursley Recreation Ground

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Freehold Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: The site is partly within the settlement boundary on the edge of a lower order settlement within a Conservation Area and adjoining a SINC.

Within Settlement: Hursley
Nearest Settlement: Countryside

SHLAA ID Ref: 2462
In PUSH: Non-Push
Estimated Capacity: 11

Address: Land at Collins Lane, Hursley

FACTORS AFFECTING SUITABILITY

Main Land Use:	Vacant
Character of Area:	The roughly triangular shaped site is enclosed by the fork of Collins Lane and Cementury Lane to the north and south and Hursley cementary and allotment gardens to the east.
Site Access:	Direct access from Collins 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:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	7

Notes: The site is adjacent to a Conservation Area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Application 09/01453/OUT for 2 dwellings dismissed on appeal (March 2010).

9. Itchen Abbas

Within Settlement: Itchen Abbas**Nearest Settlement:** H3**SHLAA ID Ref:** 2483**In PUSH:** Non-Push**Estimated Capacity:** 5**Address:** Station Close**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Former Sewage Works
Character of Area:	The site lies within residential development at the end of a cul de sac. It lies on the northern edge of the SDNP.
Site Access:	Station Clos

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 Yes	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:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	no	Proximity to village/town centre (km):

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

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** The site is in the South Downs National Park

Within Settlement: Itchen Abbas**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2487**In PUSH:** Non-PUSH**Estimated Capacity:** 26**Address:** Itchen Abbas House**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Garden
Character of Area:	To the north and east of the site is open agricultural land. Character is that of a rural village and is organic in its development. The village is broadly linear in form, but at this section of the village development is concentrated to the north of the B3047. South of this road is countryside.
Site Access:	A vehicular access from the B3047 exists along the east boundary and serves Itchen Abbas House, Itchen Cottage and Clock Cottage.

Legislative Constraints		Policy Constraints	Physical Constraints
SSSI:	Adjacent	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:		Local Gap:	Flood Zone 3a/b: Adjacent
SPA:		Ancient Woodland: Adjacent	Overhead Cable:
SAC:		RT1, RT2 Policy:	Other Considerations
Listed Building:		Facility SF7:	Employment site
Scheduled Monument:		Conservation Area:	(No. employed):
National Park	Yes	Historic Park/ Garden:	Agricultural Land Grade:
TPO:		SINC:	Previously developed land?:
		AQMA:	Greenfield
Sustainability of Site Location			
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:	MTRA 3
For sites within settlements		For sites outside settlements	
Within Town Centre:	No	Proximity to Settlement (km):	0
Within 100m of Town Centre:	no	Proximity to village/town centre (km):	5

Notes: Within 100m or so of the River Itchen Site of Special Scientific Interest (SSSI) and Special Area for Conservation (SAC).

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: This is a garden site, adjacent to the existing settlement boundary. It is in the SDNP.

10. Kings Worthy

Within Settlement: Kings Worthy
Nearest Settlement: H3

SHLAA ID Ref: 329
In PUSH: Non-PUSH
Estimated Capacity: 43

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	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 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:** 2012-2022
Nature of interest: Multiple ownership

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site has potential if could be developed as a whole. Application for 62 refused 08/02347/OUT. Anticipate development would take place between 2012 - 2022.

Within Settlement: Kings Worthy
Nearest Settlement: H3

SHLAA ID Ref: 381
In PUSH: Non-PUSH
Estimated Capacity: Under 5

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
Scheduled Monument:	Conservation Area: Yes	(No. employed):
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:		Proximity to Settlement (km):
Within 100m of Town Centre:		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: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 06/03423/FUL Application for 14 dwellings refused in 2007

Within Settlement: Kings Worthy
Nearest Settlement: Countryside

SHLAA ID Ref: 364
In PUSH: Non-PUSH
Estimated Capacity: 125

Address: Land off Lovedon Lane (Site A)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site adjoins the settlement boundary at the top northeast corner, to the north, east (site 365) and south lie Agriculture fields and the national park (with historic park to south) and low density residential at the southern corner.
Site Access:	Lovedon Lane to the west and the A38 to the west form the boundaries of the site.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Adjacent	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: 3
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): 3.5

Notes: The owner has confirmed in January 2013 that the site is available immediately.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement adjoining the National Park, the local gap and a Historic Park./Garden.

Within Settlement: Kings Worthy
Nearest Settlement: Countryside

SHLAA ID Ref: 365
In PUSH: Non-PUSH
Estimated Capacity: 113

Address: Land off Lovedon Lane (Site B)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site adjoins the settlement boundary at the top northwest corner alongside playing fields, to the north lie agricultural fields (site 364), to the west the national park and low density residential and to the south a historic park.
Site Access:	Lovedon Lane and the A38 form the eastern boundaries of the site. Hinton House Drive forms the western boundary.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO: Adjacent	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): 3.5

Notes: Within a local gap. Adjacent - to existing play area at Eversley Park. The owner has confirmed in January 2013 that the site is available immediately.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement within the local gap and adjacent to the National Park, Historic Park/Garden and TPO designations.

Within Settlement: Kings Worthy
Nearest Settlement: Countryside

SHLAA ID Ref: 500
In PUSH: Non-PUSH
Estimated Capacity: 375

Address: Land at Woodlands Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the north and west of Kings Worthy residential areas. The railway line forms most of the western boundary and the A34 the southern boundary.
Site Access:	Bus stop located on Springvale Road frontage with regular services to Winchester and the railway station. The site fronts onto the A34 and Springvale Road.

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:	Facility SF7:	Employment site (No. employed):
Scheduled Monument: Part	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO: Part	SINC:	Previously developed land?: Greenfield
	AQMA:	
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):	3.3

Notes: 2 Scheduled Monuments on site; small proportion of the site on the eastern boundary is within a floodrisk zone. There's a line of TPOs through the centre of the site and along one of southern boundaries and 2 additional TPOs in the centre of the field.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, commercial/industrial and public open space

Summary: This is a large site on the edge of a high order settlement with scheduled monuments on the northern part of the site and TPOs and floodrisk affecting other small parts of the site.

Within Settlement: Kings Worthy
Nearest Settlement: Countryside

SHLAA ID Ref: 2479
In PUSH: Non-PUSH
Estimated Capacity: Under 5

Address: Green Close, Headbourne Worthy

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden
Character of Area:	The site consists of two gardens and lies along residential frontage on Wellhouse Lane. It is situated opposite a local gap.
Site 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:	
National Park No	Historic Park/Garden:	Agricultural Land Grade:
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:	No	Proximity to Settlement (km): 1
Within 100m of Town Centre:	no	Proximity to village/town centre (km): 2.0

Notes: Floodplain zones 2 & 3 are located 65m to the north of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

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.

11. Knowle

Within Settlement: Knowle
Nearest Settlement: Countryside

SHLAA ID Ref: 347
In PUSH: PUSH
Estimated Capacity: 63

Address: Land at Knowle Farm, Mayles Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other -uncultivated land
Character of Area:	The site lies on the western edge of Knowle Village. Cemetery and waterworks lie to the north and business units and residential to the south and east.
Site Access:	Along existing access to Mayles Lane.

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:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Non Grade: Agricultur e
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 3 Class:
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):	2.2

Notes: Small part of site to west is within the floodzone. Eastern area proposed for residential, rest for commercial/industrial.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use - residential and employment

Summary: Large site on the edge of a low order settlement. Small part of site to west is within the floodzone.

Within Settlement: Knowle
Nearest Settlement: Countryside

SHLAA ID Ref: 2286
In PUSH: PUSH
Estimated Capacity: 223

Address: Land around Ravenswood House

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Large Agriculture site to the north of Knowle with woodland bordering to the north and further Agriculture land beyond.
Site Access:	Fronts onto Mayles Land and Knowle 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: Non-Agriculture
TPO:	SINC: Part AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	1.5

Notes: Small area within site is designated as SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a low order settlement. Small area within site is designated as SINC. In vicinity of the proposed New Community North of Fareham. The agent proposes that the land would best be developed comprehensively with the adjoining proposed NCNF, and the proposal would allow for a substantial green buffer against Knowle Village.

Within Settlement: Knowle
Nearest Settlement: Countryside

SHLAA ID Ref: 2287
In PUSH: PUSH
Estimated Capacity: 320

Address: Land to the south/east of Knowle Village

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Large Agriculture field on the eastern edge of Knowle. Further large Agricultural fields lie to the east and south of the site.
Site Access:	Onto Knowle 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: Listed as non-Agriculture, but still in use for agriculture
TPO: On eastern and southern boundary of site	SINC: AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	3.7

Notes: TPOS form the eastern and southern boundaries of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a low order settlement in vicinity of proposed New Community North of Fareham (NCNF). The agent proposes that the land would best be developed comprehensively with the adjoining proposed NCNF, and, allowing for a substantial green buffer against Knowle Village, estimate the balance of the land is suitable for approximately 250 - 300 dwellings.

12. Littleton

Within Settlement: Littleton
Nearest Settlement: Countryside

SHLAA ID Ref: 425
In PUSH: Non-PUSH
Estimated Capacity: 35

Address: Site at Main Road, Littleton

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	This site is on the northern edge of Littleton. The surrounding area to the north and west is Agriculture.
Site Access:	Access onto main road. The owner has retained a right to provide access through the front of the recently completed exception site.

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside 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:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a lower order settlement. An exception scheme has been permitted to the east of the site. The owner would consider wither a private scheme with 40% affordable housing or a further rural exception site.

Within Settlement: Littleton
Nearest Settlement: Countryside

SHLAA ID Ref: 1925
In PUSH: Non-PUSH
Estimated Capacity: 56

Address: Land West of Dale Close

FACTORS AFFECTING SUITABILITY

Main Land Use:	Commercial/industrial
Character of Area:	Littleton lies to the East with densities around and low density development to the north and south. The western boundary is Agriculture fields and
Site Access:	Access from Dale Close with secondary emergency accesses onto South Drive and Littleton Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: YesYes-part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	Yes - 14
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	3.3

Notes: Contamination likely to be present. Part of the site is within floodzone 2/3.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (40) Commercial/industrial (0.4Ha) and new public open space (0.8)

Summary: This is a large site on the edge of a settlement. Contamination likely to be present. Part of the site is within floodzone 2/3.

Within Settlement: Littleton
Nearest Settlement: Countryside

SHLAA ID Ref: 2010
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: South side of South Drive

FACTORS AFFECTING SUITABILITY

Main Land Use:	Open Space
Character of Area:	The site is adjacent to the Littleton Settlement, but is surrounded by urban development of around 10dph and a single dwelling to the West.
Site Access:	The site can be accessed from South Drive.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-part
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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 3.1

Notes: Small area of potential flooding along South Drive

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge of a lower order settlement. Adjacent to other SHLAA sites. Small area of potential flooding along South Drive. This is a small site below the SHLAA size threshold on it's own, but is also an extension to site 2011

Within Settlement: Littleton
Nearest Settlement: Countryside

SHLAA ID Ref: 2011
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: South side of South Drive

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	This small site lies to the south of site 2011. It lies on the edge of the Littleton Settlement, but is surrounded by urban development of around 10dph and a single dwelling to the West.
Site Access:	The site would have to be accessed through neighbouring land such as site 2010 onto South Drive.

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 3.1

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site below the SHLAA size threshold on its own, but is also an extension to site 2010. Should be considered with adjacent sites 2010 and 2431.

Within Settlement: Littleton
Nearest Settlement: Countryside

SHLAA ID Ref: 2431
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: Land Adjacent to South Lodge, South Drive

FACTORS AFFECTING SUITABILITY

Main Land Use: Agriculture

Character of Area:

Site Access: Direct access onto South Drive

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-Part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-Part
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: Part	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside 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: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is a small site on the edge of an urban area, adjoins the settlement boundary and partly within Floodzone.

13. Micheldever

Within Settlement: Micheldever
Nearest Settlement: Countryside

SHLAA ID Ref: 2149
In PUSH: Non-PUSH
Estimated Capacity: 8

Address: Rook Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	Small site on edge of a residential area, with watercress beds and Agriculture land to the north and east.
Site Access:	Possibly via Dever Close

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: Adjacent	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	11

Notes: A small part of the northern edge of the site lies within floodzones 2 and 3. The site area has been reduced for the 2012 Update, as part of the site in the 2011 SHLAA now has permission for 15 affordable homes.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site on the edge of a low order settlement. A small part of the northern edge of the site lies within floodzones 2 and 3.

14. Micheldever Station

Within Settlement: Micheldever Station
Nearest Settlement: Countryside

SHLAA ID Ref: 1823
In PUSH: Non-PUSH
Estimated Capacity: 105

Address: Overton Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial or commercial site
Character of Area:	The site lies right alongside the rail line just north of Micheldever Station and south of the A303. It is in a predominantly Agriculture area.
Site Access:	Onto Overton 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: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 16

Notes: Site partially used as rail terminal for oil and could possibly be used for aggregates depot.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Commercial and residential

Summary: This site is safeguarded for rail-head aggregates depot in the Hampshire Minerals Local Plan and WCC Local Plan .

Within Settlement: Micheldever Station**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2008**In PUSH:** Non-PUSH**Estimated Capacity:** 8276**Address:** Micheldever Station**FACTORS AFFECTING SUITABILITY****Main Land Use:** Agriculture**Character of Area:** Was part of Eco Town proposal, dismissed.**Site Access:** The site has numerous road frontages.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-part
SPA:	Ancient Woodland: Adjacent	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: 3
TPO:	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	15

Notes: The site has a number of listed buildings within it. A relatively small area of the site is within Floodzone 2/3. Includes the Warren Playing Field

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2022-2027**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use

Summary: This is a very large site distant from the nearest settlement boundary (high order settlement). The site has a number of listed buildings within it. A relatively small area of the site is within Floodzone 2/3. Includes the Warren Playing Field.

15. New Alresford

Within Settlement: New Alresford
Nearest Settlement: H3

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): Yes
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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Radon Class 3 area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Land behind The Cricketers Pub used as pub car park. Some mature trees on site. Would need to sort out access through. Potential loss of a facility.

Within Settlement: New Alresford
Nearest Settlement: H3

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:

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):
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:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: New Alresford
Nearest Settlement: Countryside

SHLAA ID Ref: 276
In PUSH: Non-PUSH
Estimated Capacity: 15

Address: Land to rear of 58 -72 The Dean

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - watercress beds
Character of Area:	The site is contained by the residential areas of New Alresford with the river to the North.
Site Access:	Through site 2410 to Arle Gardens.

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:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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): 0.3

Notes: Within Floodzones 2 and 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site on edge of high order settlement and partly within floodzones 2 and 3.

Within Settlement: New Alresford
Nearest Settlement: Countryside

SHLAA ID Ref: 277
In PUSH: Non-PUSH
Estimated Capacity: 632

Address: Land at Langtons Farm, Sun Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is located to the east of New Alresford, along Sun Lane . It is contained by the rail line to the north and the A31 to the south. To the east, a minor field boundary delineates the site from the surrounding Agriculture fields.
Site Access:	Access possible onto Sun 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: 3
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):	0.4

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large greenfield site on the edge of a higher order settlement.

Within Settlement: New Alresford
Nearest Settlement: Countryside

SHLAA ID Ref: 278
In PUSH: Non-PUSH
Estimated Capacity: 79

Address: Arlebury Park

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - vacant Agriculture land
Character of Area:	The site lies on the northern edge of the New Alresford settlement. To the west lies the remaining area of Arlebury park, to the north the site is bounded by the river and to the east lies residential areas beyond the recreation fields.
Site Access:	Access may be possible onto the B3047.

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: Adjacent	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land

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):	0.3

Notes: Site lies adjacent to Conservation Area. TPO located to the south of the site. RT5 site needed for recreation; The PPG17 study still identifies a shortfall of appx 4ha in Alresford and need for new rugby pitches. NATC are interested in acquiring the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017 - 2022

Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use - residential and open space Site are given as 6.8ha, to be 4.4ha POS & 2.4 ha housing.

Summary: Site located on edge of high order settlement and part is allocated for open space in the Local Plan and designated as a historic park/garden.

Within Settlement: New Alresford
Nearest Settlement: Countryside

SHLAA ID Ref: 1927
In PUSH: Non-PUSH
Estimated Capacity: 173

Address: Land to west of New Farm Road (1)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture (grazing and watercress bed)
Character of Area:	Adjacent to New Alresford; borders a strip of low density houses (5dph) in large gardens to east. The river constrains the site to the west and the railway embankment to the north. The watercress beds, SSSI and higher density (57dph) housing to south.
Site Access:	Potential to create new vehicular accesses onto New Farm Road & footpaths and cycle ways linking with new open space & the adjoining countryside.

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:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
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):	1.5

Notes: SSSI - to be incorporated within proposed open space. Part of the site comprises steeply sloping land that in part is visually prominent. Small area within floodzone.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Part Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (150) Leisure (remainder of site p.o.s, landscaping and nature conservation areas).

Summary: This site has been submitted alongside 1928, which is proposed as public open space and nature conservation for SSSI area. This is a large site on the edge of a high order settlement. Part of the site is within SSSI and Floodzone 2/3.

Site 2391: Fob Down, New Alresford.

This site has now been removed from the SHLAA.

Within Settlement: New Alresford
Nearest Settlement: Countryside

SHLAA ID Ref: 2408
In PUSH: Non-PUSH
Estimated Capacity: 60

Address: Land off Drove Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	On northern edge of New Alresford, the site borders the National Park to south-west and western & northern part of site subject to flooding. The site protrudes into the surrounding countryside area.
Site Access:	Adjoins Alresford Rd.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Yes - Part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-Part
SPA:	Ancient Woodland:	Overhead Cable:
SAC: Adjacent	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:	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: Adjoins National Park to south-west and western & northern part of site within floodzones 2 and 3.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement. Adjacent to the National Park, SAC and SSSI

16. Old Alresford

Within Settlement: Old Alresford**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2430**In PUSH:** Non-PUSH**Estimated Capacity:** 30**Address:** Land to South of Southdowns, Old Alresford**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	This site lies outside settlement boundary, to the south it lies partially on the flood zone
Site Access:	Direct access onto B3046

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-Part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-Part
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: Part	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: There are TPOs on the site The southern part is in the Floodzone.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This site is a large site within the countryside

17. Otterbourne

Within Settlement: Otterbourne**Nearest Settlement:** H3**Address:** Coles Mead**SHLAA ID Ref:** 2476**In PUSH:** Non-PUSH**Estimated Capacity:** Under 5**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Garages and open space
Character of Area:	The section of the existing green-space opposite number 6 -14 Coles Mead. There is an existing treed hedge upon the sites's rear boundary.
Site 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:	
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 3
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): 6.3

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

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:**

Within Settlement: Otterbourne
Nearest Settlement: H3

SHLAA ID Ref: 2481
In PUSH: Non-PUSH
Estimated Capacity: Under 5

Address: Bourne Close

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garage Court
Character of Area:	This site consists of a garage court and associated parking
Site Access:	From Bourne Close

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 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:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Planning permission was granted on 28/11/12 for 3 no three bedroom dwellings (12/02001/FUL). The capacity of the site is under the threshold for the SHLAA.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 331
In PUSH: Non-PUSH
Estimated Capacity: 61

Address: Site at Poles Lane (site B)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Bordering a narrow copse, this piece of Agriculture land backs onto further large Agriculture fields with scattered residential plots.
Site Access:	Onto Poles Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
SPA:	Ancient Woodland: Adjacent	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: 3
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.4
Within 100m of Town Centre:	Proximity to village/town centre (km):	6.7

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separated from the nearest lower order settlement by the M3, and intervening land.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 332
In PUSH: Non-PUSH
Estimated Capacity: 76

Address: Woodlands Park, Poles Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden (single)
Character of Area:	Residential land bordering the M3 to the east, surrounding uses are predominantly Agriculture.
Site Access:	Onto Poles Lane

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: Yes
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: 3
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0.1
Within 100m of Town Centre:		Proximity to village/town centre (km): 6.1

Notes: Have existing permission to retain existing building and convert to gymnasium and office use, ancillary to main residence.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Freehold owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - Affordable housing, allotments and possibly community centre.

Summary: The site is separated from the nearest lower order settlement by the M3.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 333
In PUSH: Non-PUSH
Estimated Capacity: 90

Address: Site at Poles Lane (Site A)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Agriculture land, surrounding uses are predominantly Agriculture.
Site Access:	Onto Poles Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
SPA:	Ancient Woodland: Adjacent	Overhead Cable: Yes
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: 3
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.8
Within 100m of Town Centre:	Proximity to village/town centre (km):	6.8

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site is separated from the nearest lower order settlement by the M3, and intervening land.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 1883
In PUSH: Non-PUSH
Estimated Capacity: 157

Address: Otterbourne Farm, Kiln lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is located close to Otterbourne, with a historic park to the west and the river forming the north-eastern boundary. The site lies adjacent to site 1933.
Site Access:	Onto Kiln Lane

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:	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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.9
Within 100m of Town Centre:	Proximity to village/town centre (km):	

Notes: The owner also owns site 2467 which could be accessed from this site. This site could also provide access to sites 1932 and 1933. Development is being promoted in 3 phases over the next 15 years plus with a suggest capacity of 310 dwellings

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (Eastern part)

Summary: This is a large site separated from the nearest lower order settlement by historic parkland and further agricultural fields.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 1932
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: land off Main Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land (former mineral extraction site)
Character of Area:	The site lies on the eastern edge of Otterbourne. The main road forms the western frontage of the site and uncultivated fields (also submitted for the SHLAA) lie to the east.
Site Access:	The site fronts onto the main road. Potential access through SHLAA site 1883, Otterbourne Farm (in the same ownership)

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: 3
TPO: TPO on part of site in north	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	6.3

Notes: TPO on part of the site boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site which lies on the edge of a lower order settlement. The site could be considered on own or with 1933

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 1933
In PUSH: Non-PUSH
Estimated Capacity: 104

Address: land off Main Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land (former mineral extraction site)
Character of Area:	The site lies on the eastern edge of Otterbourne. The main road forms the western frontage of the site and uncultivated fields (also submitted for the SHLAA) lie to the east.
Site Access:	Potential access through SHLAA site 1883, Otterbourne Farm (in the same ownership)

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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	6.3

Notes: TPO on part of the site boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a lower order settlement. Site could be considered in conjunction with 1932 and 1883.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 2427
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Land off Waterworks Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	
Site Access:	Onto Waterworks 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: Adjoins	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside 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:** 2017-2022
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is a large site outside settlement boundary, All of the site is has TPO designation.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 2457
In PUSH: Non-PUSH
Estimated Capacity: 44

Address: Land adjacent otterbourne Road, Otterbourne

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is adjacent to the settlement boundary for Otterbourne and is situated in the local gap between Otterbourne and Southdown. To the east of the site is Sparrowgrove Copse.
Site Access:	Direct onto Otterbourne Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: Yes
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: 3
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 5.2

Notes: An overhead cable crosses the northern edge of the site

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is within the Otterbourne/Southdown Local Gap.

Within Settlement: Otterbourne
Nearest Settlement: Countryside

SHLAA ID Ref: 2467
In PUSH: Non-PUSH
Estimated Capacity: 33

Address: Land off Main Road, Otterbourne (to SE of The Forge)

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	This large site lies to the east of Otterborne and could be considered with 1883 and 1933.
Site Access:	Potential access through SHLAA site 1883, Otterbourne Farm

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:	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:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 3 Class:
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): .02
Within 100m of Town Centre:		Proximity to village/town centre (km): 6.3

Notes: Adjacent to site 1883, which is in the same ownership

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

18. South Wonston

Within Settlement: South Wonston
Nearest Settlement: Countryside

SHLAA ID Ref: 369
In PUSH: Non-PUSH
Estimated Capacity: 37

Address: Land South of Alresford Drove

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the eastern edge of the settlement with Agriculture land to the north and east and a listed building to the south.
Site Access:	Onto Alresford Drove

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: Part	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	8

Notes: Part of the site falls within a scheduled monument designation.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site lies on the edge of a low order settlement. Part of the site falls within a scheduled monument designation.

Within Settlement: South Wonston**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1873**In PUSH:** Non-PUSH**Estimated Capacity:** 12**Address:** Adj Woody Lodge, Alresford Drove**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Other - uncultivated field
Character of Area:	On the northern edge of South Wonston, the site lies alongside a recent exception site to the west and a mix of residential plots and small field systems. The site fronts onto Alresford Drove.
Site Access:	Onto Alresford Drove.

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	8

Notes: Agriculture land**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2022-2027**Nature of interest:** Owners**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site on the edge of a lower order settlement.

Within Settlement: South Wonston**SHLAA ID Ref:** 2452**Nearest Settlement:** Countryside**In PUSH:****Estimated Capacity:** Under 5**Address:** Land off Chaucer Close, South Wonston**FACTORS AFFECTING SUITABILITY****Main Land Use:** Paddock**Character of Area:****Site Access:** From Chaucer Close

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: 3
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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 a small site, below the SHLAA size threshold on the edge of a lower order settlement.

HOW AVAILABLE IS THE SITE?**Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential

Summary: This is a small site, below the SHLAA size threshold on the edge of a lower order settlement.

19. Sparsholt

Within Settlement: Sparsholt
Nearest Settlement: H3

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:	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:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Sparsholt
Nearest Settlement: H3

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?:
	AQMA:	Greenfield
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: 2012-2017

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). Only the area of 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.

Within Settlement: Sparsholt
Nearest Settlement: Countryside

SHLAA ID Ref: 363
In PUSH: Non-PUSH
Estimated Capacity: 59

Address: Land between Home Lane and Lock's Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site adjoins Sparsholt to the west, and low density housing to the south, The area is rural in character.
Site Access:	From Locks Lane and Home Lane. There is also an hourly bus service during the day and early evening.

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: 3
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1
Within 100m of Town Centre:	Proximity to village/town centre (km):	4.7

Notes: Site is within a Conservation Area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and public open space

Summary: The owner proposes only a small part of the eastern and western fields should be built on, at a low density, to provide about 14 homes, (including affordable). The remainder of the land would be available as public open space. The site is recognised in the Sparsholt VDS as an important open space.

Within Settlement: Sparsholt
Nearest Settlement: Countryside

SHLAA ID Ref: 1926
In PUSH: Non-PUSH
Estimated Capacity: 15

Address: Land at Church Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture, Community and Other Education Site
Character of Area:	The site is encircled by residential development . There are traditional farm buildings on the site that should be retained. Agriculture land - rough grazing and redundant farm buildings.
Site Access:	From Bostock Close and Woodman Lane with existing footpath incorporated into the scheme.

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	4.9

Notes: Contamination likely to be present - associated with use of former farm buildings. Part of the site is currently used as school playing fields that need to be retained/enhanced. One of the fields is within the Conservation Area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (50), leisure (village green) and community (school playing field)

Summary: The site is located on the edge of a lower order settlement partly within the Conservation Area. Part of site is recognised in the Sparsholt VDS as important open space.

Within Settlement: Sparsholt
Nearest Settlement: Countryside

SHLAA ID Ref: 2411
In PUSH: Non-PUSH
Estimated Capacity: 22

Address: Land off Woodman Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture (grazing)
Character of Area:	The site is enclosed by the urban area on three sides, with low density housing to the north (15dph) and higher density housing to the south (50dph).
Site Access:	Primary access to be achieved from Woodman Lane through land in the same ownership. There is a regular bus service to Winchester.

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 to	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield

Sustainability of Site Location

Location:	Outside Settlement	Settlement (or nearest) Strategy Class:	MTRA 3
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):	4.8

Notes: Important views from St Stephen's Church are identified in the Conservation Area Character Appraisal and Management Strategy 2008. However these are filtered views through the gap between the school and 'opposite the church'.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - initial estimate 25 dwellings

Summary: The site is located on the edge of a lower order settlement. Adjacent to Conservation Area. Part of site is recognised in the Sparsholt VDS as important open space.

20. Sutton Scotney

Within Settlement: Sutton Scotney
Nearest Settlement: H3

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

Address: Old Station Yard

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 site 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: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and employment

Summary: An application has been approved (subject to legal agreement) for 33 residential units, including 4 live- work units (11/00518/FUL).

Within Settlement: Sutton Scotney
Nearest Settlement: H3

SHLAA ID Ref: 2484
In PUSH: Non-PUSH
Estimated Capacity: 23

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 (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 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 site was previously part of 427, which now has planning permission (subject to legal agreement) for 33 dwellings and 4 live-work units.. It is an allocation in the WDLPR (2006) for a mixed used development. There is currently an application pending for 15 dwellings and 210sqm of office floor space.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential/employment

Summary: Previously part of SHLAA site 427. Derelict industrial site, subject to development brief.

Within Settlement: Sutton Scotney
Nearest Settlement: Countryside

SHLAA ID Ref: 2007
In PUSH: Non-PUSH
Estimated Capacity: 99

Address: Land at Brightlands

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is surrounded by development on three sides, Sutton Scotney to the South (50dph), The dismantled railway with low density housing to the east (10dph) and an industrial/commercial site to the west. Agriculture field lies to the north.
Site Access:	Access onto A30

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:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3 and 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	10.3

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential (1.3 Ha - 40 dwells) and structural landscaping/woodland planting.

Summary: This is a large site on the edge of a lower order settlement.

Within Settlement: Sutton Scotney**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2292**In PUSH:** Non-PUSH**Estimated Capacity:** 25**Address:** Land at Beggars Drove, Sutton Scotney**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Other - uncultivated field
Character of Area:	The site lies on the southern edge of Sutton Scotney, surrounded by large cultivated Agriculture fields.
Site Access:	Onto Beggars Drove

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 10.5

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This site is located on the edge of a low order settlement.

21. Swanmore

Within Settlement: Swanmore
Nearest Settlement: H3

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: Access through adjacent properties

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? unknown **Estimated Timescale for Delivery:** 2022-2027

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: H3

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 (No. employed):
Scheduled Monument:	Conservation Area:	
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017 - 2022

Nature of interest:

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. The site also includes the scout hut and car park leased by the Charity.

Within Settlement: Swanmore
Nearest Settlement: H3

SHLAA ID Ref: 1836
In PUSH: PUSH
Estimated Capacity: under 5

Address: New Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Small informal amenity/ open areas (not PDL)
Character of Area:	In 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:	

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
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
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:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

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
Nearest Settlement: H3

SHLAA ID Ref: 2443
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 to the north of the M27 on the edge of a low density, rural residential area.
Site 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:	
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:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Swanmore
Nearest Settlement: H3

SHLAA ID Ref: 2473
In PUSH: PUSH
Estimated Capacity: Under 5

Address: Donigers Close, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential/Garages
Character of Area:	The site consists of a pair of semi detached dwellings and gardens. The surrounding area is comprised of residential properties of a similar type. To the rear boundary of the site is open countryside which is within the South Downs National Park
Site Access:	Directly onto Donigers Close

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 greenfield
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): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 2.1

Notes: There is vehicle access running through the centre of the site to the sports pitches. This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

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: Swanmore**Nearest Settlement:** H3**SHLAA ID Ref:** 2482**In PUSH:** PUSH**Estimated Capacity:** Under 5**Address:** Spring Vale**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential garden
Character of Area:	This is a side garden of an existing property on the edge of a cul-de-sac. The southern boundary of the site is adjacent to the village hall.
Site 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:	
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:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

Notes: There is a large tree located to the side of the site**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** The estimated capacity of this site is below the SHLAA threshold.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 340
In PUSH: PUSH
Estimated Capacity: 84

Address: Land at Hill Pound, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land /paddock
Character of Area:	Situated to the south of Swanmore residential area, the site fronts onto an unmade track (Belmont Lane/The Lakes) beyond which lie Agriculture fields. The eastern boundary is formed by Gravel Hill.
Site Access:	Onto Gravel Hill via an unmade track. Regular bus services run between Fareham and Winchester from the college. Road runs along eastern edge of site.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes - part
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: Yes - 5	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MRTA 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): 3.7	

Notes: Adjoining SINC. There are 5 TPO'd trees on site and a small part of the southwest corner of the site forms part of the floodplain. Mature hedgerow along road frontage. Drainage/flooding issues have been raised previously. David Wilson Homes and First Wessex have entered into an option arrangement with the 3 main landowners.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site on edge of high order settlement adjoining SINC. Within the local gap and partly within Floodzones 2/3.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 429
In PUSH: PUSH
Estimated Capacity: 75

Address: Lower Chase Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing and remnant of former farm.
Character of Area:	The site lies to the south and west of Swanmore residential area, with playing fields of the school to the south and Lower Chase Road to the west.
Site Access:	Onto Lower Chase Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	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):	2.8

Notes: The site is within the local gap. Adjacent to College Sports Grounds

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential including allotments or public open space

Summary: Site has been put forward by the owner for housing. A neighbouring land owner, HCC are also interested in a possible land-swap with their land to the east, to replace the playing fields on this site and build on current playing fields. Within local gap.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 1876
In PUSH: PUSH
Estimated Capacity: 34

Address: Land adj to Swanmore Primary School and Church Car Park

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site is an uncultivated field which is well enclosed by mature trees and hedges. There is a small patch of woodland to the west and Agriculture fields to the north and east with the residential area of Swanmore lying to the south.
Site Access:	Access onto Hampton Hill. Within 100m of regular bus route.

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 yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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):	2.4

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is located on the edge of a high order settlement within the national park.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2001
In PUSH: PUSH
Estimated Capacity: 11

Address: Chesilcote, Chapel Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	Part of the site falls within the Swanmore settlement, however the northern area falls outside this policy boundary; and lies adjacent to Agriculture fields.
Site Access:	Onto Chapel Road - residential.

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: Yes - 5	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):	3.2

Notes: Adjacent to national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small residential site which lies partially outside the settlement boundary on the edge of a high order settlement. For the purposes of the SHLAA capacity table, the site is considered to be outside of the settlement boundary. The site boundary borders the national park. The owner is promoting up to 4 dwellings.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2412
In PUSH: PUSH
Estimated Capacity: 27

Address: Land at Mislingford Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural- the site is bordered by Agriculture fields and by Mislingford Road (Holywell Road) on the north-eastern boundary.
Site Access:	There is direct access onto Mislingford Road (Holywell Road) with clear sight lines in both directions.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	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):	0.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	3.9

Notes: Within Local Gap. The owners propose to allocate a significant part of the site for affordable housing. There is currently a covenant on the site which restricts the type of development that can take place on the land, which the owners intend to renegotiate.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Joint owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site separated from the edge of the settlement by small uncultivated fields. Within Local Gap.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2447
In PUSH: PUSH
Estimated Capacity: 8

Address: Burlington Villa, Hill pound, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	Part of the site falls within the Swanmore settlement, however the northern area falls outside this policy boundary; it is adjacent to SHLAA site 2001.
Site Access:	Direct from 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 Part	Historic Park/Garden:	Agricultural Land Grade: Part -2
TPO:	SINC:	Previously developed land?:
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2 Class:
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: Partly in the National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2012 - 2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small residential site which lies partially inside the settlement boundary on the edge of a high order settlement. Part of the site is within the national Park

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2449
In PUSH: PUSH
Estimated Capacity: 11

Address: Land at Lower Chase Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Non-cultivated field with dilapidated storage building
Character of Area:	The site is adjacent to the settlement boundary with Lower Chase road to the east
Site Access:	Onto Lower Chase Road. Alternative access point where there is a gap in the hedge (currently stopped up with a fence).

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: yes	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:	Previously Developed Land
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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: In a local gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2453
In PUSH: PUSH
Estimated Capacity: 25

Address: Macs Wood' Hampton Hill, Upper Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	A countryside location on Hampton Hill. Residential properties on 3 sides of site.
Site Access:	Direct from Hampton Hill

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 Yes	Historic Park/Garden:	Agricultural Land Grade: 2
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:	No	Proximity to Settlement (km): 0.3
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 2.7

Notes: Within Natiaonal Park, Grade 2 agricultural land

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017 - 2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is currently used for recreation, woodland conservation and small scale timber production. It is in the South Downs National Park

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2458
In PUSH:
Estimated Capacity: 31

Address: Land at Dodds Lane, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Scrubland
Character of Area:	Site is in the countryside to the east of the Swanmore settlement boundary. It is adjacent to Cobbett Close (which is outside of the settlement boundary).
Site Access:	Direct from either Cobbett Close or Dodds 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 Yes	Historic Park/Garden:	Agricultural Land Part Grade 3, Part Grade 2
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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Part of the site is Grade 2 agricultural land

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site has been put forward by the option holder.

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2463
In PUSH: PUSH
Estimated Capacity: 10

Address: Hill Pound/Old Mushroom Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Open space
Character of Area:	This is a vacant former mushroom farm to the east of the Swanmore settlement boundary. To the north and east is agricultural land.
Site Access:	Access from Hill Pound farm track. If required from neighbouring land owner

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 Adjacent	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 2.4

Notes: The site is adjacent to the South Downs National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Swanmore
Nearest Settlement: Countryside

SHLAA ID Ref: 2464
In PUSH: PUSH
Estimated Capacity: Under 5

Address: Land North of 'The Lakes' and Belmont Lane, Swanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agricultural - occasional rough grazing
Character of Area:	Situated to the south of Swanmore residential area, the site fronts onto an unmade track (Belmont Lane/the Lakes) beyond which lie agricultural fields.
Site Access:	Situated to the south of Swanmore residential area

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes- Part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes - Part
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 No	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Yes	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): 3.6

Notes: It is adjacent to site 340.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential & open space

Summary: Large site on edge of high order settlement. Designated as a SINC (Belmont Meadow). Within the local gap and partly within Floodzones 2/3

22. Twyford

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 1911
In PUSH: Non-PUSH
Estimated Capacity: 29

Address: Land adjoining and to rear of 6 Manor Farm Green

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential and Agriculture
Character of Area:	The site lies on the southern edge of Twyford in a rural area. The River Itchen lies to the west of the site, beyond Manor Farm.
Site Access:	Via track under same ownership, onto B335.

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 yes	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 6.5

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site on the edge of lower order settlement within the National Park.

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 1929
In PUSH: Non-PUSH
Estimated Capacity: 6

Address: Northfields Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies between the Twyford settlement and Hazeley Enterprise Park with the agriculture fields to the north also submitted as a SHLAA site (2451)
Site Access:	Onto Waterhouse Close

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 yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	5.4

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: Part of larger site on edge of a lower order settlement . See also 1930, 1931 and 2451. Within National Park.

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 1930
In PUSH: Non-PUSH
Estimated Capacity: 48

Address: Northfields Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies between the Twyford settlement and Hazeley Enterprise Park with Agriculture fields to the north.
Site Access:	Onto Waterhouse Close

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 - 40
National Park yes	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 5.4

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use of residential, new employment and improvements to the visual appearance of the site.

Summary: Part of larger site on edge of a lower order settlement . See also sites 1929,1931 and 2451. Within National Park.

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 1931
In PUSH: Non-PUSH
Estimated Capacity: 17

Address: Northfields Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies between the Twyford settlement and Hazeley Enterprise Park with Agriculture fields to the north.
Site Access:	Onto Waterhouse Close

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 yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 5.4

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use of residential, new employment and improvements to the visual appearance of the site

Summary: Part of larger site on edge of a lower order settlement . See also 1929, 1930 and 2451. Within National Park.

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 2440
In PUSH: Non-PUSH
Estimated Capacity: 124

Address: Land North of Hare Lane, Twyford,

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the south of Twyford in a rural area
Site Access:	Direct access onto B335 and Hare 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 yes	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?: Greenfields
	AQMA:	
Sustainability of Site Location		
Location:	outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): .15
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use

Summary: The site is to the south of the low order settlement within the National Park. Hunters Park lies to the north of the site

Within Settlement: Twyford
Nearest Settlement: Countryside

SHLAA ID Ref: 2451
In PUSH: Non-PUSH
Estimated Capacity: 27

Address: Land at Northfields Farm, Twyford

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	'The site lies between the Twyford settlement and Hazeley Enterprise Park with the agriculture fields to the north also submitted as a SHLAA site (2451)
Site Access:	Onto Waterhouse Close

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 yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	5.4

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 'Part of larger site on edge of a lower order settlement . See also 1929, 1930 and 1931. Within National Park.

23. Waltham Chase

Within Settlement: Waltham Chase
Nearest Settlement: H3

SHLAA ID Ref: 2065
In PUSH: PUSH
Estimated Capacity: 11

Address: Land behind Rosehill Garage, SO32 2LX

FACTORS AFFECTING SUITABILITY

Main Land Use: Vacant and derelict land

Character of Area:

Site Access: no access

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:	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: 2022-2027

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.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 379**In PUSH:** PUSH**Estimated Capacity:** 5**Address:** Crossways, Clewers Hill**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	The site lies on the edge of Waltham Chase at the end of a strip of low density housing along Clewers Hill. The area to the West is predominantly rural with uncultivated and Agriculture land.
Site Access:	There is existing access to the highway (minor 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:	Previously Developed Land
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):	2.1

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential - owner suggesting infill development.**Summary:** This is a small site an the edge of a higher order settlement. The site is below the SHLAA threshold of 0.17Ha.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 1753
In PUSH: PUSH
Estimated Capacity: 26

Address: Clewers Lane, Waltham Chase

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is contained on three sides by residential development and borders Waltham Chase to the south.
Site Access:	Safe highway access can be obtained via Clewers Lane from Winchester Road. - visibility issues at the junction can be overcome. Bus services along Winchester Road are frequent

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed): Yes - 5 employees
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
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):	1.9

Notes: In WDLPR Local Gap - the owners propose that this area bounded by Clewers Lane, Clewers Hill and the B2177 should be excluded from the local gap without setting precedent for further expansion to the north. As the site overlaps with site 2491, this area has been discounted from the gross area to avoid double counting in the capacity tables (reduction from 28 to 26 dwellings).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and retain existing commercial use. propose 1.1Ha of site is developed for residential.

Summary: This is a large site located on the edge of a higher order settlement within the Local Gap.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 1837
In PUSH: PUSH
Estimated Capacity: 46

Address: Forest Close

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is a long, narrow field. To the west lies the residential area of Waltham chase (ca 25-30dph), with Agriculture fields forming the southern and eastern boundaries, separated by mature hedges and Forest Road the northern boundary.
Site Access:	Onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	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):	2.6

Notes: The site is within a local gap and adjoining SSSI.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Agent for owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is located on the edge of a higher order settlement and within a local gap and adjoining SSSI.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1890**In PUSH:** PUSH**Estimated Capacity:** 6**Address:** Land off Sandy Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	Residential areas of Waltham Chase lie to the East (ca 14dph). To the south lies small Agriculture fields (submitted as site 1893). A track separates the site from Mount Pleasant to the North and Sandy Lane forms the western boundary.
Site Access:	Onto Sandy 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: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
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):	2.3

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2022-2027**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site adjacent to other sites submitted for the SHLAA (1892 & 1893) on the edge of a higher order settlement.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1891**In PUSH:** PUSH**Estimated Capacity:** under 5**Address:** Seven Oaks, Clewers Hill**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	The site is outside the settlement boundary, but is a potential infill plot in a residential frontage adjoining the settlement. The site fronts onto Clewers Hill Road and backs onto Church House Farm industrial estate.
Site Access:	The site has access to the main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: yes	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:	Previously Developed Land
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):	1.8

Notes: Within local gap**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-17**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential or industrial/commercial.**Summary:** This is a small site on the edge of a higher order settlement and within the Local Gap

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 1892
In PUSH: PUSH
Estimated Capacity: 19

Address: Mount Pleasant, Sandy Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is bordered by Waltham chase to the North (cs 30dph) and the East (ca 10dph), and further low density housing to the West. Agriculture fields lie to the South.
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 - 4
National Park	Historic Park/Garden:	Agricultural Land Grade: 4
TPO: Yes - on southern boundary	SINC:	Previously developed land?:
	AQMA:	Part 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):	2.5
Within 100m of Town Centre:	Proximity to village/town centre (km):	0

Notes: There is a consent for a mobile home on the site which had not been implemented. 4 people are currently employed in business on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial

Summary: The site lies on the edge of a higher order settlement and is being promoted with sites 1890 & 1891 to the south..

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 1893**In PUSH:** PUSH**Estimated Capacity:** 43**Address:** Land at Sandy Lane and Bull Lane**FACTORS AFFECTING SUITABILITY****Main Land Use:** Agriculture**Character of Area:** The site is on the western edge of Waltham Chase to the East. The western area is rural, mainly Agriculture with some low density housing.**Site 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:	
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): 2.4

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a large site on the edge of a high order settlement. Further sites to the north have been submitted for the SHLAA 1890 & 1892.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 1894
In PUSH:
Estimated Capacity: 202

Address: Land between Forest Road and Ludwells Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site borders the residential area of Waltham Chase to the West. The surrounding area is predominantly Agriculture/rural in nature. Lower Chase Road to the north, Ludwell's Lane to the East and New road to the South form the remaining boundaries.
Site Access:	Onto Lower Chase Road to the north, Ludwell's Lane to the East and New road to the South

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap: Yes	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: Yes - on boundary to West	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):	2

Notes: The site falls within the local gap. The flood zone skirts past the site to the north. Adjacent to New Road Sports Grounds

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and employment

Summary: This is a large site on the edge of a high order settlement within the Local Gap and Floodzones 2/3.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2288**In PUSH:** PUSH**Estimated Capacity:** 17**Address:** Jhansi Farm, Clewers Lane, Waltham Chase**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	The site lies to the north of the residential area of Waltham Chase, along Clewers Lane. To the West and North lie Agriculture fields, and Winchester Road forms the eastern boundary.
Site Access:	The site fronts onto Clewers Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	Previously Developed Land
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): 1.8

Notes: Site is within a local gap. adjacent to site 2395**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site located on the edge of a higher order settlement within the local gap. The owner is promoting a mix of market and affordable housing.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 2388
In PUSH: PUSH
Estimated Capacity: 129

Address: Land North of Lower Chase Road, Waltham Chase

FACTORS AFFECTING SUITABILITY

Main Land Use:	Non-cultivated field
Character of Area:	The site is a small square, level field which lies on the northern boundary of Waltham Chase residential area. Mature tree-lines form much of the NE boundary. To the west lie residential and industrial/commercial areas and to the east, Agriculture land.
Site Access:	Direct onto Lower Chase Road. Within 100m of bus stop with regular service between Winchester and Fareham

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	Previously Developed Land
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):	1.8

Notes: In local gap. The site is also being promoted as a rural exception site for 15 units; subject to negotiation with the landowners and securing a satisfactory planning permission.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge of a higher order settlement located in the local gap. The owners suggest there is scope to include elderly persons accommodation.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 2405
In PUSH: PUSH
Estimated Capacity: 129

Address: Forest Farm, Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural, low density housing (ca 11dph) lies to the south, separating the site from the settlement of Waltham Chase. The B2177 forms the western boundary, and Agriculture fields make up the surrounding area.
Site Access:	Access directly onto B road (B2177).

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Adjacent
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):	0.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.5

Notes: The site lies within the local gap. Part of the site is being promoted for light industrial use (not taken into consideration in the SHLAA).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Commercial/industrial

Summary: This is a large site separated from a high order settlement by another SHLAA site to the south. Adjacent to floodzones 2/3. Located within the local gap.

Within Settlement: Waltham Chase
Nearest Settlement: Countryside

SHLAA ID Ref: 2406
In PUSH: PUSH
Estimated Capacity: 220

Address: Land Opposite Forest Farm, Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural, Low density housing and small industrial/commercial units are located to the south.
Site Access:	Access directly onto B road (B2177)

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap: part	Flood Zone 3a/b: Yes-part
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: Yes - along the Park 'lug'/ public footpath in the north of the site.	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): 0.47
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.25

Notes: The most northerly section of the site is part of the local gap and floodzones 2 and 3. TPOs also in this area of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial.

Summary: This is a large site separated from the boundary of a high order settlement by other SHLAA sites. Partly within the Local Gap and Floodzones 2/3.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2432**In PUSH:** PUSH**Estimated Capacity:** 64**Address:** Land South of Forest Road, Waltham Chase**FACTORS AFFECTING SUITABILITY****Main Land Use:** Agriculture**Character of Area:****Site Access:** Direct access onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	Outside 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:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use**Summary:** This site is a large site and it forms part of a larger submission.

Within Settlement: Waltham Chase
Nearest Settlement: H3/Countryside

SHLAA ID Ref: 2466
In PUSH: PUSH
Estimated Capacity: 14

Address: Meadow Cottage, Bull Lane, Waltham Chase, Southampton,
Hampshire, SO32 2LS

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden
Character of Area:	The site is garden land and lies on the western side of Waltham Chase
Site Access:	Direct from Bull lane through family ownership

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:	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):	3

Notes: Part of this site is within the settlement boundary and part is outside. The capacity for the areas outside the boundary is 12 dwellings. The capacity for the area inside the boundary is calculated at 4 dwellings, which is below the threshold for the SHLAA. However if the overall site area (0.52ha) is considered, the capacity would be 14 dwellings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The existing house and garden could be retained as part of the overall layout. Part of this site is inside the settlement boundary and so has a separate entry in the estimated housing capacity tables.

Within Settlement: Waltham Chase**Nearest Settlement:** Countryside**SHLAA ID Ref:** 2491**In PUSH:** PUSH**Estimated Capacity:** 5**Address:** Land at Jhansi farm, north of Clewers Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Vacant commercial buildings
Character of Area:	The site lies to the north of the residential area of Waltham Chase, along Clewers Lane. To the west is agriculture fields and east residential,
Site Access:	Direct access off Clewers Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	no	Proximity to Settlement (km): 0
Within 100m of Town Centre:	no	Proximity to village/town centre (km): 1.8

Notes: Site is within Local gap. This site is between sites 1753 and 2288.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site located on the edge of a higher order settlement within the local gap. The owner is promoting 'smaller more affordable dwellings'.

24. West Meon

Within Settlement: West Meon
Nearest Settlement: H3

SHLAA ID Ref: 2048
In PUSH: Non-PUSH
Estimated Capacity: 13

Address: Meadow House, West Meon, Petersfield, GU32 1LS

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:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	
National Park Yes	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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: single garden of large property

Within Settlement: West Meon
Nearest Settlement: H3

SHLAA ID Ref: 2066
In PUSH: Non-PUSH
Estimated Capacity: 5

Address: Meonwara Crescent Allotments

FACTORS AFFECTING SUITABILITY

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

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 Yes	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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2022 - 2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: West Meon
Nearest Settlement: Countryside

SHLAA ID Ref: 2403
In PUSH: Non-PUSH
Estimated Capacity: 24

Address: Floud Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural - the northern edge borders low density housing (14dph). The site adjoins West Meon settlement at a narrow point. The remaining surrounding area is rural/Agriculture.
Site Access:	Direct onto Floud Lane, (road eventually leads into 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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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):	12.6

Notes: Within the national park. Petersfield is probably the closed shopping centre to this site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is located on the edge of a low order settlement. Adjacent to Conservation Area.

Within Settlement: West Meon
Nearest Settlement: Countryside

SHLAA ID Ref: 2404
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: Floud Lane and Long Priors

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Agriculture to the north, with recreation ground located to the east; the site adjoins West Meon to the South (ca 30dph) and low density housing to the east (30dph) .
Site Access:	Potential Access through Long Priors Cul-de-Sac

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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 3 Class:
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): 12.7

Notes: Within the national park. Adjacent to Headon View Recreation Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site on edge of low order settlement located within national park.

25. Whiteley

Within Settlement: Whiteley**Nearest Settlement:** H3**SHLAA ID Ref:** 1810**In PUSH:** PUSH**Estimated Capacity:** 46**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 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: The site area has been increased for the 2012 SHLAA update.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:****HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:**

Within Settlement: Whiteley**Nearest Settlement:** H3**SHLAA ID Ref:** 1811**In PUSH:** PUSH**Estimated Capacity:** 13**Address:** Lady Betty's Drive**FACTORS AFFECTING SUITABILITY****Main Land Use:** Garden**Character of Area:****Site Access:** private drive

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: Yes	SINC:	Previously developed land?: Greenfield
	AQMA:	
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:** 2022 - 2027**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.

Within Settlement: Whiteley
Nearest Settlement: H3

SHLAA ID Ref: 1812
In PUSH: PUSH
Estimated Capacity: under 5

Address: Land at Lady Betty's Drive

FACTORS AFFECTING SUITABILITY

Main Land Use: Agriculture

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: Yes	SINC:	Previously developed land?: Greenfield
	AQMA:	
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: This site is an allocation in the Winchester District Local Plan Review. Permission was granted for 75 dwellings in August 2012. The estimated capacity for this site is 0 as the 75 dwellings are accounted for in the housing phasing schedule
http://www3.hants.gov.uk/factsandfigures/land-supply/housing_land_supply_in_hampshire.htm

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Outline planning permission was granted on 7 August 2012 for 75 dwellings (11/02338/OUT)

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 344
In PUSH: PUSH
Estimated Capacity: 121

Address: Land fronting Fontley Lane, Titchfield

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site is located to the north of the M27 in an area of uncultivated land to the south of Lee Ground, Titchfield.
Site Access:	Onto Fontley Road- minor road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO:	SINC: Part	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 1.3
Within 100m of Town Centre:		Proximity to village/town centre (km): 3

Notes: Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. In Meon Strategic Gap and partially within a SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separated from the urban area by SHLAA sites 343 and 430. Partially within the SINC and adjacent to Ancient Woodland. Within the Strategic Gap.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 345
In PUSH: PUSH
Estimated Capacity: 39

Address: Land off Spingles Lane, Lee Ground, Fontley

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site lies within a low density rural residential area at Lee Ground and backs onto a small area of ancient woodland/SINC.
Site Access:	Onto Spingles Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.6
Within 100m of Town Centre:	Proximity to village/town centre (km):	2.5

Notes: Meon Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separated from the urban area and within Strategic Gap and adjacent to SINC and Ancient Woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 348
In PUSH: PUSH
Estimated Capacity: 32

Address: Hectares House and Land, Laveys Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other-paddock
Character of Area:	The site is divorced from the settlement and lies on the edge of Great Funtly Farm, part of a former landfill site. Industrial and business areas lie to the east and south of the site.
Site Access:	Onto Lavey's Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO: Adjacent	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes: Previous use - landfill (15 years ago), therefore the possibility of contamination would need to be examined. The site is also within a strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separate from the urban area. This site is within the strategic gap and adjacent to SINC and Ancient Woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 349
In PUSH: PUSH
Estimated Capacity: 32

Address: Moors Hill, Funtley Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site is located to the north of the M27 on the edge of a low density, rural residential area.
Site Access:	Onto Fontley Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	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: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.3
Within 100m of Town Centre:	Proximity to village/town centre (km):	3.4

Notes: The site is within a strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separate from the urban area by other SHLAA sites and SINC and within the strategic gap. Adjoins SINC and Ancient Woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 350
In PUSH: PUSH
Estimated Capacity: 98

Address: Land (Central) North of M27 south of Lee Ground

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Uncultivated land.
Character of Area:	Same as site 343. The site is located to the north of the M27 in an area of uncultivated land to the south of Lee Ground, Titchfield.
Site Access:	Via private track through adjacent site onto Lee Ground or via Five Acres at Lee Ground.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	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: Adjacent	Grade: 3
	AQMA:	Previously developed land?: Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.2
Within 100m of Town Centre:	Proximity to village/town centre (km):	2

Notes: Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. Within Meon Strategic Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separated from the nearest urban area by uncultivated land and adjacent SHLAA site 430. Site is same as 343, but submitted by different agents. Within the Strategic Gap and adjacent to SINC and Ancient Woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 351
In PUSH: PUSH
Estimated Capacity: 53

Address: Five Acres, Lee Ground Road, Titchfield

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land (equestrian)
Character of Area:	The site is located to the north of the M27 in an area of predominantly uncultivated land with some low density residential outside the settlement boundary.
Site Access:	Onto Lee Ground.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.3
Within 100m of Town Centre:	Proximity to village/town centre (km):	2.1

Notes: The site is within the Meon strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separated from the nearest area by other SHLAA sites and within the strategic gap. Adjacent to SINC and Ancient Woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 352
In PUSH: PUSH
Estimated Capacity: 30

Address: Land East of Whiteley Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site lies on the edge of the settlement of Whiteley, to the north and part of the site is woodland. Whiteley Lane lies to the west.
Site Access:	Onto Whiteley Lane, no access through north of Whiteley lane to rest of Whiteley.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Part	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Part	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: Yes- covers whole site. Includes frontage with Whiteley Lane	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	SHUA
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):	2.2

Notes: The site is within the strategic gap, it also significant part is covered by SSSI and TPO designations.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: On edge of urban area. SSSI and TPO designations cover much of the site and it is also within the strategic gap.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 430
In PUSH: PUSH
Estimated Capacity: 101

Address: Whiteley Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other (Vacant) was Agriculture
Character of Area:	The surrounding area is urban, with recent development to the north and west and the M27 forming the southern boundary. There is a field on the eastern boundary which has also been submitted for consideration.
Site Access:	The site fronts onto Lee Ground and Whiteley Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	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:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
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):	1.9

Notes: Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. Site within strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - propose 100 dwellings at 35dph (net)

Summary: This is a large site on the edge of an urban area within Strategic Gap.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1832
In PUSH: PUSH
Estimated Capacity: 22

Address: Land off A3051, Caigers Green

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Former Logs and sawing storage.
Character of Area:	This site is part of a proposed strategic allocation area which lies on the northern edge of Whiteley. To prevent double counting with site 1969 the site area is recorded as zero.
Site Access:	Via unmade track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	4.6
Within 100m of Town Centre:	Proximity to village/town centre (km):	5.7

Notes: Adjacent to SINC and Ancient Woodland site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017 -2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential Use or alternatively a gypsy and traveller site

Summary: This site is part of the proposed strategic allocation of North Whiteley. Adjacent to SINC and Ancient Woodland site.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1875
In PUSH: PUSH
Estimated Capacity: 463

Address: Former Funtley Landfill Site, Titchfield Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other-exlandfill site (stopped operation 2001)
Character of Area:	The site lies within the countryside at the edge of Botley Wood to the north and is separated from a settlement with Wickham to the north east and Fareham to the West. To the south lie employment sites.
Site Access:	Via gated track off Titchfield Lane and off Pegham Coppice Industrial Estate.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap: Yes	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: Outside Settlement	Settlement (or nearest) Strategy Class:	SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	3.7
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes: The Site was previously used as a landfill site and was capped with a minimum 750mm thick layer of clay in 2001. The site is within the strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2027 and beyond

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential mixed use with facilities and open space.

Summary: This is a large site, separated from the nearest defined settlement boundary. Large former landfill site. The site is within the strategic gap and adjacent to SSSI and ancient woodland.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1884
In PUSH: PUSH
Estimated Capacity: 15

Address: Lee Ground Farm House

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies between Whiteley to the west and freham to the east. It is a rural location adjacent to a golf course and agricultural fields.
Site Access:	Access via golf course only (Skylark Meadows). Access via Lazey's Lane restricted.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1
Within 100m of Town Centre:	Proximity to village/town centre (km):	2.8

Notes: Farm house Grade II listed building. Access via golf course only (Skylark Meadows). Access via Lazey's Lane restricted. Within Strategic Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and leisure

Summary: This is a small site separated from the urban area within the Strategic Gap. Listed building on site.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1915
In PUSH: PUSH
Estimated Capacity: 157

Address: Fonthill Farm and Horseshoe Paddocks, Business Centre

FACTORS AFFECTING SUITABILITY

Main Land Use:	Paddocks, B1, B2 and B8 uses
Character of Area:	The site is divorced from a settlement. It lies between Whiteley to the west and Fareham to the east. Industrial and business areas lie to the north of the site, with low density residential to the south. The site backs onto fields.
Site Access:	The site fronts onto Funtley Lane.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO: Adjacent	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes: Within Strategic Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and leisure

Summary: The site is separate from a settlement by undeveloped land within the Strategic Gap. Adjoins Ancient woodland and SINC

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1916
In PUSH: PUSH
Estimated Capacity: 36

Address: Land West of Pegham Coppice

FACTORS AFFECTING SUITABILITY

Main Land Use:	Paddocks, B1, B2 and B8 uses.
Character of Area:	The site is divorced from a settlement. It lies between Whiteley to the west and Fareham to the east. Industrial and business areas lie to the east of the site, with low density residential to the south.
Site Access:	The site fronts onto Funtley Lane.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO: Adjacent	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes: Agriculture land. Within Strategic Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and leisure

Summary: The site is separate from a settlement by undeveloped land within the Strategic Gap.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 1969
In PUSH: PUSH
Estimated Capacity: 4266

Address: North Whiteley

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Strategic proposal site for North Whiteley. The site lies on the northern edge of the settlement, with Botley Woods to the east and the River Hamble to the West.
Site Access:	The strategic allocation proposal provides more detail on potential access points.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar: Adjacent	Local Gap:	Flood Zone 3a/b: Yes-part
SPA: Adjacent	Ancient Woodland: part	Overhead Cable: Yes
SAC: Adjacent	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: 4
TPO:	SINC: part	Previously developed land?: Part greenfield
	AQMA:	
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	SHUA
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):	0.1

Notes: Adjacent to SSSIs, SACs and SPA/Ramsar sites. SINC and ancient woodland areas within the site. Site partly within Floodzones 2/3.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2027

Nature of interest: Agent for Consortium

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: Large site adjoining urban area and included as a Strategic Allocation in the Presubmission Joint Core Strategy. Adjacent to SSSIs, SACs and SPA/Ramsar sites. SINC and ancient woodland areas within the site. Site partly within Floodzones 2/3. All land required is believed to be in the control of the 4 members of the North Whiteley Consortium.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 2283
In PUSH: PUSH
Estimated Capacity: 40

Address: Park Farm House, Whiteley Lane, Titchfield, PO15 6RQ

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Small site alongside industrial area at Segensworth. The site lies to the north of the rail line and south of the M27. To the east lie Agriculture fields.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	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: 2 and 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: SHUA
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):	2.5

Notes: Within Strategic Gap. Listed buildings on site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Small site on edge of urban area within the Strategic Gap.

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 2442
In PUSH: PUSH
Estimated Capacity: 174

Address: Land at Fontley House Farm, Fontley Road, Titchfield,

FACTORS AFFECTING SUITABILITY

Main Land Use: Agriculture

Character of Area:

Site Access:

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
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: 1
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: The site is within the Strategic Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use

Summary: The site is separate to the urban area and within the Strategic Gap

Within Settlement: Whiteley
Nearest Settlement: Countryside

SHLAA ID Ref: 2445
In PUSH: PUSH
Estimated Capacity: 81

Address: Ashlyn Farm, Fontley Road, Titchfield, PO15 6QY

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	the site is located to the south of the M27
Site Access:	Access from long farm track onto Fontley road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside 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: In the Meon Gap and is separated from the main urban area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use

Summary: The site is separated from the urban area and within Strategic Gap and adjacent to SINC and Ancient Woodland.

26. Wickham

Within Settlement: Wickham
Nearest Settlement: H3

SHLAA ID Ref: 2144
In PUSH: PUSH
Estimated Capacity: 6

Address: Wickham Laboratories Ltd, Winchester Road

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): Yes
Scheduled Monument:	Conservation Area: 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: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Application to convert to 14 residential dwellings withdrawn - 08/00616/FUL.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 295
In PUSH: PUSH
Estimated Capacity: 26

Address: Land at Hilldale Farm, Titchfield Lane, Wickham, PO17 5NZ

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site forms a gap between low density housing outside the settlement boundary (ca 10dph). To the east, the site borders Titchfield Lane, and the remaining Agriculture field lies behind the frontage to the west.
Site Access:	Onto Titchfield 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: 3
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):	1.25
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.59

Notes: Agriculture land.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site separate from the nearest defined settlement.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 297
In PUSH: PUSH
Estimated Capacity: 6

Address: Land at Grig Ranch, Titchfield Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - storage sheds
Character of Area:	The boundary on the northeast is made up of large mixed trees beyond which is an industrial/commercial storage yard. The site boundary with Grig Ranch to the southeast is made up of evergreen hedge. The site access is from Biddenfield Lane.
Site Access:	Onto Biddenfield Lane - minor 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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.2
Within 100m of Town Centre:	Proximity to village/town centre (km):	2.6

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site, separate from the nearest defined settlement.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 1908
In PUSH: PUSH
Estimated Capacity: 127

Address: Mill Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the north of Wickham and is separated from this settlement by the school and community centre grounds and other Agriculture fields. Mill Lane and Blind Lane form the road frontages to the east and west.
Site Access:	Onto Mill Lane or Blind 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: Adjacent	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: 3
TPO: Yes along bottom edge of western boundary and along roads.	SINC: AQMA:	Previously developed land?: 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):	0.7

Notes: TPOs - 2 oak trees covered by TPO 0254. One is on Blind Lane, the other on Mill Lane. Owners of neighbouring sites looking to work together in this area to bring in comprehensive plan to address access, affordable housing and open space issues etc. The site area has been amended in the 2012 Update to reflect the housing development at the southern end of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and community (doctors surgery, affordable housing) - applicant propose 267 at 30dph

Summary: This is a large site separated from a higher order settlement. Adjoins National Park.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 1909
In PUSH: PUSH
Estimated Capacity: 77

Address: Site 'A' off Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Located to the north of Wickham. The site is bounded by Winchester Road to the south and the residential area of Wickham to the east. The western boundary borders a SINC and TPO site and to the northeast lie further sites submitted for consideration.
Site Access:	The site is bounded to the south by Winchester Road; the main road into Wickham.

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: 3
TPO: Yes forming eastern boundary	SINC: Adjacent AQMA:	Previously developed land?: 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):	0.3

Notes: TPO forms part of the eastern boundary. Could be linked in with adjacent sites 2409 and 1908. An area of land which has RT policy restrictions is put forward as recreation land and exception site in return for release of this site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a higher order settlement. Adjoining SINC.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 1910
In PUSH: PUSH
Estimated Capacity: 107

Address: Site 'B' off Winchester Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Located to the north of Wickham. The site is bounded by Winchester Road to the south and a residential area outside Wickham to the east and remaining southern boundary. The western boundary borders a further greenfield sites submitted for consideration.
Site Access:	Can be achieved onto Winchester Road (with loss of trees and hedgerows in frontage), or through neighbouring site owned by same estate.

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: 3
TPO: Yes & adjacent	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):	0.4
Within 100m of Town Centre:	Proximity to village/town centre (km):	0.7

Notes: Could be linked in with adjacent sites 2409 and 1908. An area of land which has RT policy restrictions is put forward as recreation land and exception site in return for release of this site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site separated from higher order settlement by site 1909.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 2020
In PUSH: PUSH
Estimated Capacity: 936

Address: Wickham Park Golf Club

FACTORS AFFECTING SUITABILITY

Main Land Use:	Leisure: Golf Course
Character of Area:	The site lies adjacent to the residential area of Wickham to the NE (5-16 dph). Titchfield Land forms the western boundary and the River Meon the eastern boundary. Webb's Land Farm lies adjacent to the south. The site slopes from the NW down to the SE.
Site Access:	Access onto Titchfield Lane. Access may be possible off Tanfield Park directly into Wickham, but this is a minor residential cul-de-sac 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:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	Yes -12
National Park	Historic Park/ Garden: Yes - part	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
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):	0.2

Notes: Part of the site is within a historic park designation. Adjacent to Floodzones 2/3.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, employment or enhanced leisure or tourism provision

Summary: This is a large site on the edge of a high order settlement. Part of the site is within a historic park designation. Adjacent to Floodzones 2/3.

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 2438
In PUSH: PUSH
Estimated Capacity: Under 5

Address: Land South of Southwick Road, Wickham

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is a large site adjoining settlement boundary, adjacent to a listed building and Historical park.
Site Access:	Direct access onto Southwick 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:	
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO: Yes	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):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Adjoins settlement boundary. The majority of this site is subject to TPOs.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is a large site adjoining the settlement boundary

Within Settlement: Wickham
Nearest Settlement: Countryside

SHLAA ID Ref: 2488
In PUSH: Non-PUSH
Estimated Capacity: Under 5

Address: Land off Titchfield Lane,

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	This is a large site to the north east of Wickham
Site Access:	Currently does not have direct vehicular 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:	
National Park	Historic Park/ Garden: Yes	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
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:	No	Proximity to Settlement (km): 0.12
Within 100m of Town Centre:	no	Proximity to village/town centre (km): .55

Notes: The site is being promoted for mixed use development. Primarily for residential, with extensive green spaces. The site is within a designated historic park (Park Place).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of Wickham. It is designated as a Historic Park (Park Place).

27. Winchester

Within Settlement: Winchester
Nearest Settlement: H3

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 greenfield
	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:** 2022 - 2027

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: H3

SHLAA ID Ref: 166
In PUSH: Non-PUSH
Estimated Capacity: 9

Address: Austen Close

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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Part	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:** 2022 - 2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garages - not developed

Within Settlement: Winchester
Nearest Settlement: H3

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
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2022 - 2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement: H3

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 (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:** 2022-2027

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: H3

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:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 1801
In PUSH: Non-PUSH
Estimated Capacity: 18

Address: 15 Chilbolton Avenue

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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC: Adjacent	Previously developed land?: Part greenfield
	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: Planning application refusal for 11 dwellings 05/01506/FUL

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement: H3

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: 2017-2022

Nature of interest:

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: H3

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: 2017-2022

Nature of interest:

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: H3

SHLAA ID Ref: 1846
In PUSH: Non-PUSH
Estimated Capacity: 10

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 (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? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garages

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 1950
In PUSH: Non-PUSH
Estimated Capacity: 5

Address: The Boat Club, Domum Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Education with Sports facilities, formal recreation areas
Character of Area:	
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	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:	
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: Radon Action Required Area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2009
In PUSH: Non-PUSH
Estimated Capacity: 18

Address: Winchester Club and former cattle market

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 (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: Yes		Proximity to village/town centre (km):

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Former cattle market owned by WCC, therefore this is area excluded from SHLAA as WCC are not proposing redevelopment at this time.

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2030
In PUSH: Non-PUSH
Estimated Capacity: 20

Address: Newick, Edward Road, SO23 9RB

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 (No. employed):
Scheduled Monument:	Conservation Area: Adjacent	
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? unknown **Estimated Timescale for Delivery:** 2027 & beyond

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site picked up by councillor as should be consistent with other sites within the SHLAA

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2072
In PUSH: Non-PUSH
Estimated Capacity: under 5

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
Scheduled Monument:	Conservation Area: Yes	(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:	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: 2012-2017

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: H3

SHLAA ID Ref: 2081
In PUSH: Non-PUSH
Estimated Capacity: 6

Address: Back of Stoney Lane

FACTORS AFFECTING SUITABILITY

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

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: 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?:
	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: 2012-2017

Nature of interest: Multiple Ownership

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Constraints due to multiple ownership and access. The site is also narrow, but was submitted as a potential site through consultation and is therefore worth investigating further. Public open space is protected by policy.

Within Settlement: Winchester
Nearest Settlement: H3

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:

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:	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: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Application 12/01634/FUL for 9 dwellings (7 net) pending. Capacity for SHLAA 2011 update reduced to take account of the layout issues raised by planning officers following refusal of application 10/00062/ful for 10 dwellings

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2104
In PUSH: Non-PUSH
Estimated Capacity: 10

Address: Hillcote House, Airlie Lane, Winchester, SO22 4WB

FACTORS AFFECTING SUITABILITY

Main Land Use: Garden (multiple)

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: Yes	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy WT1 Class:
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 Sleepers Hill LADS requires any development to respect existing development lines. Capacity reduced to reflect the character of the area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest: Multiple Ownership

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Needs further investigation - The Sleepers Hill LADS requires any development to respect existing development lines, which could restrict development in this area.

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2134
In PUSH: Non-PUSH
Estimated Capacity: 16

Address: Winchester Cathedral grounds

FACTORS AFFECTING SUITABILITY

Main Land Use: Dwellings

Character of Area:

Site Access: private drive/track

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: Yes	Facility SF7:	Employment site
Scheduled Monument: Yes	Conservation Area: Yes	(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:	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: 2012-2017

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: H3

SHLAA ID Ref: 2280
In PUSH: Non-PUSH
Estimated Capacity: 13

Address: Beech House, Whiteshute Lane, Winchester, SO23 9RA

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwelling
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: Yes	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? unknown **Estimated Timescale for Delivery:** 2027 & beyond
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2450
In PUSH: Non-PUSH
Estimated Capacity: 30

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

FACTORS AFFECTING SUITABILITY

Main Land Use:	Registry Office and Hampshire County Council Car Park
Character of Area:	
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 (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:	yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Hampshire County Council are promoting this as a residential - led mixed use redevelopment, excluding the Records Office. Suggest 63 dwellings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed Use
Summary:

Within Settlement: Winchester
Nearest Settlement: H3

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:** 2012-2017

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: H3

SHLAA ID Ref: 2471
In PUSH: Non-PUSH
Estimated Capacity: Under 5

Address: Fivefields Road, Highcliffe

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garages
Character of Area:	The site lies at the entrance to Fivefields Road and is occupied by lock-up garages. The land to the north of the site is wooded and rises steeply to Petersfield Road.
Site Access:	Fivefield 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 Devleoped 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):

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

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site which falls below the 5 dwelling threshold.

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2474
In PUSH: Non-PUSH
Estimated Capacity: 15

Address: Milland Road, Highcliffe

FACTORS AFFECTING SUITABILITY

Main Land Use:	4 - 5 Council houses and an access road to the sports pitches to the south
Character of Area:	This is a corner sites situated in a residential area, with trees upon the rear boundary. It adjoins allotments to the east and a sports ground to the south.
Site Access:	From Milland 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:	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:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

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

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester
Nearest Settlement: H3

SHLAA ID Ref: 2475
In PUSH: Non-PUSH
Estimated Capacity: Under 5

Address: Fox Lane, Stanmore

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garages
Character of Area:	The site is within a residential area. It contains several garages owned by Winchester City Council and provides access to the rear of the properties on Wavell Way.
Site 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:	
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:	No	Proximity to village/town centre (km):

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

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site which falls below the 5 dwelling threshold. The site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 416
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Royal Winchester Golf club Teg Down Meads, Sarum Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Open space/ recreation
Character of Area:	The site is bounded by Winchester settlement on three sides. To the south lies the golf course.
Site Access:	There is no vehicular access to the site; would need to use land in existing residential curtilage.

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: Urban
TPO: Part	SINC: Yes	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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):	1.8

Notes: Open space/recreation site; no vehicular access to the site; land is undulating and partially high lying - landscape implications; public footpath/bridleway crosses site; part of operational golf course

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of the urban area within a SINC. Submitted alongside 2014, 2026 and 417. Capacity table shows 0 capacity as SINC covers the whole site.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 417
In PUSH: Non-PUSH
Estimated Capacity: 137

Address: Royal Winchester Golf club - North of Sarum Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies between the Royal Winchester Golf course to the north and west, and another Agriculture/residential site submitted for consideration to the south.
Site Access:	Onto Sarum Road which is likely to require upgrading. Good bus links into Winchester.

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: Adjacent	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO: Part	SINC: Adjacent	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	WT1
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.14
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.9

Notes: Highways limitations from Sarum Road - requires widening. A TPO forms the boundary to the south. The eastern part of the site is undulating.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2021

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site separated from the urban area, adjacent to a SINC and Scheduled Monument.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 418
In PUSH: Non-PUSH
Estimated Capacity: 1217

Address: Land north of Well House Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site slopes down to the north & south by ca30m. Winchester settlement lies beyond the Barton Farm site to the South and to the edge of the site in the west. The Barracks form the western boundary beyond Andover Road and Headbourne Worthy to the west.
Site Access:	The site borders Well House Lane to the south and Andover Road to the west.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-part
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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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): 2.8

Notes: There is a narrow floodzone (2/3) which runs through the site. 750 dwellings are proposed; would involve development on the southern area between Well House Lane and the 70m contour allowing for the provision of a Knowledge Park and park & ride. Only the residential element of the proposed scheme is included in the area for the estimated capacity table.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017 - 2022

Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: This is a large site separated from the urban area by other SHLAA sites partly within the floodzone 2/3.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 419
In PUSH: Non-PUSH
Estimated Capacity: 144

Address: Land South of Kilham Lane adjoining Pitt Manor

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site borders Kilham lane and Winchester residential areas to the northeast. The remaining area of Pitt Manor lies to the southeast with Agriculture land forming the remaining boundaries.
Site Access:	Onto Kilham Lane - minor residential 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: Yes	Agricultural Land Grade:
TPO: Yes - multiple	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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):	

Notes: There are a number of TPOs scattered over the site which would make any potential development of the site difficult. There is also a historic parks and gardens designation on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is on the edge of the urban area; designated as Historic Park and Garden and adjoining a SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 420
In PUSH: Non-PUSH
Estimated Capacity: 1371

Address: South Winchester Golf Club, Pitt

FACTORS AFFECTING SUITABILITY

Main Land Use:	Sports facilities, formal recreation areas
Character of Area:	The site lies adjacent to residential areas of Winchester settlement to the south and east of and bounded by millers lane to the south and A3090 to the north with dense hedgerows and tree belts forming much of the boundary . The site slopes to the east.
Site Access:	Direct onto the A3090

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: Part	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	2.5

Notes: Olivers Battery VDS guidelines refer to maintaining current management policies and resisting further built development where it would be harmful to the landscape.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential on part of the site.

Summary: This is a large site on the edge of the urban area.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 423
In PUSH: Non-PUSH
Estimated Capacity: 33

Address: Land at Kennel Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site lies adjacent to Winchester settlement to the east and fronts Harestock Road. The eastern boundary is made up of a belt of trees. Agriculture land lies to the west and low density residential to the north and south.
Site Access:	Onto Harestock Road (the consultant proposes that access and visibility splays could be provided). Nearest bus stop is within 50m and other services are available along Stockbridge road 500m away.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	2

Notes: Within local gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or nursing home.

Summary: This site is located on the edge of the urban area and within the Local Gap.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 424
In PUSH: Non-PUSH
Estimated Capacity: 67

Address: Land at Kennel Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site lies adjacent to Winchester settlement to the east and fronts Harestock Road. The southern and eastern boundaries are made up of a belt of trees and hedge to the north. Agriculture land lies to the west and low density residential to the south.
Site Access:	Onto Harestock Road (the consultant proposes that access and visibility splays could be provided). Nearest bus stop is within 50m and other services are available along Stockbridge road 500m away.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	2.2

Notes: Within local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site of the edge of urban area within the local gap.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 501
In PUSH: Non-PUSH
Estimated Capacity: 55

Address: Land adjacent to Five Bridges Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies adjacent to residential area (ca 5dph) on the outskirts of Winchester Town to the east. The South Downs National Park surrounds the remaining area of the site and is rural in character.
Site Access:	Onto St Cross Bridge Road - Access only 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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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):	2

Notes: The site is within the national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Agent for owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or retirement

Summary: This site is on the edge of an urban area within the National Park.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 1831
In PUSH: Non-PUSH
Estimated Capacity: 50

Address: Chilcomb House, Chilcomb Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other community services - HCC Museum & Archive Service - converted outbuildings to offices.
Character of Area:	The site lies between the M3 and King George V playing fields on the edge of Winchester Town, with Bar End the nearest 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: Urban
TPO: part	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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): 0.95

Notes: There are small areas of TPOs on the site Adjacent to King George V Playing Fields and Erskine Road recreation area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017- 2022

Nature of interest: ~Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or mixed use

Summary: Site separated from urban area by another SHLAA site 2417.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 1937
In PUSH: Non-PUSH
Estimated Capacity: 2000

Address: Barton Farm, East of Andover Road and Courtney Road/Worthy Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Winchester Town borders the site to the South and West. The site is intersected by the rail line to the East and Well House Lane and further agricultural fields to the North.
Site Access:	Recent planning application provides more detail on potential access points.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes
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: 3
TPO: Yes-along former field boundary	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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): 0.8

Notes: Application 09/02412/OUT was approved by the Secretary of State for DCLG on 2 October 2012 for 2000 dwellings. The density of ** shown in the capacity tables in Appendix 1 relates to the whole site, including the green infrastructure. The density excluding

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, commercial, retail, leisure, community and other.

Summary: Large site. Partly within Floodzones 2/3 and partly within Local Gap and RT5 site. Application 10/01063/OUT was approved by the Secretary of State for DCLG on 2 October 2012 for 2000 dwellings.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 1951
In PUSH: Non-PUSH
Estimated Capacity: 15

Address: Blackbridge Yard, College Walk

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - storage
Character of Area:	The site is contained by Winchester settlement boundary on three sides, but is separated from residential areas by the river on one side and playing fields on the other. However there are residential areas opposite the site along Wharf Hill.
Site Access:	onto Black Bridge - minor road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: adjacent	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC: adjacent	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: Urban
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	WT1
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):	0.3

Notes: A flood risk assessment has been carried out on behalf of the landowner which looks in more detail at the area and asserts that the site is within Flood Zone 1. WCC will need to consult with their engineers and the EA on this report.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and college use

Summary: This is a small site on the edge of the urban area which is entirely within floodzones 2 and 3. Also within Conservation area and adjacent to SSSI, SAC and National Park.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2013
In PUSH: Non-PUSH
Estimated Capacity: 224

Address: Flagstaff Stables, Flagstaff House & Clarendon Lodge, Sarum Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture, Commercial/industrial and residential
Character of Area:	The site lies on the western edge of the golf course in a rural setting. The land slopes to the east towards Clarendon Way.
Site Access:	Onto Clarendon Way

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: 3
TPO:	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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): 2.7

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial - linked in with Pitt Manor Proposal

Summary: This is a large site on the edge of urban area, adjacent to SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2014
In PUSH: Non-PUSH
Estimated Capacity: 57

Address: Teg Down Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies close to the settlement boundary of Winchester opposite Kings School to the south and a golf course and further fields which have also been submitted lie to the north. Sarum hospital adjoins the site.
Site Access:	Direct onto Sarum 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: 3
TPO: Yes	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.17
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.6

Notes: TPOs form part of the northern and western boundaries of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site on separate from the urban area. Submitted alongside 416, 2026 and 417.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2021
In PUSH: Non-PUSH
Estimated Capacity: 171

Address: Land adjacent to Wellhouse Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Winchester settlement lies to the southwest. The Barracks form the western boundary beyond Andover Road. The site borders Barton Farm (1937) to the south and site 418 to the north and east.
Site Access:	The site borders Well House Lane to the south and Andover Road to the west.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes-part
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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	2.8

Notes: Agriculture land. There is a narrow floodzone (2 and 3) which runs through the site and follows the apparent line of the ditch, through the sewage treatment works and down to the River Itchen.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site separated from the urban area by site 1937.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2022
In PUSH: Non-PUSH
Estimated Capacity: 325

Address: Oliver's Battery

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Residential areas of Winchester Town lie to the northwest, with Bushfield Camp to the east and Agriculture land to the south. The applicant states that the site is well contained within the landscape setting.
Site Access:	Within 400m of regular weekday bus service to Winchester and could provide pedestrian/cycle link along Clarendon Way. How road access would be provided is unclear.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: Yes
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument: Yes	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land 3 and Grade: Urban
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class: WT1	
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): 4	

Notes: Retention of Butterfly Reserve proposed and preservation of historic tumulus on the centre of the site. Oliver's Battery VDS states further development in this area should be resisted, there is also WWI historic interest on site. In local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of an urban area within the local gap and adjacent to SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2023
In PUSH: Non-PUSH
Estimated Capacity: 186

Address: Land at Weeke Down, West of Lanham

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Residential frontage of Winchester settlement lies to the east of the site (ca 5dph to 30dph), with Agriculture land to the west and north with some low density residential.
Site Access:	The site fronts onto Lanham 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: Yes
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: 3
TPO:	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1
		Class:
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): 2

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site of the edge of an urban area; adjacent to SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2026
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Royal Winchester Golf Club

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	Frontage land on the north side of Sarum Road between the entrance to Royal Winchester Golf Club and Kilham Lane. to the south lies low density (ca 5dph) residential frontage development.
Site Access:	Sarum Road may require some widening along the frontage of the site between the golf Club entrance and the junction with Kilham 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: 3
TPO:	SINC: Yes	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	2

Notes: Highways limitations from Sarum Road - requires widening Covenants regarding type of development on the site - may constrain height of buildings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge the urban area and within a SINC. Submitted alongside 2014,416 and 417. The capacity table in appendix 1 shows '0' capacity due to the whole site being subject to a SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2394
In PUSH: Non-PUSH
Estimated Capacity: 1437

Address: Pitt Farm, South and West of kilham Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural agricultural/leisure. Sarum Road bounds the site to the north, Pitt Manor and Winchester Town to the east, agricultural land and Pitt to the West. Golf courses lie to the NW and south of the site. The site slopes down from north to south by ca 30m.
Site Access:	Direct access onto A3090 and Romsey Road. The Romsey Road has high frequency bus routes to Winchester Town. Transport strategy will be required.

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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.2
Within 100m of Town Centre:	Proximity to village/town centre (km):	2.4

Notes: Neighbouring historic village of Pitt; should maintain separate character and identity.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential 1000 at 30dph

Summary: Large site separated from urban area by other SHLAA sites adjoining Historic Park and Garden and SINC.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2417
In PUSH: Non-PUSH
Estimated Capacity: 108

Address: Land Off Bar End Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Open space/recreation
Character of Area:	This is a large field used for recreation and leisure on the edge of Winchester Town at Bar End.
Site Access:	Onto Main road

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:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: Urban
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy WT1 Class:
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): 0.5

Notes: The central area is identified as within Floodzone 2 and 3. Site covers Erskine Road recreation area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: This is a large site on the edge of urban area; partly within Floodzones 2/3.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2420
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: 85-89a and 91 to 95 St Cross Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Residential, office/light industrial, car parking and area of mature trees.

Character of Area: Within conservation area - proposed for affordable housing

Site Access: Onto St Cross 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	Yes - 20
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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):	1.3

Notes: The site is within a conservation area and adjacent to numerous listed buildings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - affordable housing

Summary: This is a small site on the edge of an urban area within a Conservation Area and adjacent to listed buildings and Historic Park and Garden designation.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2421
In PUSH: Non-PUSH
Estimated Capacity: 6

Address: West end of the garden of the Master's Lodge, St Cross Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Residential (garden)

Character of Area: In conservation area

Site Access: Onto St Cross 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: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
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: The site is within a conservation area and adjacent to listed buildings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and parking behind.

Summary: This is a small site on the edge of an urban area within a Conservation Area and adjacent to listed buildings.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2426
In PUSH: Non-PUSH
Estimated Capacity: 30

Address: Land on Eastern Boundary of Teg Down Farm, Sarum Road

FACTORS AFFECTING SUITABILITY

Main Land Use: Agriculture

Character of Area:

Site Access: Direct onto Sarum 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: Yes	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: There are TPOs on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Freehold owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is part of the Teg Down farm on the edge of a high order settlement.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2437
In PUSH: Non-PUSH
Estimated Capacity: 23

Address: Plasco, Chilcomb Lane

FACTORS AFFECTING SUITABILITY

Main Land Use: Other - Old Dairy Barn

Character of Area:

Site Access: Direct access onto Chilcomb 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 Yes	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: The site is adjacent to a Sewage Farm

HOW AVAILABLE IS THE SITE?

Is there interest in developing?

Estimated Timescale for Delivery: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Commercial/Industrial

Summary: This site has ongoing planning consent for commercial building (B1), Outside settlement boundary.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2444
In PUSH: Non-PUSH
Estimated Capacity: 105

Address: Land at Corner of Old Sarum Road and Kilham Lane, Winchester

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is at the corner of Kilham Lane and Sarum Road, with the eastern side adjacent to the settlement boundary. Pitt Manor Lies to the south and agricultural land to the east. The site slopes down from the north to the south.
Site 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:	
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside 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: Submitted as a single site, with a suggested development of 15 - 20 houses. However the agent also suggests that there is potential for it to be developed as part of a larger scheme with the surrounding SHLAA sites at a higher density.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site adjoins Historic Park and Garden (Pitt Manor)

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2470
In PUSH: Non-PUSH
Estimated Capacity: 14

Address: Hillier Way, Abbots Barton

FACTORS AFFECTING SUITABILITY

Main Land Use:	Informaal open space
Character of Area:	The site consists of grassed verges surrounding two sides of Simonds court.
Site Access:	Hillier Way

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:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:	no	Proximity to village/town centre (km): 0.86

Notes: The capacity table in appendix 1 shows the site has potential for 14 dwellings, based on the density matrix set out in table 3 of the report. Winchester City Council own the site and are considering a lower number of units.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Owner **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

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: Countryside

SHLAA ID Ref: 2486
In PUSH: Non-PUSH
Estimated Capacity: 121

Address: Dykes Farm, Easton Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Equestrian paddocks
Character of Area:	The site lies between Winnal Industrial estate/Erasmus Park student village to the east and the River Itchen SSSI to the west.
Site Access:	Directly onto main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Adjacent
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 Yes	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	WT1
For sites within settlements		For sites outside settlements
Within Town Centre: no	Proximity to Settlement (km):	0
Within 100m of Town Centre: no	Proximity to village/town centre (km):	0.55

Notes: Adjacent to Floodzone 2, partly in the SDNP.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: The majority of the site is within the SDNP.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2489
In PUSH: Non-PUSH
Estimated Capacity: 90

Address: Land at Kennel Lane/Main Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is situated in the countryside and is within the local gap
Site Access:	Access potentially from either Main Road or kennel Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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: Within Local Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is within the Local Gap, adjacent to SHLAA sites 423 and 424, which are being promoted by the same owner.

Within Settlement: Winchester
Nearest Settlement: Countryside

SHLAA ID Ref: 2490
In PUSH: Non-PUSH
Estimated Capacity: 536

Address: Land to the south of Lanham Road,

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	A large site adjacent to the settlement boundary of Winchester and borders the golf course and agricultural land.
Site Access:	Potential access from adjoining residential estate

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: 3
TPO: Yes	SINC: Adjacent AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: WT1
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 2

Notes: Adjacent to a SINC. A line of trees with TPOs runs north to south through part of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of Winchester. Adjacent to the eastern side of the site is the Royal Winchester Golf Club, which is a SINC.

Other Sites

28. Bishops Sutton

Within Settlement: Bishops Sutton
Nearest Settlement: Bishops Sutton

SHLAA ID Ref: 2478
In PUSH: Non-PUSH
Estimated Capacity: 10

Address: Hobbs Close

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garages/open space
Character of Area:	The site consists of a garage court and also an open area used for recreational purposes. The land to the north and east is open farmland.
Site Access:	Hobbs Close

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 No	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Part greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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): 2.7

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

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

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.

29. Botley

Within Settlement: Botley
Nearest Settlement: H4

SHLAA ID Ref: 375
In PUSH: PUSH
Estimated Capacity: 487

Address: Pinkmead Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture, Equestrian, Commercial/industrial, Residential
Character of Area:	This site lies to the east of the Upper Hamble Estuary, close to Botley. It fronts onto the A34 and A3051 with the Historic Parkland of Fairthorne Manor to the East and ancient woodland/SINC to the south.
Site Access:	The site fronts onto two A roads.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI: Part	Strategic Gap:	Flood Zone 2: Part
Ramsar: Part	Local Gap:	Flood Zone 3a/b: Part
SPA: Part	Ancient Woodland: Adjacent	Overhead Cable:
SAC: Part	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Part	Yes
National Park	Historic Park/Garden:	Agricultural Land Grade: 1, 3 and 4
TPO:	SINC: Part	Previously developed land?:
	AQMA:	Part greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.53
Within 100m of Town Centre:	Proximity to village/town centre (km):	0.62

Notes: Western boundary in highly protected conservation areas and is also within the flood area. The site is adjacent to historic parkland and ancient woodland.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: Land was submitted when WCC/EBC were looking at the proposed Hedge End SDA. The owner is willing to consider a smaller/or phased development of the land, with a small part of the site being developed in the early part of the plan period (first 5 years).

30. Curbridge

Within Settlement: Curbridge
Nearest Settlement: H4

SHLAA ID Ref: 1881
In PUSH: PUSH
Estimated Capacity: 16

Address: Cherry Trees, Botley road

FACTORS AFFECTING SUITABILITY

Main Land Use:	commercial/industrial (open storage and car repairs)
Character of Area:	This is a commercial/industrial site distant from the settlement but on the edge of, and partially within a proposed strategic allocation at North Whiteley. The site backs onto small uncultivated fields.
Site Access:	Onto the A3051

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Part	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: 4
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.6
Within 100m of Town Centre:	Proximity to village/town centre (km):	3.7

Notes: Part of site is ancient woodland, rest is employment. Adjoining SINC

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site crosses Winchester/Fareham boundary. The area within Winchester District is 0.6Ha and is partially within the proposed Strategic Allocation at North Whiteley. Part of site is ancient woodland. Adjoining SINC

Within Settlement: Curbridge
Nearest Settlement: H4

SHLAA ID Ref: 2413
In PUSH: PUSH
Estimated Capacity: 81

Address: Fairthorne Grange

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies between the A3051 to the south and the rail line to the north. It is defined to the west by floodzones and to the south by an access track. It is located within a rural area.
Site Access:	Onto the A3051

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:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: Adjacent	Agricultural Land Grade: 2 and 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 1.2
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.3

Notes: The north-westerly area is covered by Floodzones 2 and 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site within the countryside and on the edge of a proposed strategic allocation for North Whiteley.

31. Curdridge

Within Settlement: Curdridge**Nearest Settlement:** H4**SHLAA ID Ref:** 287**In PUSH:** PUSH**Estimated Capacity:** 25**Address:** Spring Villa, Hole Lane**FACTORS AFFECTING SUITABILITY****Main Land Use:** Residential**Character of Area:** Site is adjacent to residential area of Curdridge.**Site Access:** Access onto Gordon 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?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a relatively small site on the edge of a lower order settlement.

Within Settlement: Curdridge**Nearest Settlement:** H4**SHLAA ID Ref:** 288**In PUSH:** PUSH**Estimated Capacity:** under 5**Address:** Tanglewood, Outlands Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential
Character of Area:	The site lies along the railway line, with residential properties bordering the road (Outlands Lane) to the south and to the north the other side of the railway line.
Site Access:	Onto Outlands 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: Yes
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:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 5.3
Within 100m of Town Centre:		Proximity to village/town centre (km): 5.5

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential - Suitable for social housing of a modest scale.**Summary:** This is a small site, below the SHLAA size threshold on the edge of a lower order settlement

Within Settlement: Curdridge
Nearest Settlement: H4

SHLAA ID Ref: 290
In PUSH: PUSH
Estimated Capacity: 8

Address: Cricketers Pond

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential (garden)
Character of Area:	On northern edge of Curdridge, with open Agriculture land to the south and adjoining residential and commercial.
Site Access:	Onto Calcot 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:	Greenfield
Sustainability of Site Location		
Location:	Outside 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:** 2017-2022
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and commercial/industrial.

Summary: This is a relatively small site on the edge of a lower order settlement.

Within Settlement: Curdridge
Nearest Settlement: H4

SHLAA ID Ref: 292
In PUSH: PUSH
Estimated Capacity: under 5

Address: land adjacent to Colcot Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Uncultivated land
Character of Area:	Small patch of uncultivated land in countryside location near Curdridge.
Site Access:	On the corner of Calcot Lane and Blind 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:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside 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:** 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - Propose 1 'ecohouse'

Summary: This is a small site, below the SHLAA size threshold on the edge of a lower order settlement, although there is a larger site to the South which has also been submitted.

Within Settlement: Curdridge**Nearest Settlement:** H4**SHLAA ID Ref:** 296**In PUSH:** PUSH**Estimated Capacity:** under 5**Address:** Land at Viewlands, Lockhams Road**FACTORS AFFECTING SUITABILITY****Main Land Use:** Residential**Character of Area:** On edge of Curdridge, along residential frontage off Lockhams Road.**Site 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:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside 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:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site, below the SHLAA size threshold on the edge of a lower order settlement.

Within Settlement: Curdridge**Nearest Settlement:** H4**SHLAA ID Ref:** 374**In PUSH:** PUSH**Estimated Capacity:** 177**Address:** Pinkmead Farm**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Agriculture and uncultivated land
Character of Area:	The site is within a rural location situated between the A334, the A3051 and Outlands Lane with the rail line forming the northern boundary of the site.
Site Access:	The site fronts onto 3 roads, including two A 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: Yes
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: 3 and 4
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.47
Within 100m of Town Centre:	Proximity to village/town centre (km):	0.59

Notes: Agriculture land. Site was submitted as part of suite of sites (289, 374, 375)**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Mixed use

Summary: Land was submitted when WCC/EBC were looking at the proposed Hedge End SDA. The owner is willing to consider a smaller/or phased development of the land, with a small part of the site being developed in the early part of the plan period (first 5 years).

Within Settlement: Curdridge**Nearest Settlement:** H4**SHLAA ID Ref:** 2393**In PUSH:** PUSH**Estimated Capacity:** Under 5**Address:** Silverbeck, Lake Road, Curdridge**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Residential - garden
Character of Area:	The site lies in a residential area outside a settlement boundary. The plots in this area are typically long and narrow, or within large grounds.
Site Access:	Onto Lake 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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 3.9
Within 100m of Town Centre:		Proximity to village/town centre (km): 4.5

Notes:**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2017-2022**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential**Summary:** This is a small site, below the SHLAA size threshold on the edge of a lower order settlement.

Within Settlement: Curdridge
Nearest Settlement: Countryside

SHLAA ID Ref: 2465
In PUSH: PUSH
Estimated Capacity: 119

Address: Land off Station Hill and Hillsons Road, Sherecroft Farm, Curdridge

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is undeveloped. It is covered by a variety of constraints. The river Hamble runs along the western boundary of the site. Hillsons Road industrial estate is to the east.
Site Access:	Direct access to both A334 and A3051

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland: Adjacent	Overhead Cable: Yes
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: Part	
National Park No	Historic Park/ Garden:	Agricultural Land Part Grade 1 & Part Grade 4
TPO:	SINC: Part/Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3	
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 this site is designated in the Local Plan Review for employment use (policy S.7), subject to the development of the Botley Bypass. Part of the site is grade 1 agricultural land.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022
Nature of interest: Yes

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential/employment

Summary: This site is a large site and is being promoted for residential and /or employment uses. There are several policy constraints to be considered.

32. Durley

Within Settlement: Durley
Nearest Settlement: H4

SHLAA ID Ref: 2019
In PUSH: PUSH
Estimated Capacity: 1914

Address: Hedge End

FACTORS AFFECTING SUITABILITY

Main Land Use:	Mixed
Character of Area:	This was the search area for Hedge End Strategic Development Area, which is no longer planned to take place.
Site Access:	

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: Yes
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: Yes	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside 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: 2017-2022

Nature of interest: 'Consortium'

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary:

Within Settlement: Durley
Nearest Settlement: H4

SHLAA ID Ref: 2407
In PUSH: PUSH
Estimated Capacity: 25

Address: Gregory Farm, Durley

FACTORS AFFECTING SUITABILITY

Main Land Use:	Commercial/industrial
Character of Area:	The site is in a village within the countryside. To the north lies a recent housing development with other residential properties lying to the east and west of the site, and Agriculture fields to the south.
Site Access:	Onto Gregory 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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 5.5
Within 100m of Town Centre:		Proximity to village/town centre (km): 5.7

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site, distant from a defined settlement boundary. A recent residential development lies opposite the site.

Within Settlement: Durley
Nearest Settlement: H4

SHLAA ID Ref: 2428
In PUSH: PUSH
Estimated Capacity: 12

Address: Rozel Forge, Stapleford Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Rural site, remote from settlement, within PUSH and adjacent to Listed Building.
Site Access:	Direct access onto Stapleford 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: Adjacent	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 greenfield
Sustainability of Site Location		
Location:	Outside 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: Separate from settlement. Owner proposes developing between 2 to 4 houses

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: This site is a small site remote from settlement.

33. North Boarhunt

Within Settlement: North Boarhunt
Nearest Settlement: H4

SHLAA ID Ref: 298
In PUSH: PUSH
Estimated Capacity: 6

Address: Merryvale, Southwick Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies along a residential frontage in North Boarhunt, a small rural village, and backs onto further residential properties.
Site Access:	Onto Southwick 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:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 2.6
Within 100m of Town Centre:		Proximity to village/town centre (km): 2.9

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge of a lower order settlement and separate from the nearest defined settlement.

Within Settlement: North Boarhunt
Nearest Settlement: H4

SHLAA ID Ref: 299
In PUSH: PUSH
Estimated Capacity: under 5

Address: Land adjacent to Fairways, Trampers Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies within a narrow residential frontage in North Boarhunt, opposite uncultivated land and backing onto Agriculture land.
Site Access:	Onto Trampers 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:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	3.7
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site on the edge of a lower order settlement. The site is below the SHLAA site size threshold.

34. Northington

Within Settlement: Northington
Nearest Settlement: Countryside

SHLAA ID Ref: 2485
In PUSH: Non-PUSH
Estimated Capacity: 18

Address: Cricket Close House

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	A rural site to the north of Newhouse Farm.
Site Access:	Directly onto road to west of site

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: 3
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:	no	Proximity to village/town centre (km): 8.85

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential/commercial/village green

Summary: This site is in a rural location

35. Portsdown

Within Settlement: Portsdown
Nearest Settlement: Countryside

SHLAA ID Ref: 2468
In PUSH: PUSH
Estimated Capacity: 131

Address: Portsdown Main Site, James Callaghan Drive, Portsmouth

FACTORS AFFECTING SUITABILITY

Main Land Use:	Vacant
Character of Area:	The site was formally a MOD research establishment. Most of the buildings have now been demolished. The site is on top of Portsdown Hill, with a SINC to the south which slopes down to Portsmouth
Site Access:	Direct access from the main road at James Callaghan Drive

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: Adjacent	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location: Outside Settlement	Settlement (or nearest) Strategy Class:	
For sites within settlements	For sites outside settlements	
Within Town Centre: No	Proximity to Settlement (km):	4.3
Within 100m of Town Centre: No	Proximity to village/town centre (km):	

Notes: Is part of a larger site which includes land in Portsmouth City Council's area. It is adjacent to a listed building, SINC & SSSI.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use including residential, B1, B2 and B8 uses, plus potentially a hotel.

Summary: Part of this site is in Portsmouth City Council's jurisdiction

36. Purbrook Heath

Within Settlement: Purbrook Heath
Nearest Settlement: H4

SHLAA ID Ref: 370
In PUSH: PUSH
Estimated Capacity: 249

Address: land to the south of Purbrook

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture (allotments within Havant area).
Character of Area:	The site lies on the eastern edge of the district adjacent to the urban area of Widley, Havant and to the south of the floodzone along the river.. The area within Winchester District is Agriculture/rural in character.
Site Access:	Direct onto main 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:	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: part	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
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):

Notes: Part of the site which is just outside Winchester District is covered by a SINC designation.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2022-2027

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: On the edge of an urban area and part falls within Havant BC. Adjoins Floodzones 2/3. Part within SINC.

37. Shedfield

Within Settlement: Shedfield
Nearest Settlement: H4

SHLAA ID Ref: 1840
In PUSH: PUSH
Estimated Capacity: 43

Address: Heathlands

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - openspace/recreation
Character of Area:	The site lies within the residential area of Shedfield and adjoins an area of woodland designated as a SINC to the southeast and an employment area to the south.
Site Access:	Via small residential 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: Yes	SINC: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.8
Within 100m of Town Centre:	Proximity to village/town centre (km):	2

Notes: The site is a recreation area and has an number of TPOs around the boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a lower order settlement adjacent to SINC.

Within Settlement: Shedfield
Nearest Settlement: H4

SHLAA ID Ref: 1924
In PUSH: PUSH
Estimated Capacity: under 5

Address: Site off Pine Cottage, Turkey Island, Shedfield

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden
Character of Area:	The site is adjacent to a small group of dwellings, on the edge of Shedfield Common in a predominantly rural setting.
Site Access:	Via private access 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: Adjacent	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.6
Within 100m of Town Centre:	Proximity to village/town centre (km):	2

Notes: Access is via an existing track; There are regular bus services to local and main shopping centres and schools.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, possible live/work unit

Summary: This is a small site adjoining lower order settlement and adjacent to SINC. The site is below the size threshold for the SHLAA.

Within Settlement: Shedfield
Nearest Settlement: Countryside

SHLAA ID Ref: 2477
In PUSH: PUSH
Estimated Capacity: 7

Address: Garages, Heathlands

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garages
Character of Area:	The site includes garage court parking and land to the front of a dog kennel business
Site 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:	
National Park no	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC: Part	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 3 Class:
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 1.6
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 2

Notes: Part of the site is subject to a SINC designation. TPOs run along the southern boundary. This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

38. Shirell Heath

Within Settlement: Shirrell Heath
Nearest Settlement: H4

SHLAA ID Ref: 337
In PUSH: PUSH
Estimated Capacity: 7

Address: Land adjacent to Belcroft, Blackhouse Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	Site distant from settlement (700m from edge of Waltham Chase). Site is within rural location, surrounded by Agriculture land and single residential dwelling to the northeast.
Site Access:	Onto minor road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 2
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.7
Within 100m of Town Centre:	Proximity to village/town centre (km):	3.7

Notes: Site is within local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site is separate from the nearest defined settlement by countryside and within the Local Gap.

Within Settlement: Shirrell Heath
Nearest Settlement: H4

SHLAA ID Ref: 1912
In PUSH: PUSH
Estimated Capacity: 48

Address: Land at Twynhams Hill

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - vacant (previously used for gravel extraction pre 1970)
Character of Area:	The site lies on the southern edge of Shirrell Heath. Residential areas lie to the east and west and Agriculture land to the south.
Site Access:	Onto Twynhams Hill and Private Drive (in same ownership) from the High 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: 3
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.7
Within 100m of Town Centre:	Proximity to village/town centre (km):	4.8

Notes: TPOs on north-eastern boundaries. The owner is looking to develop 10 to 20 dwellings.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site, distant from a defined settlement boundary. TPOs on site.

Within Settlement: Shirrell Heath
Nearest Settlement: H4

SHLAA ID Ref: 2012
In PUSH: PUSH
Estimated Capacity: 44

Address: Shirrell Heath Farm, High Street

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	The site lies on the edge of the residential area of Shirrell Heath; low density residential plots lie to the south and west of the site and a small plot of Agriculture land to the west.
Site Access:	Existing access onto Blackhorse Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	0.9
Within 100m of Town Centre:	Proximity to village/town centre (km):	4

Notes: The site lies within a local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Part owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site, distant from a defined settlement boundary and within a local gap.

Within Settlement: Shirrell Heath
Nearest Settlement: H4

SHLAA ID Ref: 2460
In PUSH: PUSH
Estimated Capacity: 27

Address: Land adjacent to Daysh's Farm, Hosipital Road, Shirrell Heath

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Situated on Hospital Road, at the southern edge of the frontage development of Shirrell Heath.
Site Access:	Existing access onto Hospital Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	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: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 1.3
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 4.3

Notes: In a local gap. The agent states the land is not suitable for agriculture as the site is split into sections by mature trees.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is within a Local Gap. It is being promoted as an allocation for a self build development.

Within Settlement: Shirrell Heath
Nearest Settlement: H4

SHLAA ID Ref: 2492
In PUSH: PUSH
Estimated Capacity: 26

Address: Land at High Street

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies along the frontage of Shirrell Heath.
Site Access:	Access from High Street

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park No	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
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: Site is within Local gap. Shirrell Copse (ancient woodland) runs alongside the eastern boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is within the Local Gap.

39. Soberton Heath

Within Settlement: Soberton Heath
Nearest Settlement: H4

SHLAA ID Ref: 2448
In PUSH: PUSH
Estimated Capacity:

Address: Little Hadham, Chapel Road, Soberton

FACTORS AFFECTING SUITABILITY

Main Land Use: Residential

Character of Area:

Site Access:

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: Adjacent	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: 3
TPO: Yes	SINC: Adjacent	Previously developed land?:
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
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: TPOs on south of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2017-2022

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

40. Warnford

Within Settlement: Warnford
Nearest Settlement: H4

SHLAA ID Ref: 353
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Land to the North of 4 Coronation Cottages, Off Lippen Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies on the edge of a rural residential frontage outside the settlement boundary. To the north lies a recent exception scheme. The site borders Agriculture land to the west.
Site Access:	Onto Lippen Lane - no through 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:	
National Park Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.1
Within 100m of Town Centre:	Proximity to village/town centre (km):	10.5

Notes: Within National Park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site, below the SHLAA size threshold, on the edge of a low order settlement within the national park. Adjacent to Floodzones 2/3.

Within Settlement: Warnford
Nearest Settlement: H4

SHLAA ID Ref: 354
In PUSH: Non-PUSH
Estimated Capacity: under 5

Address: Land Adjacent 'The Farm House', off Lippen Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - private drinking water pump house.
Character of Area:	The site is a private drinking water pump house in a small rural residential area outside any settlement boundary. Residential areas lie to the east and west and to the south lie watercress beds. The north is bounded by uncultivated land.
Site Access:	Onto Lippen 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 Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO: Adjacent	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	2.4
Within 100m of Town Centre:	Proximity to village/town centre (km):	10.2

Notes: Within national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site, below the SHLAA threshold, on the edge of a low order settlement within the national park.

Within Settlement: Warnford**Nearest Settlement:** H4**SHLAA ID Ref:** 355**In PUSH:** Non-PUSH**Estimated Capacity:** 17**Address:** Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Commercial/industrial B1/B8
Character of Area:	The site lies on the edge of a rural residential area and is surrounded by Agriculture fields to the north.
Site Access:	Via private unmade road onto Lippen 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:	Yes-4
National Park Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 2.5
Within 100m of Town Centre:		Proximity to village/town centre (km): 10.2

Notes: Within national park. The owner is promoting 4 dwellings on the site.**HOW AVAILABLE IS THE SITE?****Is there interest in developing?** Yes**Estimated Timescale for Delivery:** 2012-2017**Nature of interest:** Owner**HOW ACHIEVABLE IS THE SITE?****Proposed Future Land Use:** Residential or residential and employment mix.**Summary:** The site is located on the edge of a low order settlement within the national park.

Within Settlement: Warnford
Nearest Settlement: H4

SHLAA ID Ref: 1895
In PUSH: Non-PUSH
Estimated Capacity: 35

Address: Manor Farm Dairy, Old Winchester Hill Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Industrial/commercial - dairy plus residential dwelling
Character of Area:	The site lies within a rural village in the national park. Residential properties border the site to the north, east and west of the site and the historic parkland borders the site to the south.
Site 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: Adjacent	Facility SF7:	Employment site (No. employed): Yes - 1ft 3 pt
Scheduled Monument:	Conservation Area:	
National Park Yes	Historic Park/ Garden: Yes	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 3
For sites within settlements	For sites outside settlements	
Within Town Centre:	Proximity to Settlement (km):	1.8
Within 100m of Town Centre:	Proximity to village/town centre (km):	10.5

Notes: Agriculture Land - Dairy Farm Buildings, East Hampshire AONB, Possible contamination from farm uses, adjacent to Warnford Park Historic Park and Gardens. Listed Building - St John's House (remains SAM. The Church of Our Lady - Grade 1 ListedIn addition to just residential, the site could also be a mix of employment and residential.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2012-2017

Nature of interest: Owners

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and employment

Summary: Large site within the edge of a low order settlement within the national park and partly within historic park/garden designation..

41. Wickham Common

Within Settlement: Wickham Common
Nearest Settlement: H4

SHLAA ID Ref: 240
In PUSH: PUSH
Estimated Capacity: 10

Address: Land between Forest Gate and Park View Forest Lane, Wickham Common

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - paddock
Character of Area:	The site is a paddock between two properties along Forest Lane (no through road). Linear development of approx 13 properties (c. 8dph) on south side of road; Wickham Common bounds north side of road.
Site Access:	Onto minor, no through road - Forest Road. Asserted that site is within easy walking distance of Wickham given public rights of way. Bus services run along the A32

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: 3
TPO:	SINC: adjacent	Previously developed land?:
	AQMA:	Previously Developed Land

Sustainability of Site Location

Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 2.9
Within 100m of Town Centre:		Proximity to village/town centre (km): 3.3

Notes: The agent states that there is a track which reduces the distance to the Shell garage to 1.3km and that Wickham is within 2km of the site. Distance to Wickham measured by road is 2.9km.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a small site separate from the nearest defined settlement boundary; adjoining SINC.