

Evidence Base Document

Part of the Winchester District Development Framework

December 2010

Strategic Housing Land
Availability Assessment
(SHLAA) December 2010



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 15 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 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 Development Management and Allocations DPD, which will be the route for allocation of any sites in future (work on this document is due to start in 2011). The SHLAA is therefore a very important contribution to the evidence base for the Core Strategy and Development Management and Allocations documents of the Local Development Framework, for meeting the housing requirements within the District.

This report presents an update of the SHLAA published in April 2010, which will inform the 5 year housing land supply in the Council's 2010 Annual Monitoring Report. It includes a number of changes since the previous SHLAA publication:-

1. It includes new sites submitted up to July 2010.
2. It removes any sites given planning permission between April 2009 and March 2010 as these are now set out in the Annual Monitoring Report's housing figures.
3. The estimates of the housing capacity of all sites are now based on net developable areas, having removed any areas with development constraints from the total (gross) site area.
4. A development ratio has been applied to the net developable area of all sites to account for other requirements on site (infrastructure, open space provision, etc).

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5. The working assumption for densities on sites outside the settlement boundaries is 40 dwellings per hectare (dph) for sites around Winchester, Bishops Waltham and New Alresford and 30dph for all other sites outside settlement boundaries.

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 before the **01 July 2011** for the next review of the SHLAA.

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1 Introduction

- 1.1 Government advice (PPS3) 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. However, under the requirements of the SHLAA, local authorities should not rely on projections of windfall development but should identify specific sites where development is deliverable.
- 1.3 The SHLAA is therefore a very important contribution to the evidence base for the Core Strategy and Development Management and Allocations documents of the Local Development Framework. 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 PPS3 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 or updates of the SHLAA. At any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land, or the measures it is taking to release land to ensure that it does have such a supply.
- 1.5 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 2010 to 2025. This accords with the advice in the Practice Guidance (to consider 3 x 5-year periods) but does not quite include the full period which the Core Strategy will cover (to 2026).
- 1.6 The SHLAA has been carried out in two stages. The first stage assessed the potential of sites within the existing settlement boundaries (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 and the results of the consultation were reported back to Cabinet on the 15 October 2009 (report CAB1901)). The report made a number of recommendations for changes relating to sites within the built-up areas which reduced the estimated capacity of these areas.

- 1.7** The key issues raised through the consultation included:-
- The requirement under PPS3 and the DCLG guidance to look beyond existing settlement boundaries to identify potential housing sites.
 - The overlap between the small sites allowance and the allowance for broad locations which could result in double counting some of the capacity.
 - The sites identified by the Council where an owner/occupier had not responded to the letter sent out requesting further information on whether they had any intention to develop their site could not be viewed as 'available'.
 - Some of the sites were facilities which were important to the local community.
 - More information on issues such as accessibility and viability of the sites was needed.
- 1.8** Following this consultation, it was agreed that it was necessary 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.
- 1.9** This update refines 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) has been used which further reduces the developable area to account for the requirements of infrastructure and open space.
- 1.10** This document however does not allocate or indicate a preferential view on any of the sites located outside the settlement boundary. The allocation of any sites, if necessary, will be through the Development Management and Allocations document for the Local Development Framework. Work on this document will commence in 2011.

2 Methodology

2.1 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.

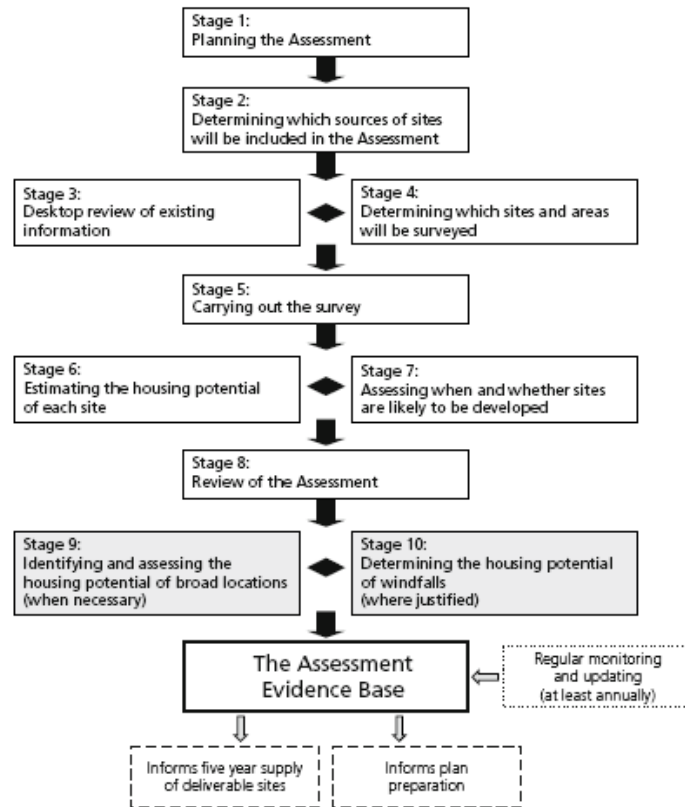


Figure 1 - Stage 1: Planning the Assessment

2.2 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.

2.3 The methodology was subsequently produced in conjunction with East Hampshire District Council who were 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

- 2.4 Winchester City Council carried out the SHLAA work in-house. Survey work was undertaken by planning officers in the Strategic Planning team; 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

- 2.5 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
- Council-owned land which may be considered surplus to requirements.

- 2.6 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.
- 2.7 The SHLAA will inform the LDF Core Strategy and other future planning policies which will ultimately replace the Local Plan Review. Therefore, one of its main purposes is to determine the amount of housing that is expected within these sustainable locations, so that the amount of additional greenfield development that is required can be determined. This also reflects the 'sustainable brownfield sites first' thrust of Government advice.
- 2.8 National Planning Policy Statement 3 states 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 Core Strategy or the Development Allocations DPD.

Stage 3: Desktop review of existing information

- 2.10 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 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).
- 2.11 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.
- 2.12 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 a letter to 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.
- 2.13 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%).
- 2.14 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.
- 2.15 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 sites for future housing. These initial constraints are:
- Important recreation and amenity areas identified within the current Local Plan (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

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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	Green Field: Outdoor amenity and open spaces, allotments and city farms, agriculture, forestry or fisheries Vacant land not previously developed PDL single garden/car parks/garage blocks land allocated for employment or other land uses which are no longer required	Key facilities and services (including school buildings, village halls, medical and health care services)

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		for those uses. large scale redevelopment and re-design of existing residential areas	
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, Ramsar
TPO	Site is not affected by a TPO		Site will directly affect Trees with TPOs.
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 on battlefield.	On a site of a scheduled monument, English Heritage registered park or garden on battlefield
Flooding	Within Floodzone1		Within a zone 2 or 3 SFRA which will need a level 2 or 3 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	The site appears to be	The site crosses	known landowner

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ownership/developer intentions	in single ownership Site identified by owner/developer/agent	multiple ownership boundaries.	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 Core Strategy and Development Management and Allocations DPD.

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 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.

- 2.26** Winchester District is not a homogeneous area. The survey therefore had to take account of the diverse nature of the settlements and land supply. To address some of the differences, different potential densities were used to calculate the potential number of dwellings which could be built on the site. For the original desktop survey stage of the work, an average site density of 50 dwellings per hectare was used for sites within the defined area of Winchester Town Centre (as defined in the Local Plan), and 30 dwellings per hectare elsewhere. For all sites which were identified as still having potential through the Urban Capacity Study, the housing potential calculated for this study was used for the threshold where available. For the December 2010 update, the densities were further refined for different settlements as shown in Table 2.

Stage 5: Carrying out the Survey

- 2.27** 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.
- 2.28** 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 in 2010 for this 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.

- 2.29** Estimating the housing potential for each site identified and surveyed is the next stage in the process.
- 2.30** 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.

- 2.31 The remaining net area was then multiplied by an estimated development density. This density differs depending on the location, as set out in Table 2 below. The guidance states that the estimations should be guided by existing or emerging plan policy. For Winchester, Policy H7 is therefore relevant.

Policy H.7

“Residential development, which accords with other policies of this Plan, will be permitted on sites capable of accommodating 2 or more dwellings where:

- (i) it includes a range of dwelling types and sizes, with at least 50% of the properties provided as small 1 or 2 bedroomed units suitable for small households;
- (ii) it includes, wherever appropriate, types of dwellings known to be in short supply in the District or locality, particularly flats and terraced houses;
- (iii) it achieves a net density of 30-50 dwellings per hectare, and potential for a higher density is utilised on sites close to town centres or public transport corridors. Where the site contains features that contribute to the character of the wider area (whether natural or man-made) it may be appropriate to exclude these from the developable area for the purposes of calculating net density.”

- 2.32 As described for Stage 4, these densities have been used to provide an initial rough estimation of housing potential. The guidance states that where this doesn't provide a sufficient basis on which to make a local judgement, sketch schemes, comparison with other relevant schemes or comparison with sample schemes could be used. 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.

- 2.33 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 emerging settlement hierarchy for the Core Strategy

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	50

	centre	
	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	40
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

- 2.34** These densities were applied to all sites. 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 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

- 2.35** The site submitted in relation to the Hedge End SDA is dealt with separately, as this is a Regional Plan (South East Plan) designation which does not count towards the Winchester District Housing allocation.

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

- 2.36** 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’.
- 2.37** 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.
- 2.38** 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

- 2.39** The requirement for a suitable housing site is that it 'offers a suitable location for development and would contribute to the creation of sustainable, mixed communities' (PPS3).
- 2.40** 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 can not 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.
- 2.41** 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.
- 2.42** 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

- 2.43** The Employment Land Review was produced by SQW Consultants in 2007 for Winchester City Council. It assessed the local economy and reviewed commuting patterns. It concluded that within the south east sub-area of the study (the southern Winchester fringe) there is a 'large surplus of B2 (manufacturing) and a deficit of B8 and close balance of B1 (offices)'. In addition, the Partnership for Urban South Hampshire (PUSH) recognised the key contribution the existing employment land allocations within the PUSH area of the District will make in achieving the Regional Spatial Strategy outcomes (Employment Land review, 2007 SQW).
- 2.44** This information from the evidence base validates the removal of all SHLAA sites which have been identified on current employment sites or existing employment allocations within the PUSH area.

- 2.45** 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.
- 2.46** 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 Development Management and Allocations DPD.

Rural Facilities survey 2008

- 2.47** PPS1 on Sustainable Development states that 'new development [should be] located where everyone can access services or facilities on foot, bicycle or public transport [...] whilst recognising that this may be more difficult in rural areas'.
- 2.48** PPG 3 on transport states that walking distances under 2 kilometres has the best potential to reduce short car journeys.
- 2.49** The Rural Facilities survey identifies the location of different facilities within the smaller settlements and rural area. From this information and the Accessibility Study produced by Hampshire County Council, each settlement has been ranked within a settlement hierarchy, taking account of the number and type of facilities available within the settlement, general public transport links, population, employment provision, etc.
- 2.50** Apart from Winchester, all the settlements are less than 3km at their greatest diameter and therefore this settlement ranking and the facilities score has been added to the SHLAA information to give an indication of the sustainability of the site.
- 2.51** 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

- 2.52** 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.
- 2.53** 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

- 2.54** 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.
- 2.55** 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.
- 2.56** All landowners and developers with planning permissions which had not been implemented or completed had already been contacted (see paragraph 4.4 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.

- 2.57** For the second stage of the SHLAA, the owners or agents of the sites outside the defined settlement boundaries that had been sent in to the Council were contacted in November 2009 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 for Stage 2. In total, 225 sites were sent in to the Council for consideration; 11 of these were duplicate sites submitted by parties with different interests. From the 225 submissions, 30 stated that they no longer had any intention of developing the site or confirmed that they were interested in a use other than housing on their land.

Stage 7c Assessing the achievability for housing

- 2.58** 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'.
- 2.59** 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.
- 2.60** 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.
- 2.61** The Council has recently commissioned consultants to assess the viability of its proposed affordable housing policies, especially for small sites. This work (Winchester Affordable Housing Viability Study, 2010) confirms that housing development is normally commercially attractive in all areas of the District.
- 2.62** 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

- 2.63** To be deliverable, sites must be available now. Therefore, the owners of 49 sites were contacted, (those whose sites are not already in the planning process, have not been submitted as part of the consultation, or have not been reviewed in previous Urban Capacity Studies) 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.
- 2.64** Letters were sent to all sites where the owners could be located; however there are currently 2 sites where owners could not be located including through Land Registry searches. Of those 49 who were sent letters, 28 responded, 16 of which have expressed interest in developing their sites.

Achievable within 5 years

- 2.65** 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)
- 2.66** 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, particularly since the base-date of the SHLAA is April 2010. However, the indications are that the Winchester District housing market is relatively strong, recently confirmed by the Winchester Affordable Housing Viability Study and the SHLAA must be concerned primarily with ensuring an adequate supply of land for house-building. 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

- 2.67** 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

- 2.68** 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 have been brought into question and this has 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.
- 2.69** 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 April 2010 SHLAA, additional sites have been added to the SHLAA, and those granted planning permission between April 2009 and March 2010 have been removed as they are now accounted for within the Council's Annual Monitoring Report.
- 2.70** 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.

- 2.71** Given the scale of the South East Plan's 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 housing needs of the District are being reviewed, 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.
- 2.72** 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. Nevertheless, Government advice, confirmed by an advisory visit from the Planning Inspectorate (PINs), is clear that there should be no allowance for 'windfall' sites, at least within the first 10 year period.

Stage 9: Identifying broad locations

- 2.73** 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.
- 2.74** 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, with a total estimated contribution of 288 dwellings. 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.
- 2.75** The SHLAA Practice Guidance also refers to the possibility of broad locations being identified outside of settlement boundaries. This may be done through the Core Strategy, in terms of identifying the expected general levels of development in various categories of settlements. The Core Strategy will also identify 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

- 2.76** The SHLAA Practice Guidance and PPS3 advise against making allowances for windfall sites. It suggests that where an allowance can be justified it should not include land that has been identified in the list of developable sites or as broad locations. The contribution from each source of land for housing should be considered. 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 has been made.

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	2010-2015	2015-2020	2020-2025	2025 and Beyond	Totals
PUSH	288	123	129	0	540
Non-PUSH	269	271	84	0	624

Table 5 - Estimated Housing Capacity (Summary) Outside Settlements

Outside Settlements	2010-2015	2015-2020	2020-2025	2025 and Beyond	Totals
PUSH	13,595	338	463	0	14,396
Non-PUSH	13,357	8,967	0	0	22,325

Table 6 - Estimated Housing Capacity by Settlement (PUSH)

PUSH	2010-2015	2015-2020	2020-2025	2025 and Beyond	Total
Within settlements					
Bishops Waltham	6	18	31	0	
Colden Common	12	42	62	0	
Denmead	0	11	16	0	
Knowle	0	0	0	0	
Swanmore	7	7	7	0	
Waltham Chase	0	20	0	0	
Whiteley	254	25	13	0	
Wickham	8	0	0	0	
Totals	288	123	129	0	540
Outside settlements					
Bishops Waltham	2707	0	0	0	
Boarhunt	6	0	0	0	
Botley	487	0	0	0	
Colden Common	266	0	0	0	

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Curbridge	97	0	0	0	
Curridge	314	0	0	0	
Denmead	1451	0	0	0	
Durley	25	12	0	0	
Knowle	383	251	0	0	
Purbrook Heath	249	0	0	0	
Shedfield	43	0	0	0	
Shirrel Heath	99	0	0	0	
Swanmore	162	75	0	0	
Waltham Chase	855	0	0	0	
Whiteley	5042	0	463	0	
Wickham	1400	0	0	0	
Wickham Common	10	0	0	0	
Totals	13,595	338	463	0	14,396

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

Non PUSH	2010-2015	2015-2020	2020-2025	2025 and Beyond	Total
Within settlements					
Compton Down	0	0	0	0	
Corhampton	33	0	0	0	
Droxford	8	0	0	0	
Hambledon	0	14	0	0	
Hursley	0	0	0	0	
Kings Worthy	58	0	0	0	
Littleton	0	0	0	0	
Micheldever	0	0	0	0	
Micheldever Station	23	8	0	0	
New Alresford	0	14	7	0	
Old Alresford	0	0	0	0	
Otterbourne	0	0	0	0	
South Wonston	0	0	0	0	
Sparsholt	9	11	9	0	
Sutton Scotney	0	47	0	0	
Twyford	0	0	0	0	
West Meon	0	23	0	0	
Winchester	138	152	68	0	
	269	271	84	0	624
Outside settlements					
Compton Down	143	0	0	0	
Corhampton	11	0	0	0	
Droxford	111	0	0	0	
Hambledon	13	0	0	0	

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Hursley	0	0	0	0	
Kings Worthy	613	12	0	0	
Littleton	114	0	0	0	
Micheldever	27	0	0	0	
Micheldever Station	105	8374	0	0	
New Alresford	1083	0	0	0	
Old Alresford	35	0	0	0	
Otterbourne	547	0	0	0	
South Wonston	52	0	0	0	
Sparsholt	96	0	0	0	
Sutton Scotney	124	0	0	0	
Twyford	100	0	0	0	
West Meon	38	0	0	0	
Winchester	10093	582	0	0	
Warnford	52	0	0	0	
	13357	8967	0	0	22325

4 Conclusion

- 4.1** The SHLAA results indicate that there is enough capacity within the settlement boundaries in the District to deliver 1,164 over the next 15 years. The Council is currently reviewing its housing needs, including undertaking the 'Blueprint' exercise, to produce a new housing requirement for the District following the new Coalition Government's 'Localism' agenda. 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 review of housing needs, the LDF may well need to identify more sites to provide for the additional dwellings required. The results of the Blueprint exercise and the housing requirement that is established based on this may provide alternative housing requirements for the emerging LDF documents.
- 4.3** If additional sites are needed, some would need to be allocated on greenfield sites, unless 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 Core Strategy's proposed Strategic Allocations, or alternatives, may therefore need to be developed in order to meet the emerging housing requirements. Nevertheless, The Core Strategy 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 Core Strategy 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 Core Strategy (strategic allocations) and the Development Management and Allocations DPD (smaller sites).

- 4.7** Based on net developable area, the sites in the countryside could provide a total of 36,721 dwellings (14,396 in PUSH and 22,325 in Non PUSH). This does not include land that may potentially be developed for the Hedge End Strategic Development Area (SDA), as the housing requirement for the SDA does not form part of the Winchester District requirement. The potentially suitable and developable area is likely to be considerably more than 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 the Core Strategy and Development Management and Allocations DPDs. 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.

MONITORING

- 4.8** 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 A: Estimated Capacity for each site by settlement

Policy H.3 Settlements

Bishops Waltham.....	32
Colden Common.....	33
Compton and Compton Down	34
Corhampton and Meonstoke	35
Denmead	36
Denmead	36
Droxford.....	38
Hambledon	39
Hursley	40
Kings Worthy	41
Knowle.....	42
Littleton	43
Micheldever	44
Micheldever Station	45
New Alresford	46
Old Alresford.....	47
Otterbourne	48
South Wonston	49
Sparsholt	50
Sutton Scotney	51
Swanmore	52
Twyford.....	53
Waltham Chase	54
West Meon	55
Whiteley.....	56
Wickham.....	57
Winchester.....	58

Other Settlements

Other Settlements.....	60
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Bishops Waltham

Table 8 - Bishops Waltham

Bishops Waltham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
357	0.6	0.2	40	1	6	6	0	0	0
852	0.8	0.8	40	0.9	31	0	0	31	0
1712	0.4	0.4	50	1	18	0	18	0	0
Total		1.4			55	6	18	31	0
Outside Settlement Boundary									
279	2.1	2.0	40	0.75	60	60	0	0	0
280	3.4	3.4	40	0.65	87	87	0	0	0
281	16.6	14.9	40	0.5	298	298	0	0	0
283	74.5	69.1	40	0.5	1383	1383	0	0	0
284	2.7	2.7	40	0.65	70	70	0	0	0
356	3.6	3.4	40	0.65	89	89	0	0	0
358	5.3	5.3	40	0.6	128	128	0	0	0
1872	1.3	1.3	40	0.8	41	41	0	0	0
1877	8.4	7.7	40	0.55	169	169	0	0	0
1879	0.4	0.4	40	1	15	15	0	0	0
1880	3.2	3.2	40	0.65	83	83	0	0	0
1968	5.3	5.3	40	0.6	127	127	0	0	0
2390	1.3	1.3	40	0.8	42	42	0	0	0
2398	2.2	2.2	40	0.65	58	58	0	0	0
2399	1.9	1.9	40	0.75	57	57	0	0	0
Total		124.10			2707	2707	0	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	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
360	0.6	0.3	40	1	12	12	0	0	0
888	1.7	1.7	40	0.75	52	0	0	52	0
889	0.6	0.6	40	0.9	22	0	22	0	0
1758	0.6	0.6	40	0.9	20	0	20	0	0
1885	0.3	0.1	40	1	4	0	0	0	0
2052	0.3	0.3	40	1	11	0	0	11	0
Total		3.6			121	12	42	62	0
Outside Settlement Boundary									
275	5.5	5.4	30	0.6	97	97	0	0	0
1870	2.0	2.0	30	0.75	45	45	0	0	0
1871	0.6	0.6	30	0.9	16	16	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		14.63			269	266	0	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	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
285	6.4	6.4	30	0.55	106	106	0	0	0
2293	0.8	0.8	30	0.9	23	23	0	0	0
2439	0.5	0.5	30	0.9	15	15	0	0	0
Total		7.78			143	143	0	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	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
286	1.0	1.0	40	0.8	33	33	0	0	0
Total		1.0			33	33	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	11	0	0	0
Total		0.51			14	11	0	0	0

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Denmead

Table 12 – Denmead

Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
475	0.2	0.2	40	1	7	0	0	7	0
958	0.2	0.2	40	1	9	0	0	9	0
1783	0.3	0.3	40	1	11	0	11	0	0
1835	0.5	0.0	40	1	0	0	0	0	0
2054	0.2	0.1	40	1	3	0	0	0	0
Total		0.8			31	0	11	16	0
Outside Settlement Boundary									
294	0.5	0.5	30	0.9	13	13	0	0	0
301	22.0	22.0	30	0.5	330	330	0	0	0
302	3.5	3.5	30	0.65	68	68	0	0	0
303	2.1	2.1	30	0.65	42	42	0	0	0
310	3.8	3.8	30	0.65	74	74	0	0	0
311	3.8	3.8	30	0.65	75	75	0	0	0
312	1.6	1.6	30	0.75	37	37	0	0	0
313	0.6	0.6	30	0.9	17	17	0	0	0
362	4.4	4.4	30	0.6	80	80	0	0	0
367	4.7	4.7	30	0.6	84	84	0	0	0
378	4.2	4.2	30	0.6	75	75	0	0	0
1776	2.7	2.7	30	0.65	52	52	0	0	0
1841	2.9	2.9	30	0.65	57	57	0	0	0
1878	1.8	1.8	30	0.75	40	40	0	0	0
1917	0.8	0.8	30	0.9	23	23	0	0	0
1918	0.4	0.4	30	1	11	11	0	0	0
2003	2.1	2.1	30	0.65	42	42	0	0	0

Winchester District Strategic Housing Land Availability Assessment

Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
2004	2.8	2.8	30	0.65	55	55	0	0	0
2018	4.5	4.5	30	0.6	80	80	0	0	0
2425	13.0	13.0	30	0.5	195	195	0	0	0
Total		82.4			1451	1451	0	0	0

Droxford

Table 13 - Droxford

Droxford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
2282	0.3	0.2	40	1	8	8	0	0	0
Total		0.2			8	8	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	21	0	0	0
Total		5.4			111	111	0	0	0

Hambleton

Table 14 - Hambleton

Hambleton sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
458	0.5	0.4	40	1	14	0	14	0	0
2235	0.2	0.0	40	1	1	0	0	0	0
Total		0.4			16	0	14	0	0
Outside Settlement Boundary									
2040	0.5	0.5	30	0.9	13	13	0	0	0
Total		0.5			13	13	0	0	0

Hursley

Table 15 - Hursley

Hursley sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
380	0.4	0.1	40	1	4	0	0	0	0
Total		0.1			4	0	0	0	0
Outside Settlement Boundary									
Total									

Kings Worthy

Table 16 - Kings Worthy

Kings Worthy sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
329	1.9	1.9	40	0.75	58	58	0	0	0
381	0.5	0.0	40	1	0	0	0	0	0
Total		1.9			58	58	0	0	0
Outside Settlement Boundary									
364	7.6	7.6	30	0.55	125	125	0	0	0
365	6.8	6.8	30	0.55	113	113	0	0	0
500	25.0	25.0	30	0.5	375	375	0	0	0
2429	0.4	0.4	30	1	12	0	12	0	0
Total		39.8			625	613	12	0	0

Knowle

Table 17 - Knowle

Knowle sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
347	3.2	3.2	30	0.65	63	63	0	0	0
2286	16.7	16.7	30	0.5	251	0	251	0	0
2287	21.3	21.3	30	0.5	320	320	0	0	0
Total		41.3			633	383	251	0	0

Littleton

Table 18 - Littleton

Littleton sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
425	2.0	2.0	30	0.75	44	44	0	0	0
1925	2.8	2.8	30	0.65	56	56	0	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		5.5			120	114	0	0	0

Micheldever

Table 19 - Micheldever

Micheldever sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
2149	1.0	1.0	30	0.9	27	27	0	0	0
Total		1.0			27	27	0	0	0

Micheldever Station

Table 20 - Micheldever Station

Micheldever Station sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
463	0.5	0.5	40	0.9	23	23	0	0	0
2060	0.2	0.2	40	1	8	0	8	0	0
Total		0.7			31	23	8	0	0
Outside Settlement Boundary									
1823	6.4	6.4	30	0.55	105	105	0	0	0
2008	558.3	558.3	30	0.5	8374	0	8374	0	0
Total		564.7			8480	105	8374	0	0

New Alresford

Table 21 - New Alresford

New Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
1966	0.4	0.4	40	1	14	0	14	0	0
2006	0.6	0.0	40	1	0	0	0	0	0
2123	0.1	0.1	50	1	7	0	0	7	0
Total		0.5			22	0	14	7	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	632	0	0	0
278	3.0	3.0	40	0.65	79	79	0	0	0
1927	8.7	8.7	40	0.5	173	173	0	0	0
2391	3.3	3.3	40	0.65	85	85	0	0	0
2408	2.3	2.3	40	0.65	60	60	0	0	0
2423	1.2	1.2	40	0.8	39	39	0	0	0
Total		50.5			1083	1083	0	0	0

Old Alresford

Table 22 - Old Alresford

Old Alresford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
Total									
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 23 - Otterbourne

Otterbourne sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
331	3.1	3.1	30	0.65	61	61	0	0	0
332	5.3	5.3	30	0.6	95	95	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	1.1	30	0.8	26	26	0	0	0
Total		31.2			547	547	0	0	0

South Wonston

Table 24 - South Wonston

South Wonston sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
Total									
Outside Settlement Boundary									
369	1.7	1.7	30	0.75	39	39	0	0	0
1873	0.5	0.5	30	0.9	13	13	0	0	0
Total		2.2			52	52	0	0	0

Sparsholt

Table 25 - Sparsholt

Sparsholt sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
434	0.2	0.2	40	1	9	0	0	9	0
1791	0.2	0.2	40	1	9	9	0	0	0
2062	0.3	0.3	40	1	11	0	11	0	0
Total		0.7			29	9	11	9	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	15	0	0	0
2411	0.8	0.8	30	0.9	22	22	0	0	0
Total		4.4			96	96	0	0	0

Sutton Scotney

Table 26 - Sutton Scotney

Sutton Scotney sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
427	1.8	1.6	40	0.75	47	0	47	0	0
Total		1.6			47	0	47	0	0
Outside Settlement Boundary									
2007	5.5	5.5	30	0.6	99	99	0	0	0
2292	0.9	0.9	30	0.9	25	25	0	0	0
Total		6.4			124	124	0	0	0

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Swanmore

Table 27 - Swanmore

Swanmore sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
466	0.2	0.2	40	1	7	0	0	7	0
1725	0.2	0.2	40	1	7	7	0	0	0
1751	0.2	0.2	40	1	7	0	7	0	0
1836	2.5	0.0	40	1	0	0	0	0	0
Total		0.5			21	7	7	7	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	75	0	0
1876	1.4	1.4	30	0.8	34	34	0	0	0
2001	0.4	0.4	30	0.9	11	11	0	0	0
2396	0.2	0.2	30	1	6	6	0	0	0
2412	1.0	1.0	30	0.9	27	27	0	0	0
Total		11.6			238	162	75	0	0

Twyford

Table 28 - Twyford

Twyford sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
		0.0	40	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	29	0	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
Total		4.5			100	100	0	0	0

Waltham Chase

Table 29 - Waltham Chase

Waltham Chase sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010- 2015	2015- 2020	2020- 2025	2025 and Beyond
Within Settlement Boundary									
2065	0.6	0.6	40	0.9	20	0	20	0	0
Total		0.6			20	0	20	0	0
Outside Settlement Boundary									
379	0.2	0.2	30	1	5	5	0	0	0
1753	1.2	1.2	30	0.8	28	28	0	0	0
1837	2.4	2.4	30	0.65	46	46	0	0	0
1890	0.2	0.2	30	1	6	6	0	0	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	17.3	30	0.5	260	260	0	0	0
2288	0.4	0.4	30	1	11	11	0	0	0
2388	0.8	0.8	30	0.9	22	22	0	0	0
2405	8.7	8.7	30	0.5	131	131	0	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
Total		52.09			858	855	0	0	0

West Meon

Table 30 - West Meon

West Meon sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
2048	0.5	0.5	40	0.9	17	0	17	0	0
2066	0.2	0.2	40	1	7	0	7	0	0
Total		0.6			23	0	23	0	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

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Whiteley

Table 31 - Whiteley

Whiteley sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
1810	0.7	0.7	40	0.9	25	0	25	0	0
1811	0.8	0.3	40	1	13	0	0	13	0
1812	2.9	0.0	40	1	0	0	0	0	0
2146	10.2	10.2	50	0.5	254	254	0	0	0
Total		1.0			293	254	25	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	32	0	0	0
349	0.9	0.9	40	0.9	32	32	0	0	0
350	4.1	4.1	40	0.6	98	98	0	0	0
351	2.0	2.0	40	0.65	53	53	0	0	0
352	0.8	0.8	40	0.9	30	30	0	0	0
430	3.9	3.9	40	0.65	101	101	0	0	0
1832	0.6	0.6	40	0.9	22	22	0	0	0
1875	23.2	23.2	40	0.5	463	0	0	463	0
1884	0.4	0.4	40	1	15	15	0	0	0
1915	7.1	7.1	40	0.55	157	157	0	0	0
1916	1.1	1.1	40	0.8	36	36	0	0	0
1969	213.3	213.3	40	0.5	4266	4266	0	0	0
2283	1.2	1.2	40	0.8	40	40	0	0	0
Total		265.9			5505	5042	0	463	0

Wickham

Table 32 - Wickham

Wickham sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Within Settlement Boundary									
2144	0.4	0.2	40	1	8	8	0	0	0
Total		0.2			8	8	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	9.1	30	0.5	137	137	0	0	0
1909	4.3	4.3	30	0.6	77	77	0	0	0
1910	6.8	6.8	30	0.55	111	111	0	0	0
2020	62.4	62.4	30	0.5	936	936	0	0	0
2438	5.9	5.9	30	0.6	106	106	0	0	0
Total		89.8			1400	1400	0	0	0

Winchester District Strategic Housing Land Availability Assessment

Winchester

Table 33 - Winchester

Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 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	9	0	0	0
341	0.4	0.1	50	1	6	0	6	0	0
399	0.3	0.3	50	1	13	13	0	0	0
569	0.3	0.3	50	1	13	0	13	0	0
659	0.2	0.2	50	1	12	0	12	0	0
1801	0.4	0.4	50	0.9	18	0	18	0	0
1826	0.5	0.5	50	0.9	24	24	0	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
1833	0.3	0.3	50	1	16	16	0	0	0
1846	0.2	0.2	50	1	10	0	10	0	0
1903	0.2	0.2	50	1	12	12	0	0	0
1913	0.4	0.4	50	0.9	20	20	0	0	0
1950	0.1	0.1	50	1	5	0	0	0	0
2009	0.4	0.4	50	1	18	0	18	0	0
2030	0.4	0.4	50	1	20	0	0	20	0
2072	0.2	0.0	75	1	0	0	0	0	0
2081	0.4	0.4	50	0.9	18	0	18	0	0
2103	0.2	0.2	50	1	11	11	0	0	0
2104	0.6	0.6	50	0.9	25	0	0	25	0
2134	0.5	0.5	75	0.9	32	32	0	0	0
2280	0.3	0.3	50	1	13	0	0	13	0
Total		7.5			363	138	152	68	0

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Winchester sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Outside Settlement Boundary									
416	5.0	5.0	40	0.6	120	0	120	0	0
417	5.7	5.7	40	0.6	137	0	137	0	0
418	165.0	161.1	40	0.5	3221	3221	0	0	0
419	6.0	6.0	40	0.6	144	144	0	0	0
420	68.6	68.6	40	0.5	1371	1371	0	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	55	0	0	0
1831	1.7	1.7	40	0.75	50	50	0	0	0
1935	13.0	13.0	40	0.5	260	260	0	0	0
1937	128.9	128.9	40	0.5	2578	2578	0	0	0
1951	0.4	0.4	40	1	15	15	0	0	0
2013	11.2	11.2	40	0.5	224	224	0	0	0
2014	1.9	1.9	40	0.75	57	57	0	0	0
2021	9.2	9.2	40	0.5	185	185	0	0	0
2022	16.3	16.3	40	0.5	325	0	325	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	1437	0	0	0
2417	5.7	5.7	40	0.6	137	137	0	0	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
Total		523.3			10675	10093	582	0	0

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Other Settlements

Table 34 - Other Settlements

Nearest settlement name and SHLAA Reference		Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 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	487	0	0	0
Curbridge	1881	1.4	0.6	30	0.9	16	16	0	0	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	25	0	0	0
Curdrige	288	0.1	0.1	30	1	2	0	0	0	0
Curdrige	290	0.3	0.3	30	1	8	8	0	0	0
Curdrige	292	0.1	0.1	30	1	4	0	0	0	0
Curdrige	293	4.3	4.3	30	0.6	78	78	0	0	0
Curdrige	296	0.1	0.1	30	1	4	0	0	0	0
Curdrige	300	0.4	0.4	30	1	12	12	0	0	0
Curdrige	374	11.8	11.8	30	0.5	177	177	0	0	0
Curdrige	376	0.5	0.5	30	0.9	14	14	0	0	0
Curdrige	2393	0.1	0.1	30	1	4	0	0	0	0
Durley	2407	0.9	0.9	30	0.9	25	25	0	0	0
Durley	2428	0.5	0.5	30	0.9	12	0	12	0	0
Purbrook Heath	370	16.6	16.6	30	0.5	249	249	0	0	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
Shirrel Heath	337	0.2	0.2	30	1	7	7	0	0	0
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	44	0	0	0
Wickham Common	240	0.3	0.3	30	1	10	10	0	0	0
Total			81.5			1359	1329	12	0	0

Winchester District Strategic Housing Land Availability Assessment

Nearest settlement name and SHLAA Reference		Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2010-2015	2015-2020	2020-2025	2025 and Beyond
Non-PUSH										
Warnford	353	0.1	0.1	30	1	2	0	0	0	0
Warnford	354	0.1	0.1	30	1	4	0	0	0	0
Warnford	355	0.6	0.6	30	0.9	17	17	0	0	0
Warnford	1895	1.6	1.6	30	0.75	35	35	0	0	0
Total			2.4			58	52	0	0	0

Durley	2019	477.2272	127.5922	30	0.5	1914	1914	0	0	0
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Appendix B: Maps

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Winchester District Strategic Housing Land Availability Assessment

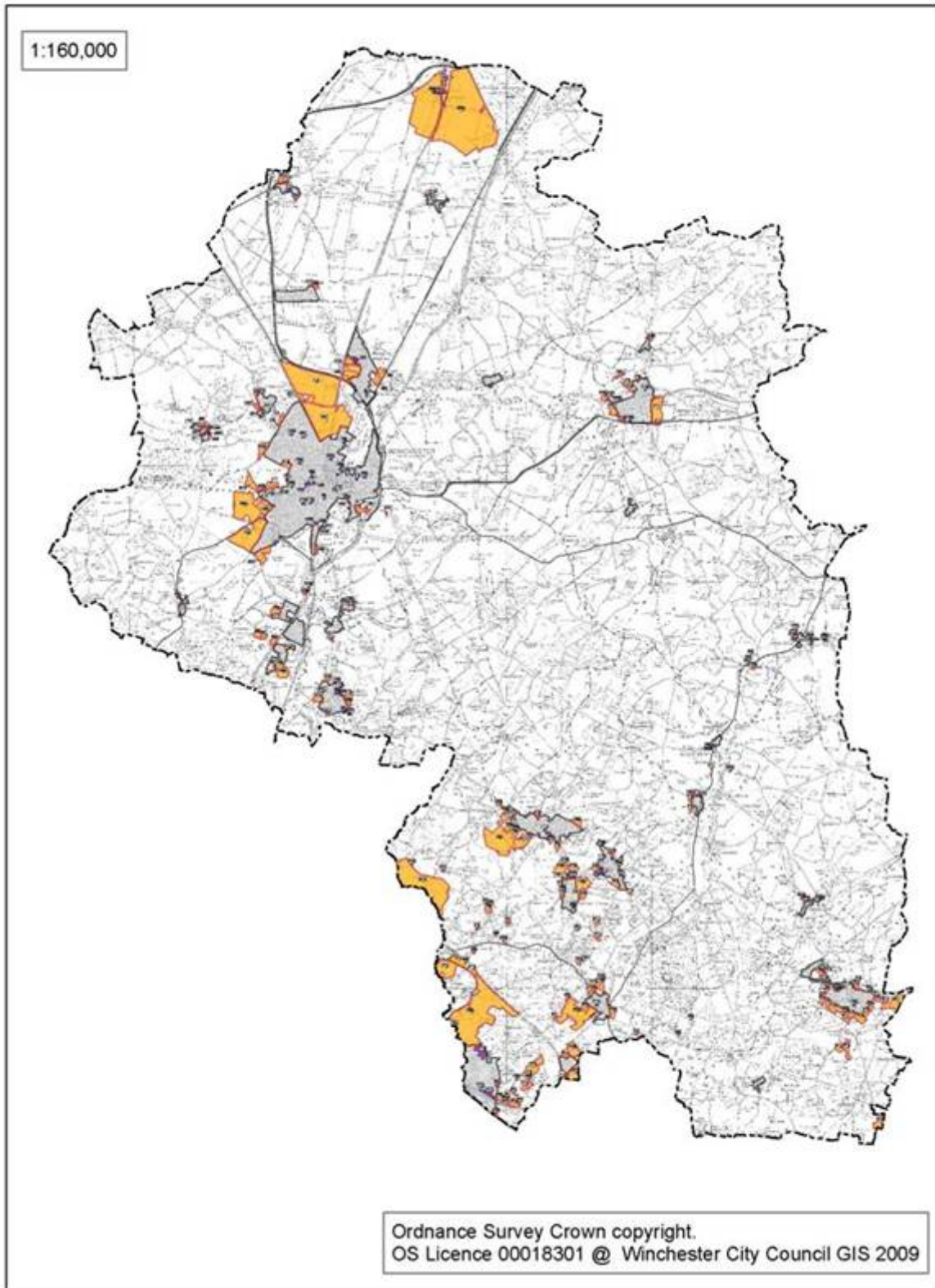
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Other Settlements

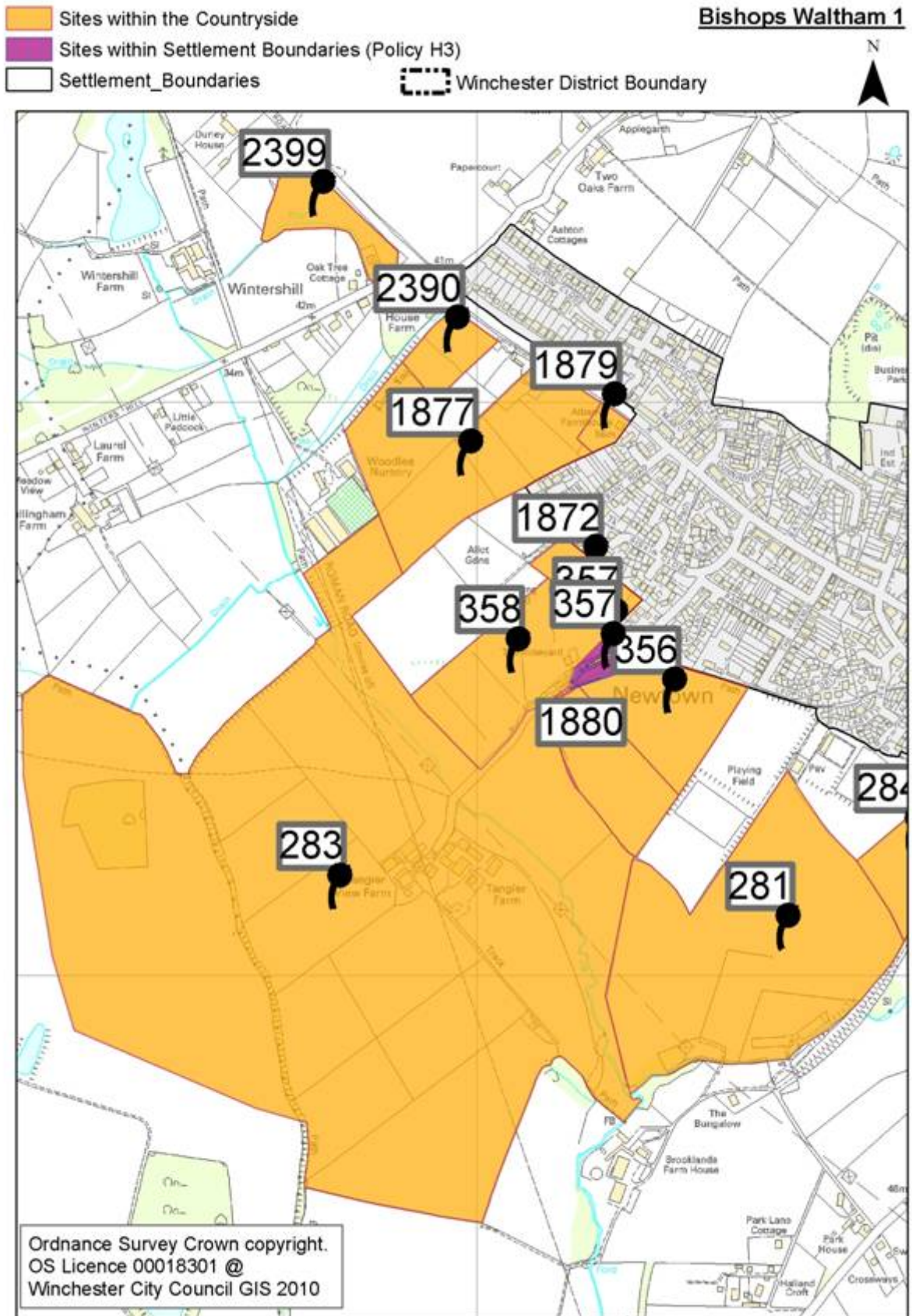
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Overview Map of District

Winchester District overview map



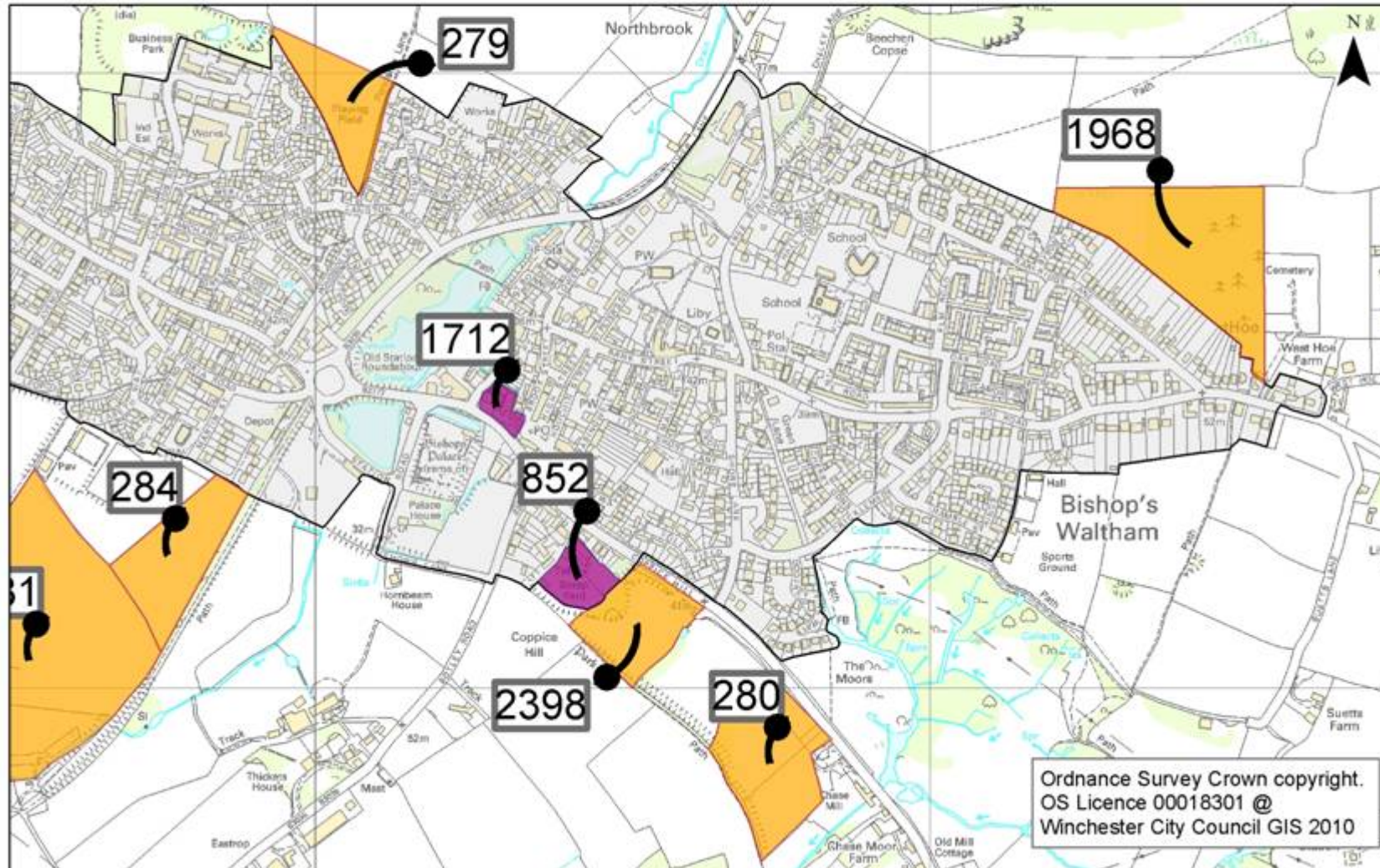
Map 1 – Bishops Waltham 1



Map 2 – Bishops Waltham 2

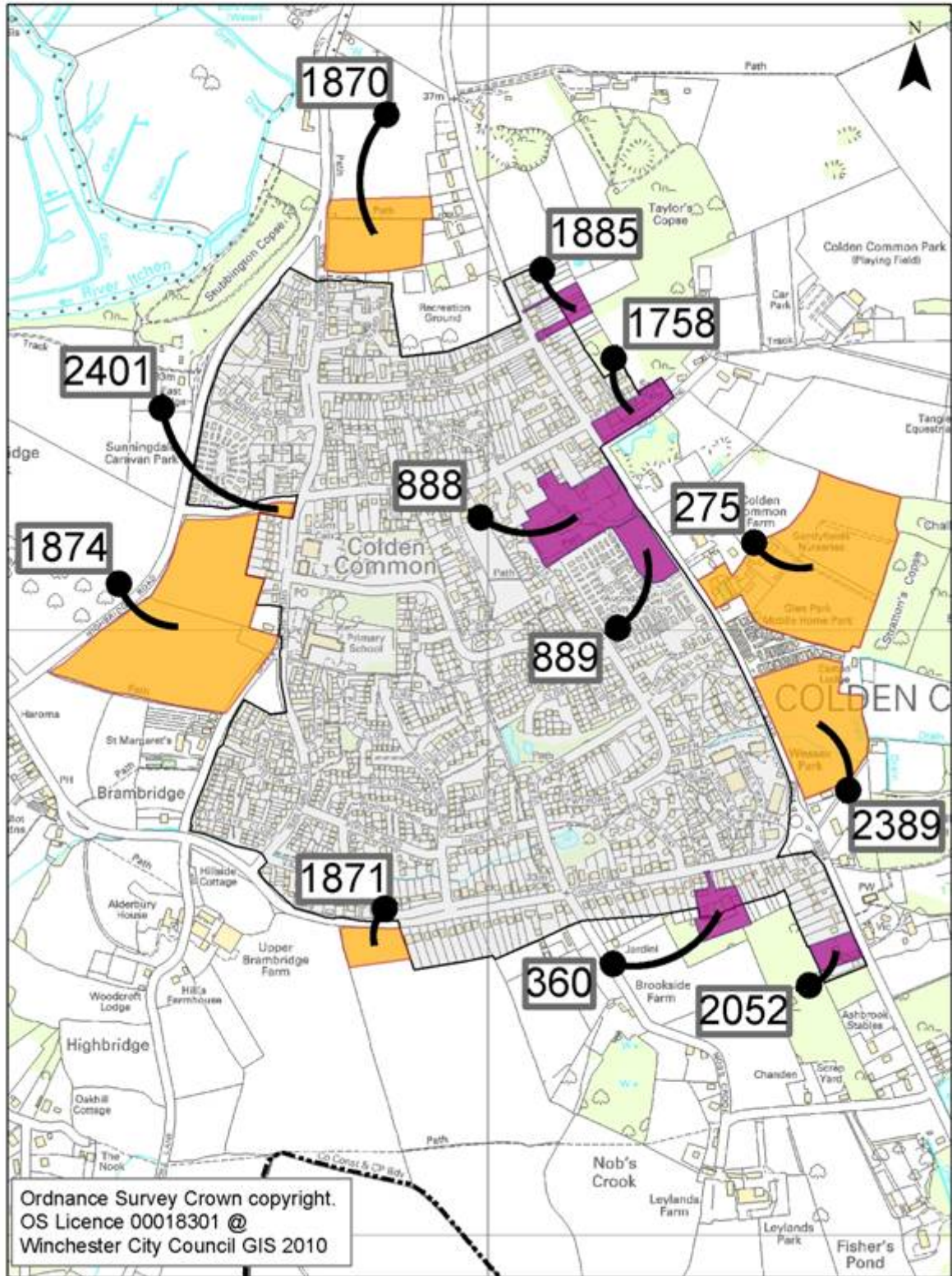
-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

Bishops Waltham 2

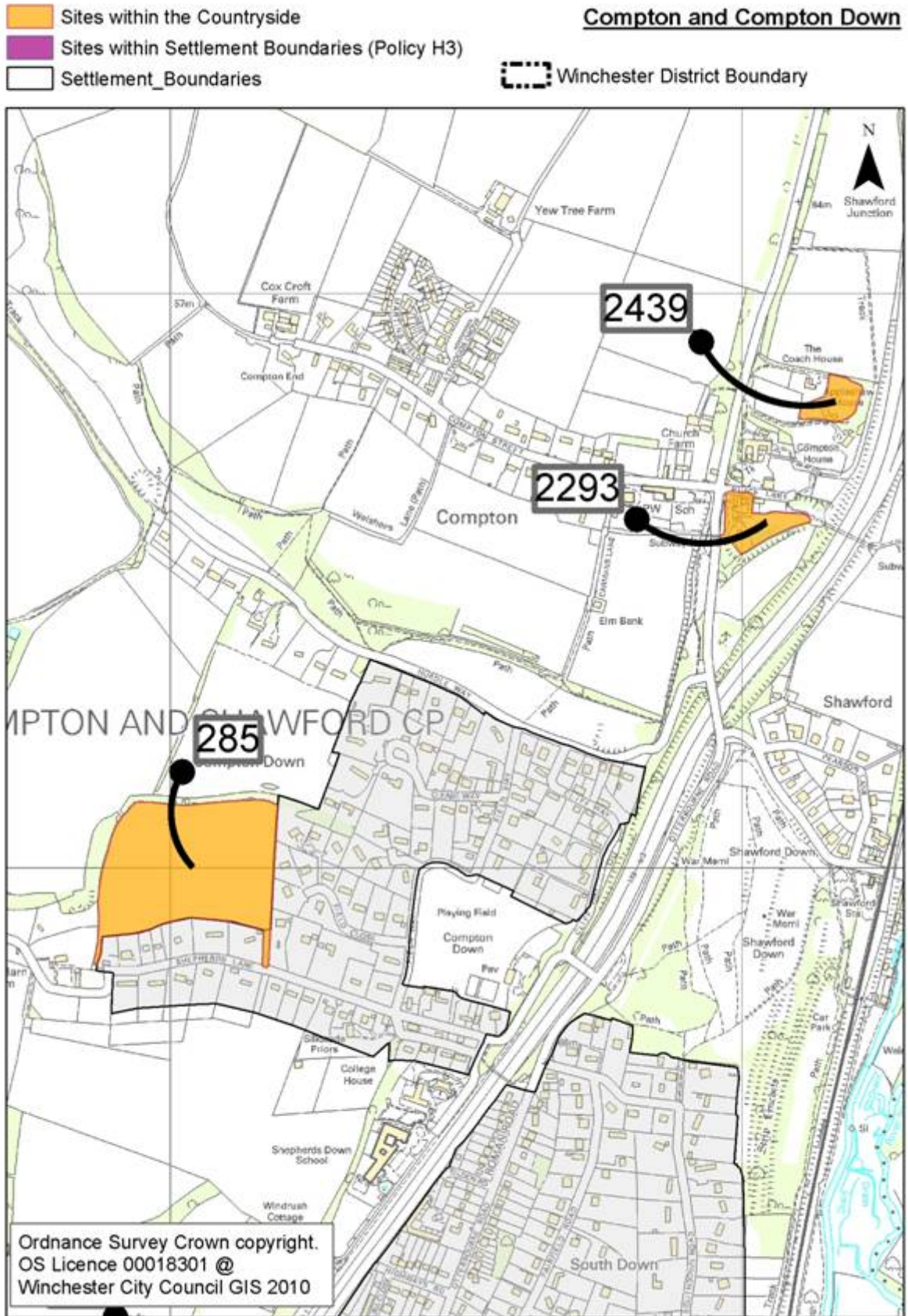


Map 3 – Colden Common

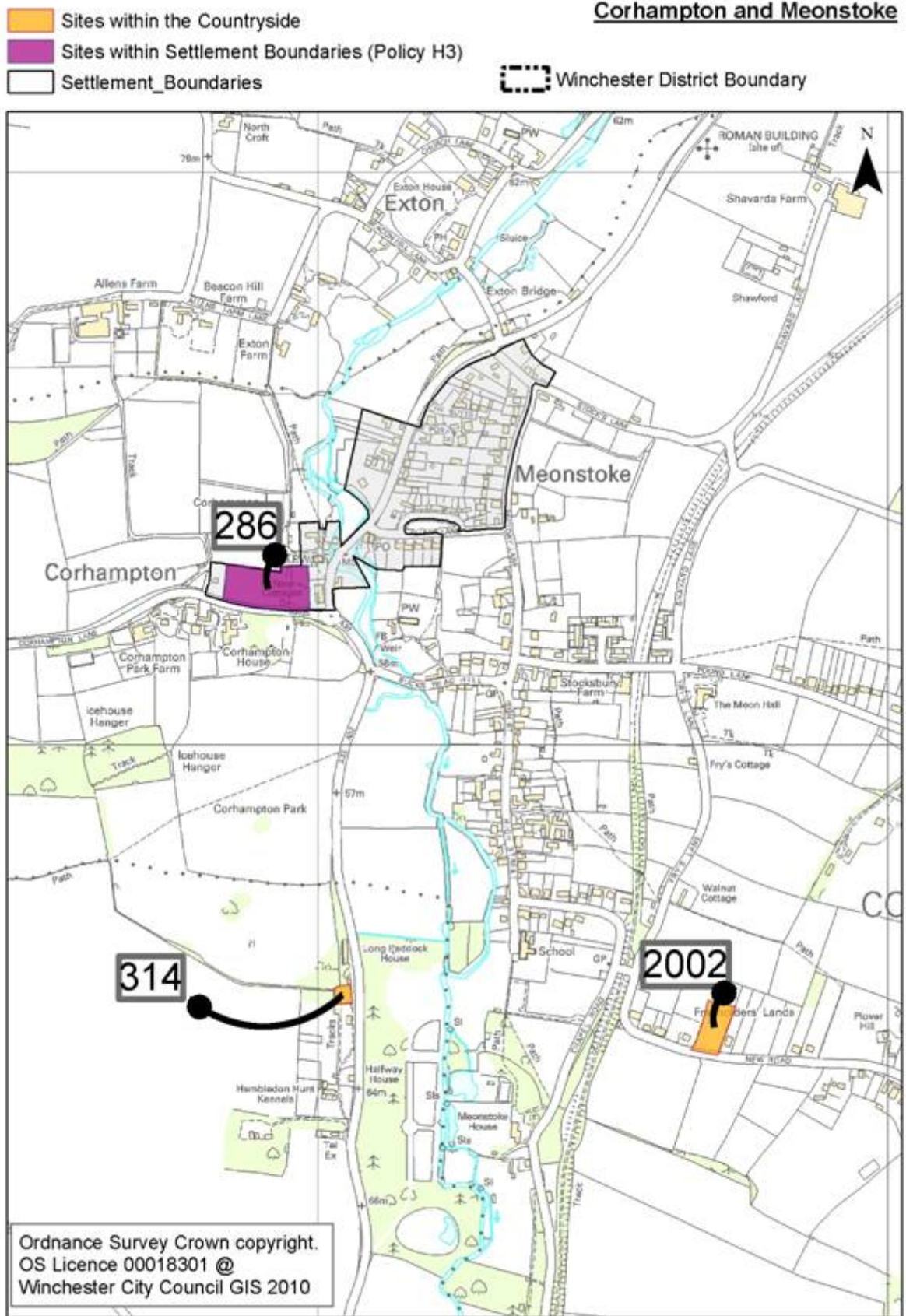
- Sites within the Countryside
 - Sites within Settlement Boundaries (Policy H3)
 - Settlement_Boundaries
- Colden Common**
- Winchester District Boundary



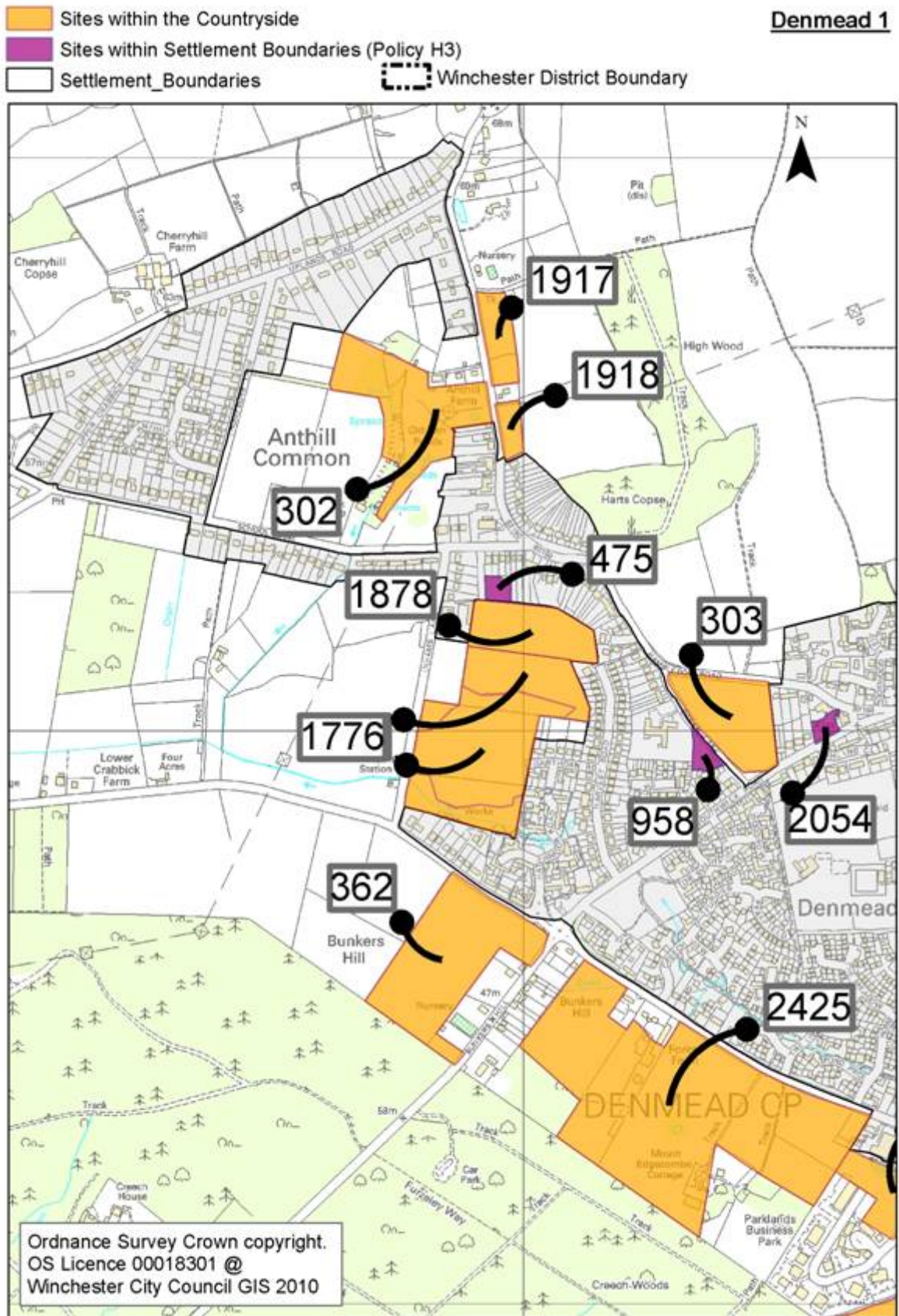
Map 4 – Compton and Compton Down



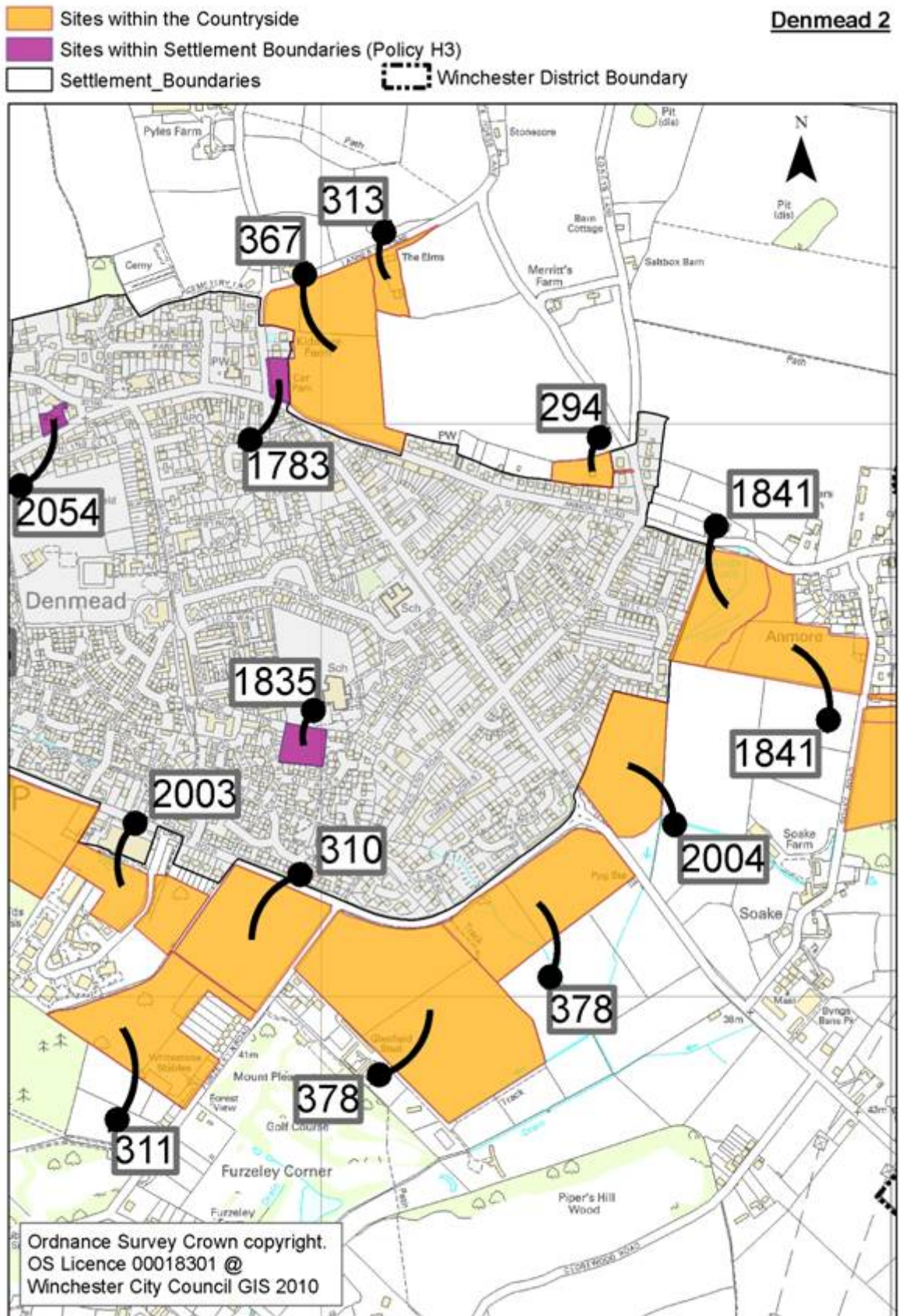
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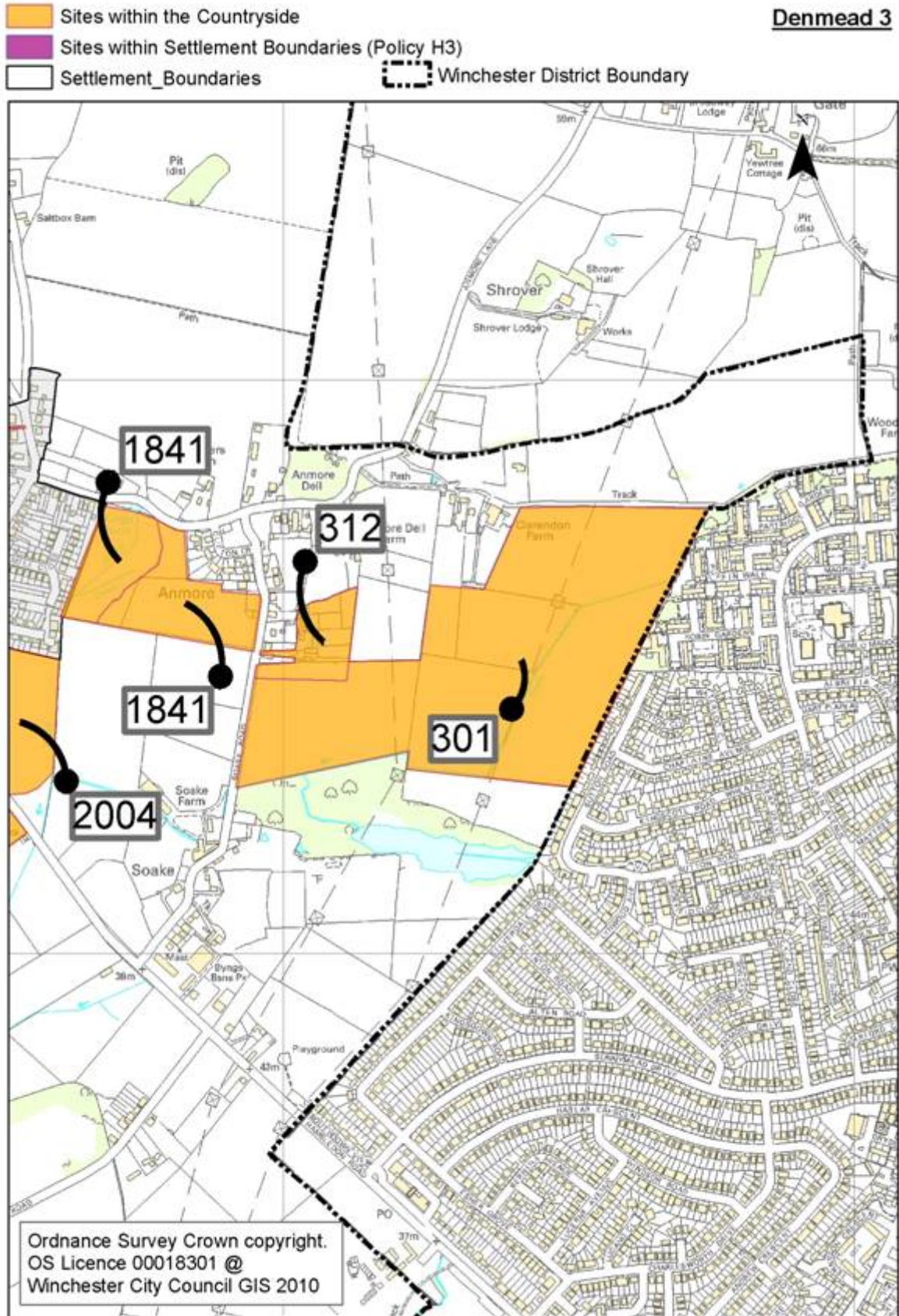
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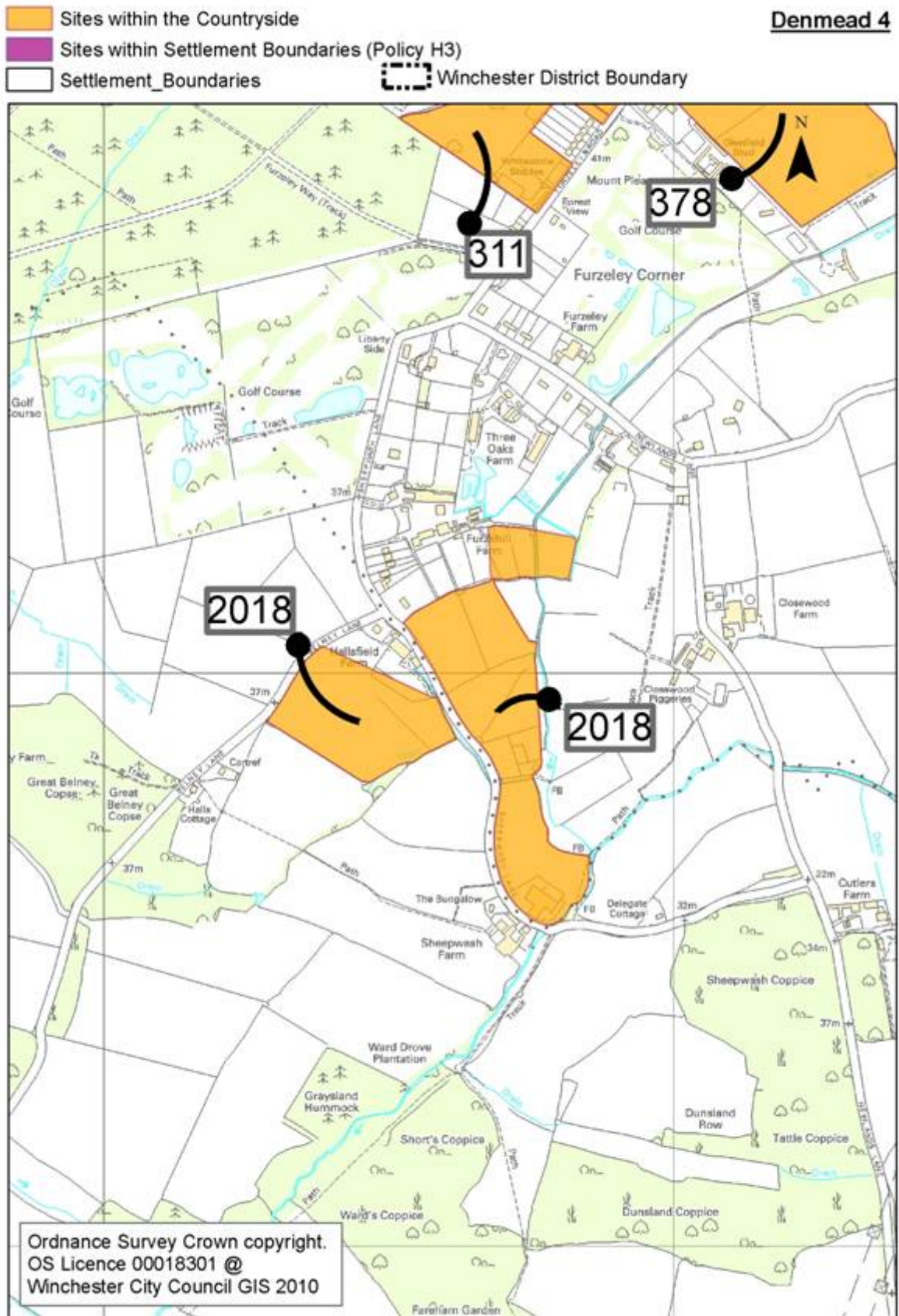
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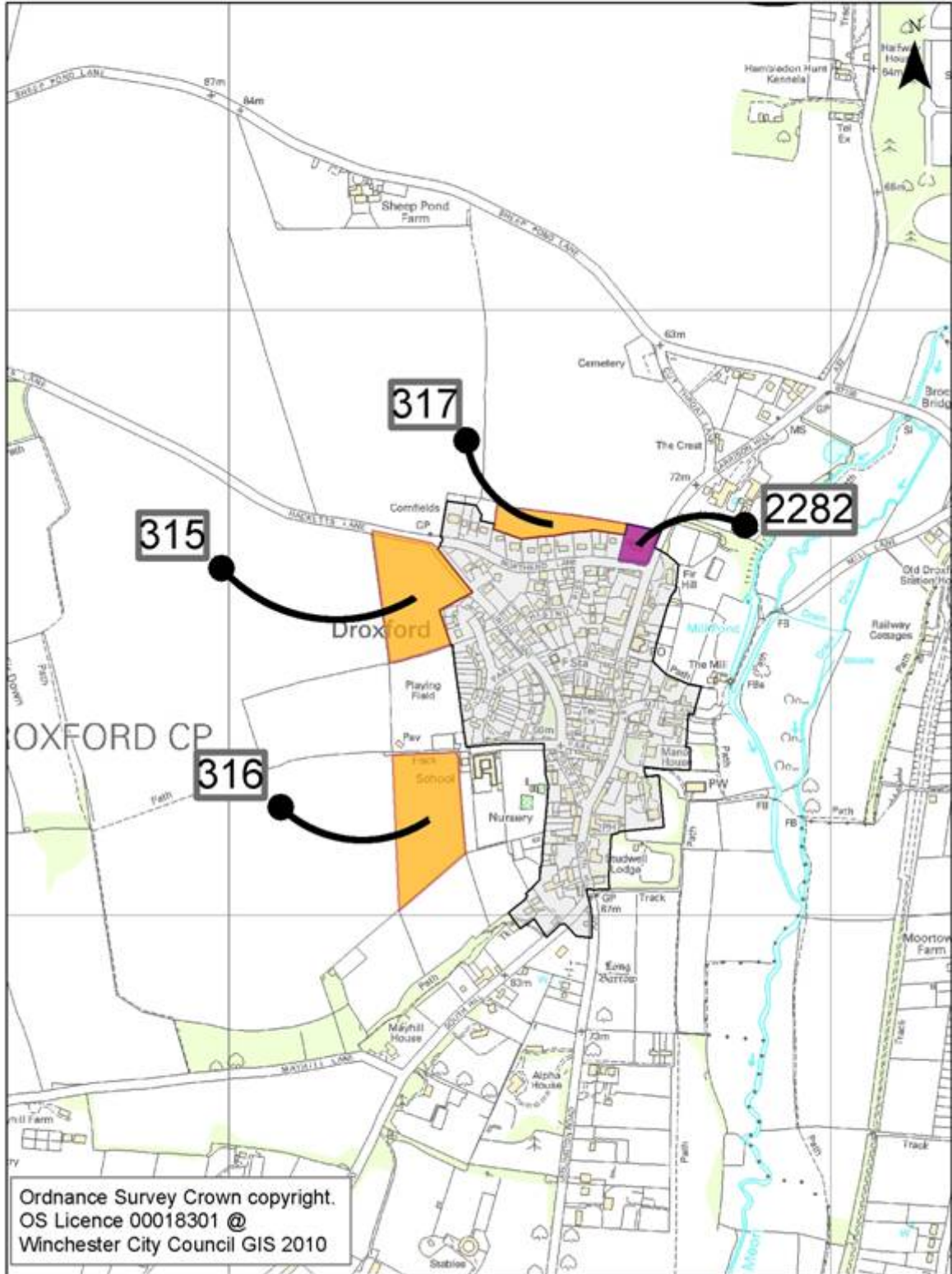
Map 9 – Denmead 4



Map 10 –Droxford

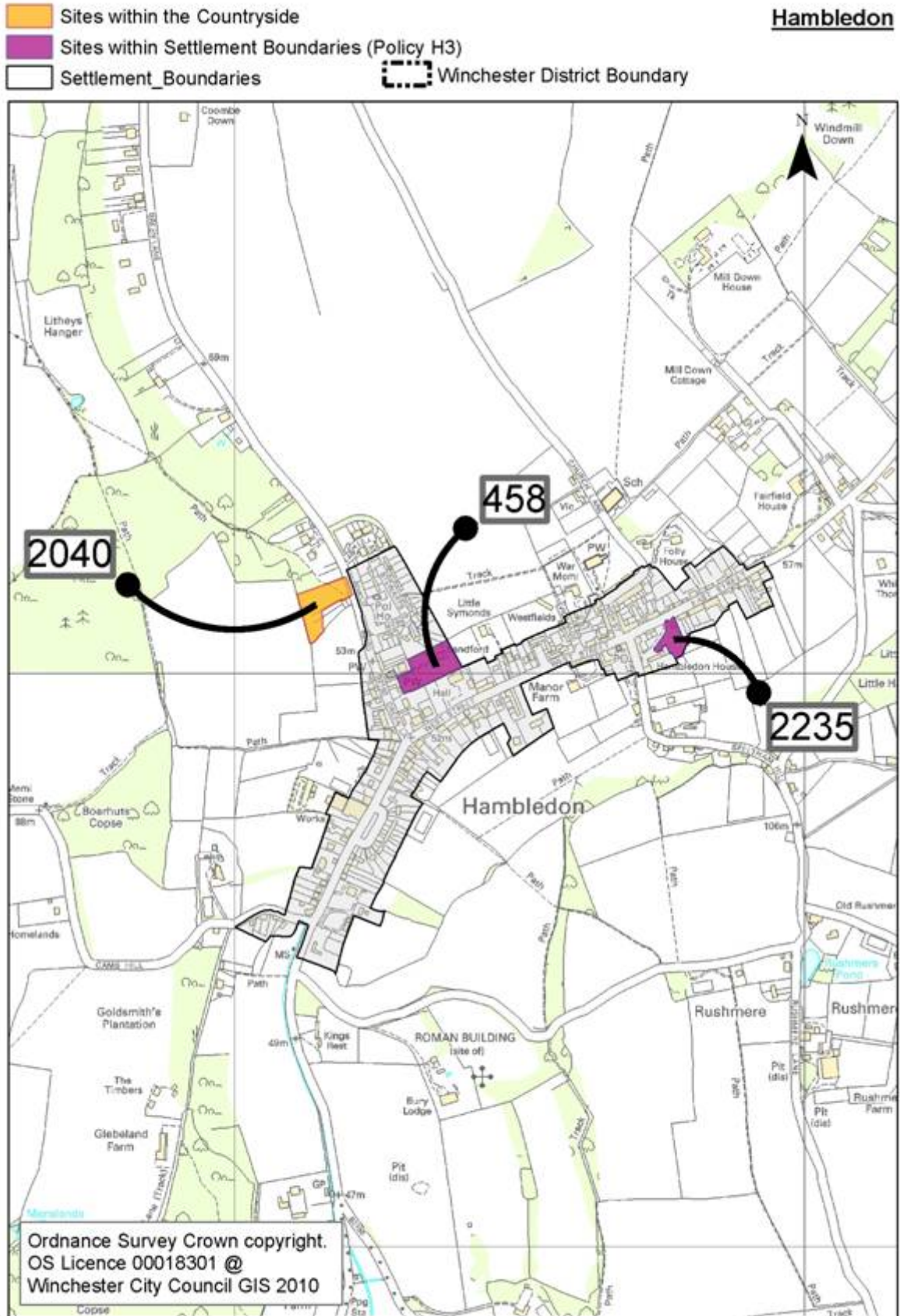
-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

Droxford



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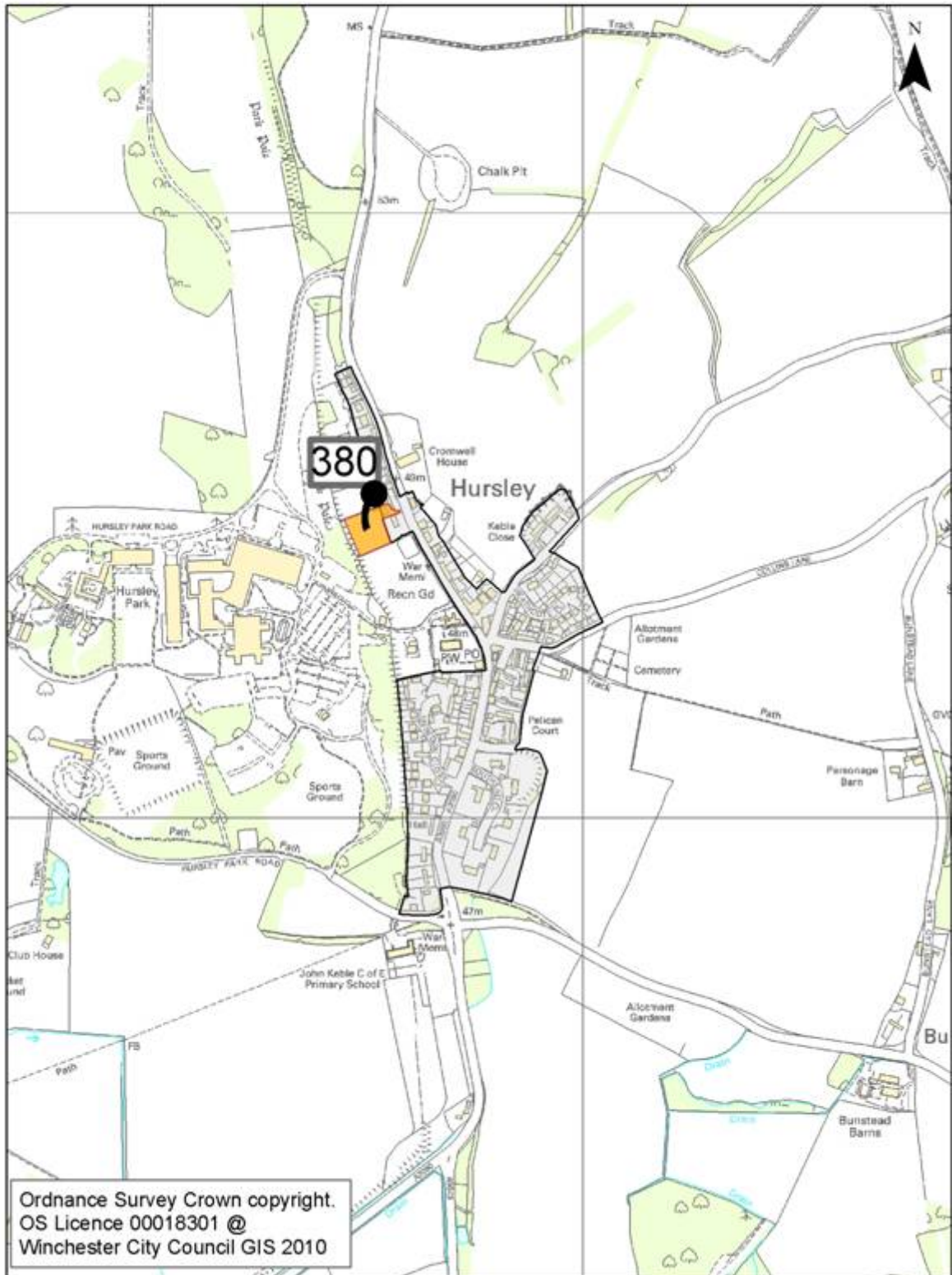
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Map 12 – Hursley

-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

Hursley

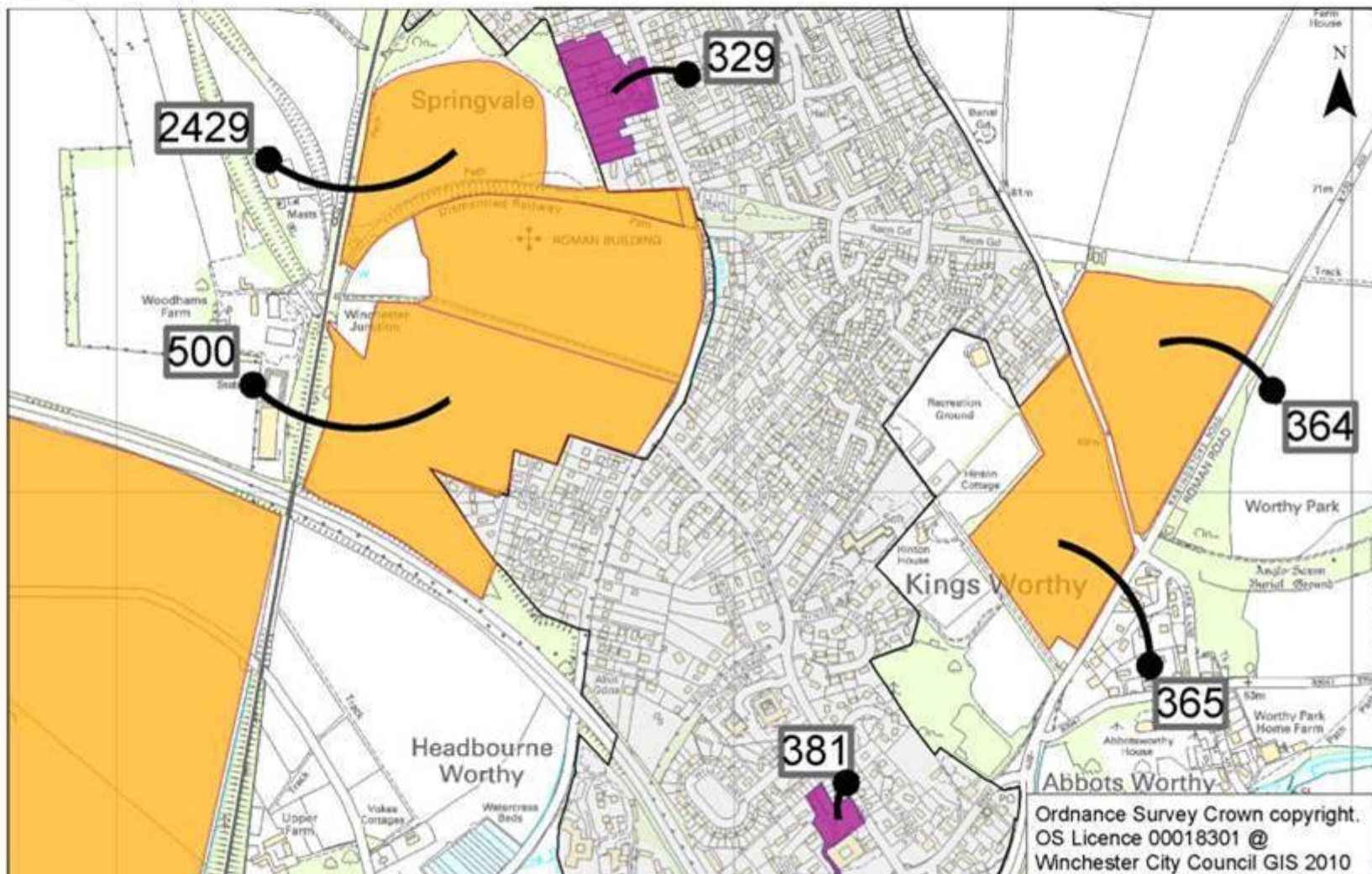


Map 13 – Kings Worthy

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

Winchester District Boundary

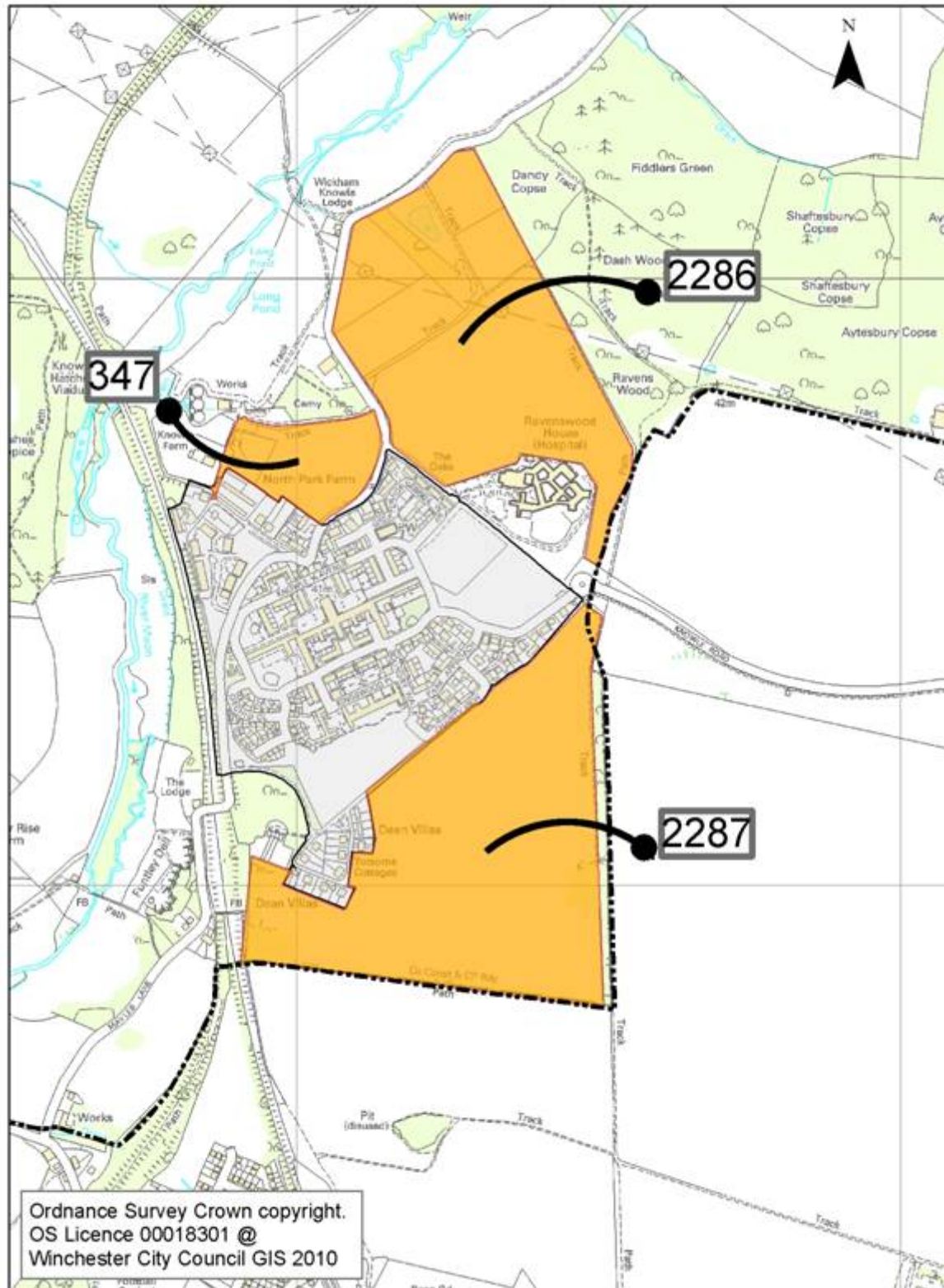
Kings Worthy



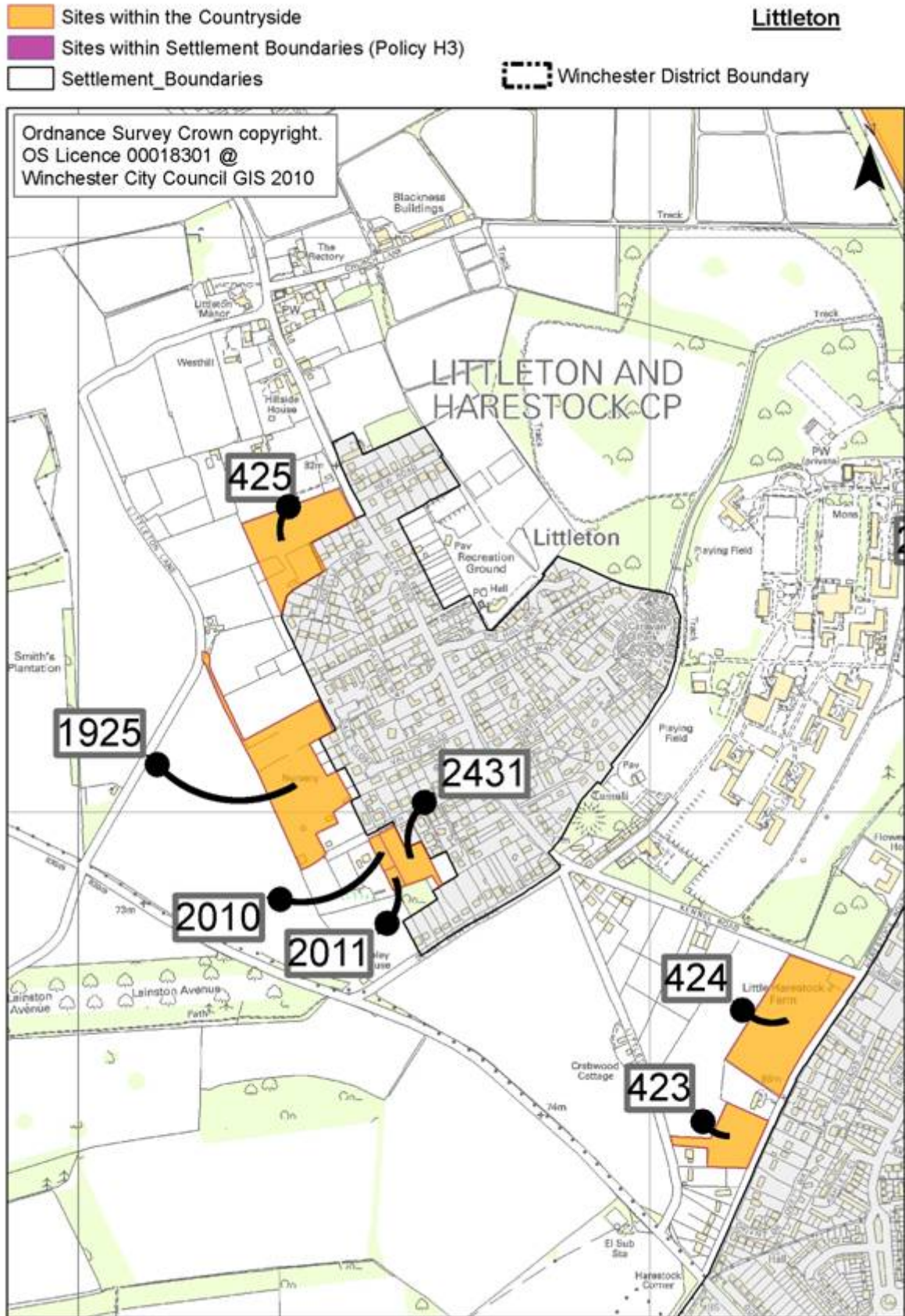
Map 14 –Knowle

-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

Knowle



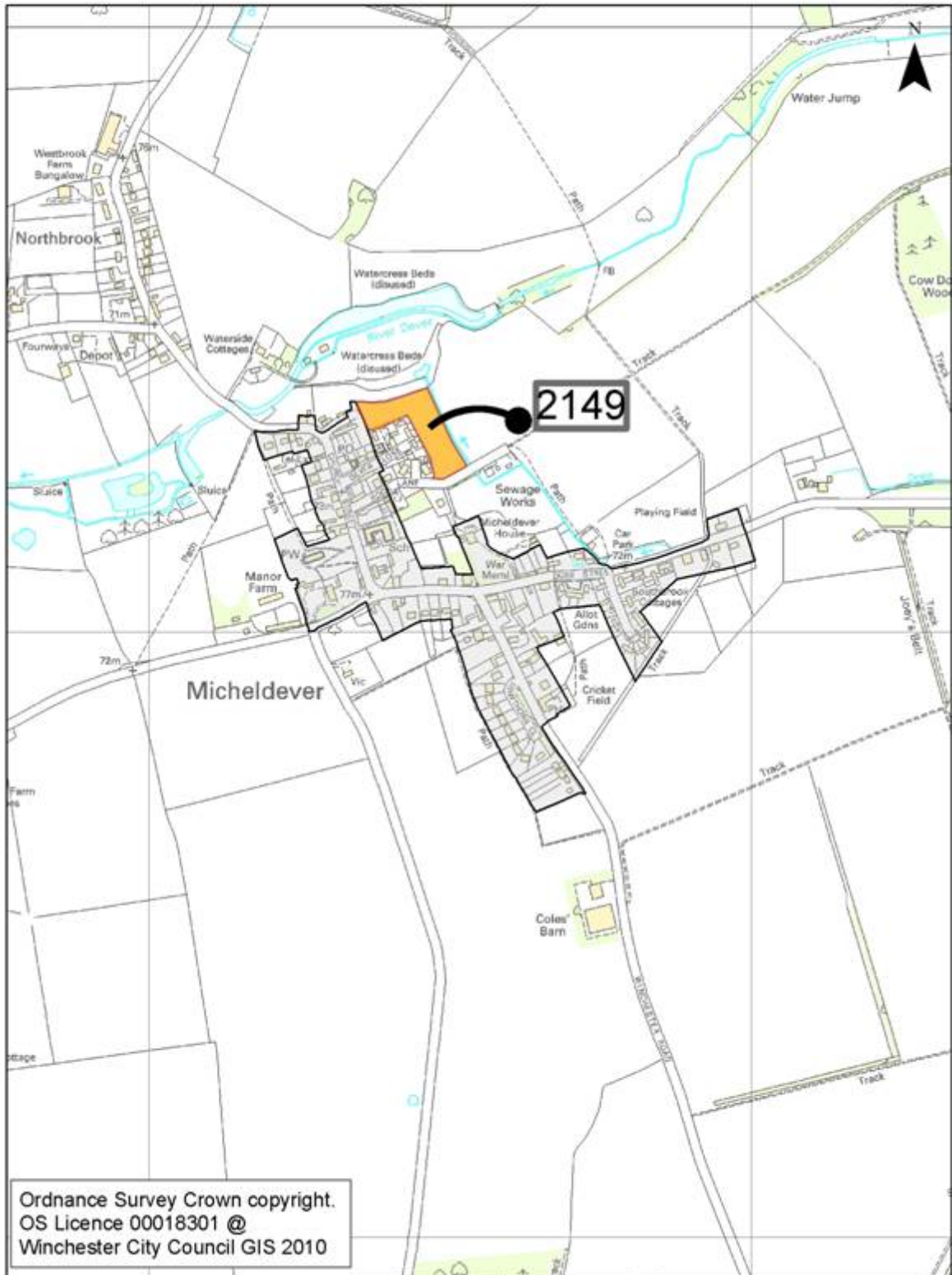
Map 15 – Littleton



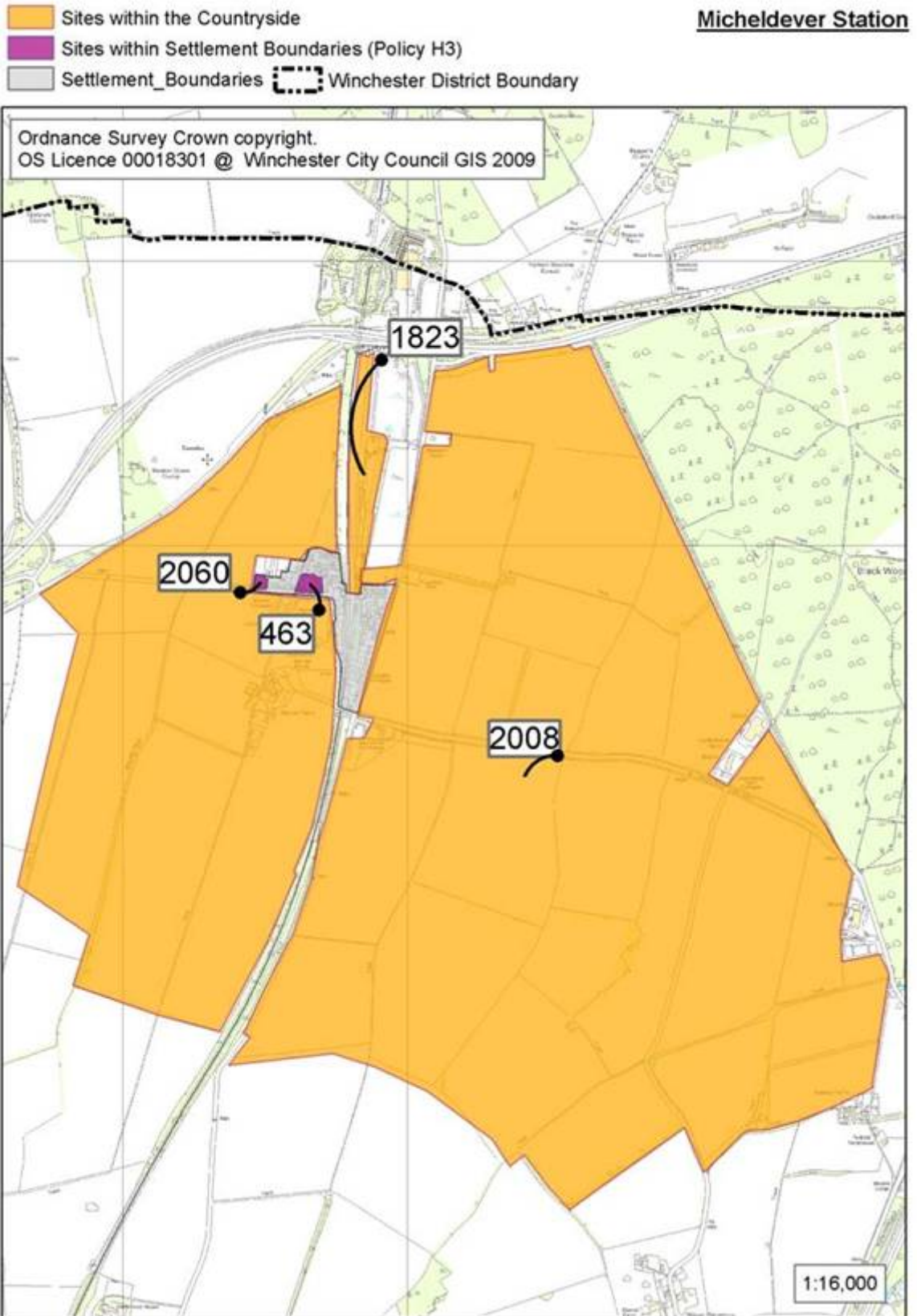
Map 16 – Micheldever

Micheldever

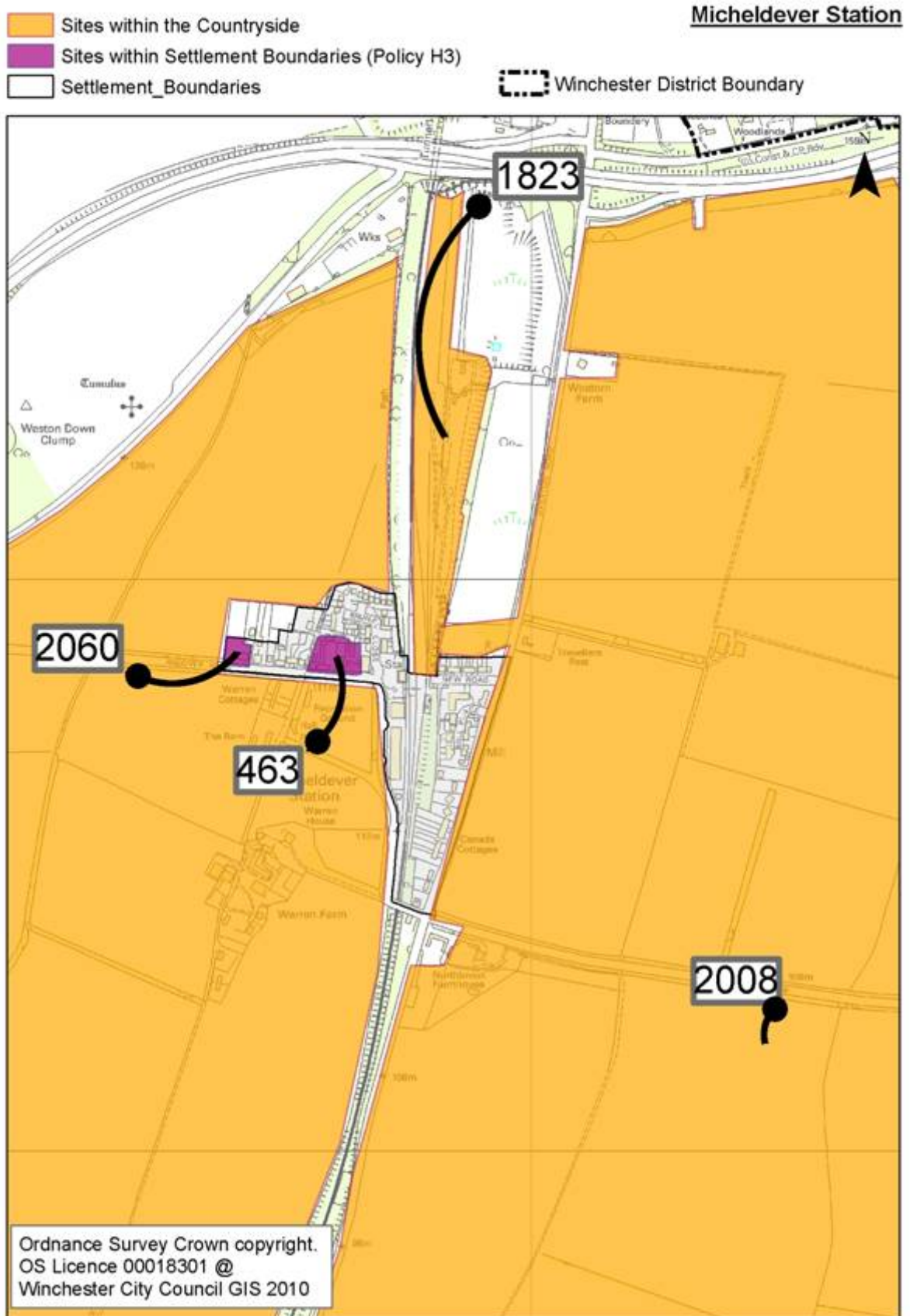
-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary



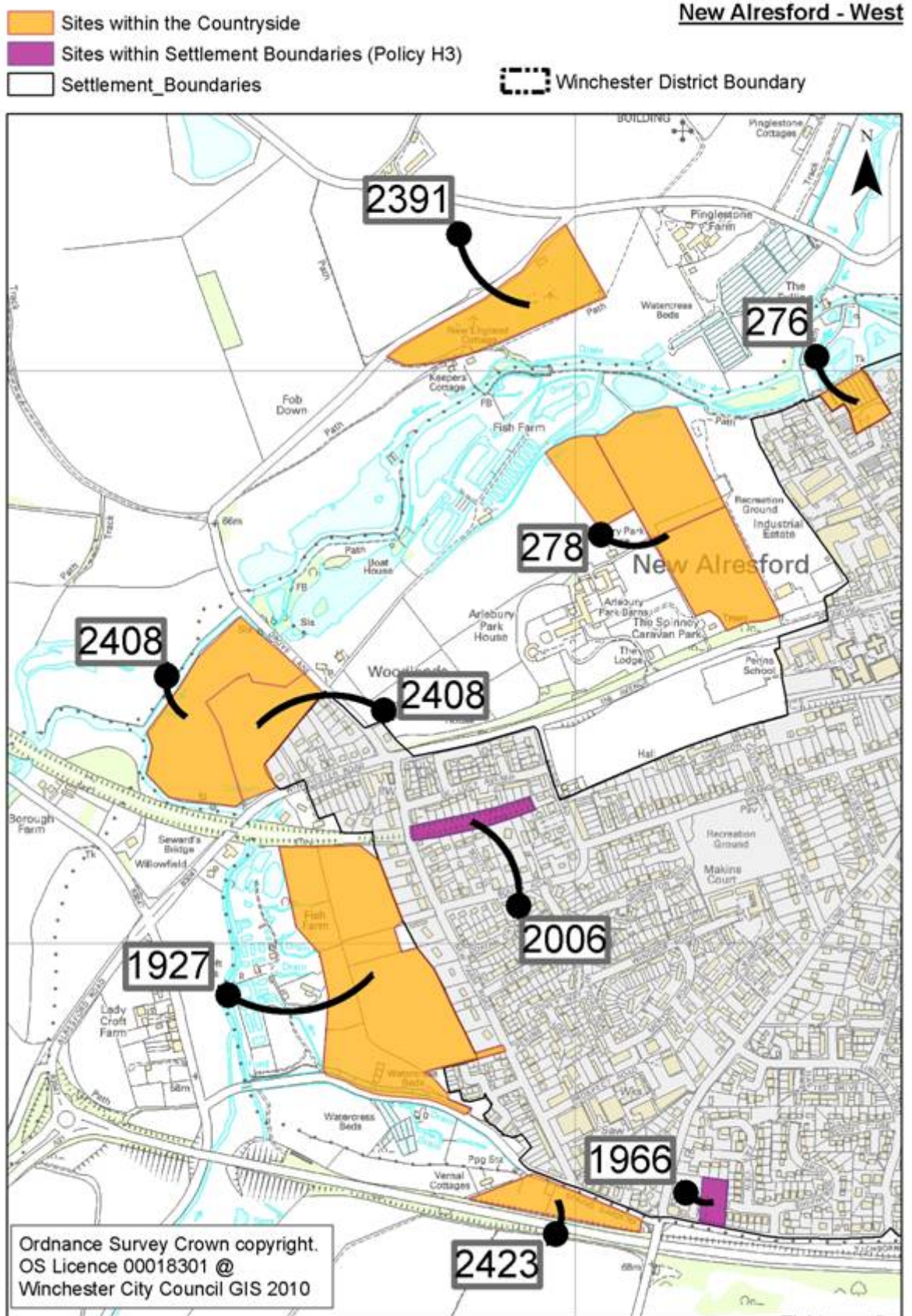
Map 17 – Micheldever Station – 1:16,000



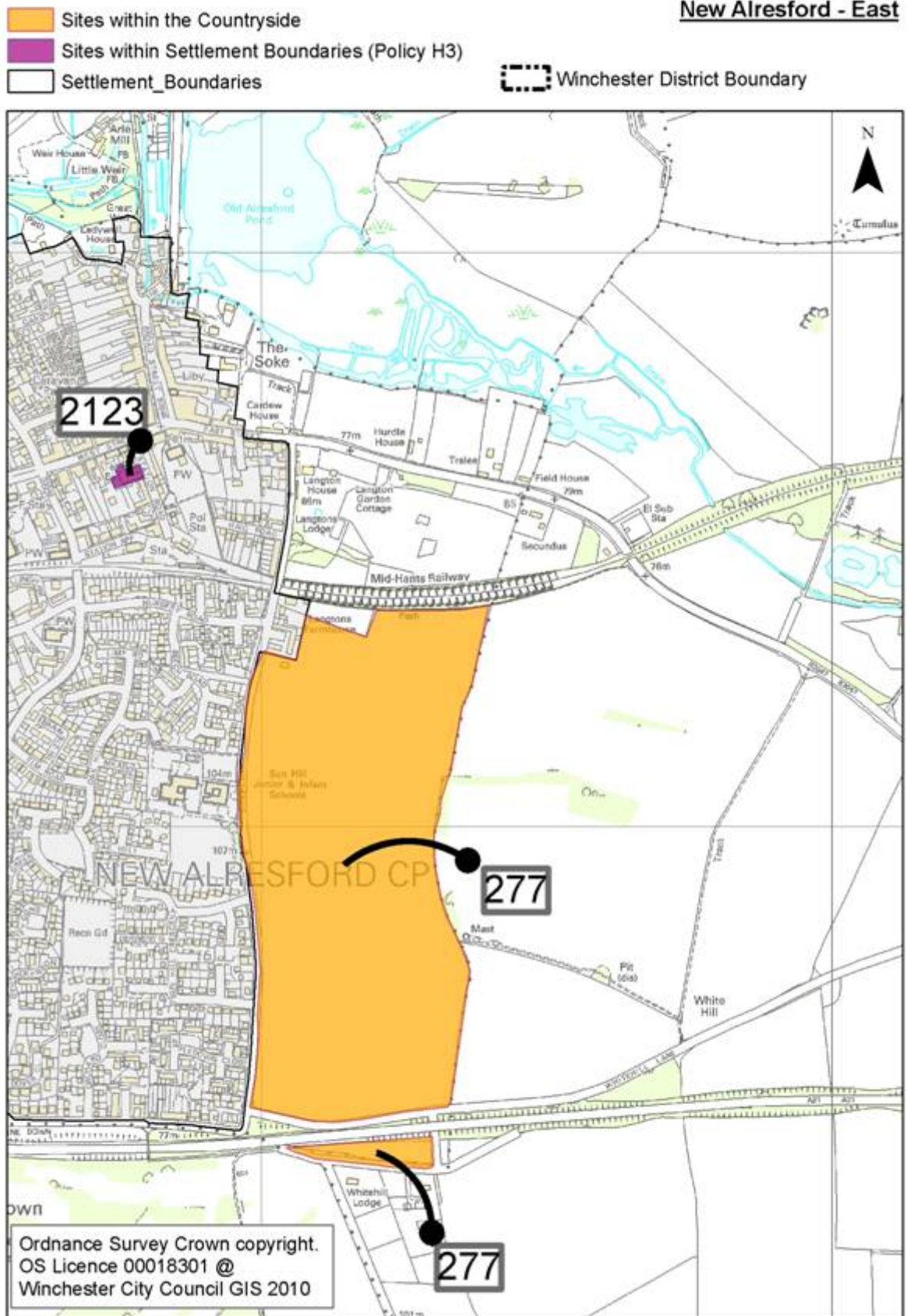
Map 18 – Micheldever Station Detail– 1:8,000



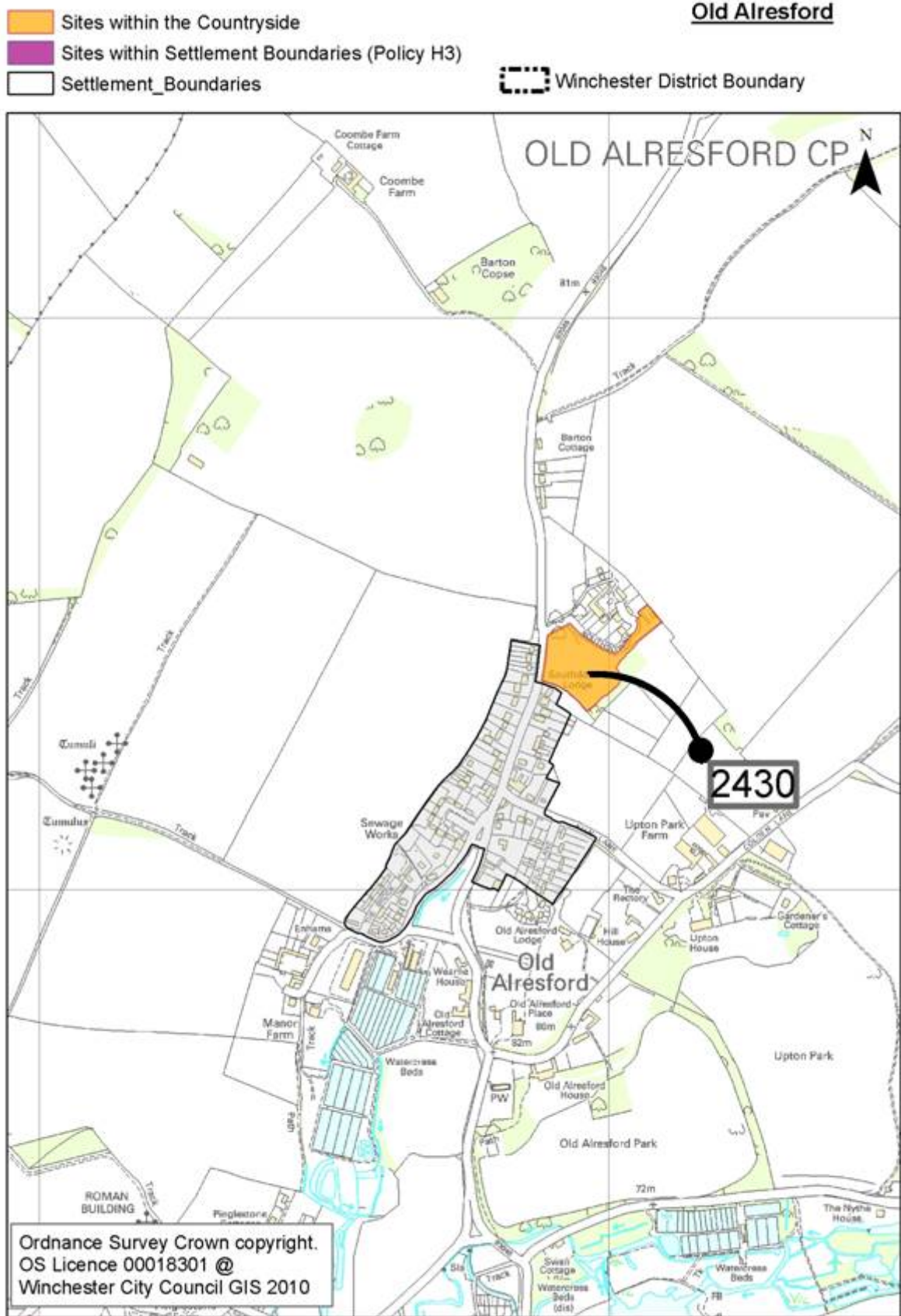
Map 19 – New Alresford – West



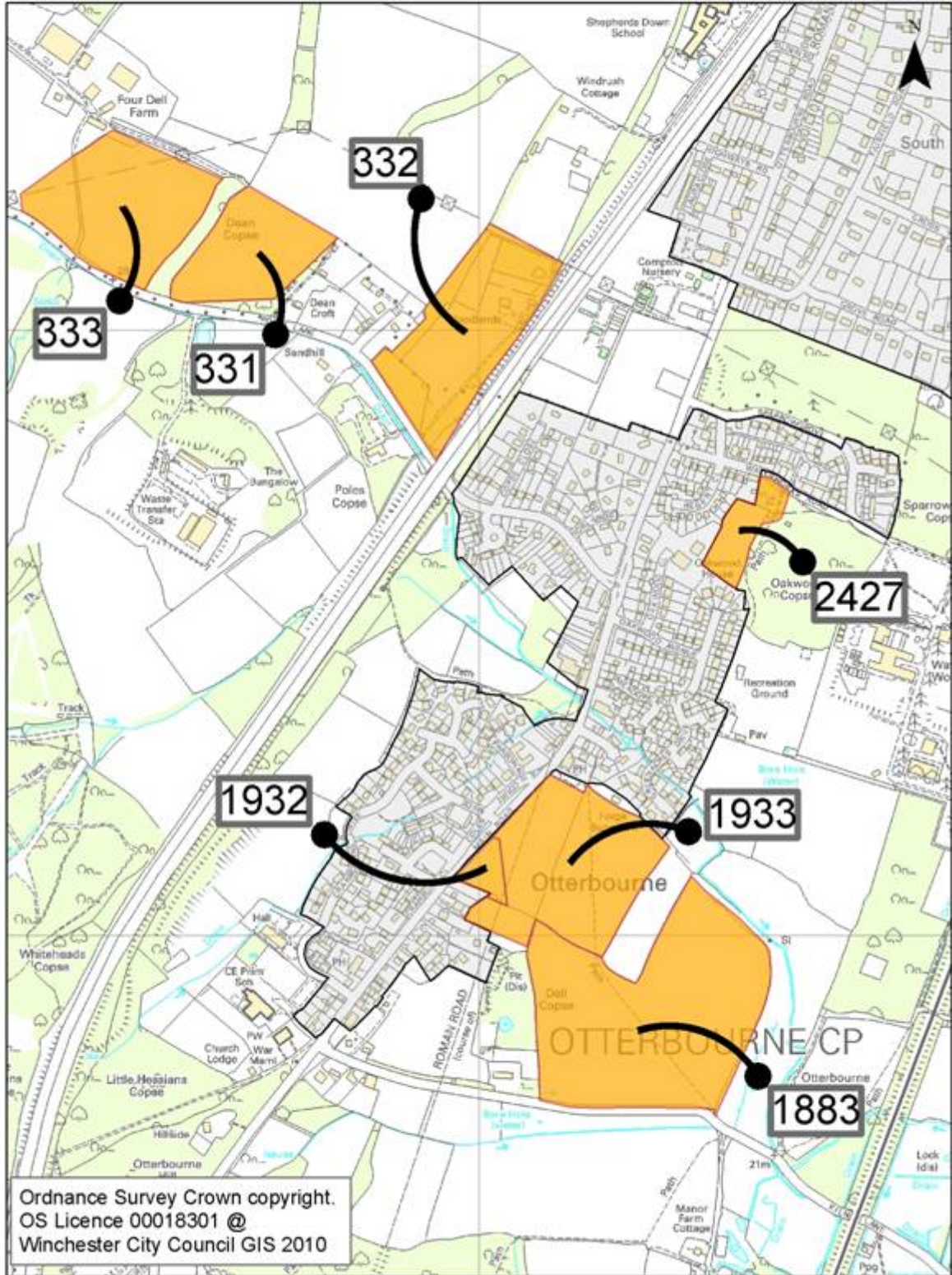
Map 20 – New Alresford – East



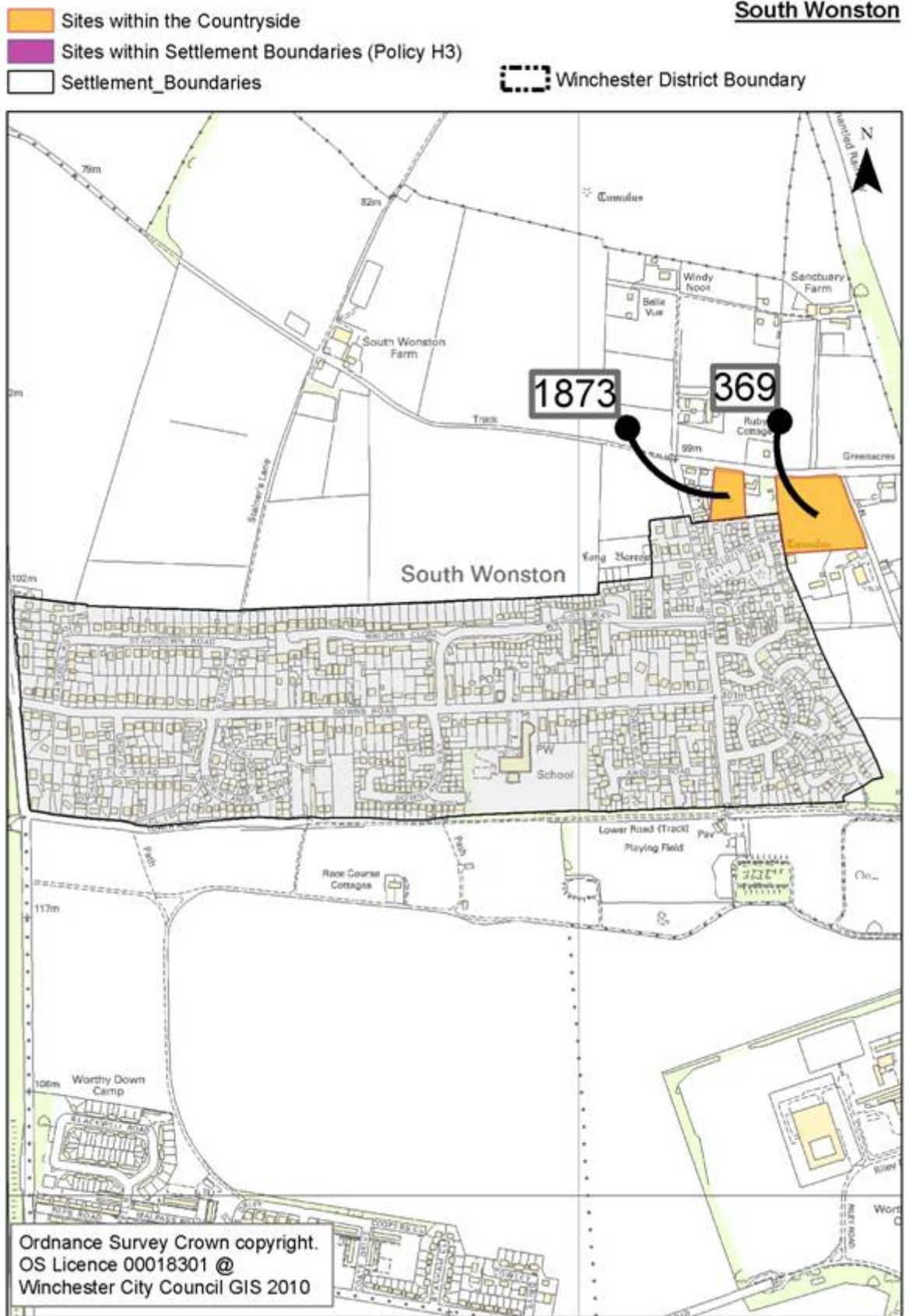
Map 21 – Old Alresford



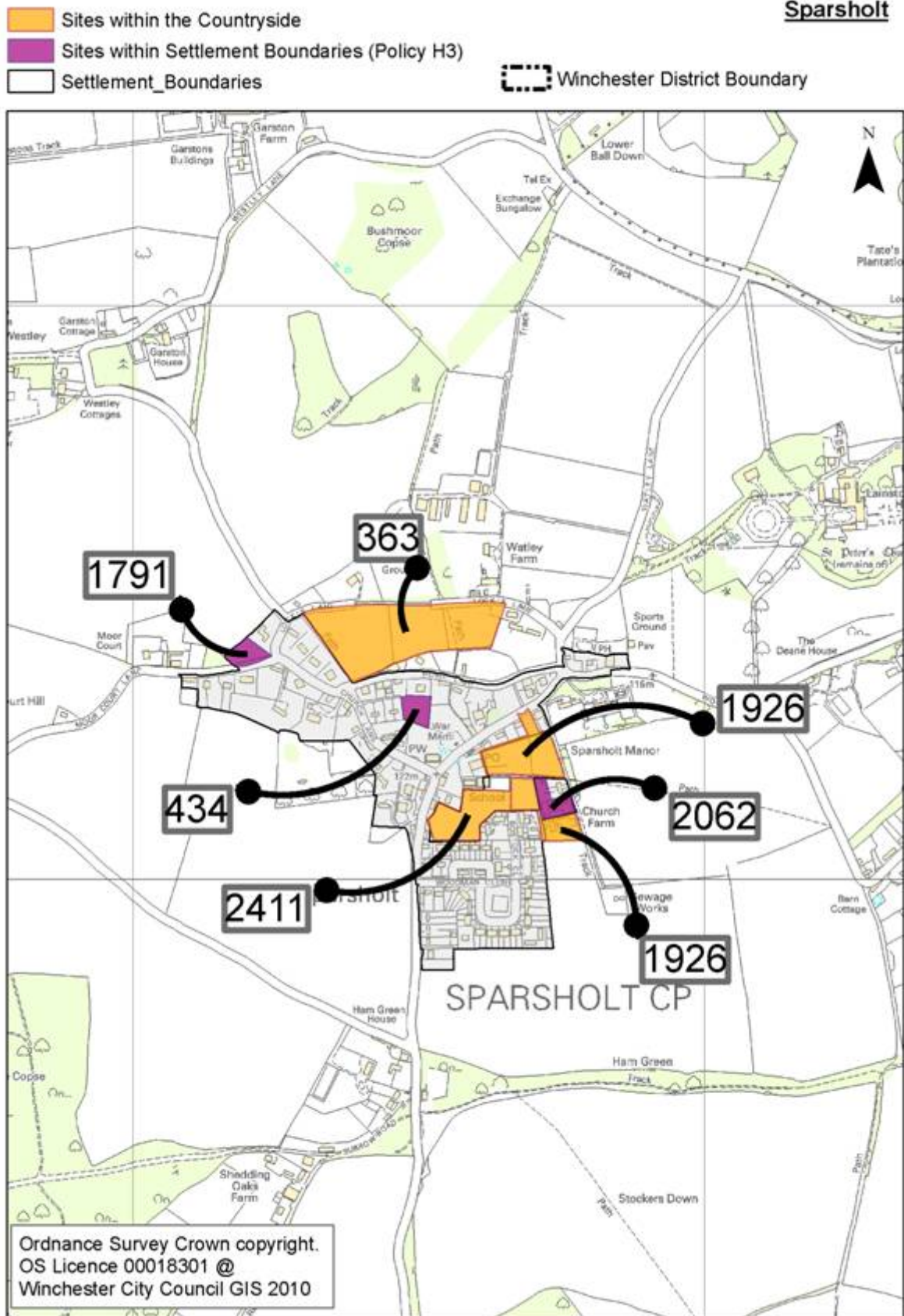
Map 22 –Otterbourne



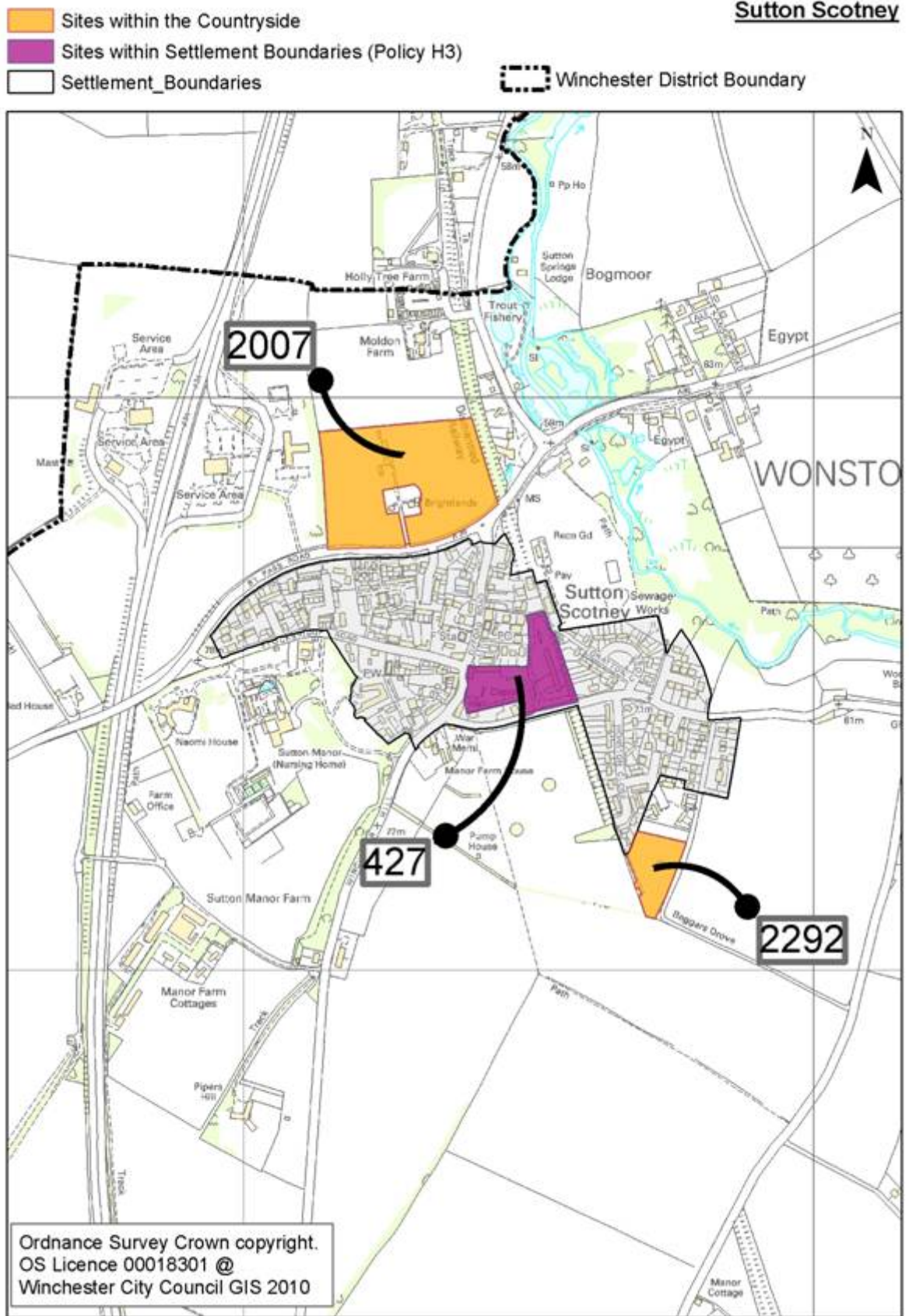
Map 23 – South Wonston



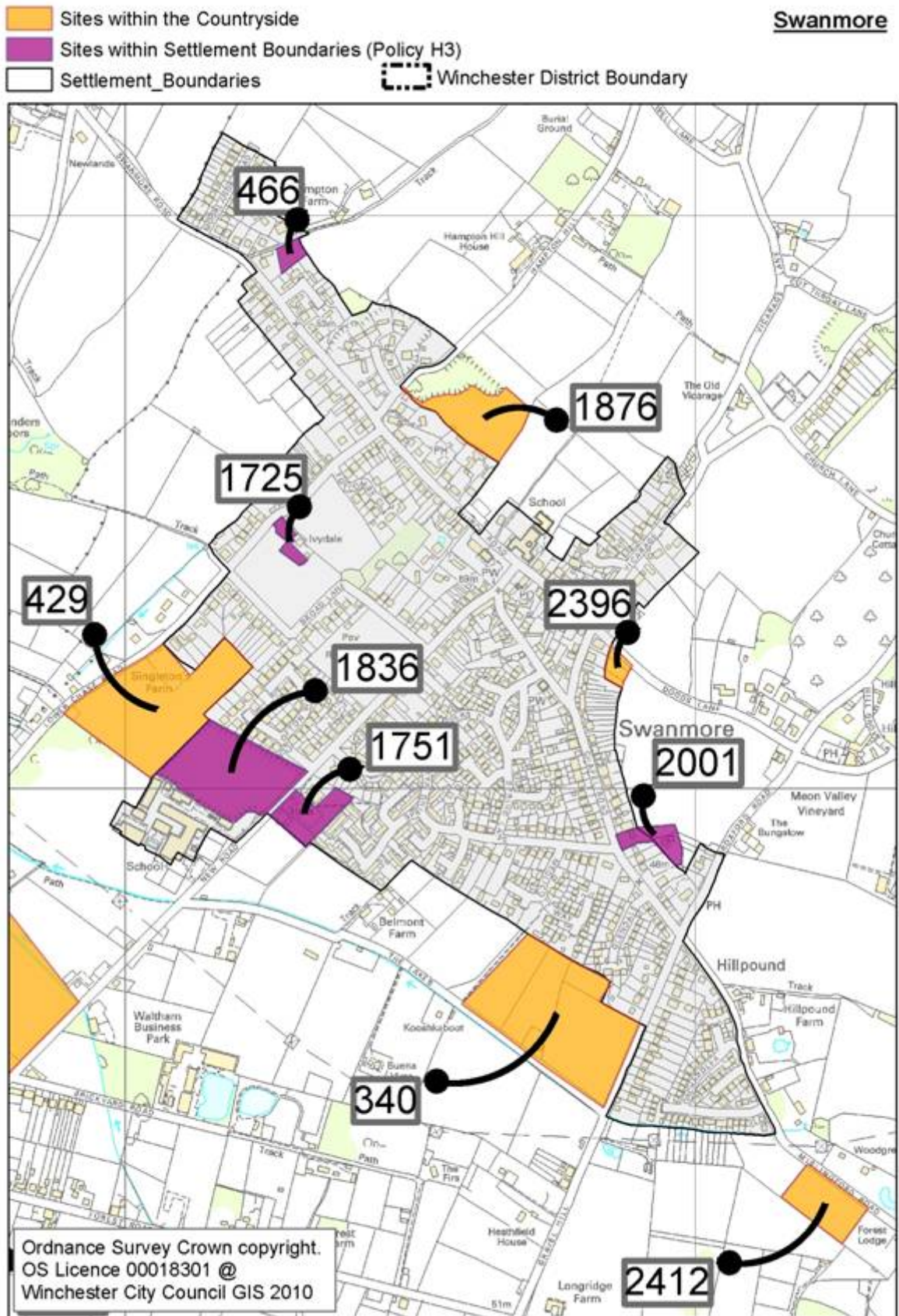
Map 24 – Sparsholt



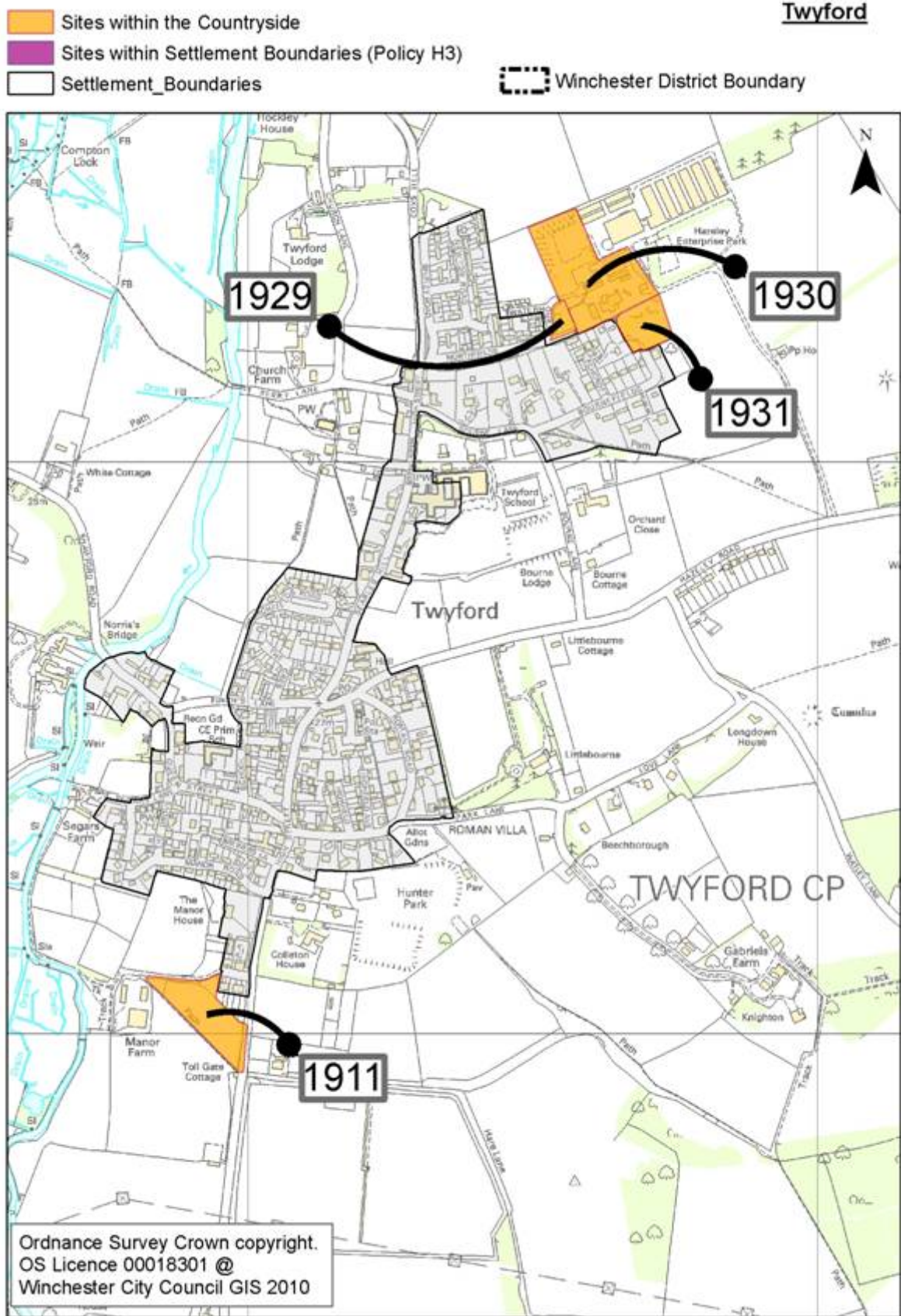
Map 25 – Sutton Scotney



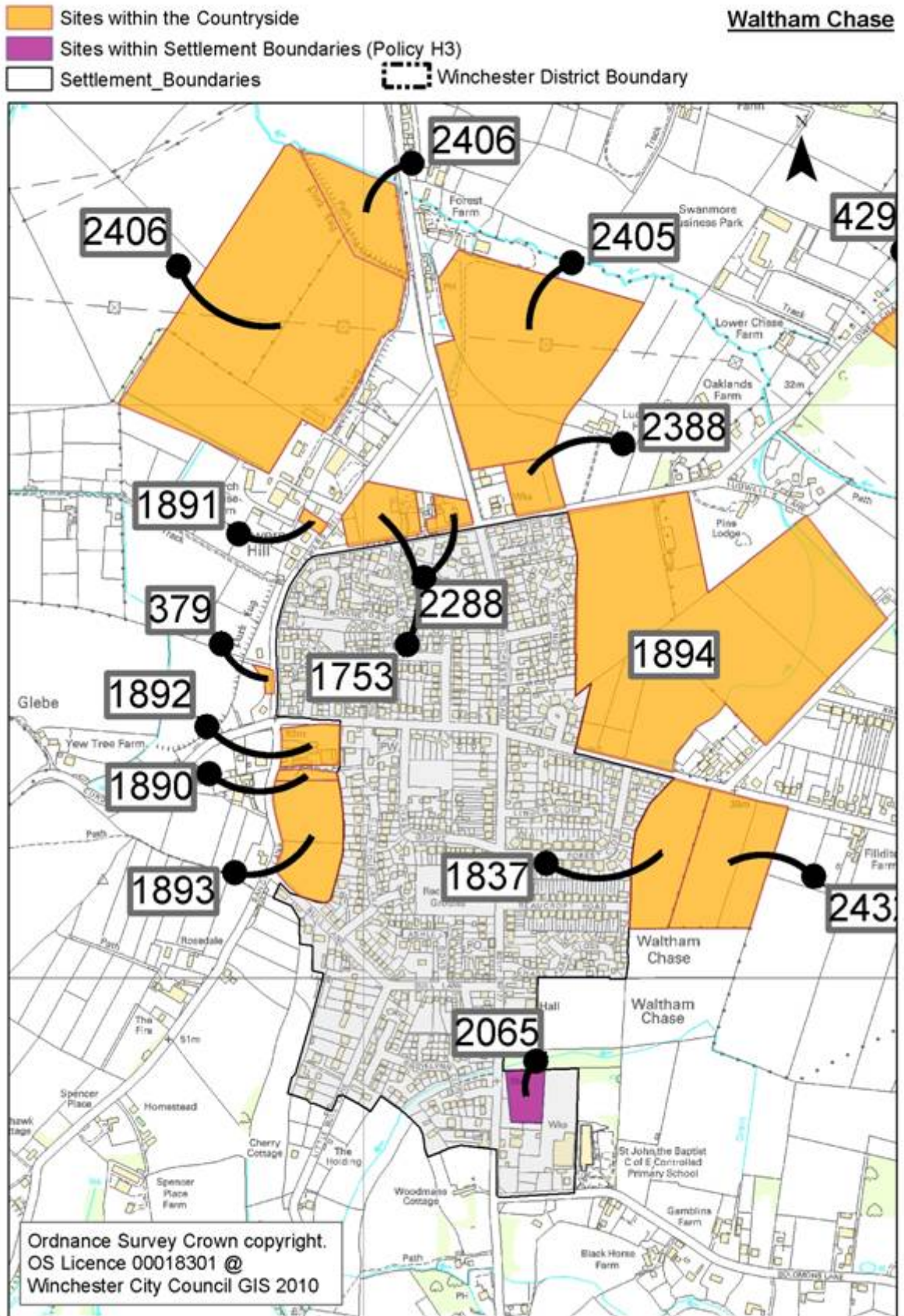
Map 26 – Swanmore



Map 27 – Twyford



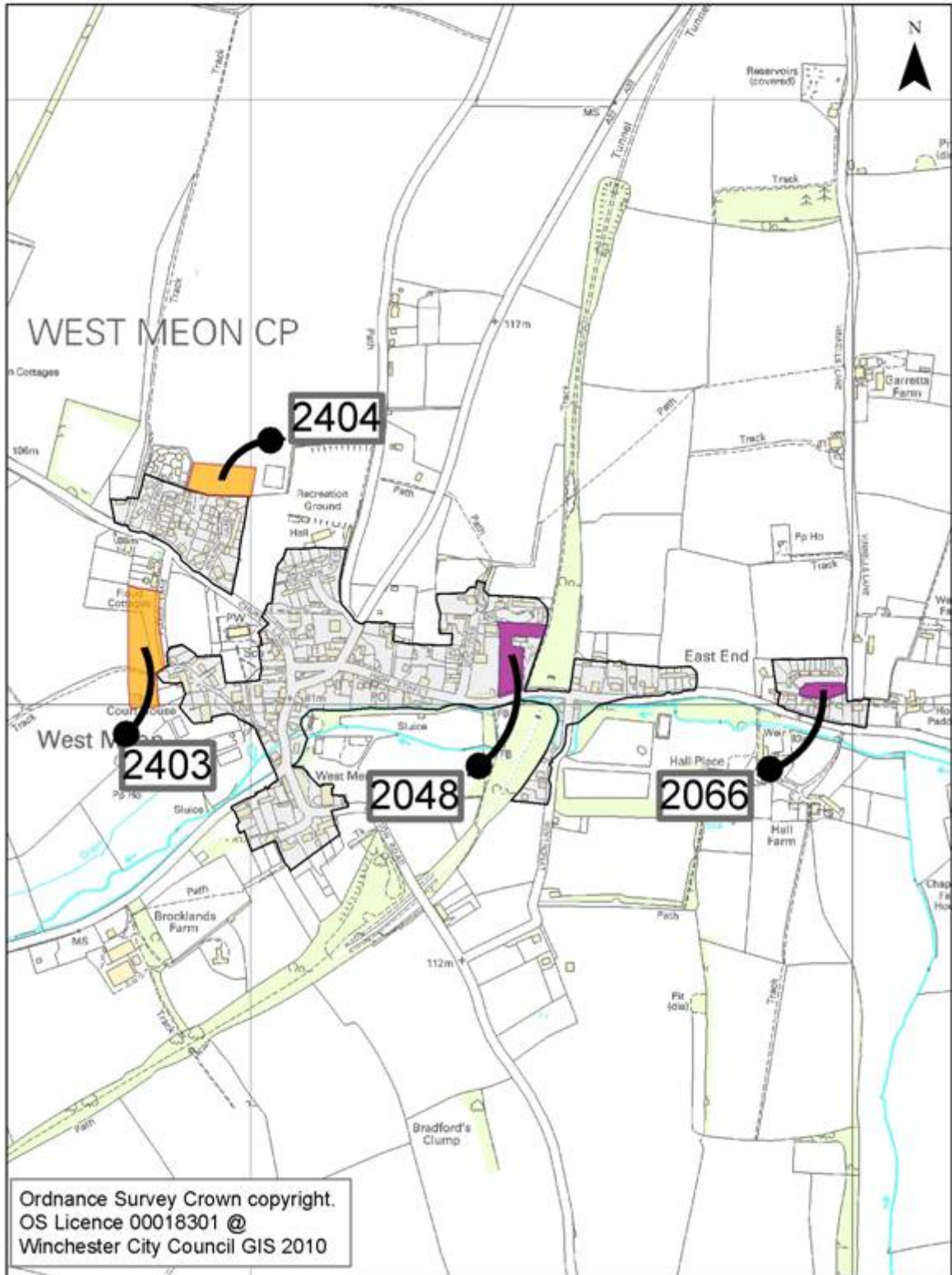
Map 28 –Waltham Chase



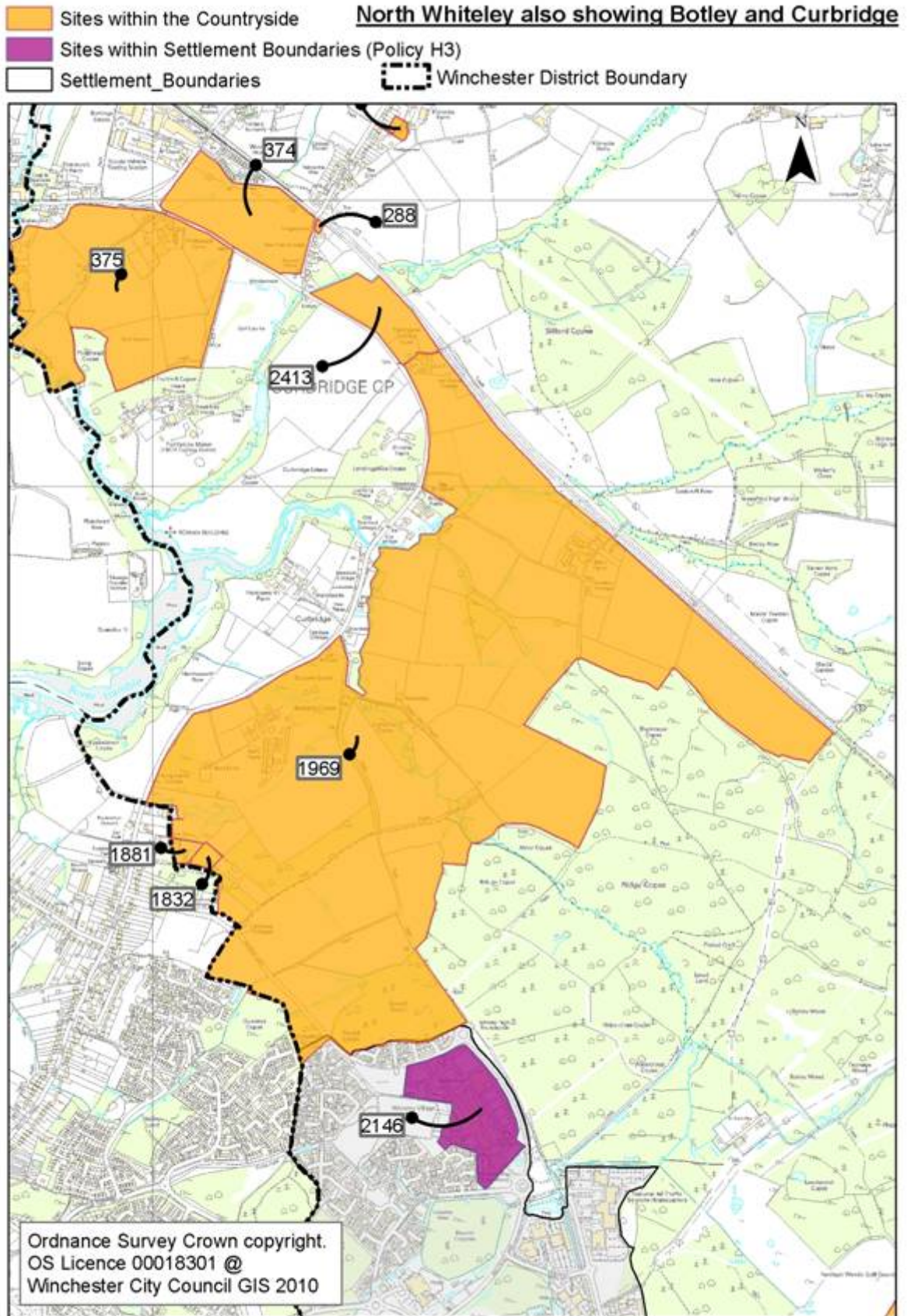
Map 29 – West Meon

-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

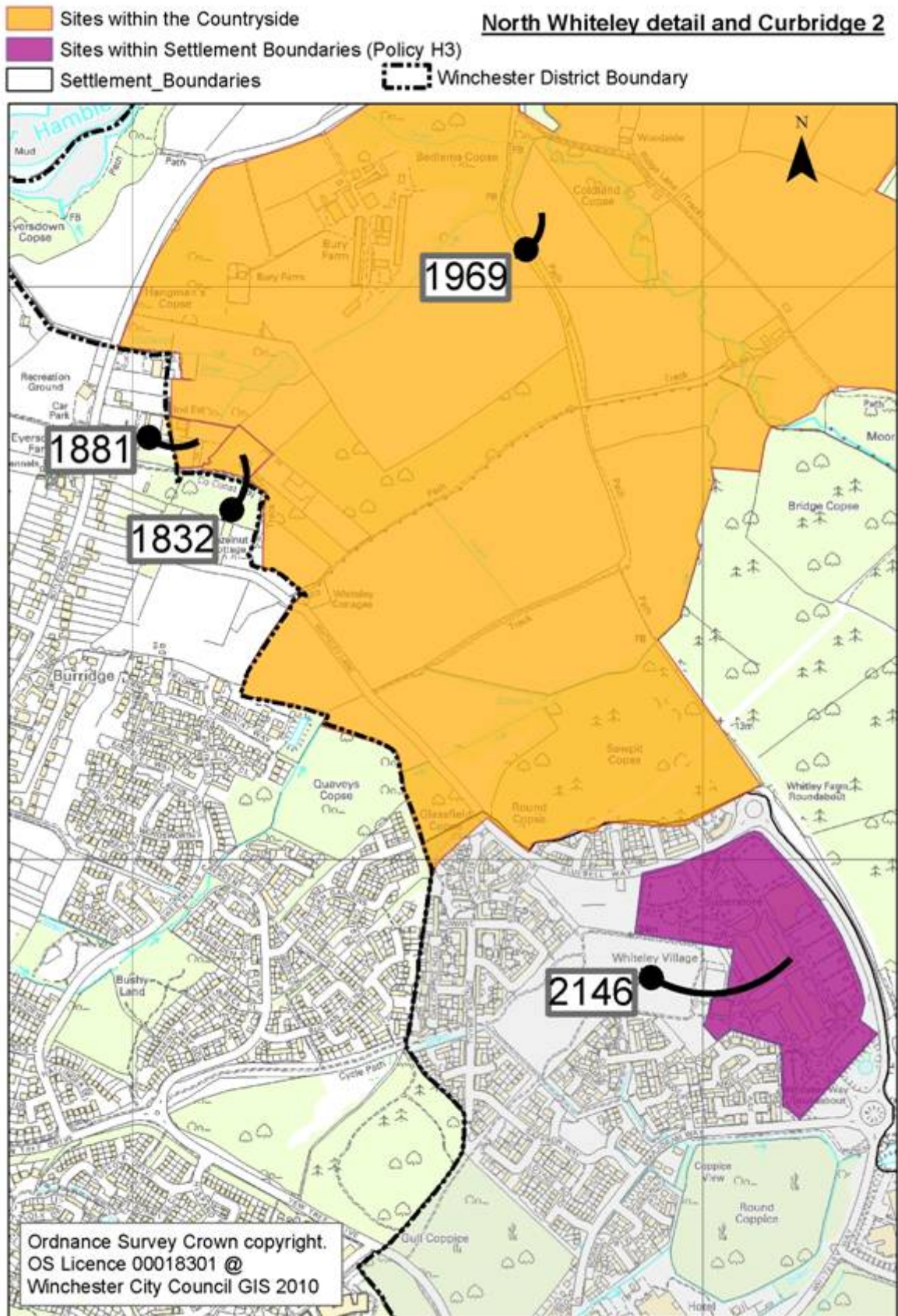
West Meon



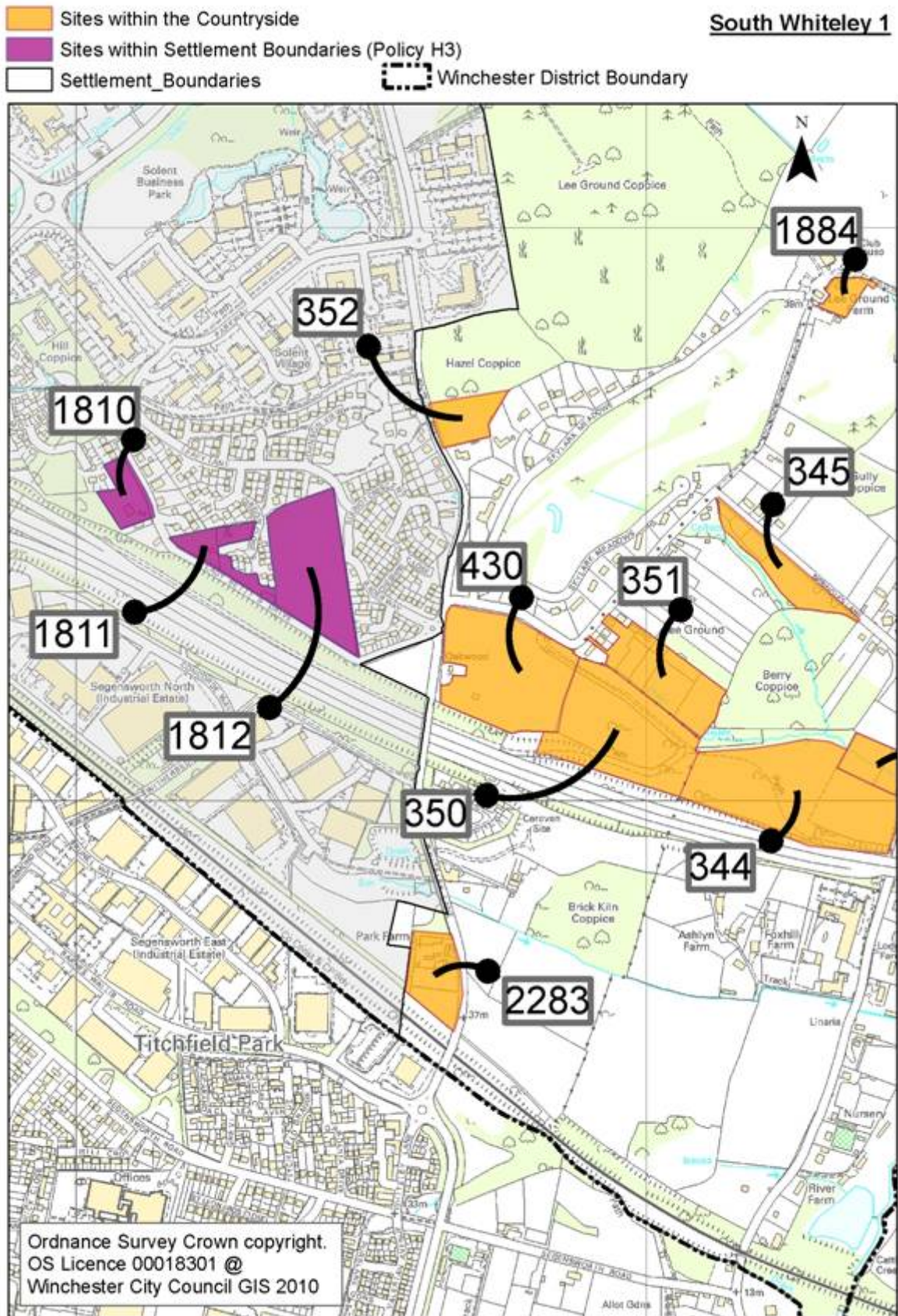
Map 30 – Whiteley North – also showing Botley and Curbridge 1:16:000



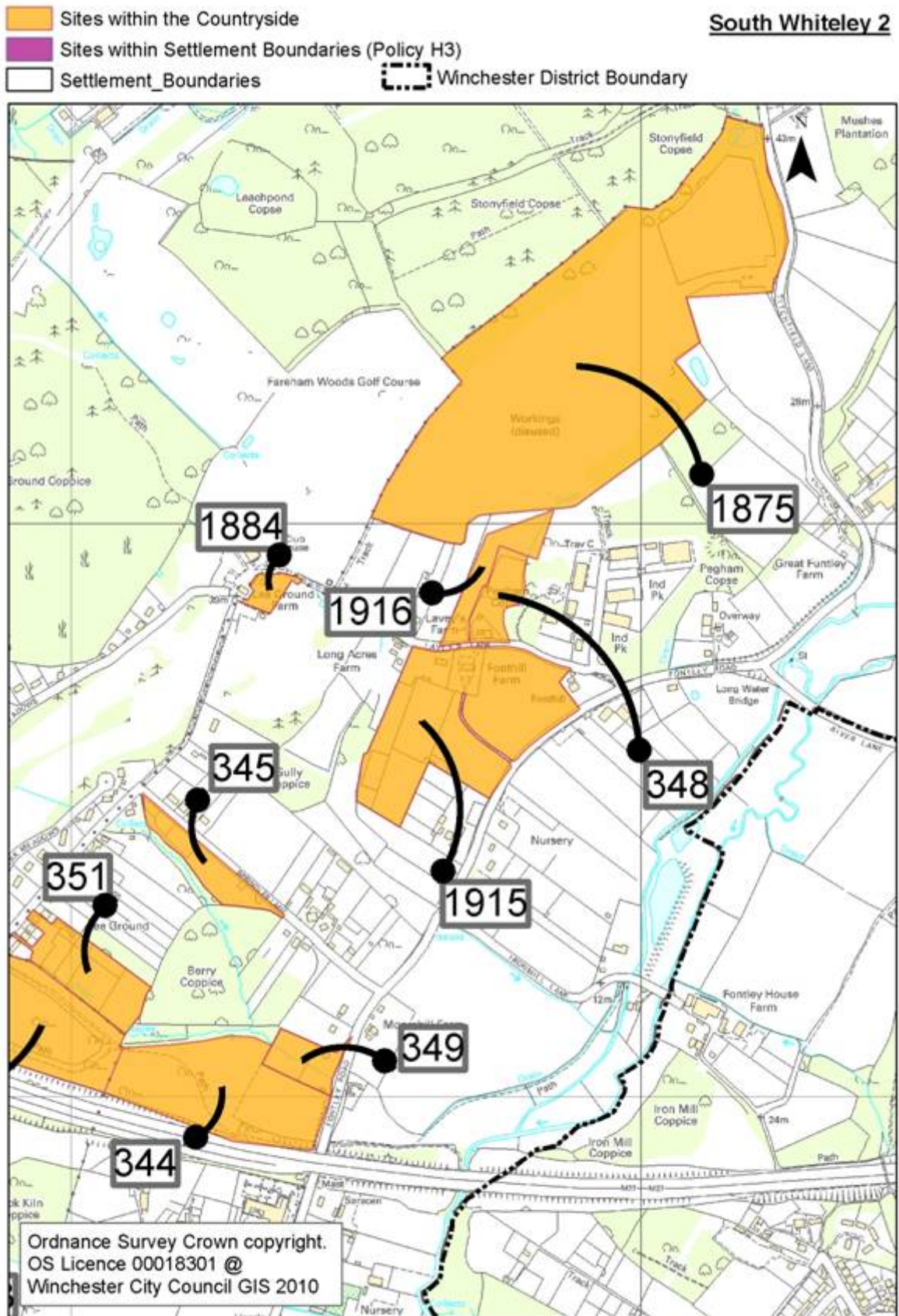
Map 31 – Whiteley North – detail and Curbridge 2



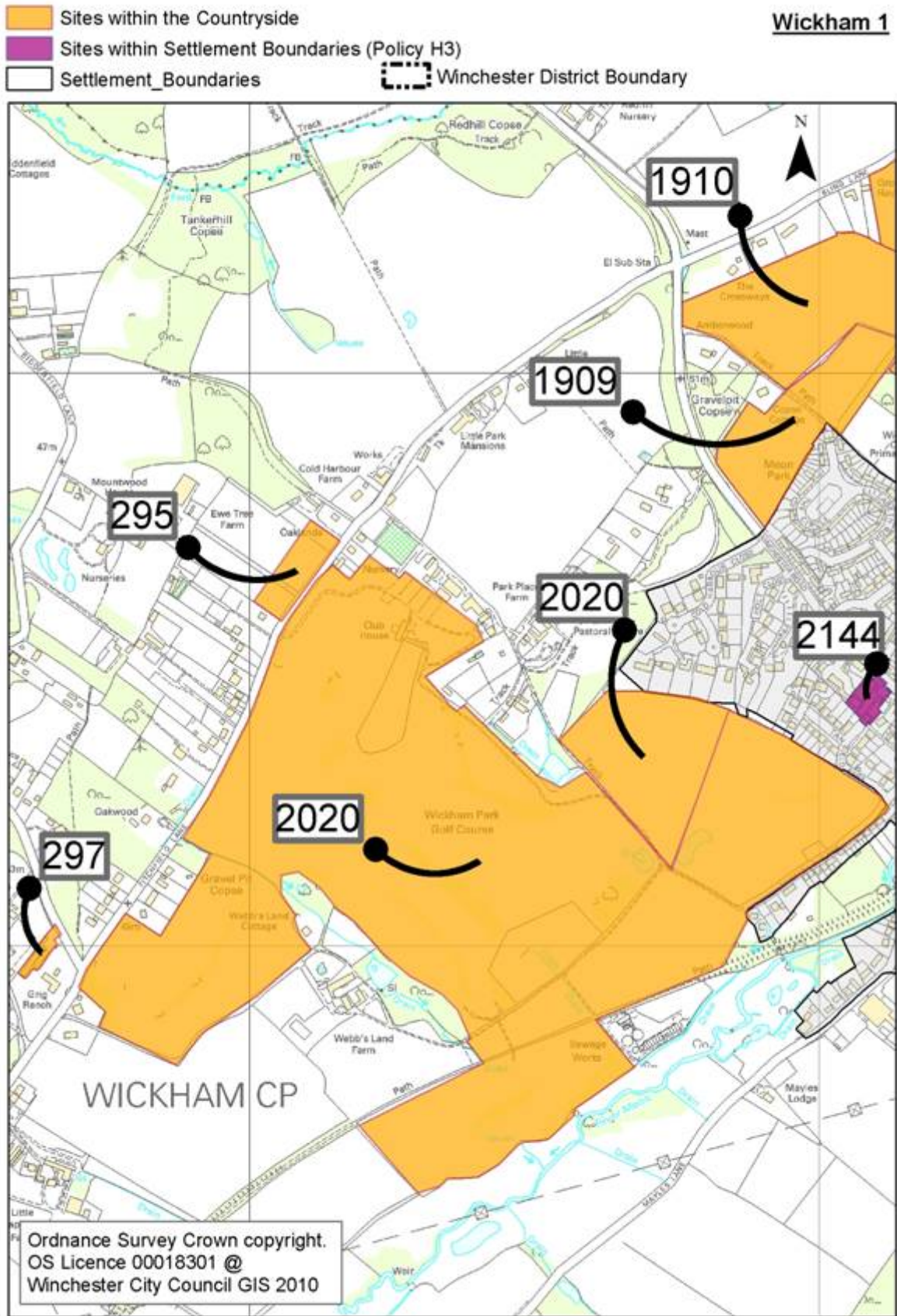
Map 32 – Whiteley South 1



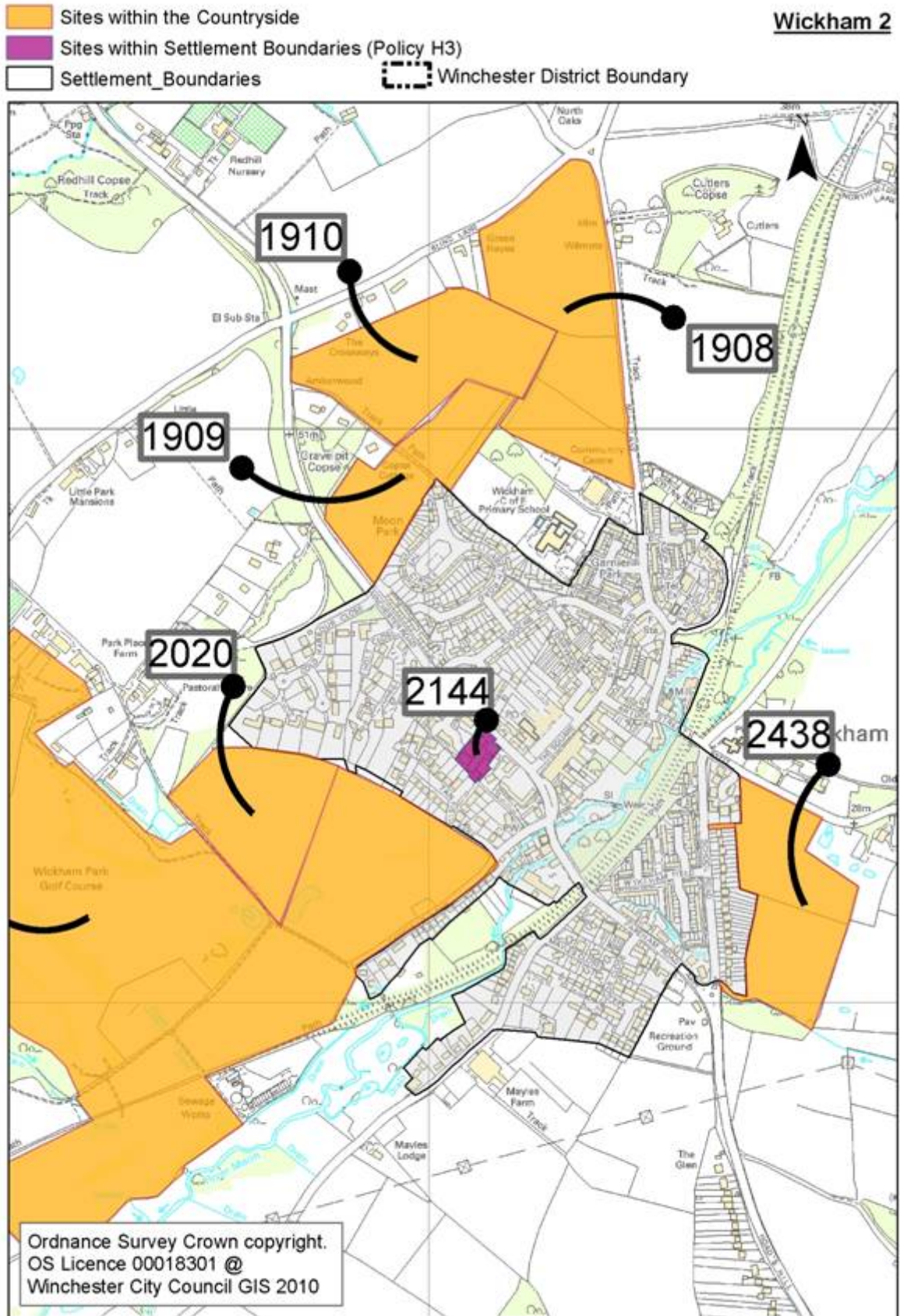
Map 33 – Whiteley South 2



Map 34 – Wickham 1

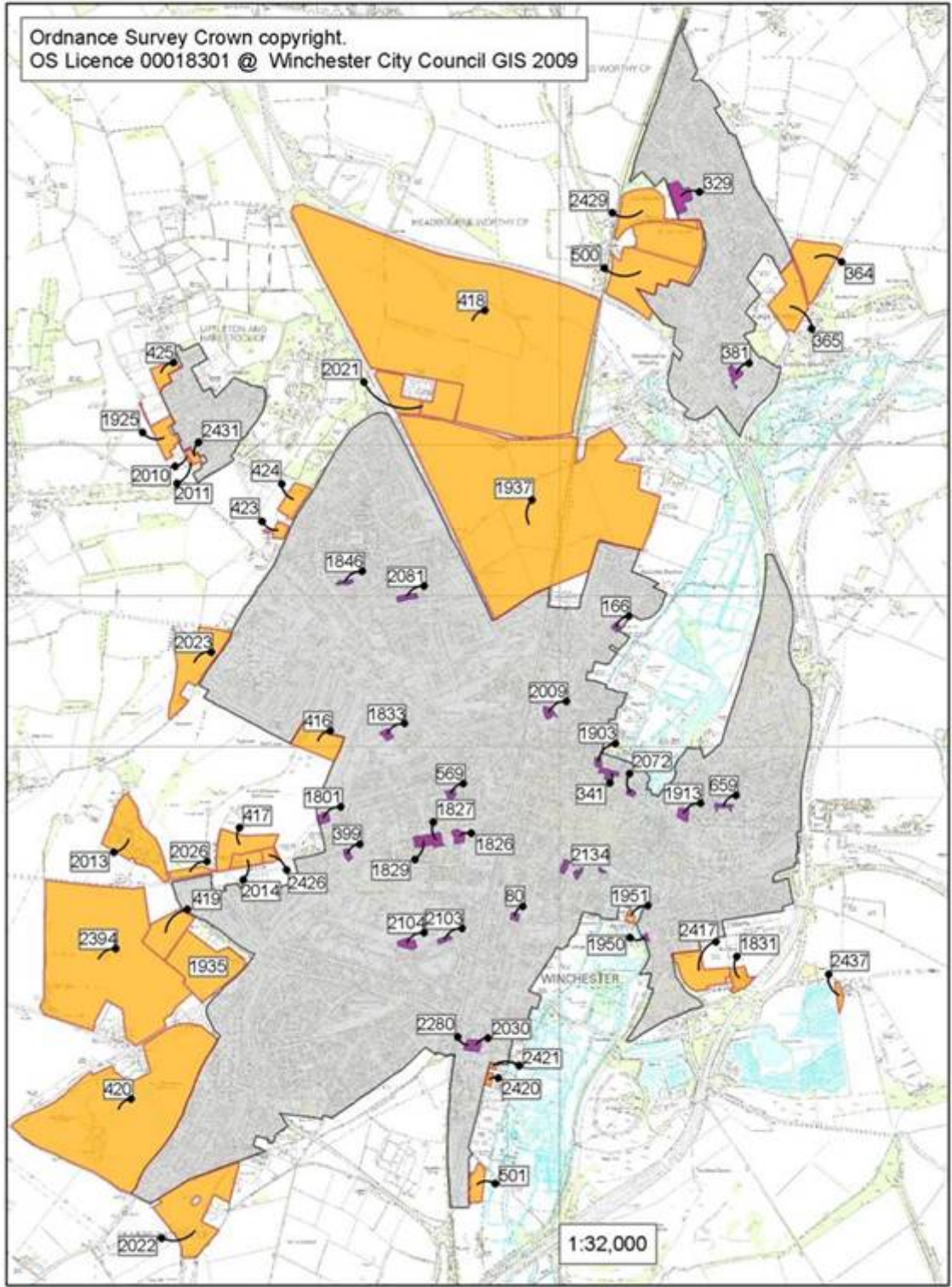


Map 35 – Wickham 2






Map 36 – Winchester, Littleton and Kings Worthy

-  Sites within the Countryside
 -  Sites within Settlement Boundaries (Policy H3)
 -  Settlement_Boundaries
- Winchester, Littleton and Kingsworthy**

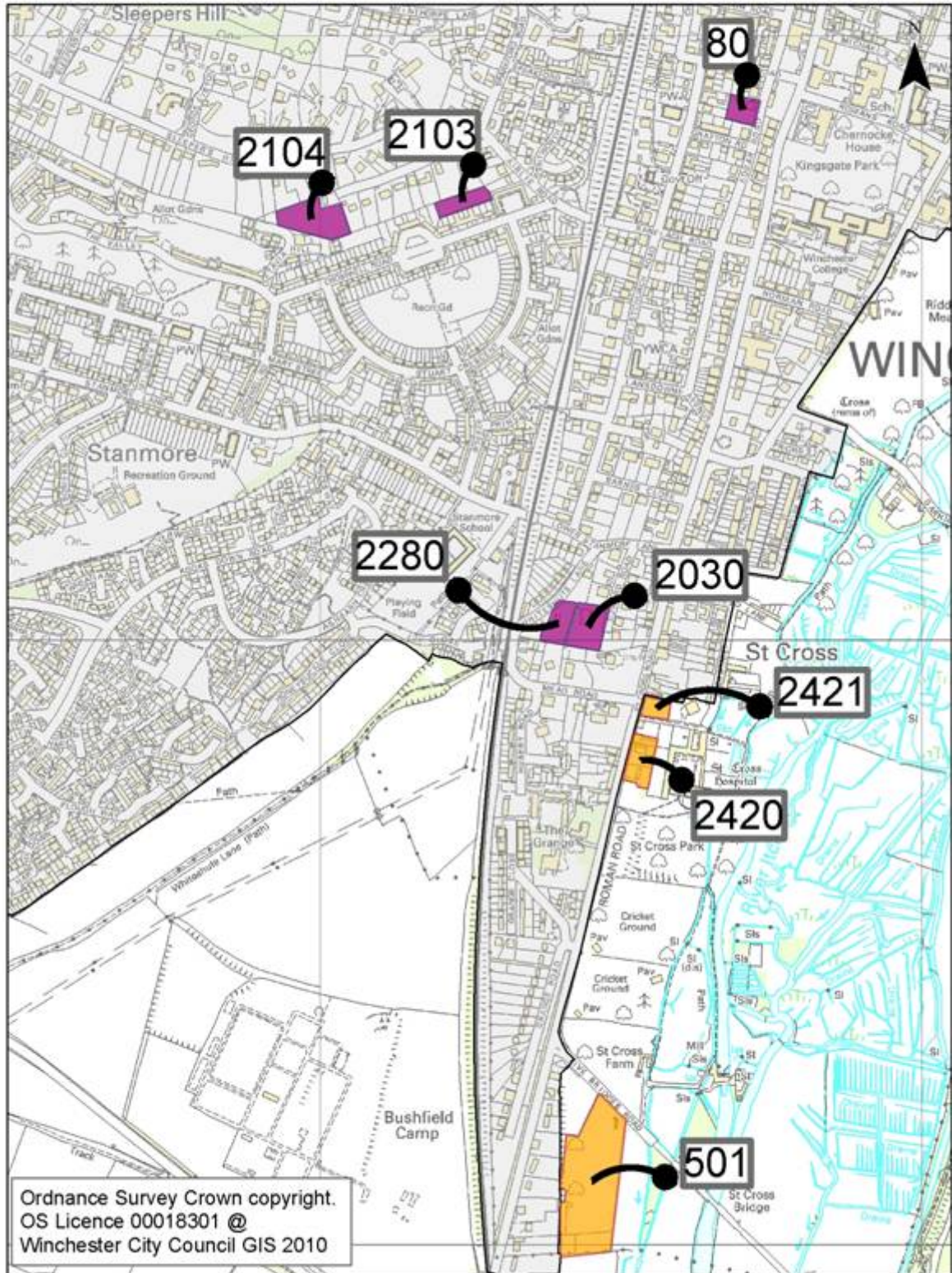


Map 37 – Winchester 1

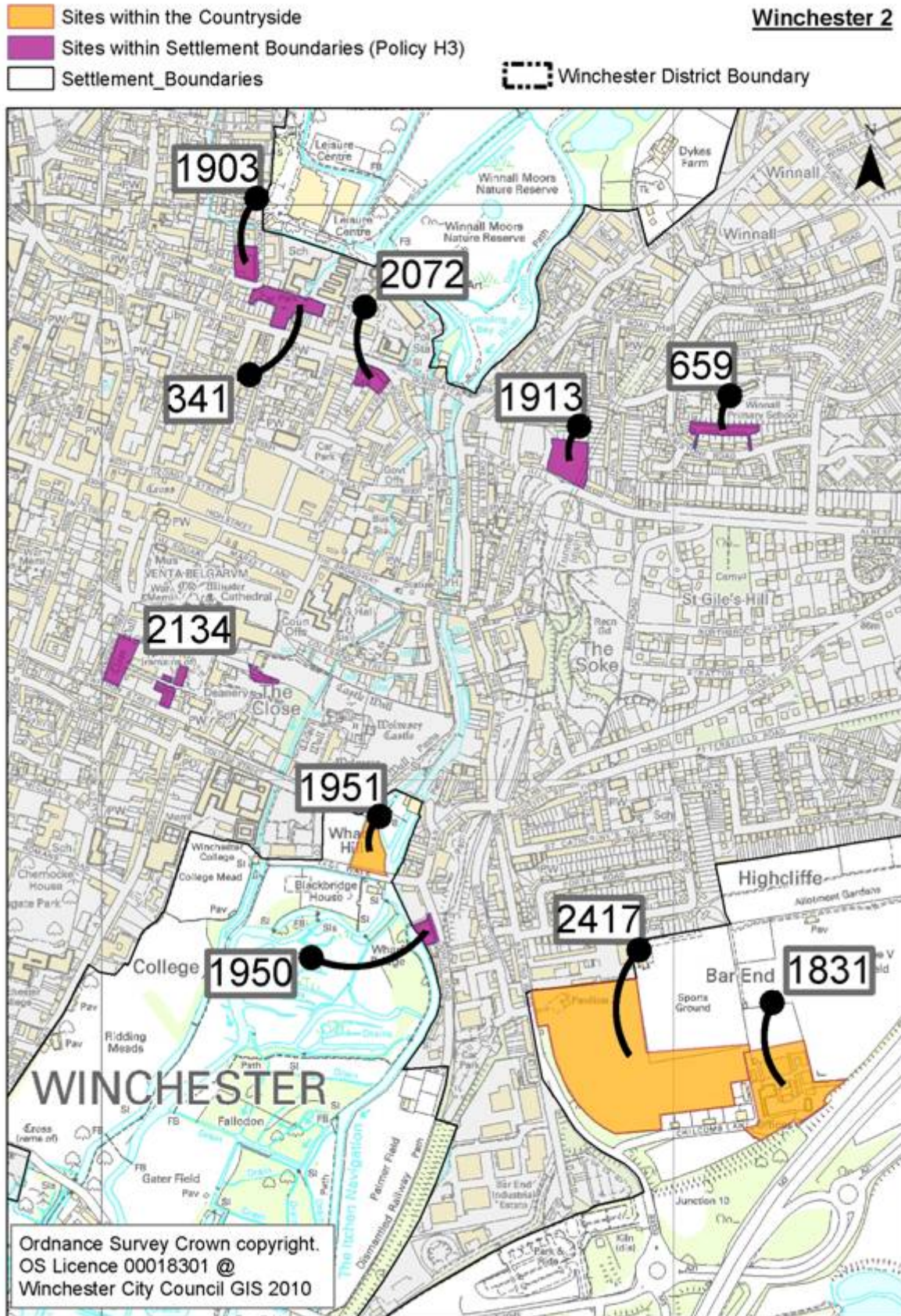
-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries

Winchester 1




 Winchester District Boundary



Map 38 – Winchester 2

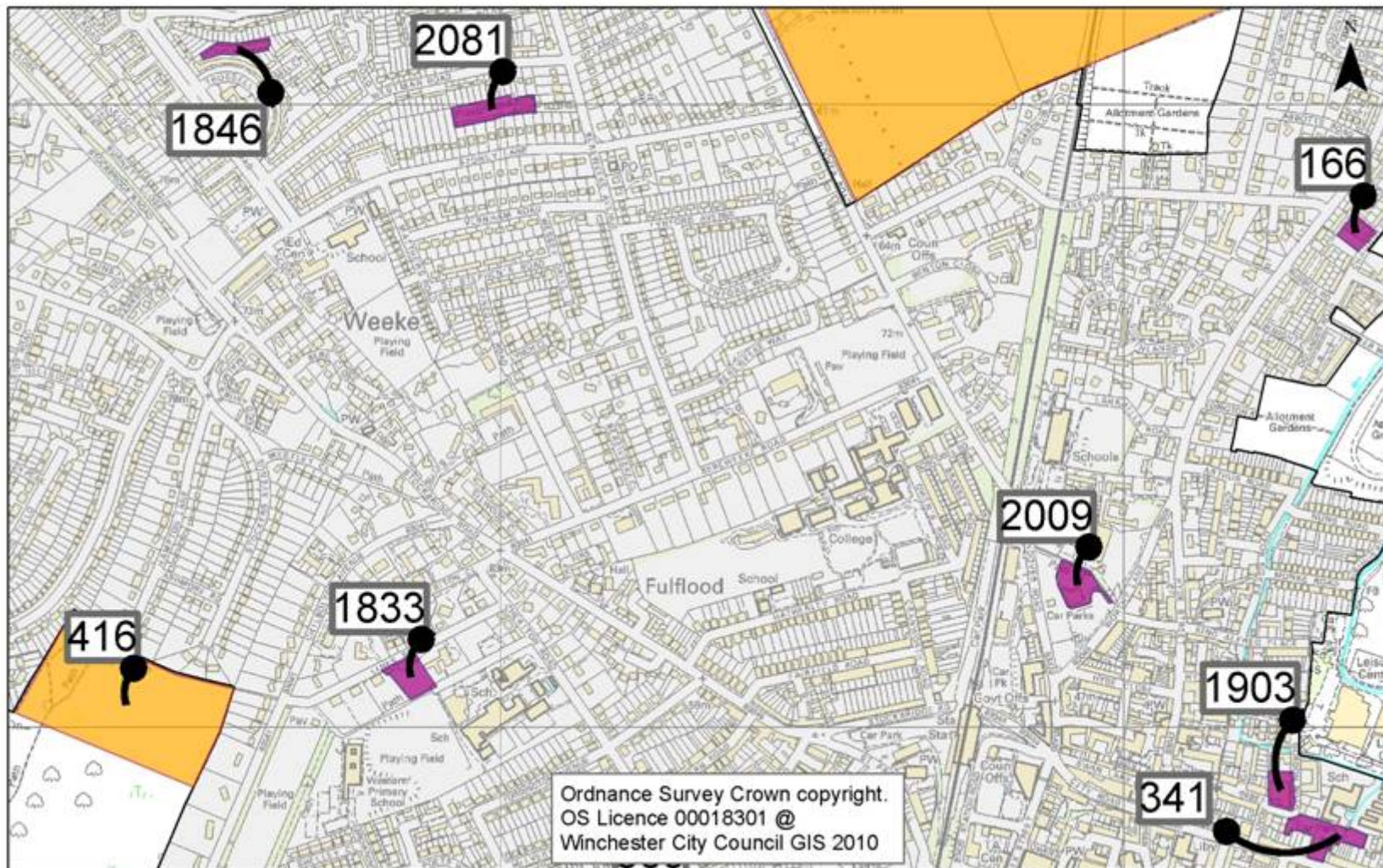


Map 39 – Winchester 3




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

 Winchester District Boundary

Winchester 3

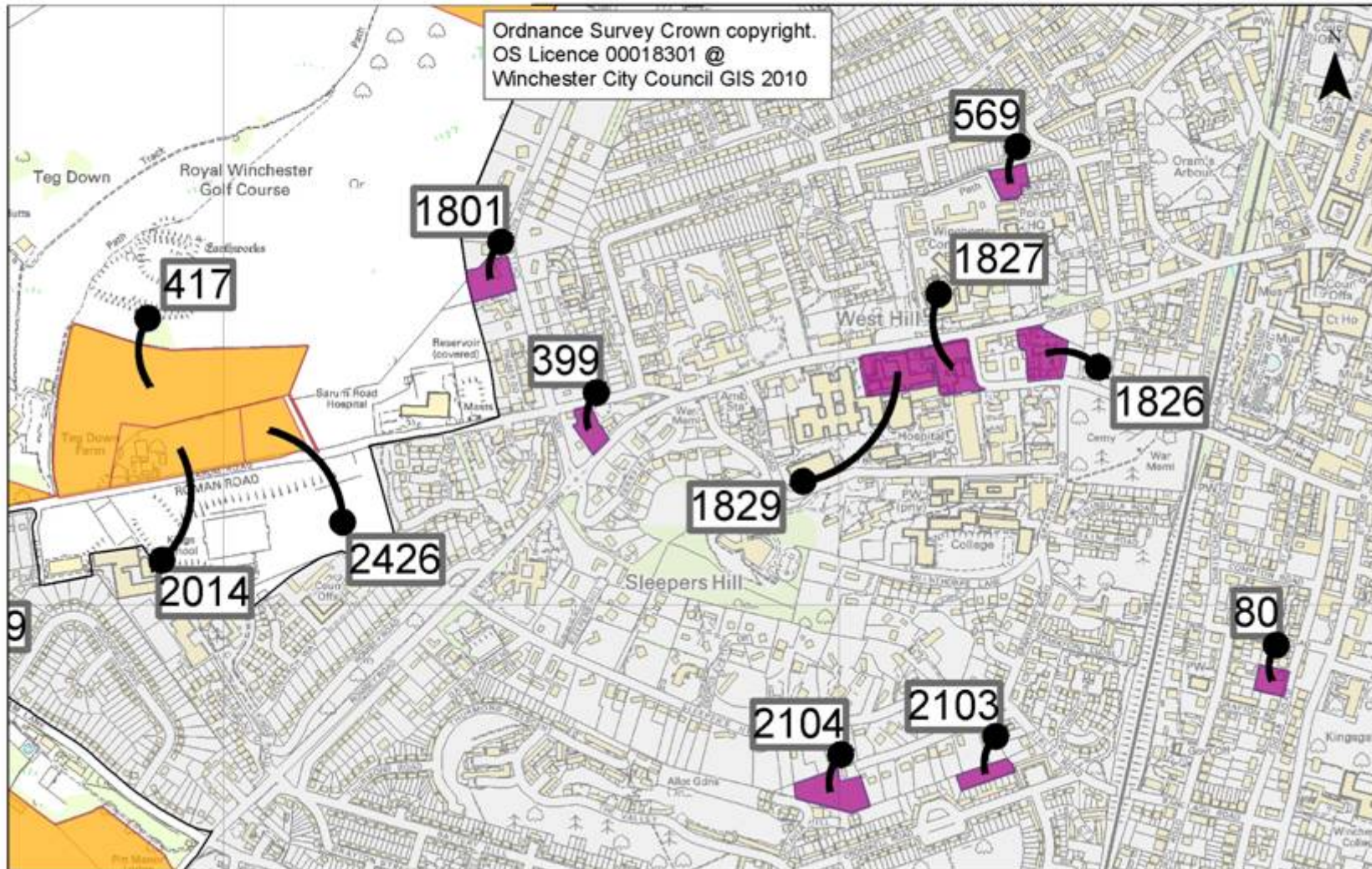


Map 40 – Winchester 4

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

 Winchester District Boundary

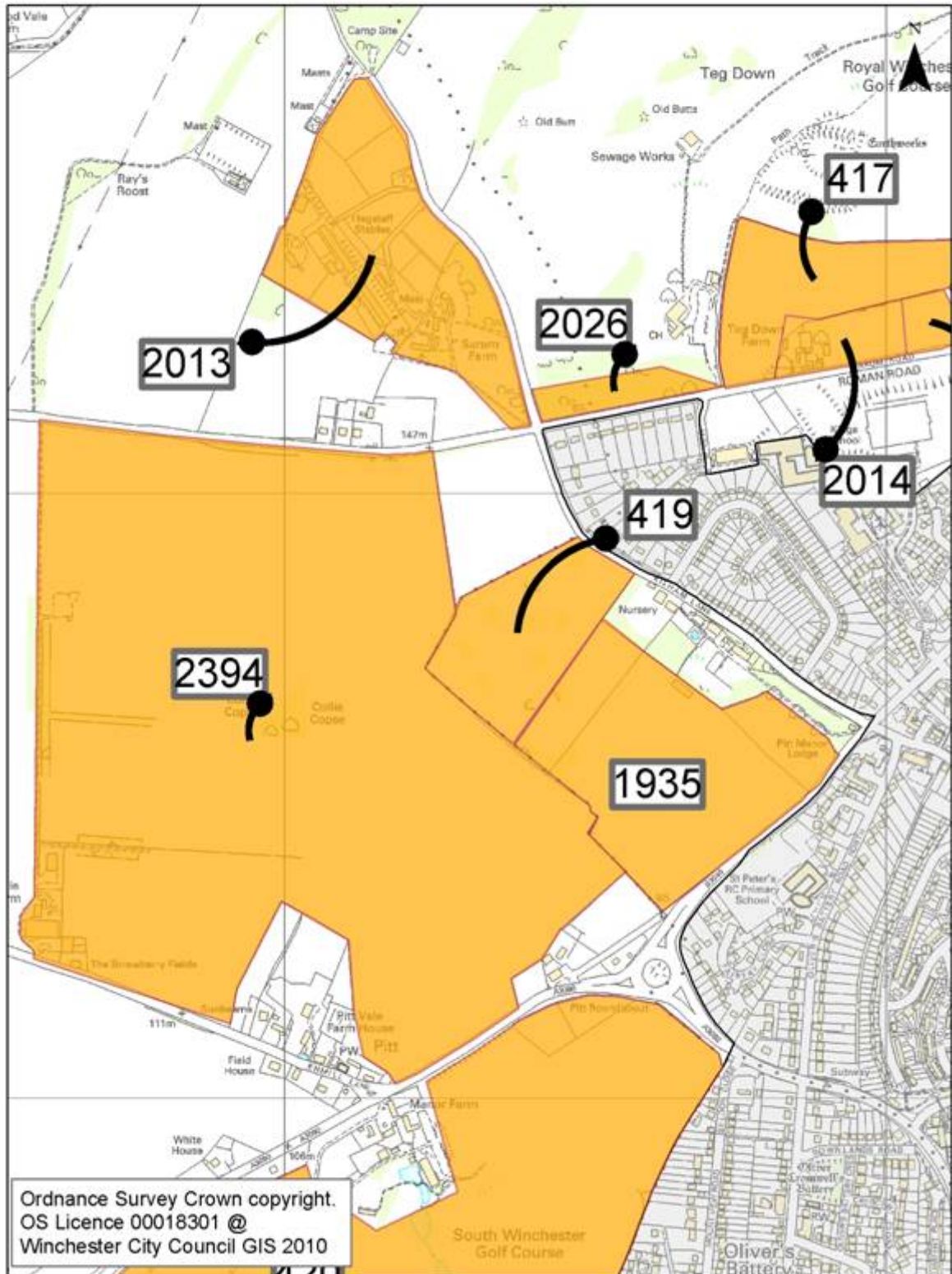
Winchester 4



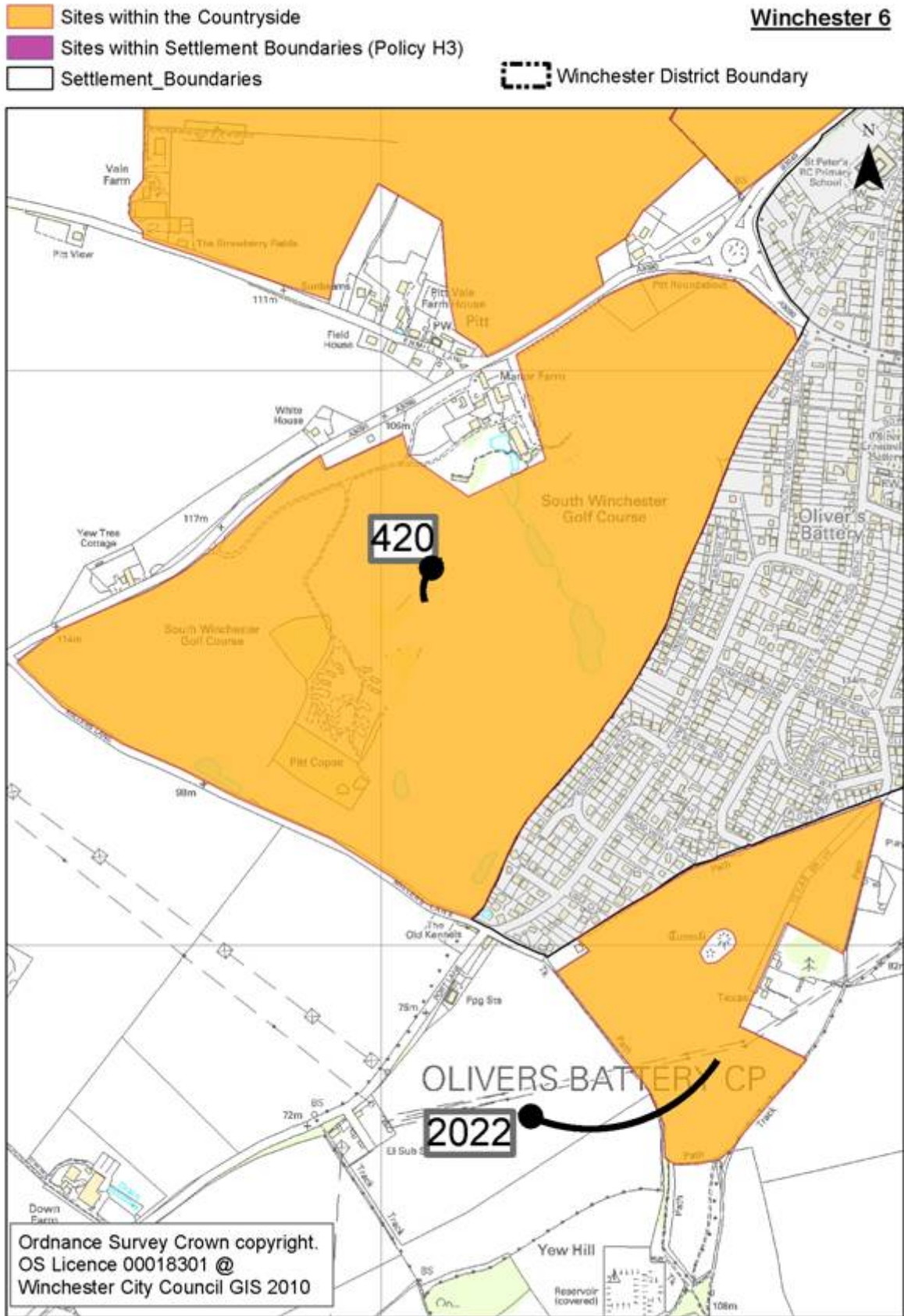
Map 41 – Winchester 5

-  Sites within the Countryside
-  Sites within Settlement Boundaries (Policy H3)
-  Settlement_Boundaries
-  Winchester District Boundary

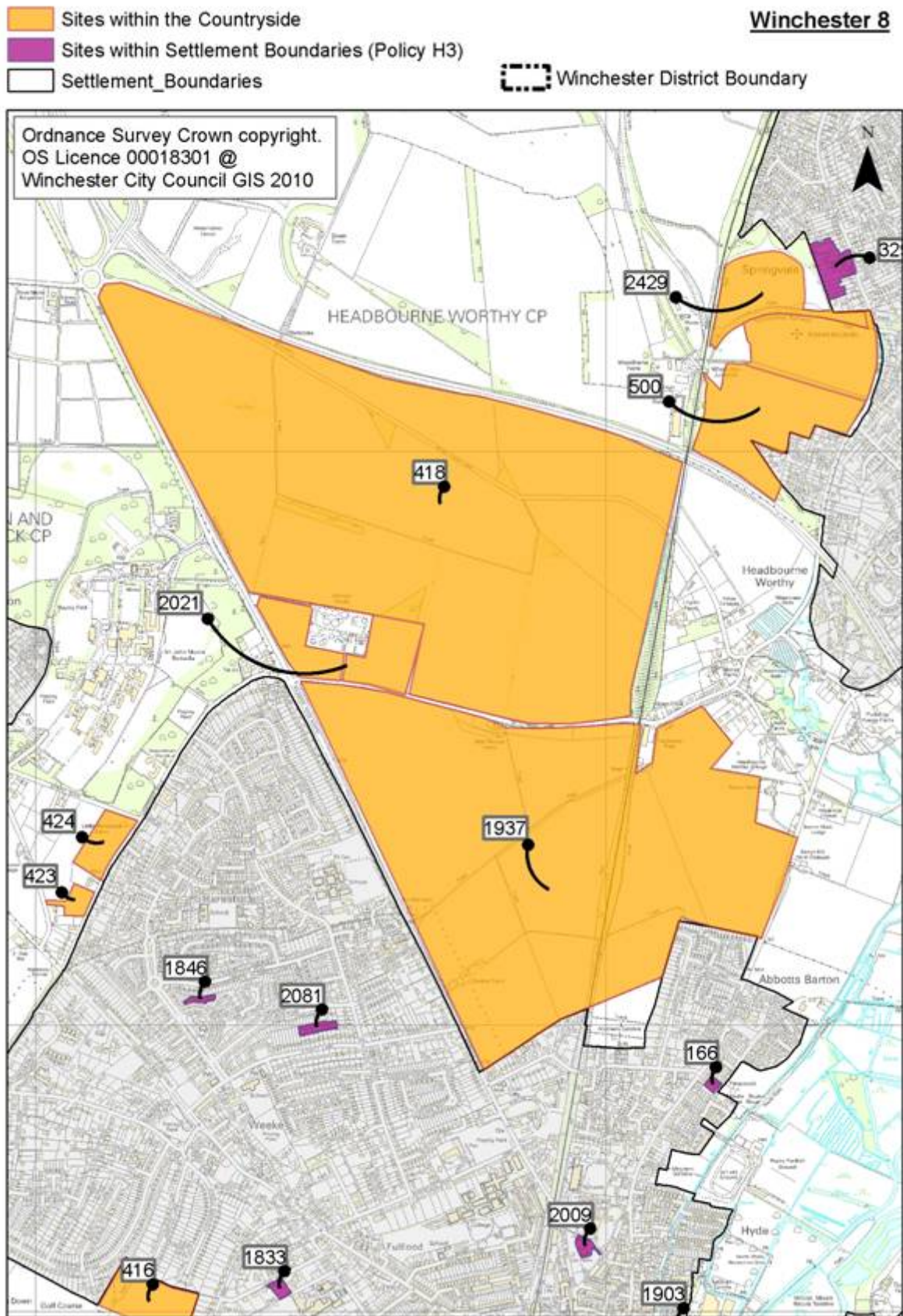
Winchester 5



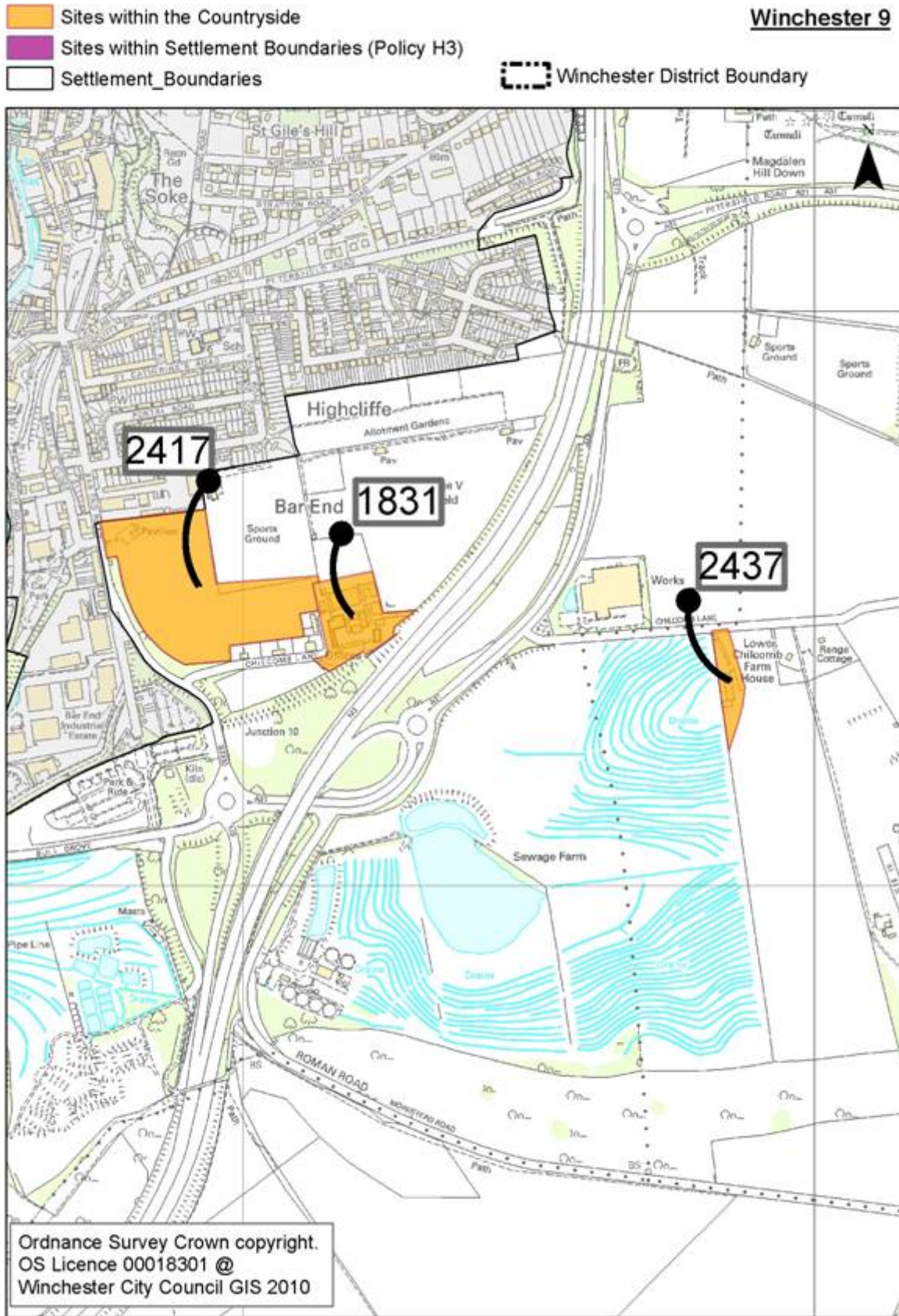
Map 42 – Winchester 6



Map 44 – Winchester 8 (1:16,000)






Map 45 – Winchester 9




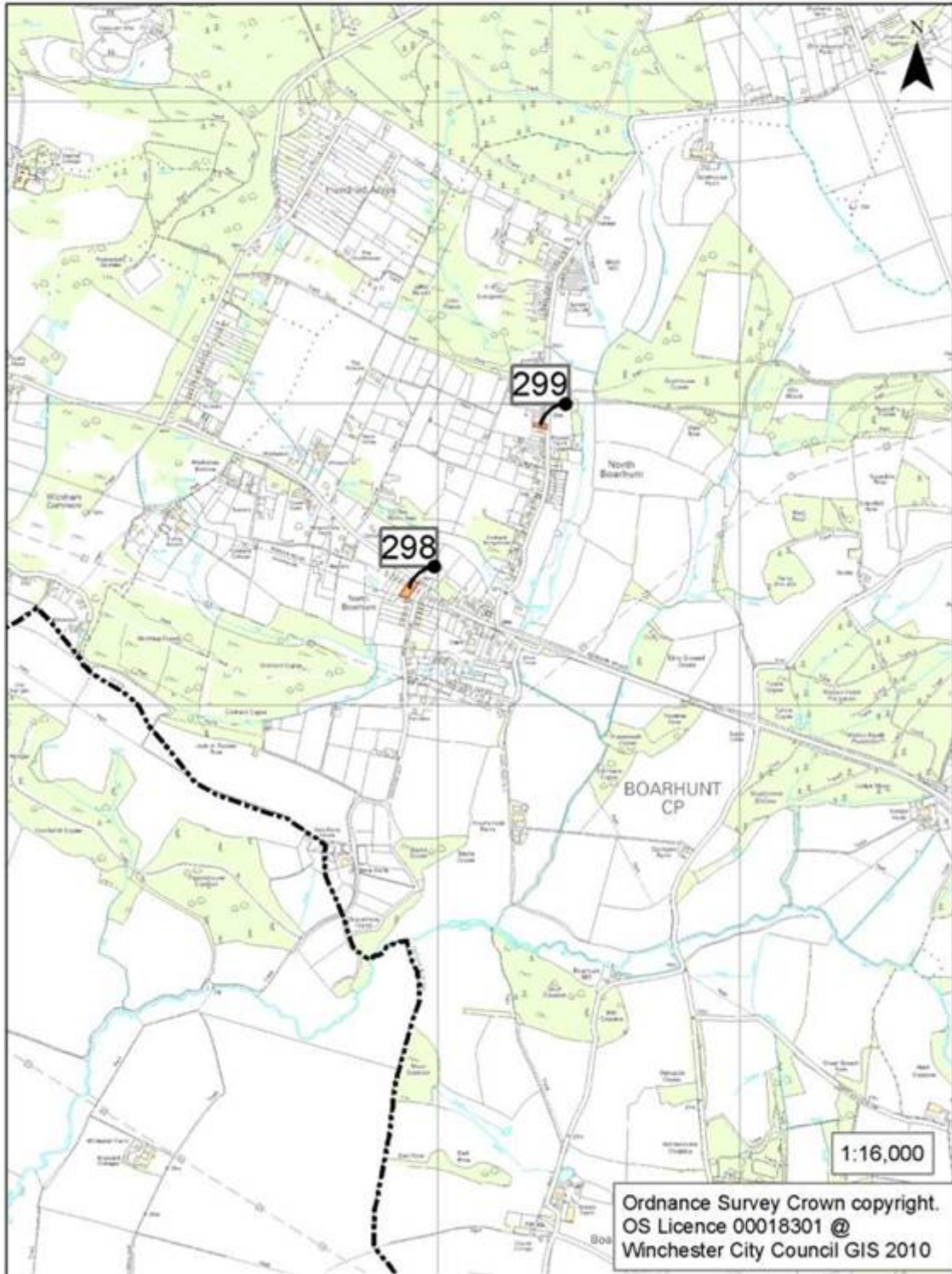
Other Settlements

Map 46 – North Boarhunt

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

North Boarhunt

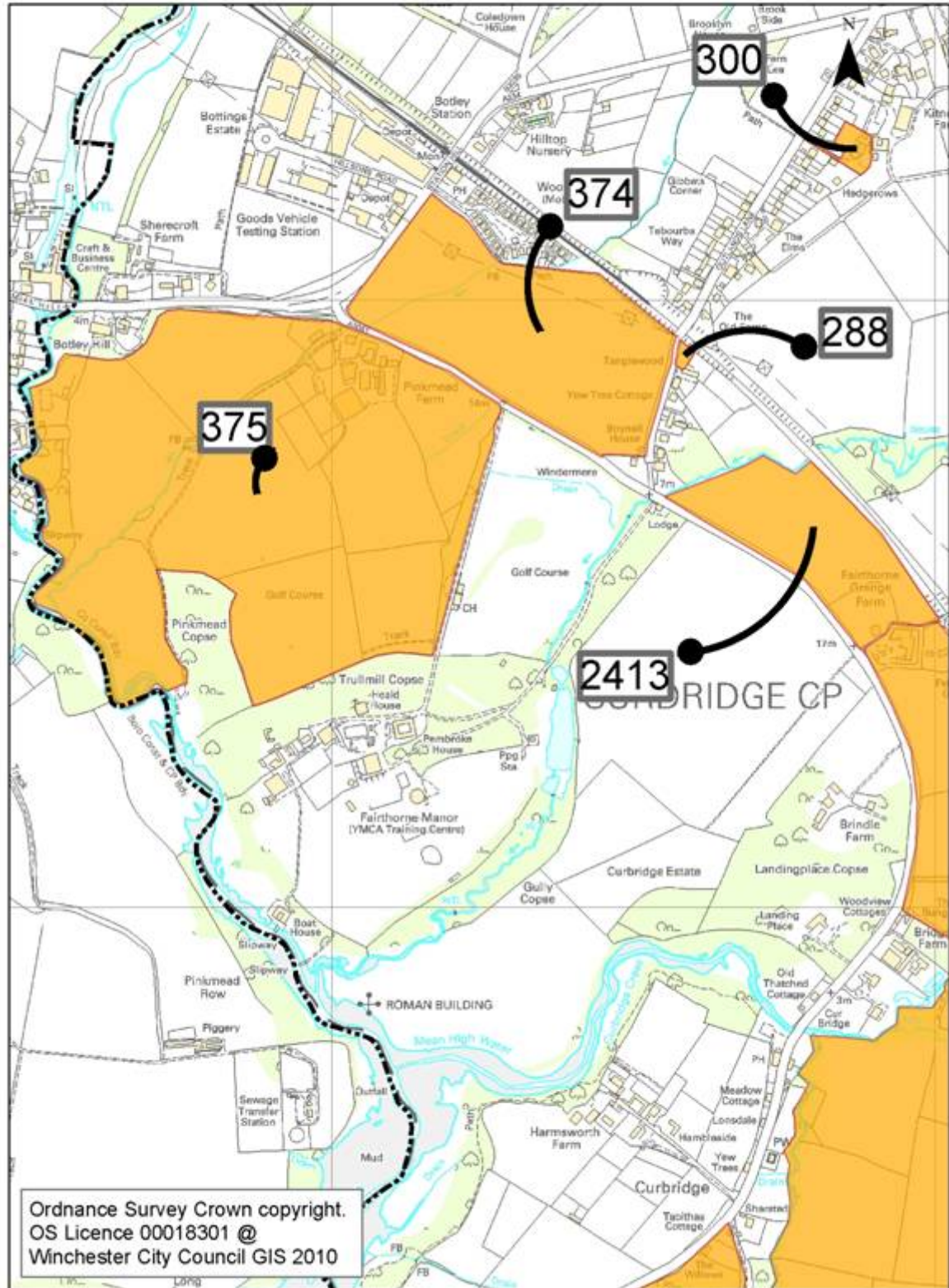
 Winchester District Boundary



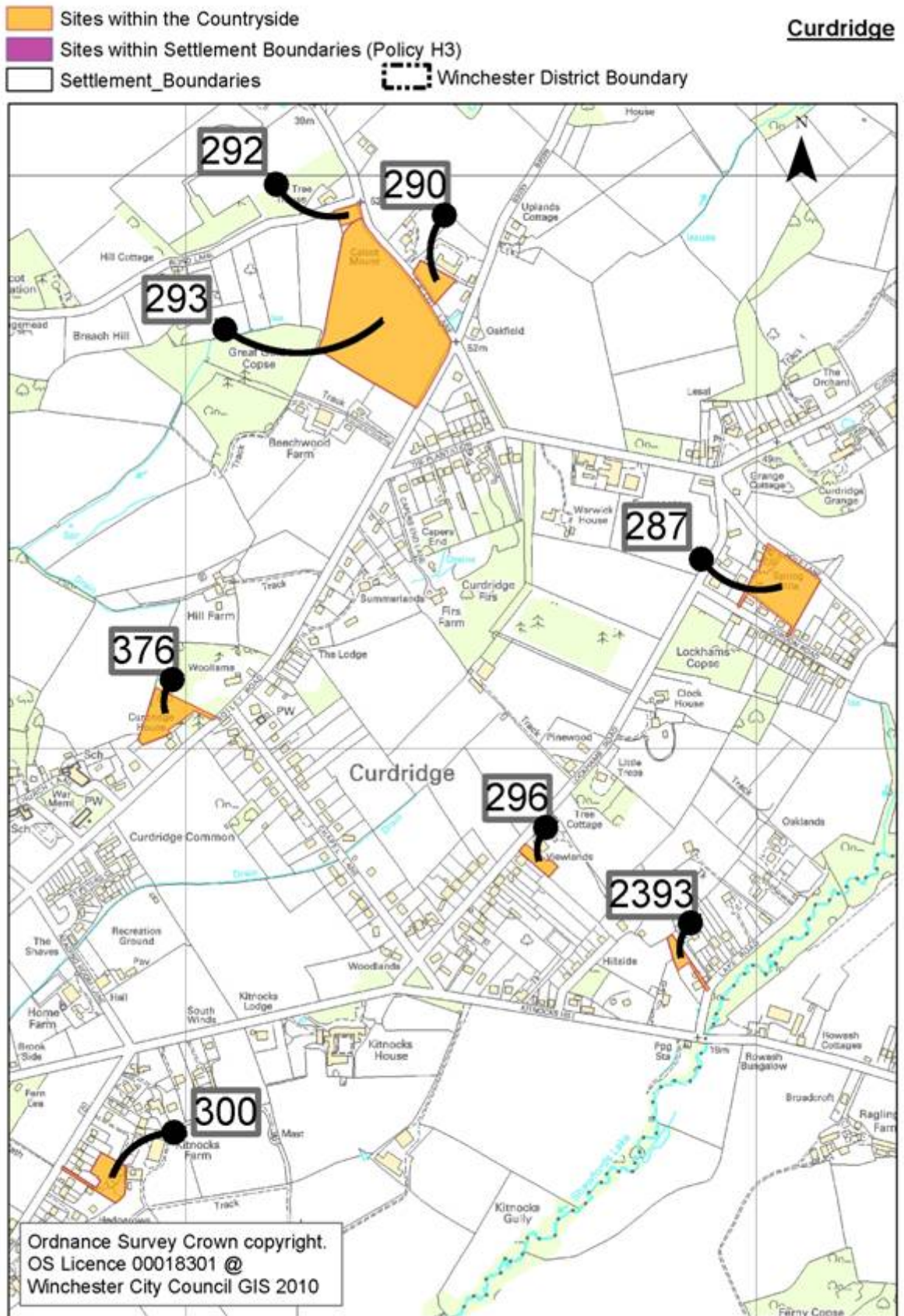
Map 47 – Botley and Curbridge 1

- Sites within the Countryside
- Sites within Settlement Boundaries (Policy H3)
- Settlement Boundaries
- Winchester District Boundary

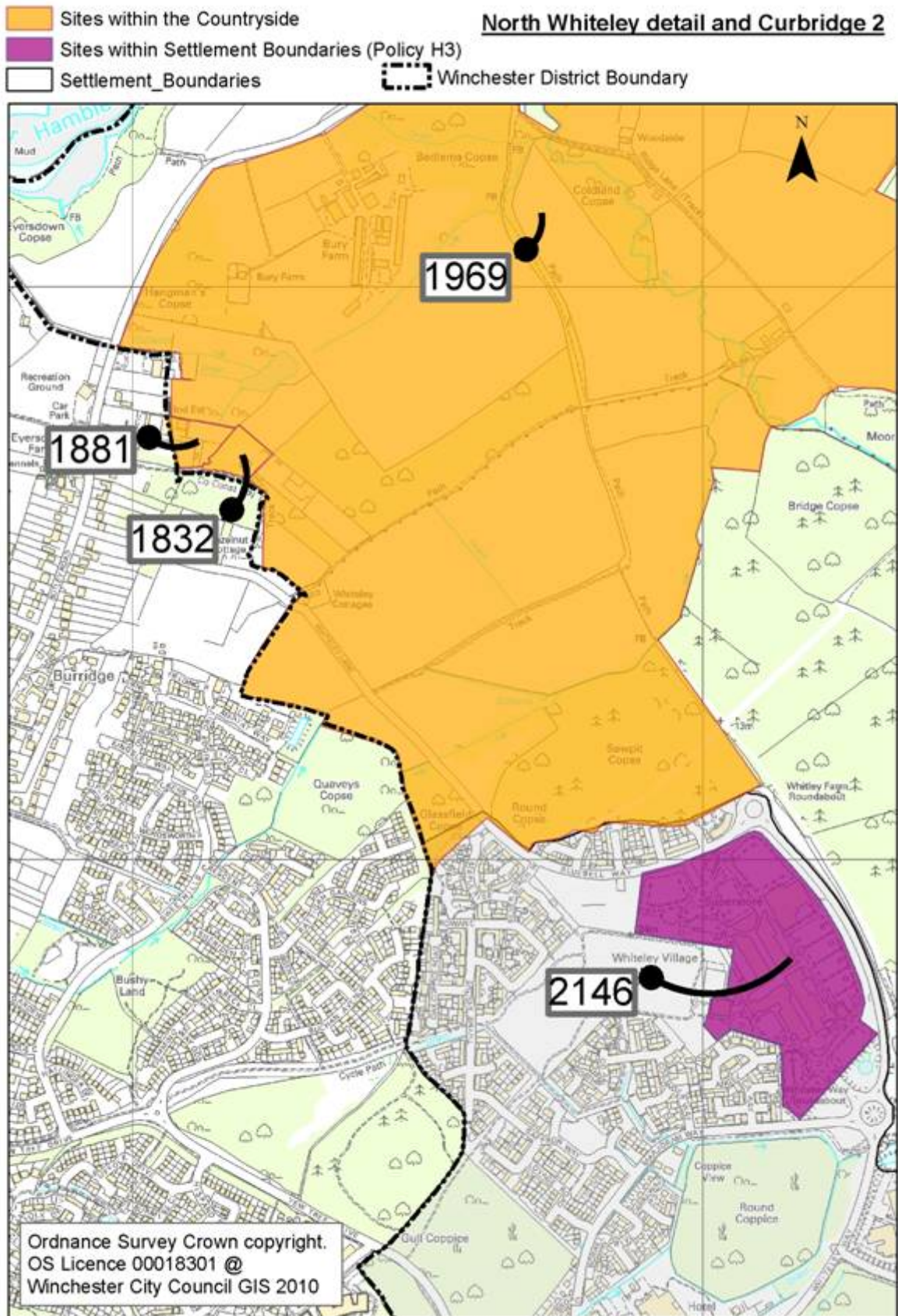
Botley and Curbridge 1



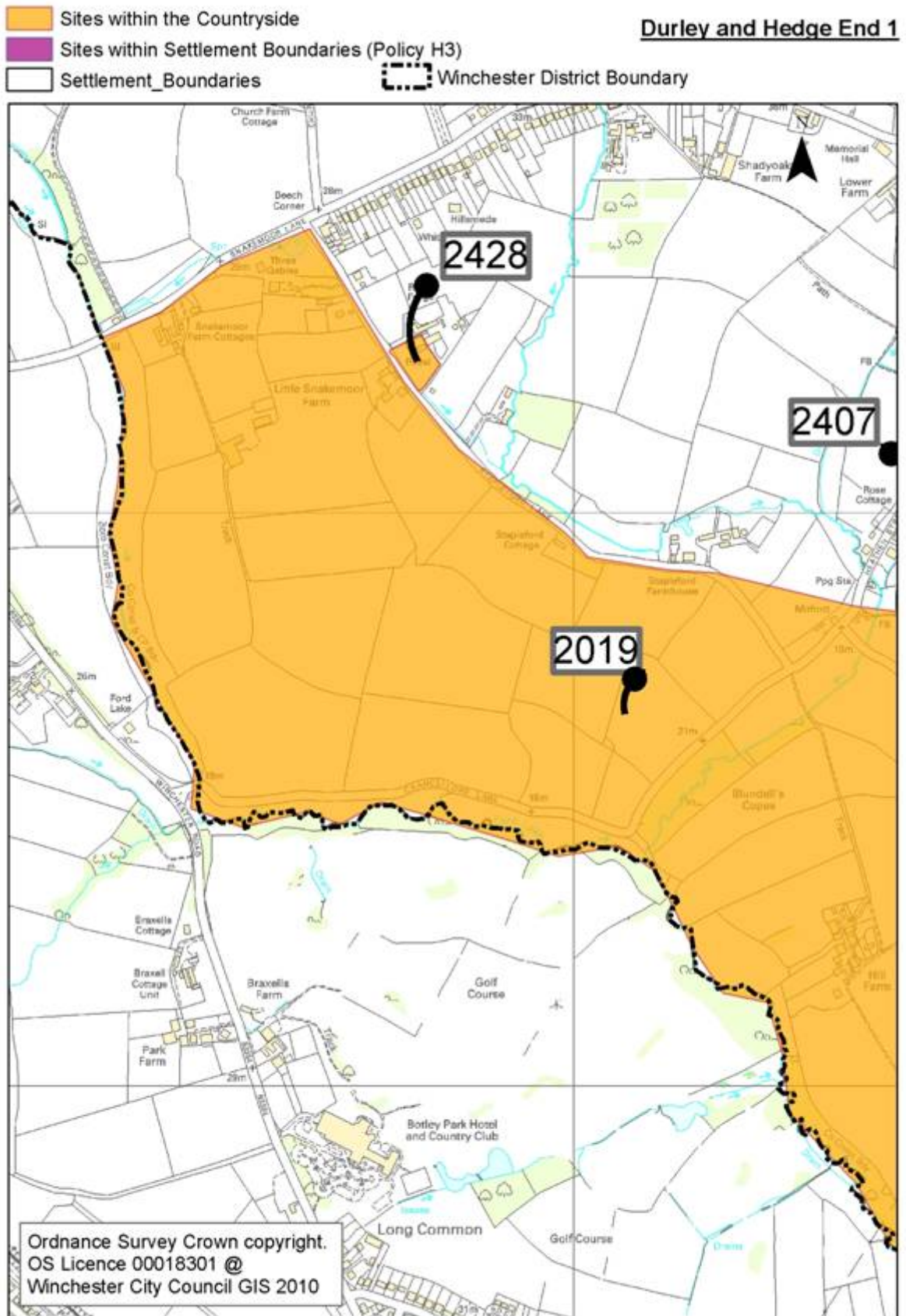
Map 48 –Curdridge



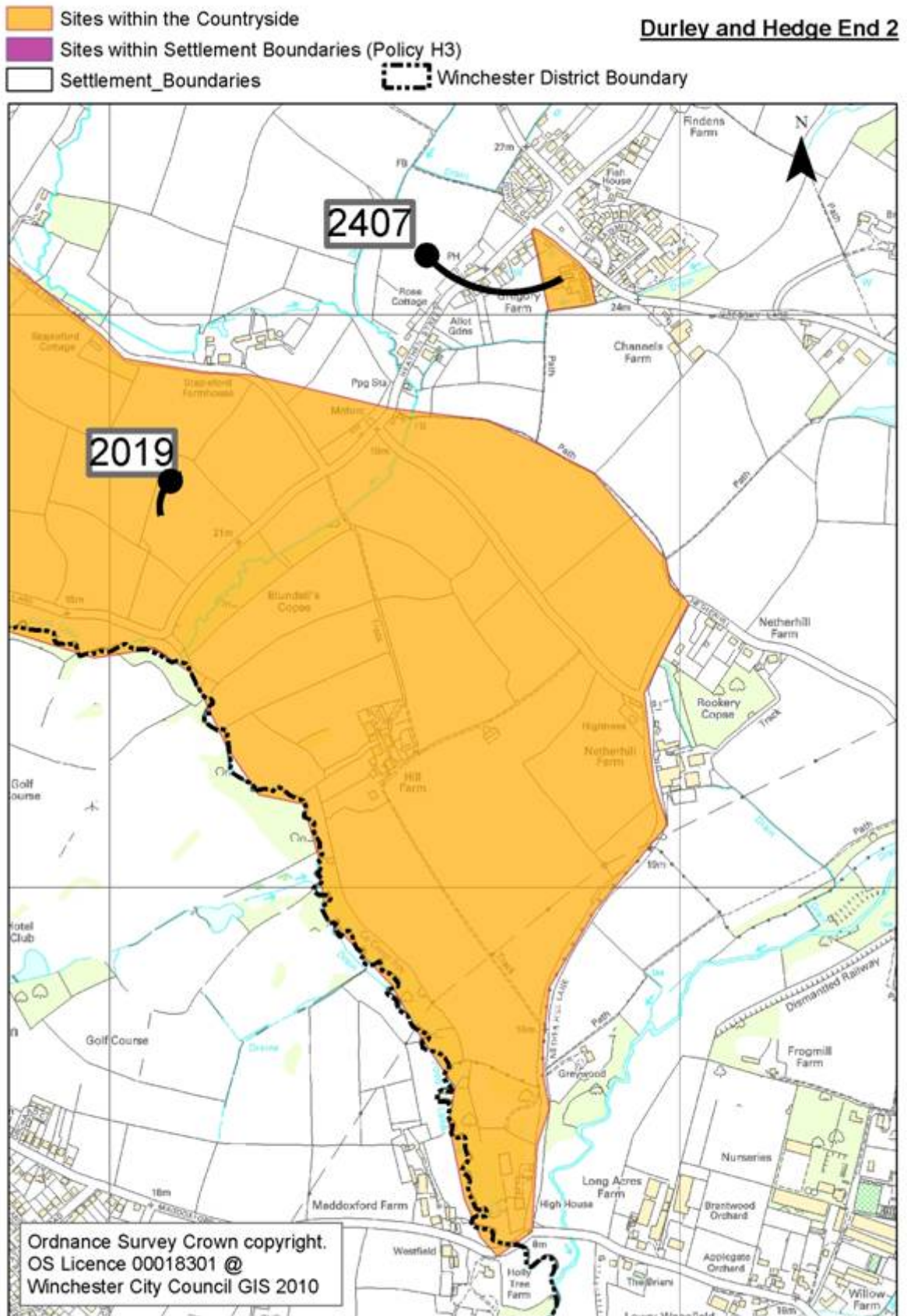
Map 49 –Curbridge 2 and Whiteley North – detail



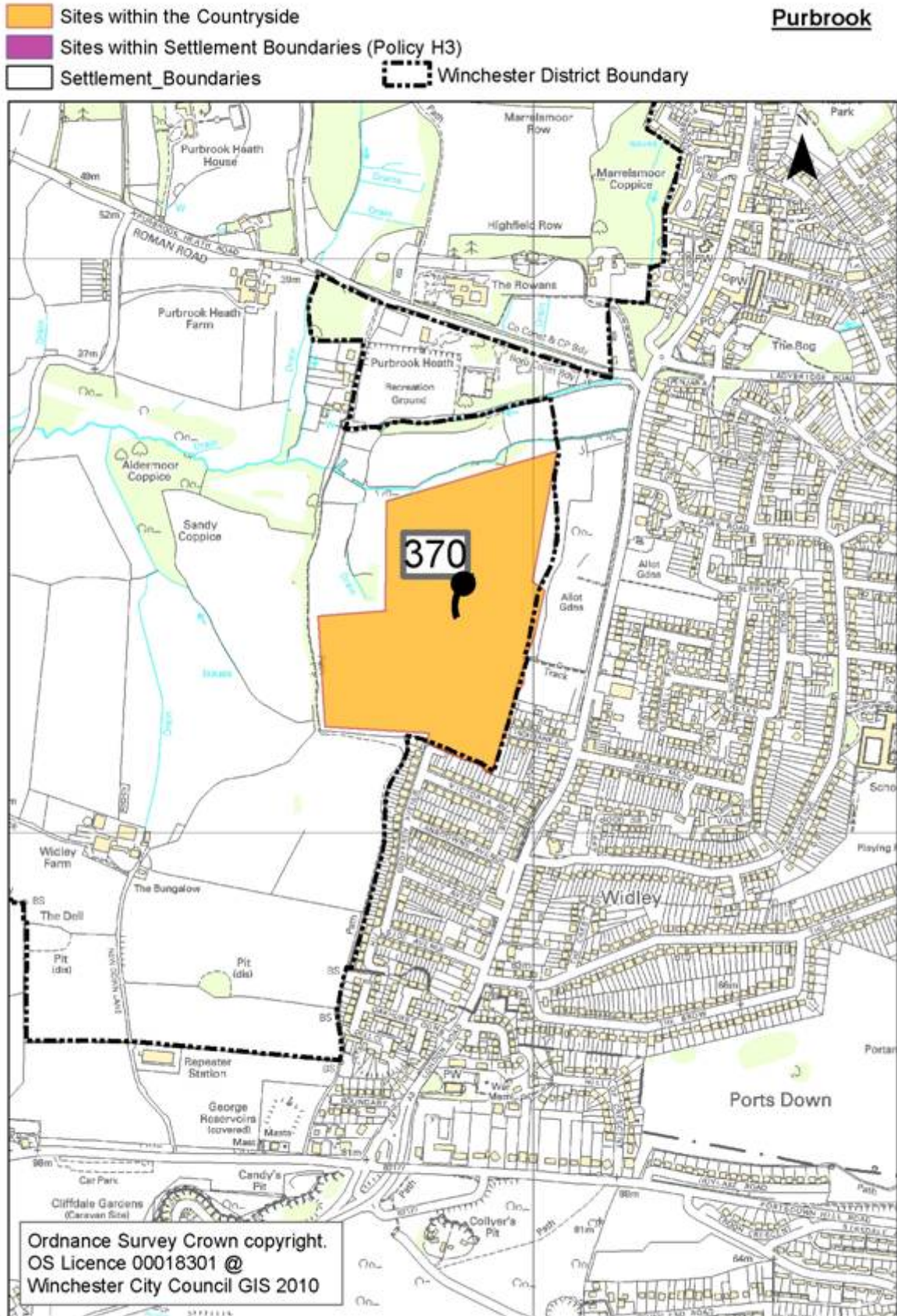
Map 50 – Durley and Hedge End 1 (Hedge End Area of Search)



Map 51 – Durley and Hedge End 2(Hedge End Area of Search)



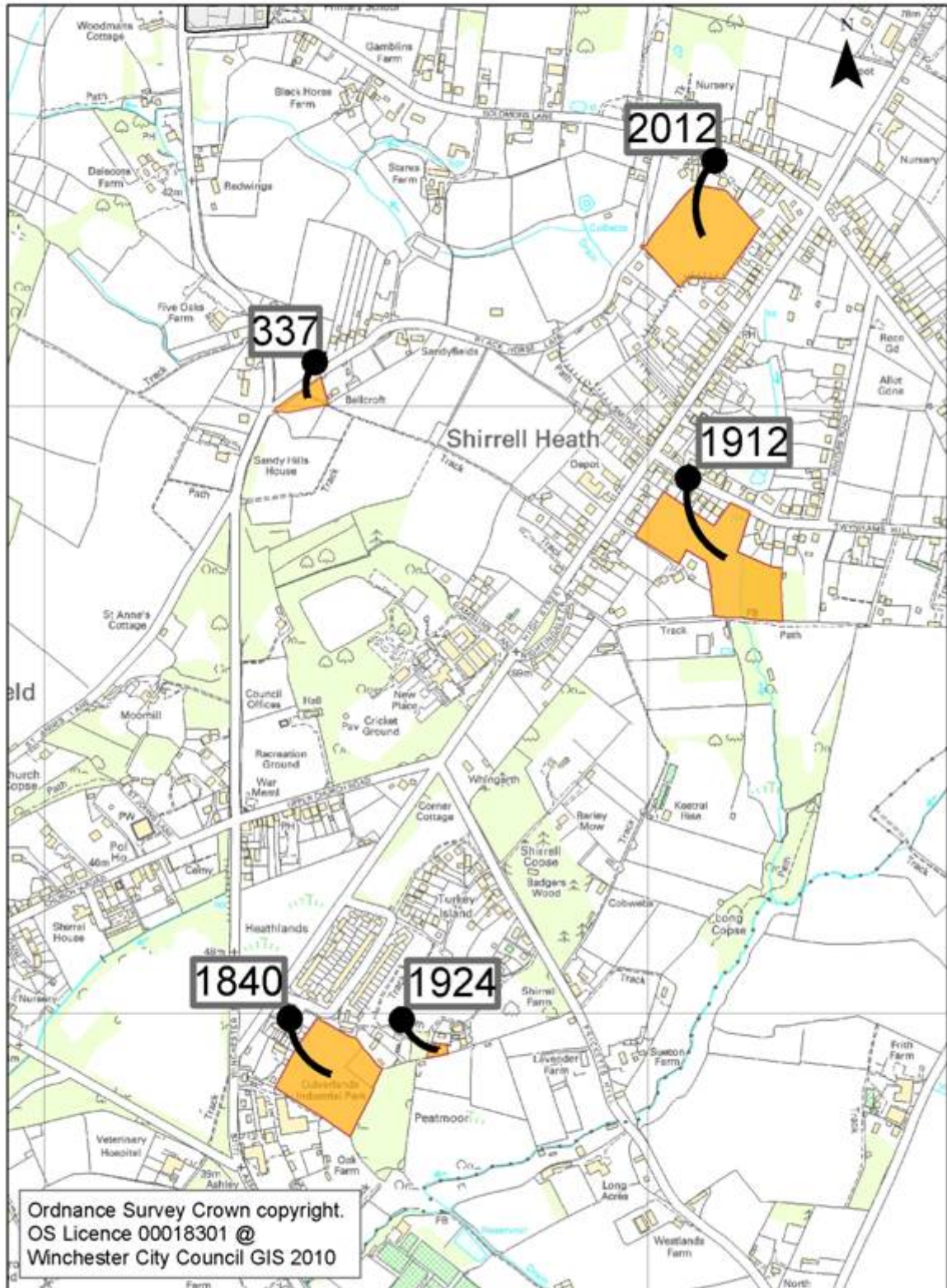
Map 52 – Purbrook



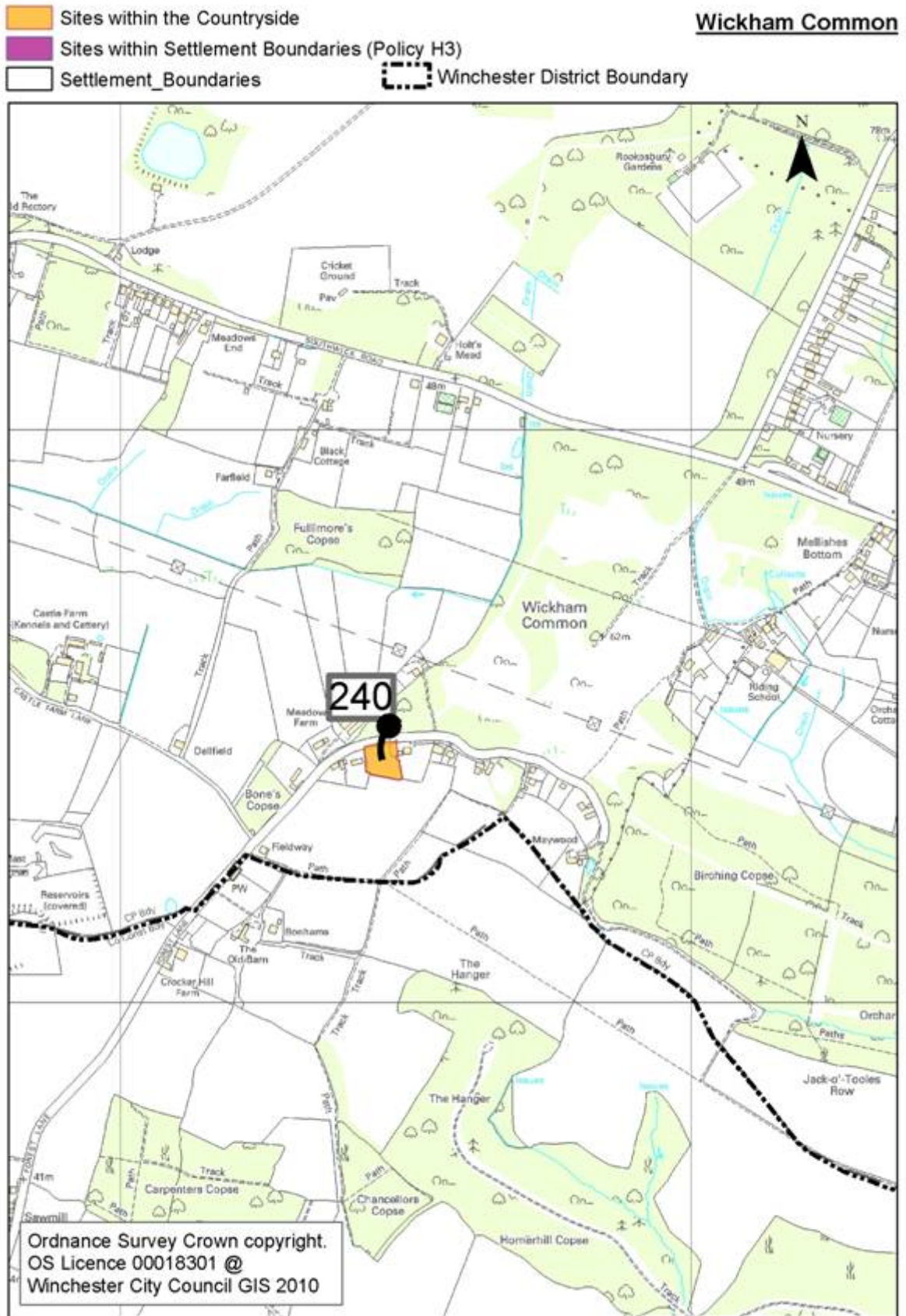
Map 53 – Shedfield and Shirrell Heath

- Sites within the Countryside
- Sites within Settlement Boundaries (Policy H3)
- Settlement Boundaries
- Winchester District Boundary

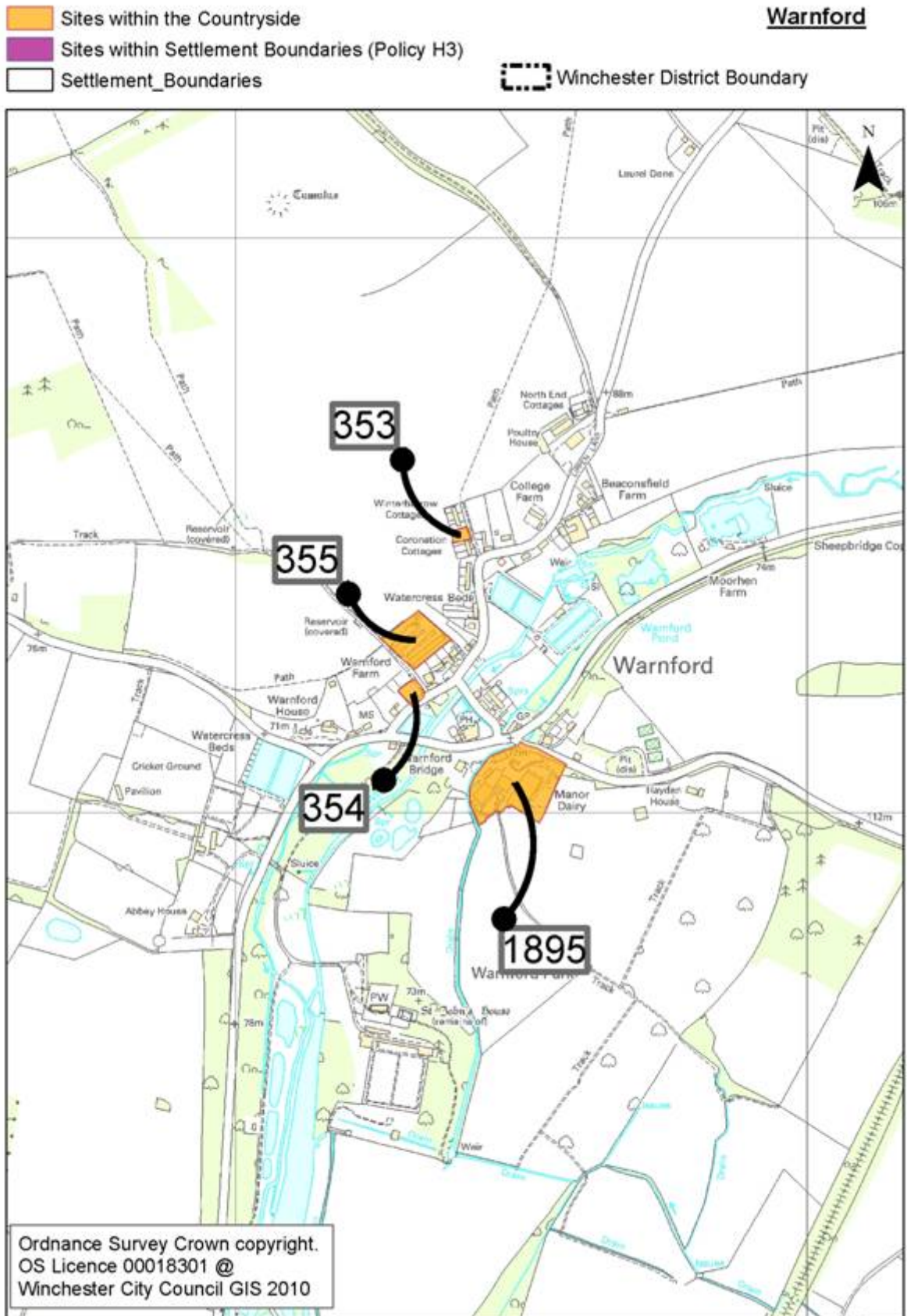
Shedfield and Shirrell Heath



Map 54 – Wickham Common



Map 55 – Warnford



Appendix C: Site Assessments

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1 Bishops Waltham

Within Settlement: Bishops Waltham **SHLAA ID Ref:** 852
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km):
Service score on facilities: 30	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2020-2025
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

SHLAA ID Ref: 1712

Nearest Settlement:

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km):
Service score on facilities: 30	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

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. There is a purchaser, but site being sold in different plots at different times - achieving comprehensive development will be difficult.

Within Settlement: Countryside
Nearest Settlement: Bishops Waltham
Address: Land at Pondsides

SHLAA ID Ref: 279
In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Part	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Part	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 0.56
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The northern part of the site is within the national park and the remainder is allocated for open space. Lower area identified as existing play space. A CPO Inquiry Inspector ruled that only a small proportion on the site was required for POS purposes.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Public Open Space

Summary: The southern part of the site adjoins residential development on two sides and is currently allocated for open space use.

Within Settlement: Countryside **SHLAA ID Ref:** 280
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Walham lies to the northwest.
Site Access:	Access possible direct onto B2177

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building: Adjacent to Scheduled Monument:	Conservation Area:	
National Park:	Facility SF7:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 0.5
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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 agriculture land.

Within Settlement: Countryside **SHLAA ID Ref:** 281
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 STW

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap:	Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 1.2
Service score on facilities: 30	Proximity to village or town centre (km): 1.4
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 283
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap:	part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0.3
Service score on facilities: 30	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Within Settlement: Countryside **SHLAA ID Ref:** 284
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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)

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 0.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to Priory Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 356
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 0.9
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 358
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 adjoin 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to Albany Road Cricket Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1872
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 4
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC: Yes	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km):
Service score on facilities: 30	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1877
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
Address: Land at Albany Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the northwestern 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015

Nature of interest: Agent for prospective 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: Countryside **SHLAA ID Ref:** 1879
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
Address: land at Albany Farmhouse

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential and paddock
Character of Area:	The site lies on the northwestern 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Part	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 1.1
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1880
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 1
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0.1
Service score on facilities: 30	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site. Adjacent areas have also been submitted.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1968
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 1.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within the South Downs National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside
Nearest Settlement: Bishops Waltham
Address: Albany Farm

SHLAA ID Ref: 2390
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - grazing horses
Character of Area:	The site lies on the northwestern 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Adjacent	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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: Countryside
Nearest Settlement: Bishops Waltham
Address: Coppice Hill

SHLAA ID Ref: 2398
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 30	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is within a local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2399
Nearest Settlement: Bishops Waltham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: Grade 4 - Poor Quality
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0.1
Service score on facilities: 30	Proximity to village or town centre (km): 1.56
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest: Owner. There are minor restrictive covenants relating to 3 no. Esso oil pipelines.

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.

2 Colden Common

Within Settlement: Colden Common

SHLAA ID Ref: 888

Nearest Settlement:

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 23	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown

Estimated Timescale for Delivery: 2020-2025

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Caravan storage site

Within Settlement: Colden Common

SHLAA ID Ref: 1758

Nearest Settlement:

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO: Yes	SINC: Adjacent	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 23	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

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)

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 275
Nearest Settlement: Colden Common **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes-part
National Park: Adjacent	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site adjoins national park, ancient woodlands and SINC to east. Agent confirmed availability within the first 5yrs and applicant's willingness to accommodate mixed employment/housing use on site if necessary (email 24.11.09).

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1870
Nearest Settlement: Colden Common **In PUSH:** Yes
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 Comon 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 7.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1871
Nearest Settlement: Colden Common **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 8.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1874
Nearest Settlement: Colden Common **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden: Adjacent	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 7.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agriculture land - currently unused vacant land, not forming part of an agricultural holding.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2389
Nearest Settlement: Colden Common **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Yes	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: True

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 8.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: A SINC covers the whole site

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2401
Nearest Settlement: Colden Common **In PUSH:** Yes
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. One existing access to Church Lane. 4 bus stops are within 50m of the site

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO: 3	SINC:	
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 23	Proximity to village or town centre (km): 7.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: There are three TPOs on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 285
Nearest Settlement: Compton Down **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 0
Service score on facilities: 6	Proximity to village or town centre (km): 5
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2293
Nearest Settlement: Compton **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area: Part	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0.5
Service score on facilities: 0	Proximity to village or town centre (km): 3.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within Compton Street Conservation Area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2439
Nearest Settlement: Compton **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Separate from settlement

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 **SHLAA ID Ref:** **286**
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 16	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 314
Nearest Settlement: Corhampton and Meonstoke **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden: Adjacent	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.7
Service score on facilities: 13	Proximity to village or town centre (km): 7.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2002
Nearest Settlement: Corhampton and Meonstoke **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1.3
Service score on facilities: 13	Proximity to village or town centre (km): 8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

5 Denmead

Within Settlement: Denmead **SHLAA ID Ref:** 475
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 25	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2020-2025
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Denmead **SHLAA ID Ref:** 958
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 25	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2020-2025

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: In grounds of HCC residential home

Within Settlement: Denmead
Nearest Settlement:
Address: Kidmore Lane

SHLAA ID Ref: 1783
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 25	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes: Hedgerows

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Toilet block and car park

Within Settlement: Denmead **SHLAA ID Ref:** 1835
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 25	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Potential source of overland flooding

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Denmead **SHLAA ID Ref:** 2054
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 25	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Public House

Within Settlement: Countryside **SHLAA ID Ref:** 294
Nearest Settlement: Denmead **In PUSH:** Yes
Address: Land at Anmore Lodge, Edneys Lane, Denmead

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site lies to the north and west of Denmead residential area and is screened by mature shrubs and trees. To the west lie further low density housing outside the settlement boundary and to the north agricultural fields.
Site Access:	Through private road onto Edney's Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site is located on edge of high order settlement.

Within Settlement: Countryside **SHLAA ID Ref:** 301
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap: Yes	part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 302
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Yes	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.9
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 303
Nearest Settlement: Denmead **In PUSH:** Yes
Address: Little Frenchies Field

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is well contained by the settlement on three sides, with Hambledon Road forming the remaining northern boundary.
Site Access:	onto Hambledon Road or Southwick Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.1
Service score on facilities: 25	Proximity to village or town centre (km): 0
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agriculture Land - grade 3A. Local Plan Inspector concluded loss of this land is not an overriding issue.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 higher order settlement adjacent to Floodzones 2/3. Allocated as a Local Reserve Site in the Local Plan.

Within Settlement: Countryside **SHLAA ID Ref:** 310
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 1.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Grade 3b Agriculture land.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

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Within Settlement: Countryside **SHLAA ID Ref:** 311
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 2
National Park:	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC: Part	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.2
Service score on facilities: 25	Proximity to village or town centre (km): 1.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Grade 3b Agriculture land.SINC makes up most of site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site separated from the settlement by another SHLAA site and countryside. Large part of the site is SINC.

Within Settlement: Countryside
Nearest Settlement: Denmead
Address: Soake Road

SHLAA ID Ref: 312
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 2
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.5
Service score on facilities: 25	Proximity to village or town centre (km): 1.4
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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: Countryside

SHLAA ID Ref: 313

Nearest Settlement: Denmead

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.2
Service score on facilities: 25	Proximity to village or town centre (km): 0.3
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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: Countryside **SHLAA ID Ref:** 362
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to SINC and TPOs

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 367
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade:
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 378
Nearest Settlement: Denmead **In PUSH:** Yes
Address: Land to the south of Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the southeastern 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap: Yes	Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: The southeastern boundary is TPO.	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.93
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside
Nearest Settlement: Denmead
Address: Inhams Lane

SHLAA ID Ref: 1776
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture or forestry site
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.
Site Access:	Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap:	Yes - part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Part	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 1
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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: Countryside
Nearest Settlement: Denmead
Address: Anmore Road

SHLAA ID Ref: 1841
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Yes - part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Part	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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: Countryside **SHLAA ID Ref:** 1878
Nearest Settlement: Denmead **In PUSH:** Yes
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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Within Settlement: Countryside **SHLAA ID Ref:** 1917
Nearest Settlement: Denmead **In PUSH:** Yes
Address: Land adjoining Malmaims House, Hambledon Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	The site lies on the edge of the settlement boundary, with the B2150 creating the western border and agricultural fields lying to the east. To the south lies the residential areas of the settlement and to the north a plant nursery.
Site Access:	Onto the B2150

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC: Part	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: A major part of the site is a SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This a small site on the edge of a high order settlement. The majority of this site is designated as SINC.

Within Settlement: Countryside **SHLAA ID Ref:** 1918
Nearest Settlement: Denmead **In PUSH:** Yes
Address: Land adjoining Malmaims House, Hambledon Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	The site lies on the edge of the settlement boundary, with the B2150 creating the western border and agricultural fields lying to the east. To the south lies the residential areas of the settlement and to the north a plant nursery.
Site Access:	Onto the B2150

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to SINC

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

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

Within Settlement: Countryside **SHLAA ID Ref:** 2003
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes - covering whole site	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is covered by a TPO designation.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2004
Nearest Settlement: Denmead **In PUSH:** Yes
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, agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Yes - part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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 floodzones 2 and 3.

Within Settlement: Countryside **SHLAA ID Ref:** 2018
Nearest Settlement: Denmead **In PUSH:** Yes
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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes -part
Ramsar:	Local Gap: Yes	Yes -part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 1.9
Service score on facilities: 25	Proximity to village or town centre (km): 2.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2425
Nearest Settlement: Denmead **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO: Adjacent	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 25	Proximity to village or town centre (km): 0.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to SINC and TPOs

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

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 .

6 Droxford

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Droxford **SHLAA ID Ref:** 2282
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 19	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: White Young Green estimate capacity at 15 dwellings. Application 06/00564/REM for construction of 11 dwellings was refused and appeal dismissed in Jan 07. Revised application for 10 units (9 net) submitted in April 2009 dismissed 2009.

Within Settlement: Countryside
Nearest Settlement: Droxford
Address: Land at Union Lane

SHLAA ID Ref: 315
In PUSH: No

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); Agricultural around rest of site.
Site Access:	Potential from Hacketts Lane, minor road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park: Yes	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 19	Proximity to village or town centre (km): 7
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: View in conjunction with site 1839. This is a site on the edge of a lower order settlement within the National Park.

Within Settlement: Countryside **SHLAA ID Ref:** 316
Nearest Settlement: Droxford **In PUSH:** No
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 agricultural to south and west.
Site Access:	Via track

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 19	Proximity to village or town centre (km): 6.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside
Nearest Settlement: Droxford
Address: Northend Lane

SHLAA ID Ref: 317
In PUSH: No

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade:
National Park: Yes	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 19	Proximity to village or town centre (km): 7
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is within the national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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 Hambleton

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Hambledon **SHLAA ID Ref:** 458
Nearest Settlement: **In PUSH:** No
Address: Landfall, Green Lane, Hambledon, PO7 4SS

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 20	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Site has planning history and is actively under discussion, possibility that may link in with exception site on adjoining land

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Hambledon

SHLAA ID Ref: 2235

Nearest Settlement:

In PUSH: No

Address: Paddock House, East Street, Hambledon, Waterlooville, PO7 4RX

FACTORS AFFECTING SUITABILITY

Main Land Use: Garden (single)

Character of Area:

Site Access: Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 20	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside
Nearest Settlement: Hambledon
Address: Green Lane

SHLAA ID Ref: 2040
In PUSH: No

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 agricultural fields.
Site Access:	Onto the B2150

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO: yes-on the western boundary	SINC: Part	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 3.9
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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:
Address: 31B Main Road

SHLAA ID Ref: 380
In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 7
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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.

9 Kings Worthy

Within Settlement: Kings Worthy

SHLAA ID Ref: 329

Nearest Settlement:

In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest:

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

Within Settlement: Kings Worthy **SHLAA ID Ref:** 381
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Yes	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
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: Countryside **SHLAA ID Ref:** 364
Nearest Settlement: Kings Worthy **In PUSH:** No
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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Adjacent	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden: Adjacent	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 3.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Option agreement with landowner

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 365
Nearest Settlement: Kings Worthy **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden: Adjacent	Agricultural Land Grade: 3
TPO: Adjacent	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 3.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within a local gap. Adjacent - to existing play area at Eversley Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest: Option agreement with landowner

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 500
Nearest Settlement: Kings Worthy **In PUSH:** No
Address: Land at Woodlands Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture or forestry site
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap:	Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument: Part	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Part	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 3.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 2429

Nearest Settlement: Kings Worthy

In PUSH:

Address: Land to the south of Hookpit Farm Lane and west of Springvale Road, Kings Worthy

FACTORS AFFECTING SUITABILITY

Main Land Use:	Vacant and derelict land
Character of Area:	
Site Access:	no access

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Part	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument: Adjoins	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: No access.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery:

Nature of interest: Agent

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site comprises of two separate pieces of land both without road access.

10 Knowle

Within Settlement: Countryside **SHLAA ID Ref:** 347
Nearest Settlement: Knowle **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap:	part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: Non Agriculture
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 2.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2286
Nearest Settlement: Knowle **In PUSH:** Yes
Address: Land around Ravenswood House

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Large agricultural site to the north of Knowle with woodland bordering to the north and further agricultural land beyond.
Site Access:	Fronts onto Mayles Land and Knowle Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Part	Agricultural Land Grade: Non-Agriculture
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 1.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Small area within site is designated as SINC.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

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. Small area within site is designated as SINC. In vicinity of Fareham SDA.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2287
Nearest Settlement: Knowle **In PUSH:** Yes
Address: Land to the south/east of Knowle Village

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Large agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: On eastern and southern boundary of site	SINC:	Agricultural Land Grade: Listed as non-Agriculture, but still in use for agriculture.
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 3.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
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 Fareham SDA.

11 Littleton

Within Settlement: Countryside **SHLAA ID Ref:** 425
Nearest Settlement: Littleton **In PUSH:** No
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 agricultural.
Site Access:	Access onto main road. Access to the fields behind is also incorporated into the current planning permission for the exception site.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: An exception scheme for 12 dwellings has been permitted (May 2009) on the eastern part of the site 08/00003/FUL.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 already been permitted for part of the site.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1925
Nearest Settlement: Littleton **In PUSH:** No
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 agricultural fields.
Site Access:	Access from Dale Close with secondary emergency accesses onto South Drive and Littleton Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes/Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes - 14
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 9	Proximity to village or town centre (km): 3.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2010
Nearest Settlement: Littleton **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 9	Proximity to village or town centre (km): 3.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Small area of potential flooding along South Drive

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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

Within Settlement: Countryside **SHLAA ID Ref:** 2011
Nearest Settlement: Littleton **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 9	Proximity to village or town centre (km): 3.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 it's own, but is also an extension to site 2010.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2431
Nearest Settlement: Littleton **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-Part
Ramsar:	Local Gap:	Yes-Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Part	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

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

12 Micheldever

Within Settlement: Countryside
Nearest Settlement: Micheldever
Address: Rook Lane

SHLAA ID Ref: 2149
In PUSH: No

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	'L' shaped site on edge of settlement enveloping residential area, with watercress beds and agricultural land to the north and east.
Site Access:	Possibly via Dever Close or Rook Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 11
Within Town Centre:	
Within 100m of Town Centre:	

Notes: A small part of the northern edge of the site lies within floodzones 2 and 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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.

13 Micheldever Station

Within Settlement: Countryside **SHLAA ID Ref:** 1823
Nearest Settlement: Micheldever Station **In PUSH:** No
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 agricultural area.
Site Access:	Onto Overton Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes
National Park:	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 16
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2008
Nearest Settlement: Micheldever Station **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland: Adjacent	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 11	Proximity to village or town centre (km): 15
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
Nature of interest: Agent

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.

14 New Alresford

Within Settlement: New Alresford **SHLAA ID Ref:** 2006
Nearest Settlement: **In PUSH:** No
Address: Former Railway Cutting, New Farm Road/Bridge Road

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km):
Service score on facilities: 29	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Radon Area - Class 4

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: A planning application has been received for this site 08/00677/FUL was refused on 15.09.2008 for 24 dwellings.

Within Settlement: Countryside **SHLAA ID Ref:** 276
Nearest Settlement: New Alresford **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 0.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within Floodzones 2 and 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 277
Nearest Settlement: New Alresford **In PUSH:** No
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 agricultural fields.
Site Access:	Access possible onto Sun Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 0.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The developers maintain that the site is capable of being developed in conjunction with the requisite level of associated on-site infrastructure to the benefit of the local community.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside
Nearest Settlement: New Alresford
Address: Arlebury Park

SHLAA ID Ref: 278
In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 0.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015

Nature of interest: Prospective purchaser

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use - residential and open space Site are agiven 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: Countryside **SHLAA ID Ref:** 1927
Nearest Settlement: New Alresford **In PUSH:** No
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 and footpaths and cycle ways linking with new open space and the adjoining countryside.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap:	part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 1.5
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Within Settlement: Countryside
Nearest Settlement: New Alresford
Address: Fob Down

SHLAA ID Ref: 2391
In PUSH: No

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - forestry
Character of Area:	Predominantly surrounded by agricultural land, with the River Itchen running to the south of the site.
Site Access:	Poor access onto minor road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 1.3
Service score on facilities: 29	Proximity to village or town centre (km): 1.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Separate from settlement.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use - Site proposed by owner for biomass plant and housing.

Summary: Separated from high order settlement by agricultural land and river.

Within Settlement: Countryside **SHLAA ID Ref:** 2408
Nearest Settlement: New Alresford **In PUSH:** No
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 Constraint
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Yes-Part
Ramsar:	Local Gap:	Yes - Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC: Adjacent	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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. Much of the site is within floodzones 2 and 3. Adjacent to the National Park, SAC and SSSI

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2423
Nearest Settlement: New Alresford **In PUSH:** No
Address: Spring Gardens Local Reserve Site

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other
Character of Area:	The site lies on the edge of New Alresford between Spring Gardens and the A31.
Site Access:	Onto Spring Gardens

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 1	Proximity to Settlement (km): 0
Service score on facilities: 29	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is allocated as a Local Reserve Site. Site is located on the edge of a high order settlement.

15 Old Alresford

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2430
Nearest Settlement: Old Alresford **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-Part
Ramsar:	Local Gap:	Yes-Part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Part	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: This site is a large site within the countryside

16 Otterbourne

Within Settlement: Countryside **SHLAA ID Ref:** 331
Nearest Settlement: Otterbourne **In PUSH:** No
Address: Site at Poles Lane (site B)

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland: Adjacent	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Adjacent	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.4
Service score on facilities: 17	Proximity to village or town centre (km): 6.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 332
Nearest Settlement: Otterbourne **In PUSH:** No
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 agricultural.
Site Access:	Onto Poles Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.1
Service score on facilities: 17	Proximity to village or town centre (km): 6.1
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 333
Nearest Settlement: Otterbourne **In PUSH:** No
Address: Site at Poles Lane (Site A)

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland: Adjacent	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Adjacent	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.8
Service score on facilities: 17	Proximity to village or town centre (km): 6.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1883
Nearest Settlement: Otterbourne **In PUSH:** No
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 northeastern boundary. The site lies adjacent to site 1933.
Site Access:	Onto Kiln Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.9
Service score on facilities: 17	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1932
Nearest Settlement: Otterbourne **In PUSH:** No
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 Otterborne. 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.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO: TPO on part of site in north	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 17	Proximity to village or town centre (km): 6.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: TPO on part of the site boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 3127

Within Settlement: Countryside **SHLAA ID Ref:** 1933
Nearest Settlement: Otterbourne **In PUSH:** No
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 Otterborne. The main road forms the western frontage of the site and uncultivated fields (also submitted for the SHLAA) lie to the east.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 17	Proximity to village or town centre (km): 6.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: TPO on part of the site boundary.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 3126 and 1883.

Within Settlement: Countryside

SHLAA ID Ref: 2427

Nearest Settlement: Otterbourne

In PUSH:

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Adjoins	Employment Site (no. of people employed):
TPO: Part	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: This site is a large site outside settlement boundary, north part of the site with TPO.

17 South Wonston

Within Settlement: Countryside **SHLAA ID Ref:** 369
Nearest Settlement: South Wonston **In PUSH:** No
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 agricultural land to the north and east and a listed building to the south.
Site Access:	Onto Alresford Drove

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument: Part	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 16	Proximity to village or town centre (km): 8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Owner

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: Countryside **SHLAA ID Ref:** 1873
Nearest Settlement: South Wonston **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 16	Proximity to village or town centre (km): 8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agricultural land

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

18 Sparsholt

Within Settlement: Sparsholt **SHLAA ID Ref:** 434
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: adjacent	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2020-2025

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: A issues need to be resolved.

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Within Settlement: Sparsholt **SHLAA ID Ref:** 1791
Nearest Settlement: **In PUSH:** No
Address: Woodrows, Westley Lane, Sparsholt, Winchester.SO21 2NJ

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden (single)
Character of Area:	
Site Access:	Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary: Access may be an issue

Within Settlement: Sparsholt

SHLAA ID Ref: 2062

Nearest Settlement:

In PUSH: No

Address: Land at Church Farm

FACTORS AFFECTING SUITABILITY

Main Land Use: Agriculture or forestry site

Character of Area:

Site Access: no access

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Adjacent	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 363
Nearest Settlement: Sparsholt **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area: Yes	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO: Adjacent	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1
Service score on facilities: 15	Proximity to village or town centre (km): 4.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site is within a Conservation Area.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and public open space

Summary: This is a large site on the edge of a lower order settlement. The site is within a Conservation Area.

Within Settlement: Countryside **SHLAA ID Ref:** 1926
Nearest Settlement: Sparsholt **In PUSH:** No
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. Agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 15	Proximity to village or town centre (km): 4.9
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2411
Nearest Settlement: Sparsholt **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area: Adjacent to	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: There are no significant trees on site	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 15	Proximity to village or town centre (km): 4.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

19 Sutton Scotney

Within Settlement: Sutton Scotney **SHLAA ID Ref:** 427
Nearest Settlement: **In PUSH:** No
Address: Taylor Garage/Bus Depot

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 18	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Part of area in Flood Risk zone

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and employment

Summary: Joined with the Taylors Coaches site. Derelict industrial site, subject to development brief. Recent planning application for mixed use including 57 dwellings 08/00477/FUL was refused July 08.

Within Settlement: Countryside **SHLAA ID Ref:** 2007
Nearest Settlement: Sutton Scotney **In PUSH:** No
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. Agricultural field lies to the north.
Site Access:	Access onto A30

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3 and 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 18	Proximity to village or town centre (km): 10.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2292
Nearest Settlement: Sutton Scotney **In PUSH:** No
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 agricultural fields.
Site Access:	Onto Beggars Drove

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 18	Proximity to village or town centre (km): 10.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

20 Swanmore

Within Settlement: Swanmore

SHLAA ID Ref: 466

Nearest Settlement:

In PUSH: Yes

Address: Land behind 1& 2 Cottles

FACTORS AFFECTING SUITABILITY

Main Land Use:	Dwellings
Character of Area:	
Site Access:	Access through adjacent properties

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown

Estimated Timescale for Delivery: 2020-2025

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Swanmore **SHLAA ID Ref:** 1725
Nearest Settlement: **In PUSH:** Yes
Address: Ivydale, Lower Chase Road, Swanmore, SO32 2PB

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Rough Field - adjacent to RT2&3 site and SINC.

Within Settlement: Swanmore
Nearest Settlement:
Address: New Road

SHLAA ID Ref: 1751
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

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

SHLAA ID Ref: 1836

Nearest Settlement:

In PUSH:

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 the south and agricultural fields and Lower Chase Road to the west.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 21	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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: Countryside **SHLAA ID Ref:** 340
Nearest Settlement: Swanmore **In PUSH:** Yes
Address: Site at Belmont Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - uncultivated land
Character of Area:	Situated to the south of Swamore residential area, the site fronts onto an unmade track (Belmont Lane/the Lakes) beyond which lie agricultural fields. The eastern boundary is formed by Gravel Hill Road.
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Yes - part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes - 5	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 3.7
Within Town Centre:	
Within 100m of Town Centre:	

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.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and 60 bed nursing home.

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

Within Settlement: Countryside **SHLAA ID Ref:** 429
Nearest Settlement: Swanmore **In PUSH:** Yes
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 the south and Lower Chase Road to the west.
Site Access:	Onto Lower Chase Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 2.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1876
Nearest Settlement: Swanmore **In PUSH:** Part
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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 2.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2001
Nearest Settlement: Swanmore **In PUSH:** Yes
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 agricultural fields.
Site Access:	Onto Chapel Road - residential.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjacent	Historic Park/Garden:	
TPO: Yes - 5	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 3.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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. The site boundary borders the national park.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 2396

Nearest Settlement: Swanmore

In PUSH: Yes

Address: Land behind Honeysuckle House and Seckford House, Chapel Road and to south of Dodds Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	Swanmore adjoins the site to the west. The site is contained by residential development on three sides. Housing densities are around 14dph; The eastern area is rural/agricultural with large open field systems.
Site Access:	Onto Dodds Lane - Minor Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Adjacent	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 2.9
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to National Park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Also submitted separately by two of the home owners. Application for exceptions site affordable housing scheme has recently been constructed on land adjacent to the site. Adjacent to National Park.

Within Settlement: Countryside **SHLAA ID Ref:** 2412
Nearest Settlement: Swanmore **In PUSH:** Yes
Address: Land at Mislingford Road

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade:
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.1
Service score on facilities: 21	Proximity to village or town centre (km): 3.9
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within Local Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Joint owner with sister who is in support of the proposal.

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.

21 Twyford

Within Settlement: Countryside **SHLAA ID Ref:** 1911
Nearest Settlement: Twyford **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building: Yes	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 6.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 1929

Nearest Settlement: Twyford

In PUSH: No

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 agricultural fields to the north.
Site Access:	Onto Waterhouse Close

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 5.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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 and 1931. Within National Park.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 1930

Nearest Settlement: Twyford

In PUSH: No

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 agricultural fields to the north.
Site Access:	Onto Waterhouse Close

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 40
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 5.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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 and 1931. Within National Park.

Within Settlement: Countryside
Nearest Settlement: Twyford
Address: Northfields Farm

SHLAA ID Ref: 1931
In PUSH: No

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 21	Proximity to village or town centre (km): 5.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site lies within National Park

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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 and 1930. Within National Park.

22 Waltham Chase

Within Settlement: Countryside **SHLAA ID Ref:** 379
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 agricultural land.
Site Access:	There is existing access to the highway (minor road).

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 2.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - owner suggesting infill development.

Summary: This is a small site on the edge of a higher order settlement. The site is below the SHLAA threshold of 0.17Ha.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1753
Nearest Settlement: Waltham Chase **In PUSH:** Yes
Address: Clewers Lane, Waltham Chase

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture or forestry site and Commercial/industrial
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed): Yes - 5 employees
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 1.9
Within Town Centre:	
Within 100m of Town Centre:	

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.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1837
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 agricultural fields forming the southern and eastern boundaries, separated by mature hedges and Forest Road forming the northern boundary.
Site Access:	Onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI: Adjacent	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 2.6
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1890
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 lie small agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 2.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 on the edge of a higher order settlement.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1891
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 1.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within local gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or industrial/ommercial.

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

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1892
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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. Agricultural fields lie to the South.
Site Access:	Directly on to main road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 4
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 2.5
Service score on facilities: 20	Proximity to village or town centre (km): 0
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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 with further SHLAA sites to the South.

Within Settlement: Countryside **SHLAA ID Ref:** 1893
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 agricultural with some low density housing.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 2.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential - 65 at 30dph but owner proposes lower density.

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1894
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 agricultural/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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes - on boundary to West	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015

Nature of interest: Agent

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 adjoining Floodzones 2/3.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2288
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 (ca 10dph) of Waltham Chase, along Clewers Lane. To the West and North lie agricultural fields, and Winchester Road forms the eastern boundary.
Site Access:	The site fronts onto Clewers Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 1.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Prospective purchaser/agent

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2388
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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, agricultural land.
Site Access:	Direct onto Lower Chase Road. Within 100m of bus sto with regular service between Winchester and Fareham

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 20	Proximity to village or town centre (km): 1.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: In local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Freehold owners

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2405
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 agricultural fields make up the surrounding area.
Site Access:	Access directly onto B road (B2177)

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap: Yes	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.1
Service score on facilities: 20	Proximity to village or town centre (km): 1.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site lies within the local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2406
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap: part	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes - along the Park 'lug'/ public footpath in the north of the site.	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.47
Service score on facilities: 20	Proximity to village or town centre (km): 1.25
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2432
Nearest Settlement: Waltham Chase **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Adjoins	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: This site is a large site and it forms part of a larger submission.

23 West Meon

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: West Meon **SHLAA ID Ref:** 2048
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 19	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary: Single garden of large property.

Within Settlement: West Meon **SHLAA ID Ref:** 2066
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 19	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Countryside
Nearest Settlement: West Meon
Address: Floud Lane

SHLAA ID Ref: 2403
In PUSH: No

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/agricultural.
Site Access:	Direct onto Floud Lane, (road eventually leads into track)

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 19	Proximity to village or town centre (km): 12.6
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2404
Nearest Settlement: West Meon **In PUSH:** No
Address: Floud Lane and Long Priors

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0
Service score on facilities: 19	Proximity to village or town centre (km): 12.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within the national park. Petersfield is probably the closed shopping centre to this site. Adjacent to Headon View Recreation Ground

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

24 Whiteley

Within Settlement: Whiteley **SHLAA ID Ref:** 1810
Nearest Settlement: **In PUSH:** Yes
Address: The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Low density housing - bungalow. The owners are free from any legal or other restrictions for the site.

Within Settlement: Whiteley

SHLAA ID Ref: 1811

Nearest Settlement:

In PUSH: Yes

Address: Lady Betty's Drive

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2020-2025

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

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

Within Settlement: Whiteley **SHLAA ID Ref:** 1812
Nearest Settlement: **In PUSH:** Yes
Address: Land at Lady Betty's Drive

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Policy S.12 site - HCC land allocated for residential development.

Within Settlement: Whiteley
Nearest Settlement:
Address: Whiteley village

SHLAA ID Ref: 2146
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Redevelopment of Whiteley village proposed for mixed use. Small area of site is RT1/RT2. Has potential for some housing as part of the redevelopment of Whiteley Village.

Within Settlement: Countryside **SHLAA ID Ref:** 344
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Part	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 1.3
Service score on facilities: 0	Proximity to village or town centre (km): 3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 345
Nearest Settlement: Whiteley **In PUSH:** Yes
Address: Land off Springles 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 Springles Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0.6
Service score on facilities: 0	Proximity to village or town centre (km): 2.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Meon Gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 348
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO: Adjacent	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 2.1
Service score on facilities: 0	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 349
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 1.3
Service score on facilities: 0	Proximity to village or town centre (km): 3.4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is within a strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 350
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0.2
Service score on facilities: 0	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 351
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0.3
Service score on facilities: 0	Proximity to village or town centre (km): 2.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is within the Meon strategic gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 352
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI: Part	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Part	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO: Yes- covers whole site. Includes frontage with Whiteley Lane	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside
Nearest Settlement: Whiteley
Address: Whiteley Lane

SHLAA ID Ref: 430
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 1.9
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1832
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 4.6
Service score on facilities: 0	Proximity to village or town centre (km): 5.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to SINC and Ancient Woodland site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1875
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI: Adjacent	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 3.7
Service score on facilities: 11	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
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: Countryside **SHLAA ID Ref:** 1884
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building: Yes	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 1
Service score on facilities: 0	Proximity to village or town centre (km): 2.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1915
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO: Adjacent	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 2.1
Service score on facilities: 0	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within Strategic Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1916
Nearest Settlement: Whiteley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Agricultural Land Grade: 3 Greenfield Land: False
National Park:	Historic Park/Garden:	
TPO: Adjacent	SINC: Adjacent AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 2.1
Service score on facilities: 0	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agriculture land. Within Strategic Gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside
Nearest Settlement: Whiteley
Address: North Whiteley

SHLAA ID Ref: 1969
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture or forestry site
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 Constraint
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar: Adjacent	Local Gap:	Yes-part
SPA: Adjacent	Ancient Woodland: part	Flood Zones 3a or 3b: Yes
SAC: Adjacent	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: part	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjacent to SSSIs, SACs and SPA/Ramsar sites. SINCs 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: 2010-2015

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 emerging Core Strategy. Adjacent to SSSIs, SACs and SPA/Ramsar sites. SINCs and ancient woodland areas within the site. Site partly within Floodzones 2/3.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2283
Nearest Settlement: Whiteley **In PUSH:** Yes
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 agricultural fields.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 2
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within Strategic Gap. Listed buildings on site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

25 Wickham

Within Settlement: Wickham **SHLAA ID Ref:** 2144
Nearest Settlement: **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km):
Service score on facilities: 26	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre: Yes	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 295
Nearest Settlement: Wickham **In PUSH:** Yes
Address: land at Ewe Tree Farm, Titchfield Road

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 agricultural field lies behind the frontage to the west.
Site Access:	Onto Titchfield Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 1.25
Service score on facilities: 26	Proximity to village or town centre (km): 1.59
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agricultural land.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 297
Nearest Settlement: Wickham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 2.2
Service score on facilities: 26	Proximity to village or town centre (km): 2.6
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside
Nearest Settlement: Wickham
Address: Mill Lane

SHLAA ID Ref: 1908
In PUSH: Yes

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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Adjacent	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes along bottom edge of western boundary and along roads.	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 26	Proximity to village or town centre (km): 0.7
Within Town Centre:	
Within 100m of Town Centre:	

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.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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. Same as site 2409, but submitted separately. Adjoins National Park.

Within Settlement: Countryside **SHLAA ID Ref:** 1909
Nearest Settlement: Wickham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: Adjacent	Agricultural Land Grade: 3
TPO: Yes forming eastern boundary	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 26	Proximity to village or town centre (km): 0.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 1910
Nearest Settlement: Wickham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: adjacent	
TPO: adjacent	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0.4
Service score on facilities: 26	Proximity to village or town centre (km): 0.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2020
Nearest Settlement: Wickham **In PUSH:** Yes
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. Webbs 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Yes - part	Employment Site (no. of people employed): Yes -12
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 0
Service score on facilities: 26	Proximity to village or town centre (km): 0.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside **SHLAA ID Ref:** 2438
Nearest Settlement: Wickham **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building: Adjacent	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: Adjacent	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Adjoins settlement boundary

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site is a large site adjoining the settlement boundary

26 Winchester

Within Settlement: Winchester **SHLAA ID Ref:** 80
Nearest Settlement: **In PUSH:** No
Address: 16 Edgar Road, Winchester, SO23 9TW

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2020-2025

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:
Address: Austen Close

SHLAA ID Ref: 166
In PUSH: No

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garages - not developed

Within Settlement: Winchester **SHLAA ID Ref:** 341
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre: Yes	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Winchester **SHLAA ID Ref:** 399
Nearest Settlement: **In PUSH:** No
Address: West Hayes Lodge, Sarum Road, Winchester, SO22 5EZ

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garden of dwelling. 08/00718/FUL Application for 10 dwellings refused, Appeal dismissed 14.05.2009

Within Settlement: Winchester **SHLAA ID Ref:** 569
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Grassed area with mature trees - carparking behind

Within Settlement: Winchester **SHLAA ID Ref:** 659
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

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

SHLAA ID Ref: 1801
In PUSH: No

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC: Adjacent	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Planning application refusal for 11 dwells 05/01506/FUL

Within Settlement: Winchester **SHLAA ID Ref:** 1826
Nearest Settlement: **In PUSH:** No
Address: Royal Hampshire County Hospital A

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Hospital site which is proposed for residential use.

Within Settlement: Winchester **SHLAA ID Ref:** 1827
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Adjacent	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

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 **SHLAA ID Ref:** 1829
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

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 **SHLAA ID Ref:** 1833
Nearest Settlement: **In PUSH:** No
Address: Grounds of Rotherley Boarding House, Links Road

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Adjacent	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Initially identified as site 1862 through aerial photography.

Within Settlement: Winchester **SHLAA ID Ref:** 1846
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Garages

Within Settlement: Winchester **SHLAA ID Ref:** 1903
Nearest Settlement: **In PUSH:** No
Address: Winchester Laundry and Cleaning Co, Hyde Abbey 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre: Yes	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Planning Application 10/01103/FUL proposal for 14 dwells, decision pending.

Within Settlement: Winchester **SHLAA ID Ref:** 1913
Nearest Settlement: **In PUSH:** No
Address: Land Adjacent To St John's Croft, Blue Ball Hill

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Adjacent	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 10/02043/ful proposal for 6 dwellings decision pending.

Within Settlement: Winchester **SHLAA ID Ref:** 1950
Nearest Settlement: **In PUSH:** No
Address: The Boat House, Domum Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Sports facilities, formal recreation areas
Character of Area:	
Site Access:	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI: Adjacent	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Adjacent	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Radon Action Required Area

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential
Summary:

Within Settlement: Winchester **SHLAA ID Ref:** 2009
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre: Yes	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Former cattle market owned by WCC, therefore this area excluded from SHLAA as WCC not proposing redevelopment at this time.

Within Settlement: Winchester **SHLAA ID Ref:** 2030
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Adjacent	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2020-2025

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:
Address: Fire Station

SHLAA ID Ref: 2072
In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA: Yes	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: In flood zone 2&3, but the site has development interest

Within Settlement: Winchester **SHLAA ID Ref:** 2081
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
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

SHLAA ID Ref: 2103

Nearest Settlement:

In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Adjacent	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: 10/00062/ful proposal for 10 affordable dwellings, decision pending

Within Settlement: Winchester **SHLAA ID Ref:** 2104
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Yes	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The Sleepers Hill LADS requires any development to respect existing development lines.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2020-2025
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 **SHLAA ID Ref:** 2134
Nearest Settlement: **In PUSH:** No
Address: Winchester Cathedral grounds

FACTORS AFFECTING SUITABILITY

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

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area: Yes	Other Constraints
Scheduled Monument: Yes	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre: Yes	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Cathedral Close, Winchester for Cathedral Chapter. Update submitted April 09 estimating net gain of 22 as the Close Plan has been developed in close consultation with WCC and reflect the historic and architectural constraints of the area.

Within Settlement: Winchester **SHLAA ID Ref:** 2280
Nearest Settlement: **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: Urban	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown **Estimated Timescale for Delivery:** 2020-2025

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Countryside **SHLAA ID Ref:** 416
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Part	SINC: Yes	Agricultural Land Grade: Urban
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 1.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Openspace/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:** 2015-2020

Nature of interest: Owner. The potential of this site is subject to approval by the members of the Royal Winchester Golf Club in general meeting

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.

Within Settlement: Countryside **SHLAA ID Ref:** 417
Nearest Settlement: Winchester **In PUSH:** No
Address: Royal Winchester Golf club - North of Sarum Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture and Residential
Character of Area:	The site lies between the Royal Winchester Golfcourse to the north and west, and another agricultural/residential site submitted for consideration to the south. Site submitted alongside site 2014
Site Access:	Onto Sarum Road which is likely to require upgrading. Good bus links into Winchester.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument: part	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO: Part	SINC: part	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0.14
Service score on facilities: 0	Proximity to village or town centre (km): 1.9
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Highways limitations from Sarum Road - requires widening. Part of the site is scheduled monument, and a SINC. 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:** 2015-2020

Nature of interest: Part owner. Availability of the site would still need to be approved by the members of the Royal Winchester Golf Club in General Meeting.

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site separated from the urban area partly within SINC and Scheduled Monument. Site submitted alongside 2014, 2026 and 416.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 418
Nearest Settlement: Winchester **In PUSH:** No
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. 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 419
Nearest Settlement: Winchester **In PUSH:** No
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 agricultural land forming the remaining boundaries.
Site Access:	Onto Kilham Lane - minor residential street

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: Yes	
TPO: Yes - multiple	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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, although this has been subject to discussion at the Local Plan Inquiry

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 420
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building: Part	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.5
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential on part of the site. The submitted form infers that only parts of the estate would be available for residential development.

Summary: This is a large site on the edge of the urban area.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 423
Nearest Settlement: Winchester **In PUSH:** No
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. agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within local gap

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 424
Nearest Settlement: Winchester **In PUSH:** No
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. Agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 501
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is within the national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1831
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: part	SINC:	Agricultural Land Grade: Urban
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0.95
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside
Nearest Settlement: Winchester
Address: Pitt Manor

SHLAA ID Ref: 1935
In PUSH: No

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site adjoins the residential areas of Winchester to the east, Agricultural land to the west and the remaining area of parkland to the northwest. There are significant areas of trees (TPOs) around the site.
Site Access:	Onto Kilham Lane - minor residential road or Romsey Road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: Yes	
TPO: Yes- on northern and eastern boundaries	SINC: part	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.1
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site has a historic park designation, which has been discussed at the Local Plan Inquiry following which it was allocated as a reserve site. The northern area is also designated as a SINC

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, community, public open space

Summary: This is a large site of the edge of the urban area, partly within a SINC and designated as Historic Park and Garden. Allocated as Local Reserve Site in the Local Plan.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1937
Nearest Settlement: Winchester **In PUSH:** No
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:	The planning application provides more detail on potential access points.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap: Yes	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy: Yes	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes-along former field boundary	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The RT5 and Local Gap designations lie to the East of the railway line. There is a line of TPO across the ridge. Landscape issues are set out in more detail in the strategic allocations assessment

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1951
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI: adjacent	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC: adjacent	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Adjacent	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: Urban
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Conservation Area, Floodplain, adjacent to SSSI and SAC sites

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 2013

Nearest Settlement: Winchester

In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside
Nearest Settlement: Winchester
Address: Teg Down Farm

SHLAA ID Ref: 2014
In PUSH: No

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO: Yes	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0.17
Service score on facilities: 0	Proximity to village or town centre (km): 1.6
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015

Nature of interest: Owner. The potential of this site is subject to approval by the members of the Royal Winchester Golf Club in general meeting.

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: Countryside **SHLAA ID Ref:** 2021
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes-part
Ramsar:	Local Gap:	Yes-part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2.8
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside
Nearest Settlement: Winchester
Address: Oliver's Battery

SHLAA ID Ref: 2022
In PUSH: No

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 agricultural 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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument: Yes	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3 and Urban
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Retention of Butterfly Reserve proposed and preservation of historic tumulus on the centre of the site. OB 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:** 2015-2020
Nature of interest: Agent for 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: Countryside **SHLAA ID Ref:** 2023
Nearest Settlement: Winchester **In PUSH:** No
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 agricultural land to the west and north with some low density residential.
Site Access:	The site fronts onto Lanham Lane.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: Adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2026
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Yes	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
Nature of interest: Owner. Covenants on site which affect the form of development on the site.

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.

Within Settlement: Countryside **SHLAA ID Ref:** 2394
Nearest Settlement: Winchester **In PUSH:** No
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.
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0.2
Service score on facilities: 0	Proximity to village or town centre (km): 2.4
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2417
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap:	part
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: Urban
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: WT	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 0.5
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2420
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building: Adjacent	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed): Yes - 20
National Park:	Historic Park/Garden: Adjacent	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 1.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Owner and landlord

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2421
Nearest Settlement: Winchester **In PUSH:** No
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 and site too small for SHLAA
Site Access:	Onto St Cross Road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Adjacent	Conservation Area: Yes	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Adjacent	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
Nature of interest: Owner and landlord

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2426
Nearest Settlement: Winchester **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: There are TPOs on the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Freehold owners

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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside

SHLAA ID Ref: 2437

Nearest Settlement: Winchester

In PUSH: No

Address:

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing?

Estimated Timescale for Delivery: 2010-2015

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: This site has ongoing planning consent for commercial building (B1), Outside settlement boundary.

27 Other Sites

28 Boarhunt

Within Settlement: Countryside **SHLAA ID Ref:** 298
Nearest Settlement: North Boarhunt **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 2.6
Service score on facilities: 11	Proximity to village or town centre (km): 2.9
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 299
Nearest Settlement: North Boarhunt **In PUSH:** Yes
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 agricultural land.
Site Access:	Onto Trampers Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 3.7
Service score on facilities: 11	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

29 Botley

Within Settlement: Countryside
Nearest Settlement: Botley
Address: Pinkmead Farm

SHLAA ID Ref: 375
In PUSH: Yes

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 Constraint
SSSI: Part	Strategic Gap:	Flood Zone 2: Part
Ramsar: Part	Local Gap:	Part
SPA: Part	Ancient Woodland: Adjacent	Flood Zones 3a or 3b:
SAC: Part	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area: Part	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO:	SINC: Part	Agricultural Land Grade: 1, 3 and 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.53
Service score on facilities: 15	Proximity to village or town centre (km): 0.62
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: This is a large site. The site is near public transport links including Botley Station. The western edge of the site forms part of the protected Upper Hamble Estuary .

30 Curbridge

Within Settlement: Countryside **SHLAA ID Ref:** 1881
Nearest Settlement: Curbridge **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Part	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed): Yes
TPO:	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 2.6
Service score on facilities: 0	Proximity to village or town centre (km): 3.7
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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: Countryside

SHLAA ID Ref: 2413

Nearest Settlement: Curbridge

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden: Adjacent	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 2 and 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 1.2
Service score on facilities: 4	Proximity to village or town centre (km): 1.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The northwesterly area is covered by Floodzones 2 and 3

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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 Curdrige

Within Settlement: Countryside

SHLAA ID Ref: 287

Nearest Settlement: Curdridge

In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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: Countryside **SHLAA ID Ref:** 288
Nearest Settlement: Curdridge **In PUSH:** Yes
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 otherside of the railway line.
Site Access:	Onto Outlands Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 5.3
Service score on facilities: 15	Proximity to village or town centre (km): 5.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
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: Countryside
Nearest Settlement: Curdridge
Address: Cricketers Pond

SHLAA ID Ref: 290
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential (garden)
Character of Area:	On northern edge of curdridge, with open agricultural land to the south and adjoining residential and commercial.
Site Access:	Onto Calcot Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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: Countryside **SHLAA ID Ref:** 292
Nearest Settlement: Curdridge **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade:
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 15	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 293
Nearest Settlement: Curdridge **In PUSH:** Yes
Address: Land at Calcot Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Countryside location on edge of Curdridge.
Site Access:	Borders both the B2035 and Calcot Lane.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland: Adjacent	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO: Yes	SINC: Adjacent	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 3.1
Service score on facilities: 15	Proximity to village or town centre (km): 3.3
Within Town Centre:	
Within 100m of Town Centre:	

Notes: TPOs are along the eastern and southern road frontages.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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

Within Settlement: Countryside **SHLAA ID Ref:** 296
Nearest Settlement: Curdridge **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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: Countryside **SHLAA ID Ref:** 300
Nearest Settlement: Curdridge **In PUSH:** Yes
Address: Land at Rose Folly, Outlands Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	Behind residential frontage on Outlands Lane, with agricultural land at the rear of the site.
Site Access:	Onto Outlands Lane, Botley Station is 1km distant.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade:
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1.9
Service score on facilities: 15	Proximity to village or town centre (km): 1.9
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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 (a lower order settlement).

Within Settlement: Countryside
Nearest Settlement: Curdridge
Address: Pinkmead Farm

SHLAA ID Ref: 374
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden: Adjacent	
TPO: Adjacent	SINC:	Agricultural Land Grade: 3 and 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 0.47
Service score on facilities: 15	Proximity to village or town centre (km): 0.59
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Mixed use

Summary: This is a large site near public transport links including Botley Station.

Within Settlement: Countryside **SHLAA ID Ref:** 376
Nearest Settlement: Curdridge **In PUSH:** Yes
Address: Woollams House, Botley Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site is part of a large residential curtilage with a listed dwelling. It has a number of mature trees covering the site. It is within a countryside location and backs onto agricultural land.
Site Access:	Onto the B3035

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building: Adjacent	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1.1
Service score on facilities: 15	Proximity to village or town centre (km): 1.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site is part of the curtilage of a listed building. It is covered by a number of mature trees.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential and Commercial/Industrial
Summary: This is a small site on the edge of a lower order settlement

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2393
Nearest Settlement: Curdridge **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed):
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park:	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 3.9
Service score on facilities: 15	Proximity to village or town centre (km): 4.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

32 Durley

Within Settlement: Countryside
Nearest Settlement: Durley
Address: Gregory Farm, Durley

SHLAA ID Ref: 2407
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Commecrial/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 agricultural fields to the south.
Site Access:	Onto Gregory Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 5.5
Service score on facilities: 14	Proximity to village or town centre (km): 5.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2010-2015

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: Countryside **SHLAA ID Ref:** 2428
Nearest Settlement: Durley **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building: Adjacent	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade:
	AQMA:	Greenfield Land: True

Sustainability of Site Location	
For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Separate from settlement.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020
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 Purbrook Heath

Within Settlement: Countryside **SHLAA ID Ref:** 370
Nearest Settlement: Purbrook Heath **In PUSH:** Yes
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 agricultural/rural in character.
Site Access:	Direct onto main road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Adjacent
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: part	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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.

34 Shedfield

Within Settlement: Countryside
Nearest Settlement: Shedfield
Address: Heathlands

SHLAA ID Ref: 1840
In PUSH: Yes

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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade:
TPO: Yes	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1.8
Service score on facilities: 12	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

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: 2010-2015

Nature of interest: Agent for 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: Countryside **SHLAA ID Ref:** 1924
Nearest Settlement: Shedfield **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	Agricultural Land Grade: 4
TPO:	SINC: Adjacent	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 3	Proximity to Settlement (km): 1.6
Service score on facilities: 12	Proximity to village or town centre (km): 2
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2015-2020
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.

35 Shirrell Heath

Within Settlement: Countryside **SHLAA ID Ref:** 337
Nearest Settlement: Shirrel Heath **In PUSH:** Yes
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 agricultural land and single residential dwelling to the northeast.
Site Access:	Onto minor road

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 2
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km): 0.7
Service score on facilities: 0	Proximity to village or town centre (km): 3.7
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Site is within local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1912
Nearest Settlement: Shirrell Heath **In PUSH:** Yes
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 agricultural land to the south.
Site Access:	Onto Twynhams Hill and Private Drive (in same ownership) from the High Street.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO: Yes	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 1.7
Service score on facilities: 6	Proximity to village or town centre (km): 4.8
Within Town Centre:	
Within 100m of Town Centre:	

Notes: TPOs on northeastern boundaries.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 2012
Nearest Settlement: Shirrell Heath **In PUSH:** Yes
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 agricultural land to the west.
Site Access:	Existing access onto Blackhorse Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 0.9
Service score on facilities: 6	Proximity to village or town centre (km): 4
Within Town Centre:	
Within 100m of Town Centre:	

Notes: The site lies within a local gap.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

36 Wickham Common

Within Settlement: Countryside **SHLAA ID Ref:** 240
Nearest Settlement: Wickham Common **In PUSH:** Yes
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park:	Historic Park/Garden:	
TPO:	SINC: adjacent	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 2	Proximity to Settlement (km): 2.9
Service score on facilities: 26	Proximity to village or town centre (km): 3.3
Within Town Centre:	
Within 100m of Town Centre:	

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:** 2010-2015
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 boundary; adjoining SINC.

37 Warnford

Within Settlement: Countryside **SHLAA ID Ref:** 353
Nearest Settlement: Warnford **In PUSH:** No
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 agricultural land to the west.
Site Access:	Onto Lippen Lane - no through road.

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b:
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building:	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC:	Agricultural Land Grade: 3
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 2.1
Service score on facilities: 11	Proximity to village or town centre (km): 10.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within National Park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 354
Nearest Settlement: Warnford **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	
Scheduled Monument:	Facility SF7:	Employment Site (no. of people employed):
National Park: Yes	Historic Park/Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Greenfield Land: False
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 2.4
Service score on facilities: 11	Proximity to village or town centre (km): 10.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 355
Nearest Settlement: Warnford **In PUSH:** No
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 agricultural fields to the north.
Site Access:	Via private unmade road onto Lippen Lane

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Constraints
Listed Building:	Conservation Area:	Employment Site (no. of people employed): Yes-4
Scheduled Monument:	Facility SF7:	Agricultural Land Grade: 3
National Park: Yes	Historic Park/Garden:	Greenfield Land: False
TPO:	SINC:	
	AQMA:	

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 2.5
Service score on facilities: 11	Proximity to village or town centre (km): 10.2
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Within national park.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside **SHLAA ID Ref:** 1895
Nearest Settlement: Warnford **In PUSH:** No
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 Constraint
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zones 3a or 3b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	
Listed Building: Adjacent	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park: Yes	Historic Park/Garden: Yes	Employment Site (no. of people employed): Yes - 1ft 3 pt
TPO:	SINC:	Agricultural Land Grade: 4
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option: 4	Proximity to Settlement (km): 1.8
Service score on facilities: 11	Proximity to village or town centre (km): 10.5
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Agriculture Land - Dairy Farm Buildings, East Hampshire AONB, Possible contamination from farm uses, adjacent to Warnford Prk Historic Park and Gardens. Listed Building - St John's House (remains SAM). The Church of Our Lady - Grade 1 Listed.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2010-2015
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.

38 Hedge End - Durley

Within Settlement: Countryside
Nearest Settlement: Hedge End
Address: Hedge End

SHLAA ID Ref: 2019
In PUSH: Yes

FACTORS AFFECTING SUITABILITY

Main Land Use:	Mixed
Character of Area:	This is the search area for Hedge End SDA which would be counted as part of SDA not District numbers therefore it has been separated from the SHLAA.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraint
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Yes
SPA:	Ancient Woodland:	Flood Zones 3a or 3b: Yes
SAC:	RT1, RT2 Policy:	Overhead Cable:
Listed Building: Yes	Conservation Area:	Other Constraints
Scheduled Monument:	Facility SF7:	
National Park:	Historic Park/Garden:	Employment Site (no. of people employed):
TPO:	SINC: Yes	Agricultural Land Grade:
	AQMA:	Greenfield Land: False

Sustainability of Site Location

For sites within settlements	For sites outside settlements
Settlement Level in Preferred Option:	Proximity to Settlement (km):
Service score on facilities: 0	Proximity to village or town centre (km):
Within Town Centre:	
Within 100m of Town Centre:	

Notes: Yet to be established

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

Estimated Timescale for Delivery:

Nature of interest: Consortium

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use:

Summary: This is the search area for Hedge End SDA which would be counted as part of SDA not District numbers therefore it has been separated from the SHLAA. Also covers large area in Eastleigh - SDA - for 6,000 houses with mixed use. Map only shows indicative area.

