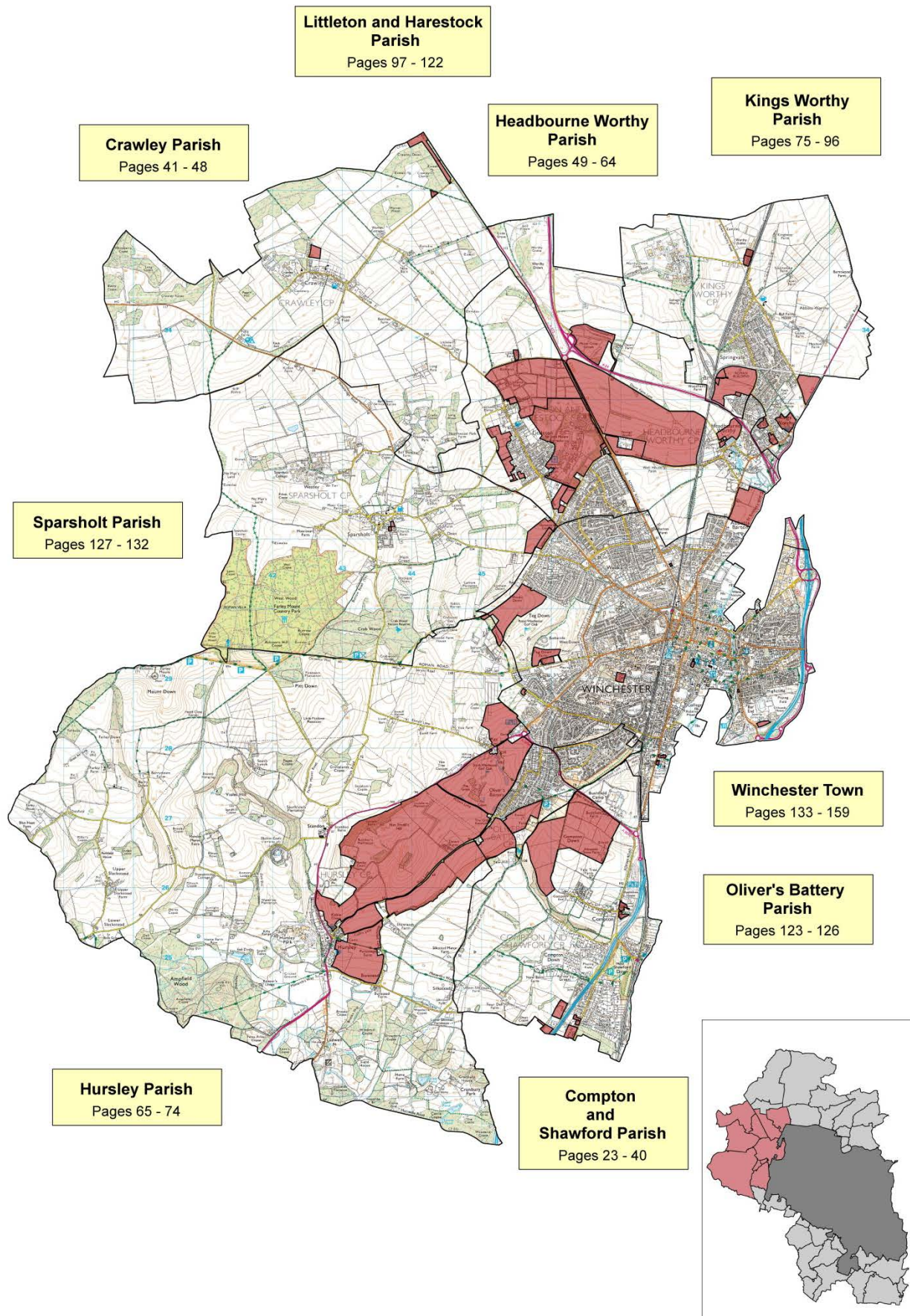
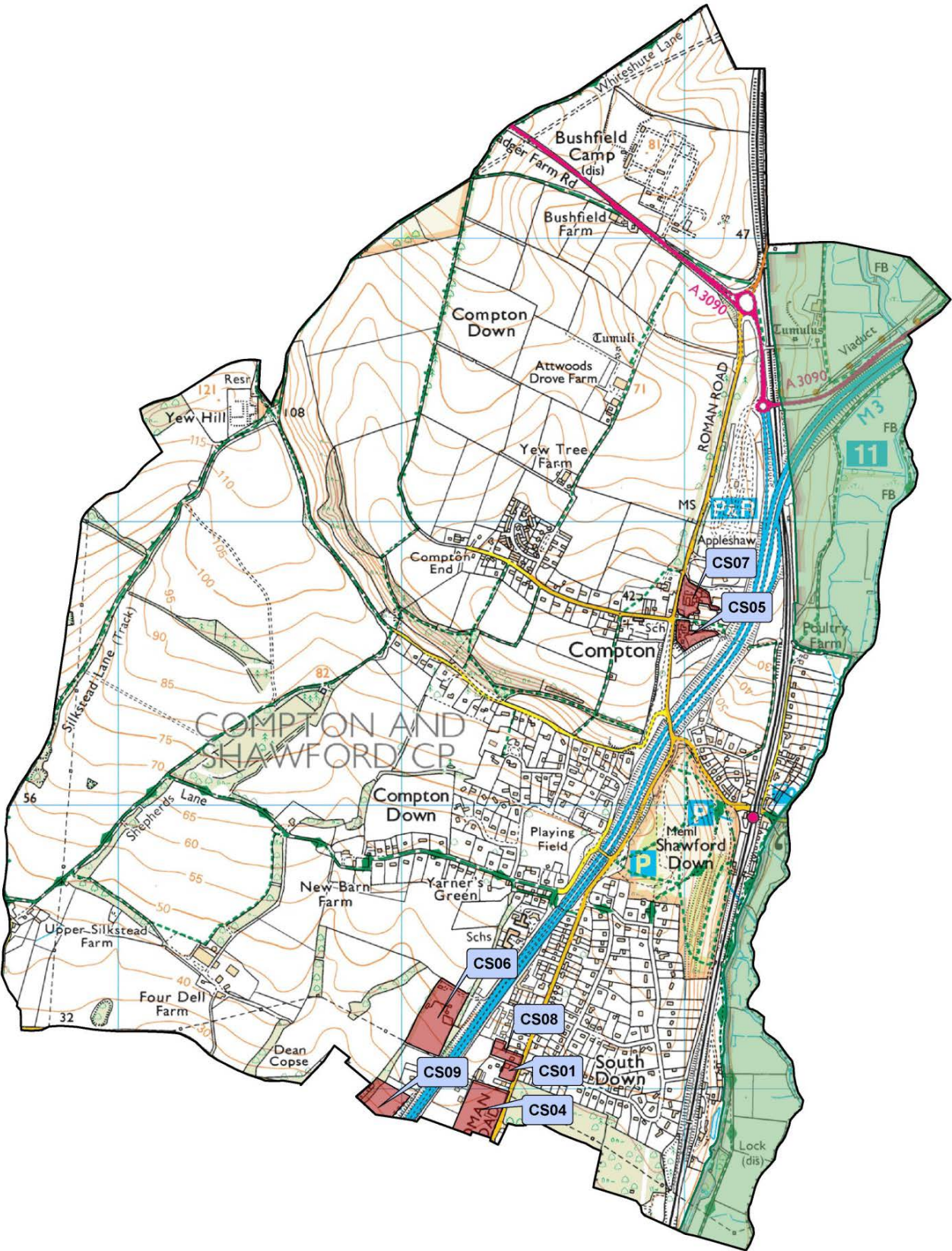


Appendix 2: Winchester and surrounding Parishes

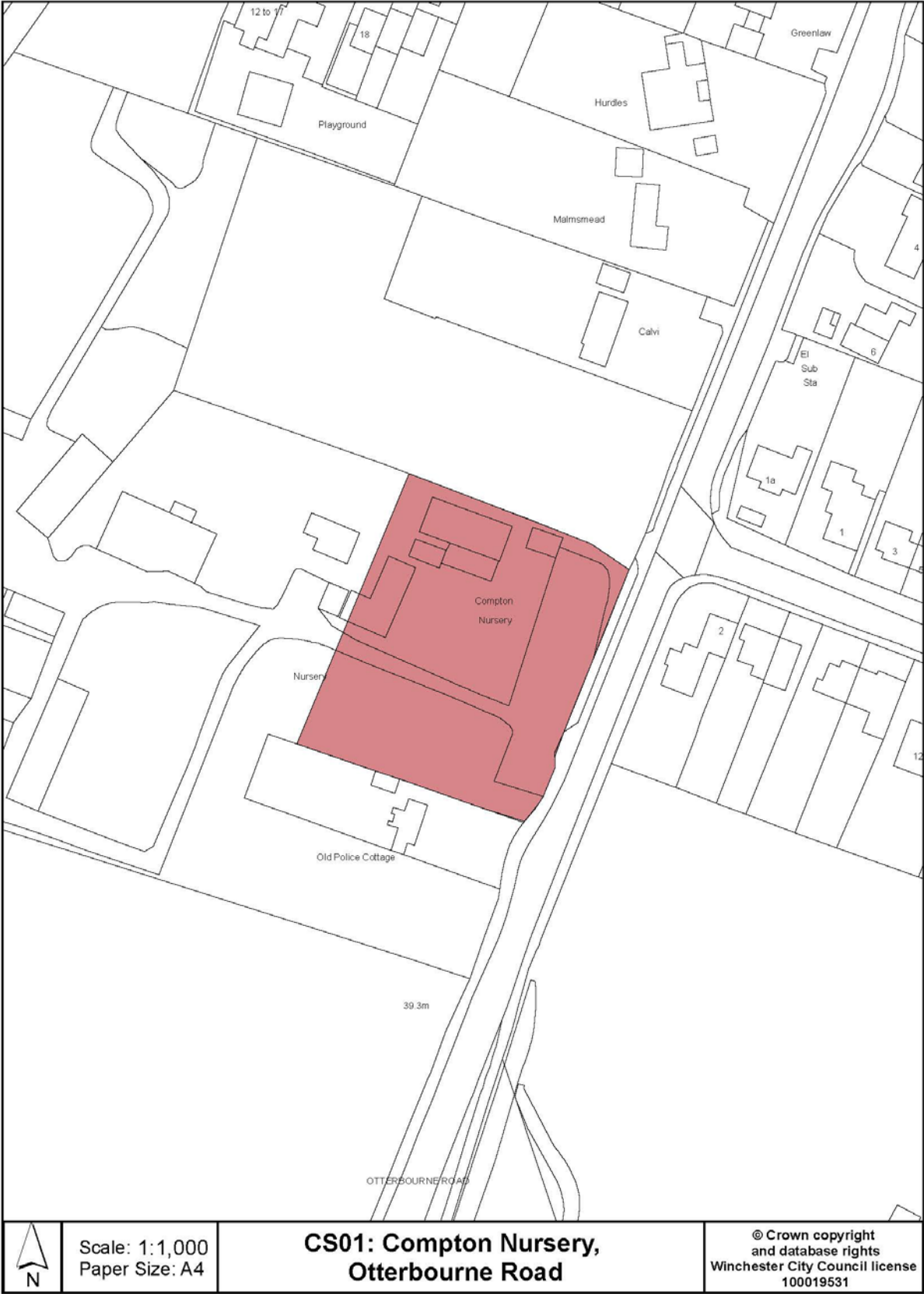


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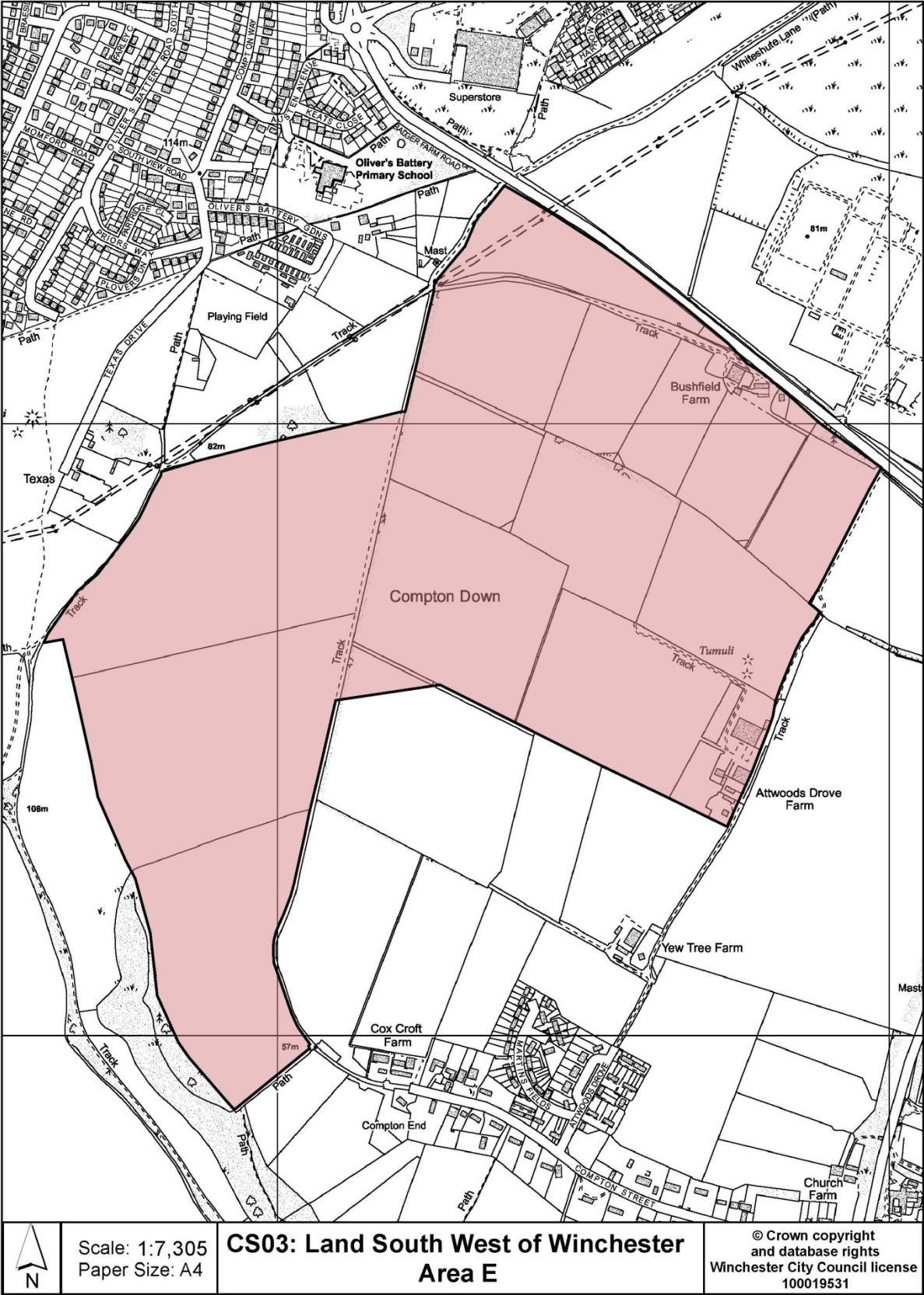
Compton and Shawford Parish Site Assessments and Maps



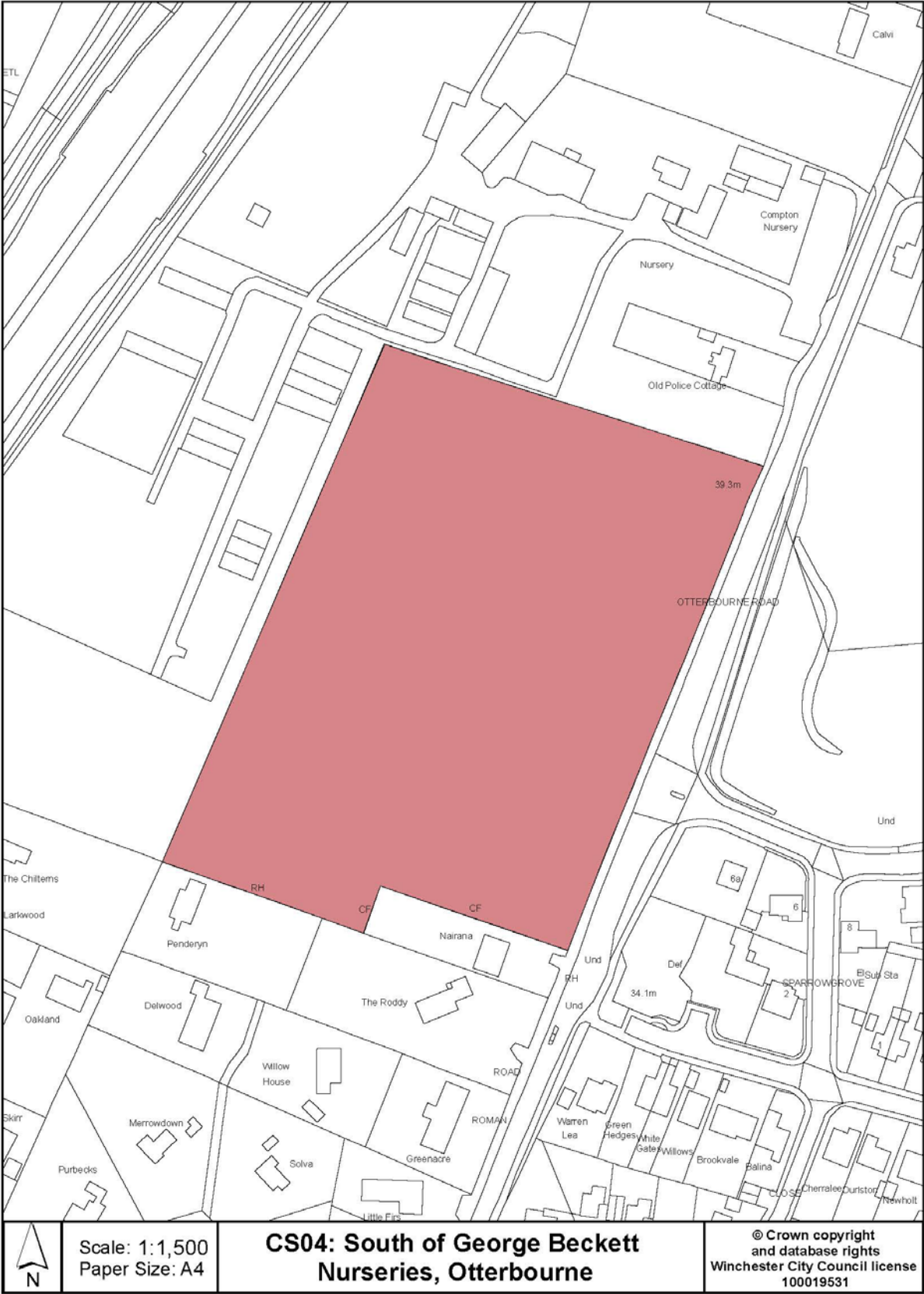
Site Ref	Address		Parish/Settlement		Site Area
CS01	Compton Nursery, Otterbourne Road		Compton and Shawford		0.35 ha
Site Description					
The site is located south of Southdown and north of Otterbourne, in the south of the District. The site is currently used as horticultural nursery. The site is accessed from Otterbourne Road and adjoins residential properties to the south and west. The Site is located within the Otterbourne – Southdown settlement gap.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.					
Phasing					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



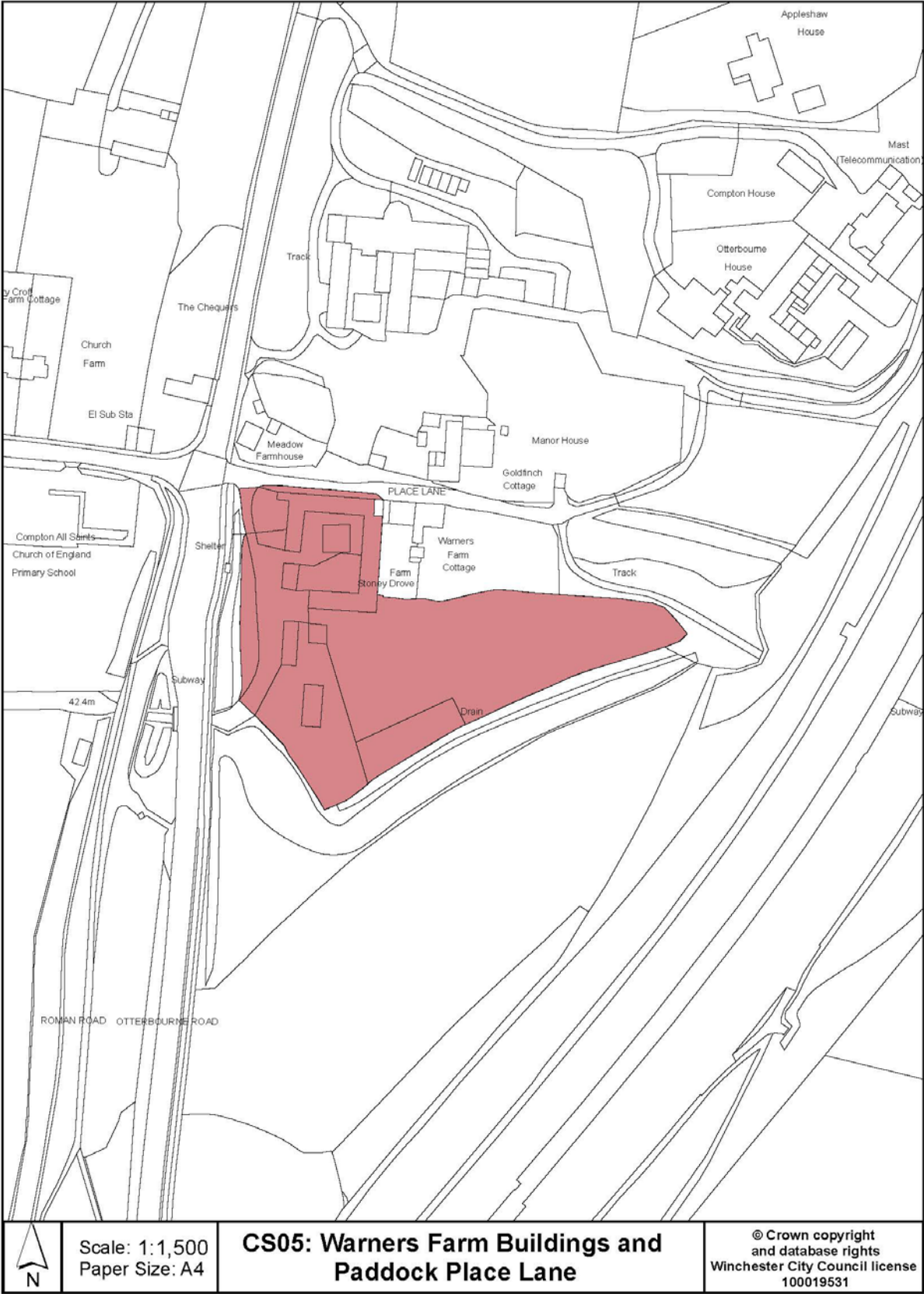
Site Ref	Address				Parish/Settlement		Site Area
CS03	Land South West of Winchester				Compton and Shawford		89.4 ha
Site Description							
The site is located south of Oliver's Battery and north of Compton Down, in the south of the District. The site is currently used for agriculture. The site is accessed from Badger Farm Road and is surrounded by agriculture.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	Y	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	Y	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
The owners have estimated that the site will yield 260000 m ² of commercial floor space.							
Phasing							
0 – 5 Years	260000 m ²	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



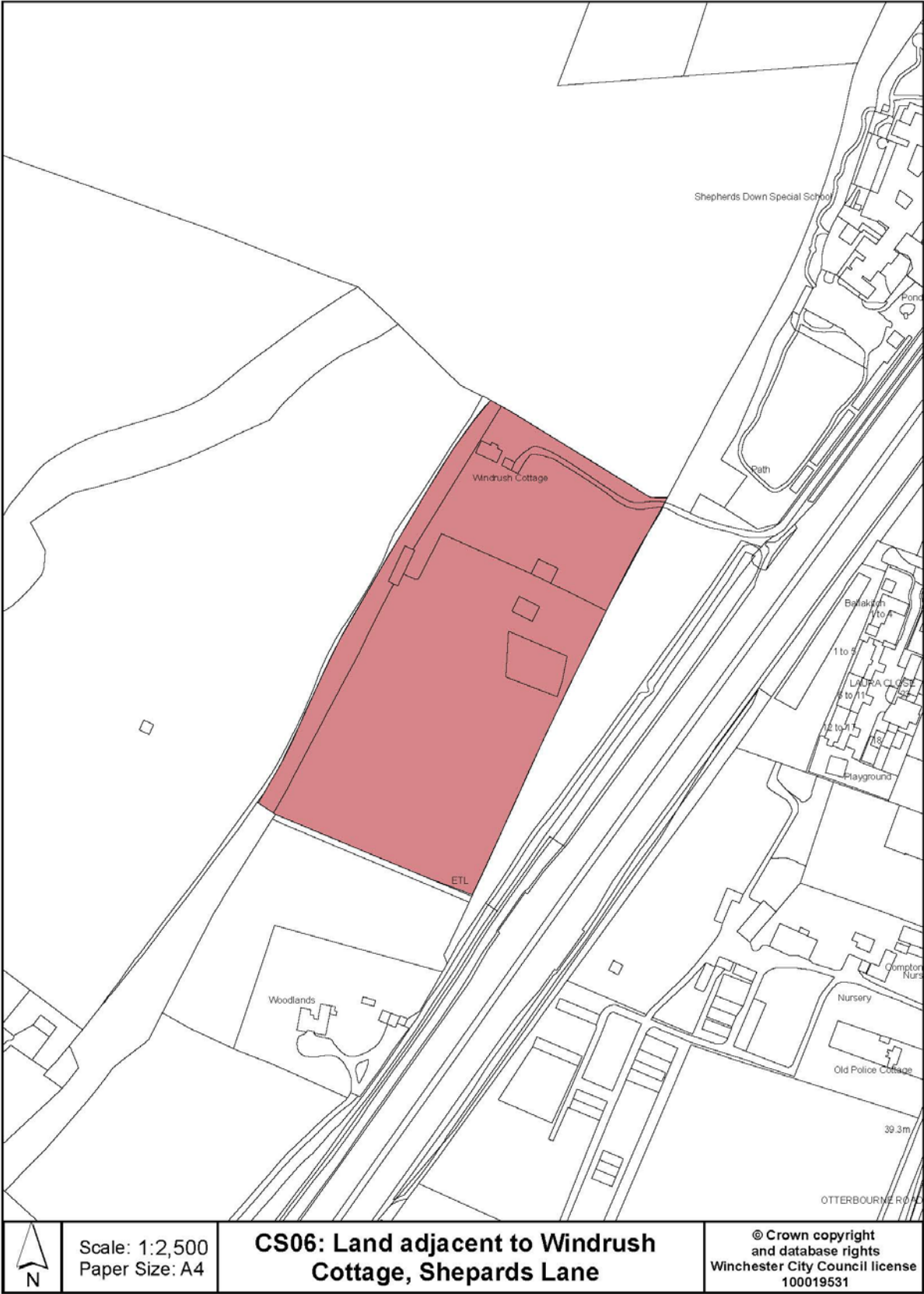
Site Ref	Address				Parish/Settlement		Site Area
CS04	South of George Beckett Nurseries, Otterbourne				Compton and Shawford		2.47 ha
Site Description							
The site is located south of Southdown and north of Otterbourne, in the south of the District. The site is currently used for agriculture. The site is accessed from Otterbourne Road and is bounded by agriculture to the north and east and residential to the South. The Site is located within the Otterbourne – Southdown settlement gap.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	Y	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.							
Phasing							
0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



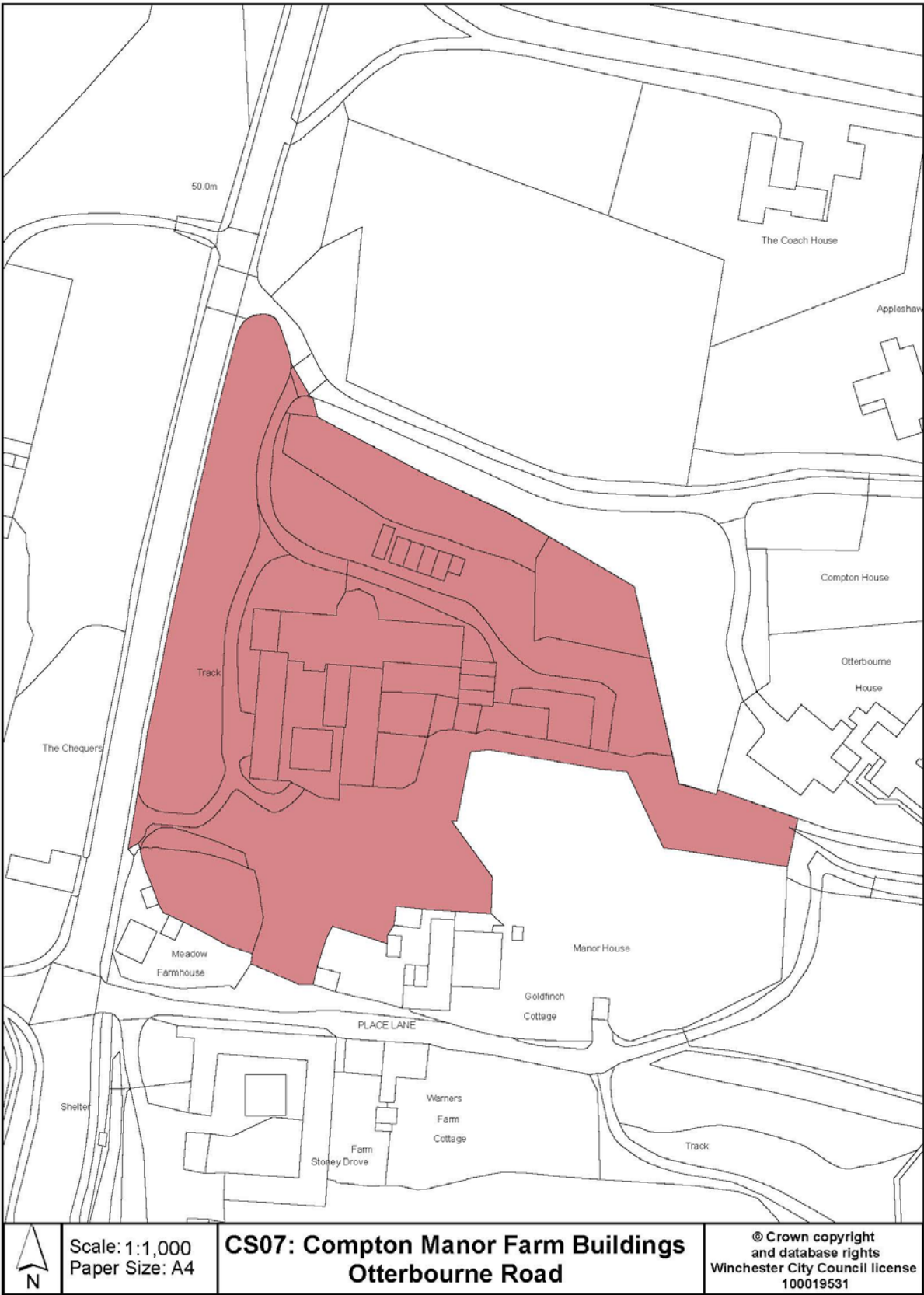
Site Ref	Address				Parish/Settlement		Site Area
CS05	Warners Farm Buildings and Paddock Place Lane				Compton and Shawford		0.78 ha
Site Description							
The site is located to the east of Compton, in the south of the District. The site is currently used for agriculture. The site is accessed from Otterbourne Road and is bounded by agriculture to the south and east and residential to the North.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	Y	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 21 dwellings.							
Phasing							
0 – 5 Years	21	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



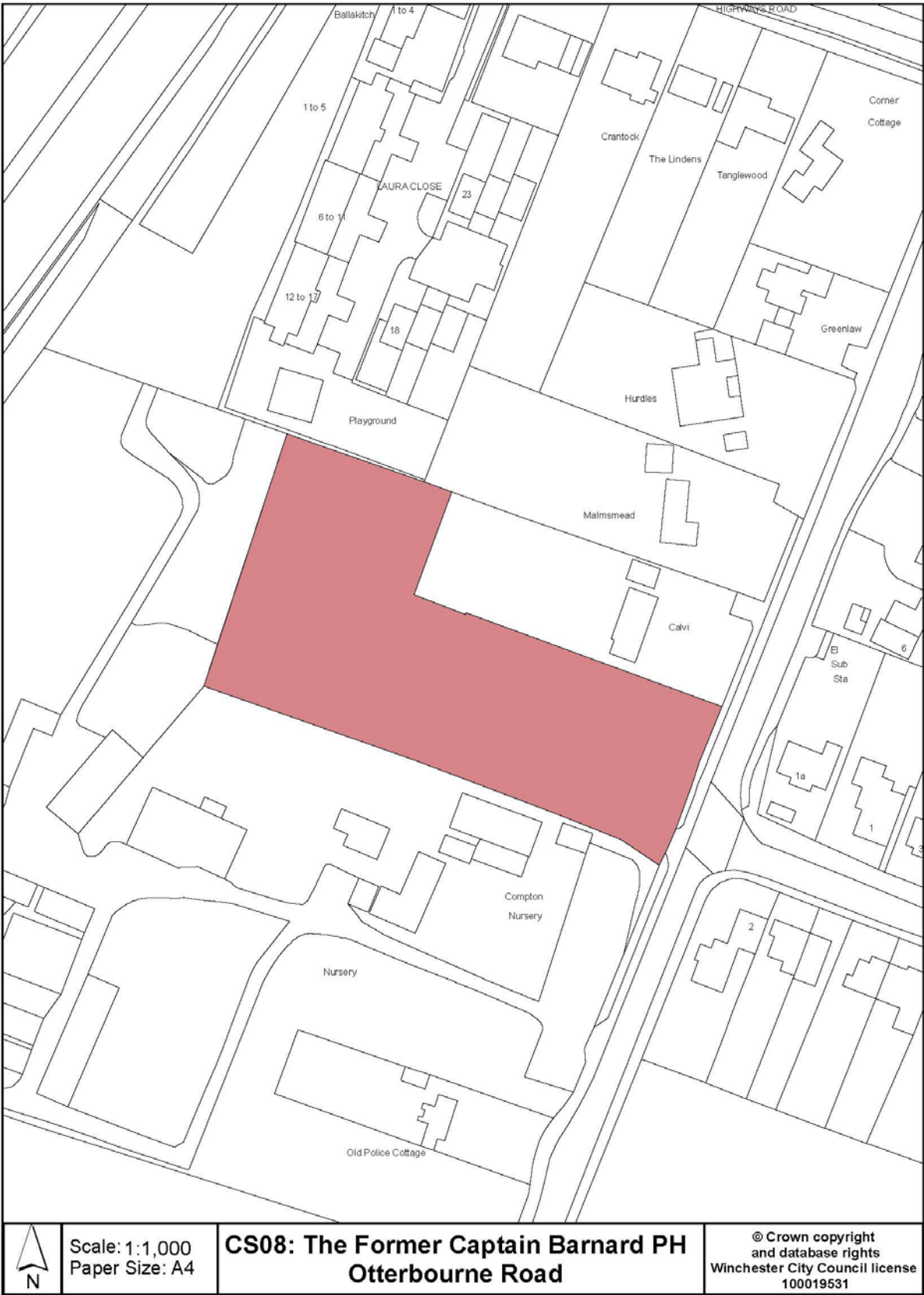
Site Ref	Address		Parish/Settlement		Site Area
CS06	Land adjacent to Windrush Cottage, Shepards Lane		Compton and Shawford		3.14 ha
Site Description					
The site is located to the east of Southdown, in the south of the District. The site is currently used as a residential property. The site is accessed from Shepherds Lane and is bounded by agriculture to the south, east and west to the north east there is a school.					
Planning History					
An application (16/03444/OUT) for the renewal of outline planning permission 13/02401/OUT for a replacement dwelling which was permitted 30 March 2017.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 61 dwellings.					
Phasing					
0 – 5 Years	61	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



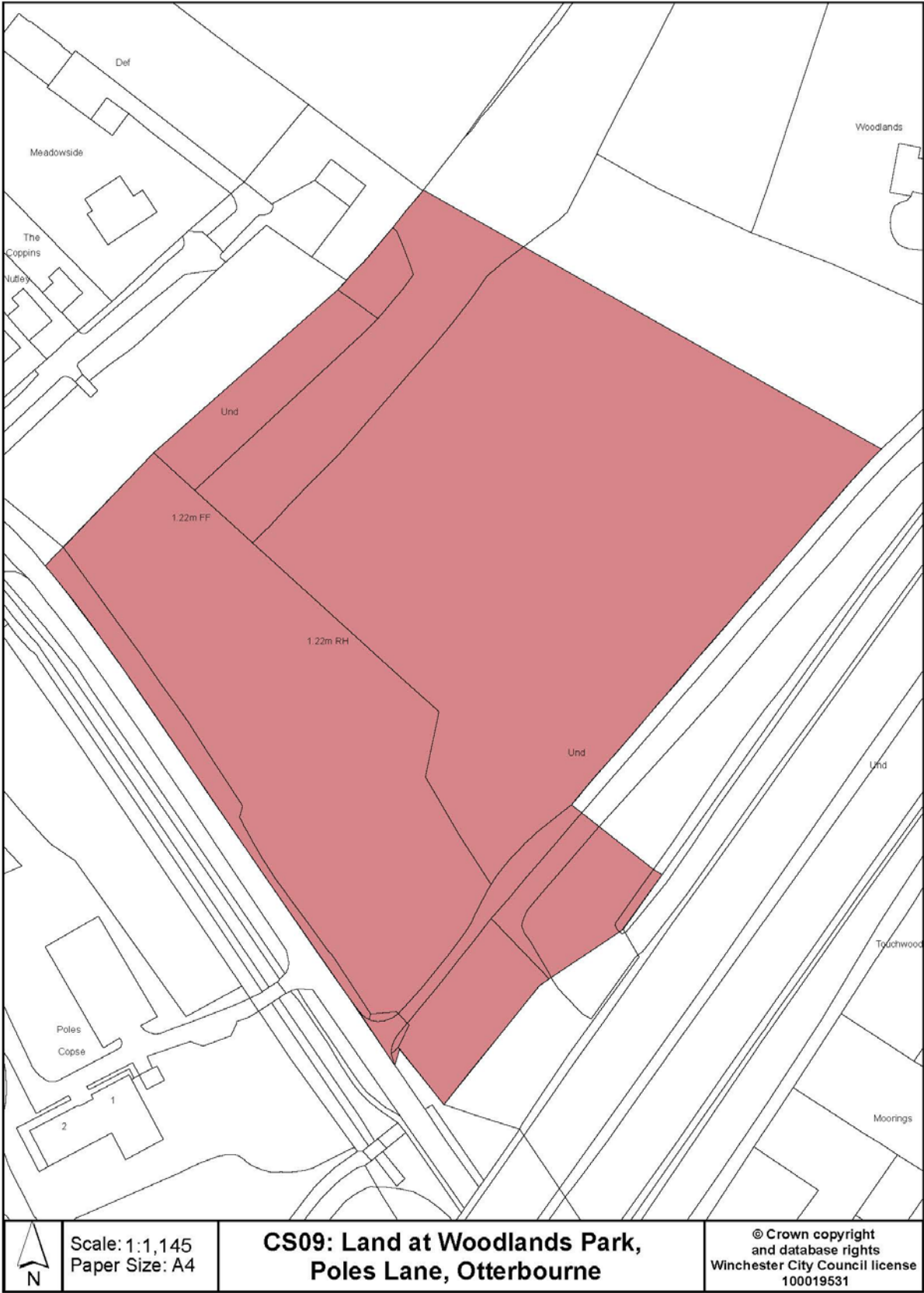
Site Ref	Address				Parish/Settlement		Site Area
CS07	Compton Manor Farm Buildings, Otterbourne Road, Compton				Compton and Shawford		1.049 ha
Site Description							
The application site is located within the countryside. It is bounded to the west by Otterbourne Road and by countryside and sporadic residential dwellings to the north, east and south. The site is currently in agricultural use.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N		Conservation Area	Y	Flood Zone 2	N	
SAC	N		Countryside (MTRA4)	Y	Flood Zone 3	N	
Ramsar	N		Historic Park/Garden	N	Other Considerations		
SSSI	N		SINC	N	Agricultural Land Grade	3	
Scheduled Ancient Monument	N		AQMA	N	Previously Developed Land?	N	
Listed Building	N		Settlement Gap	N	PUSH	N	
Tree Preservation Order	N		Ancient Woodland	N	Mineral Safeguarding Area	N	
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30 dph was applied providing a yield of 25 dwellings.							
Phasing							
0 – 5 Years	25	6 – 10 Years		10 – 15 Years			
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address		Parish/Settlement		Site Area
CS08	The Former Captain Barnard public house , Otterbourne Road		Compton and Shawford		0.486ha
Site Description					
The application site is within the settlement boundary of Compton adjacent to the strategic gap between Otterbourne and Shawford. The site is bounded by a plant nursery to the south and residential development to the north, east and west. The site was last in use as a public house which has now been demolished.					
Planning History					
There has been 1 planning application (15/02427/OUT) for the erection of a 62 bed care home for the elderly and villa of 4 double nursing units and associated development which was granted on 22 April 2016.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the settlement boundary of Compton a density of 40dph was applied providing a yield of 14 dwellings.					
Phasing					
0 – 5 Years	14	6 – 10 Years		10 – 15 Years	
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address				Parish/Settlement		Site Area
CS09	Land at Woodlands Park, Poles Lane, Otterbourne				Compton and Shawford		2.49ha
Site Description							
The site is located within the countryside and is bounded to the east by the M3 motorway and to the north, south and west by scattered residential dwellings. Access is onto Poles Lane. The site is currently in use for landscaped grounds in association with a dwelling house.							
Planning History							
No relevant planning history in the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
The owners have estimated that the site will yield 390m ² of commercial floor space.							
Phasing							
0 – 5 Years	390m ²	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

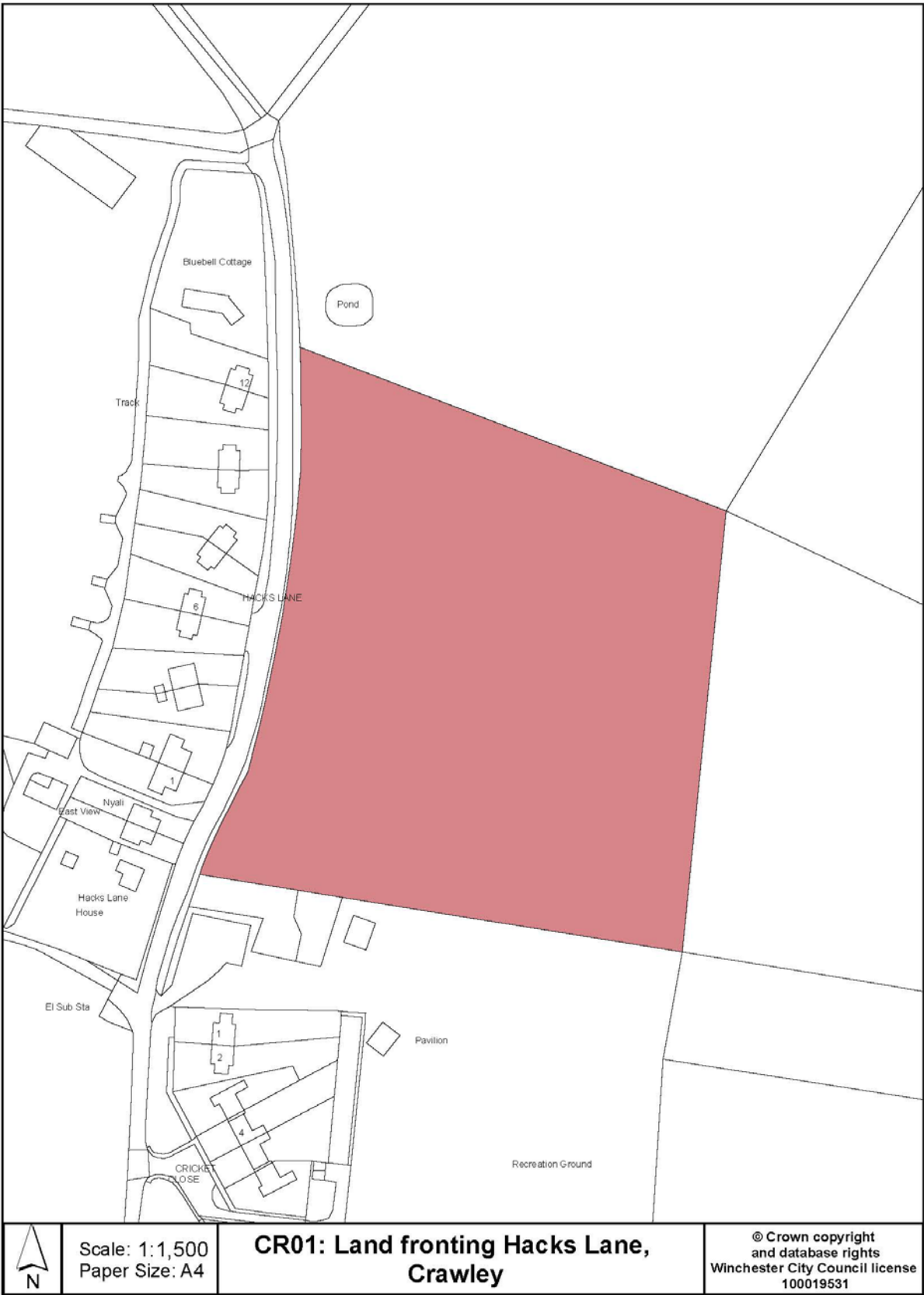


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Crawley Parish Site Assessments and Maps



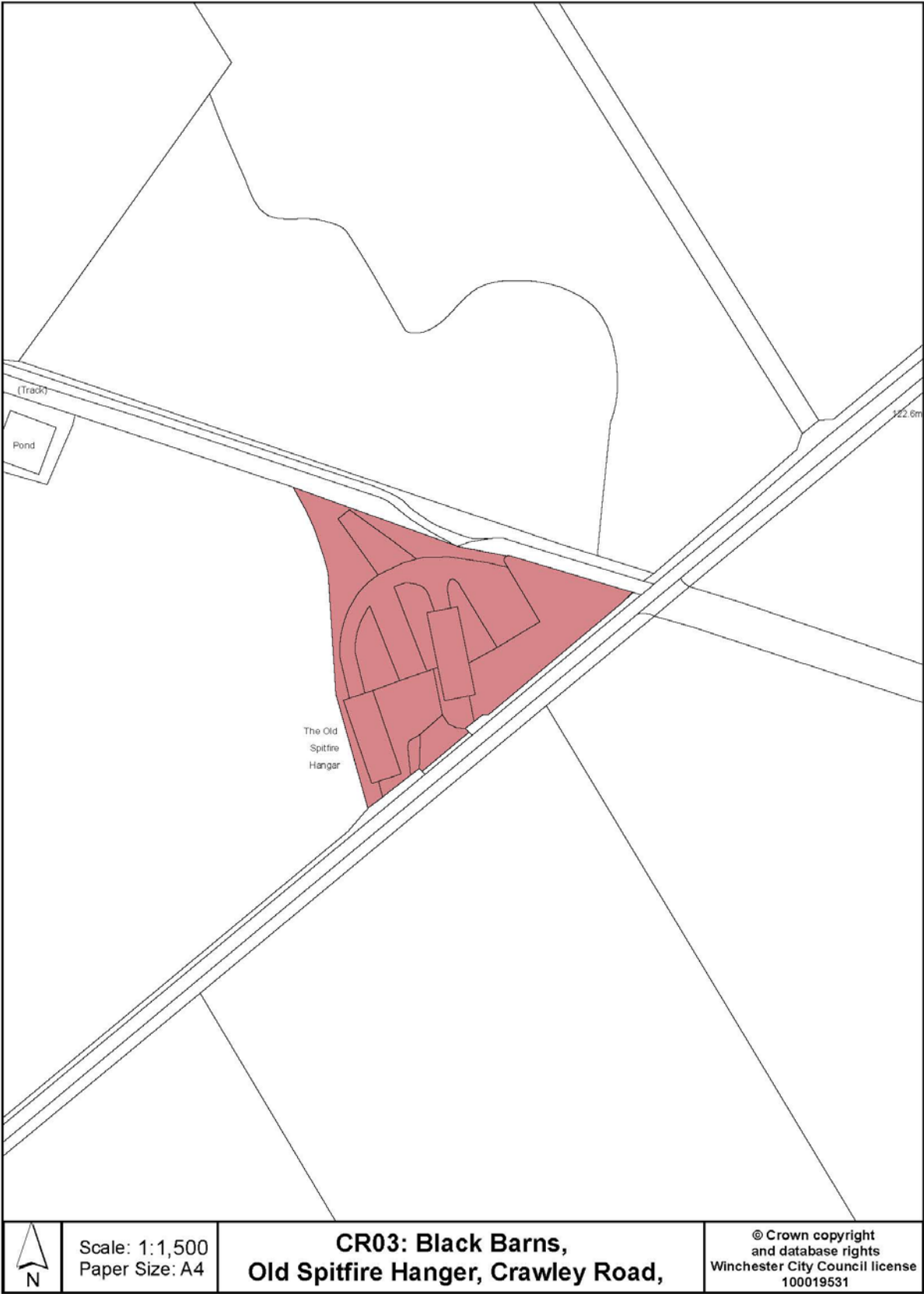
Site Ref	Address				Parish/Settlement		Site Area
CR01	Land fronting Hacks Lane, Crawley				Crawley		2.4 ha
Site Description							
The site is located north of Crawley, located to the north west of the District. The site is currently in agriculture use. The site is accessed from Hacks Lane and adjoins the recreation ground to the south, residential properties to the west and agriculture to the north and east.							
Planning History							
No relevant planning history within the last 5 years							
Suitability							
Legislative Constraints		Policy Constraints			Physical Constraints		
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.							
Phasing							
0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address		Parish/Settlement		Site Area
CR02	Barton Ashes, Crawley		Crawley		6.3 ha
Site Description					
The site is located north of Crawley, in the north west area of the District. The site is currently used as an airfield. The site is accessed from Andover Road (A272) and is surrounded by agricultural uses the nearest settlements are Crawley and South Wonston.					
Planning History					
A Lawful Development Certificate (14/00877/LDC) for a change of use to airfield for recreational flying was granted on the 12 th August 2014. There have been no previous applications for dwellings on this site.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 105 dwellings.					
Phasing					
0 – 5 Years	105	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

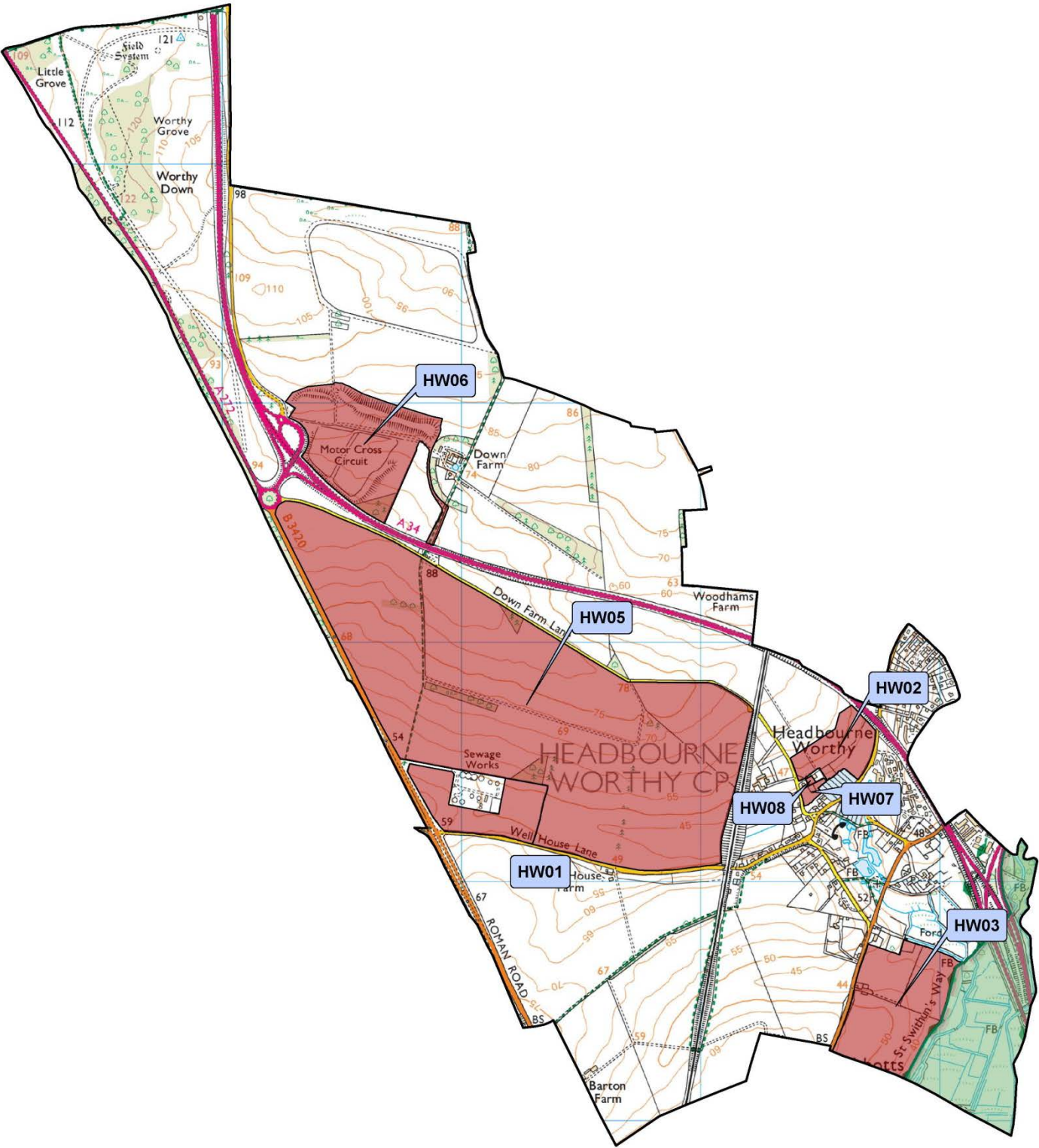


Site Ref	Address				Parish/Settlement		Site Area
CR03	Black Barns, Old Spitfire Hanger, Crawley Road				Crawley		0.5 ha
Site Description							
The site is located north of Crawley, in the north west area of the District. The site is currently The site is currently used for Storage and Distribution (B8). The site is accessed from Crawley Road and is surrounded by agricultural uses the nearest settlements are Crawley and South Wonston.							
Planning History							
No relevant planning history within the last 5 years							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.							
Phasing							
0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



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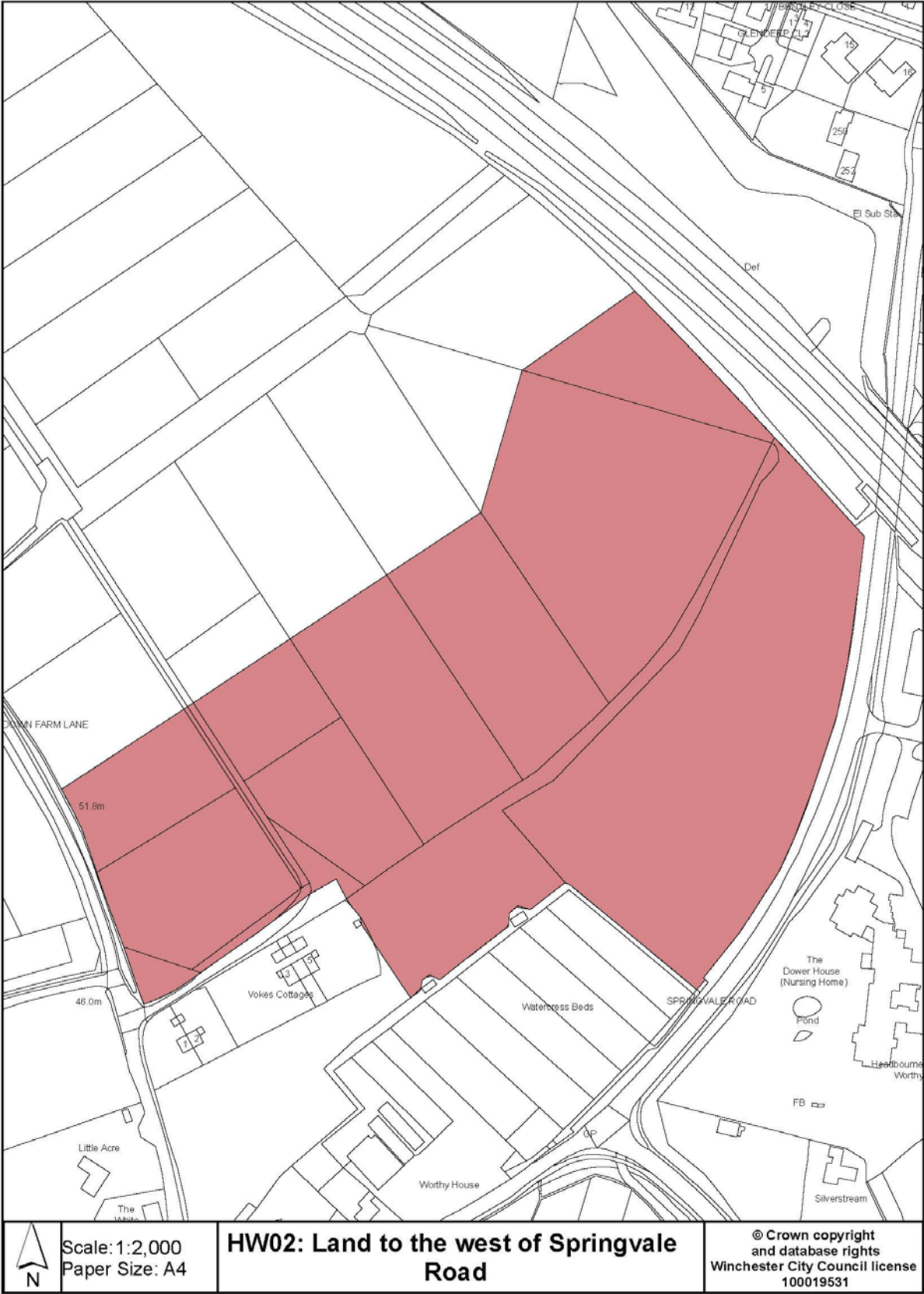
Headbourne Worthy Parish Site Assessments and Maps



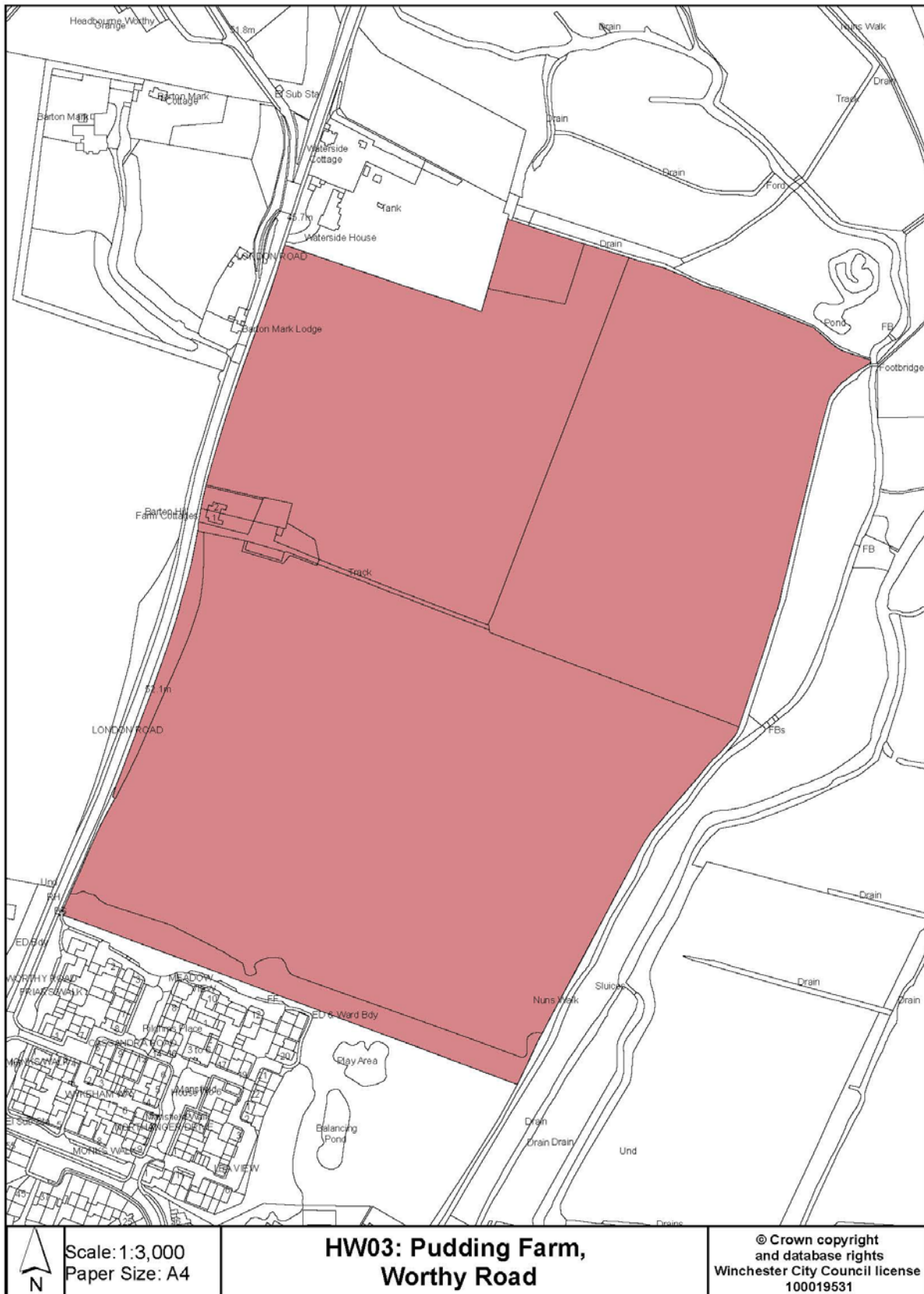
Site Ref	Address		Parish/Settlement		Site Area
HW01	Land North of Well House Lane		Headbourne Worthy		9.2 ha
Site Description					
The site is located adjacent to Harestock, located to the north of the District. The site is currently in agricultural use and is bounded by the Sewage Treatment Works to the north and the Kings Barton residential development to the south.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 138 dwellings.					
Phasing					
0 – 5 Years	138	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



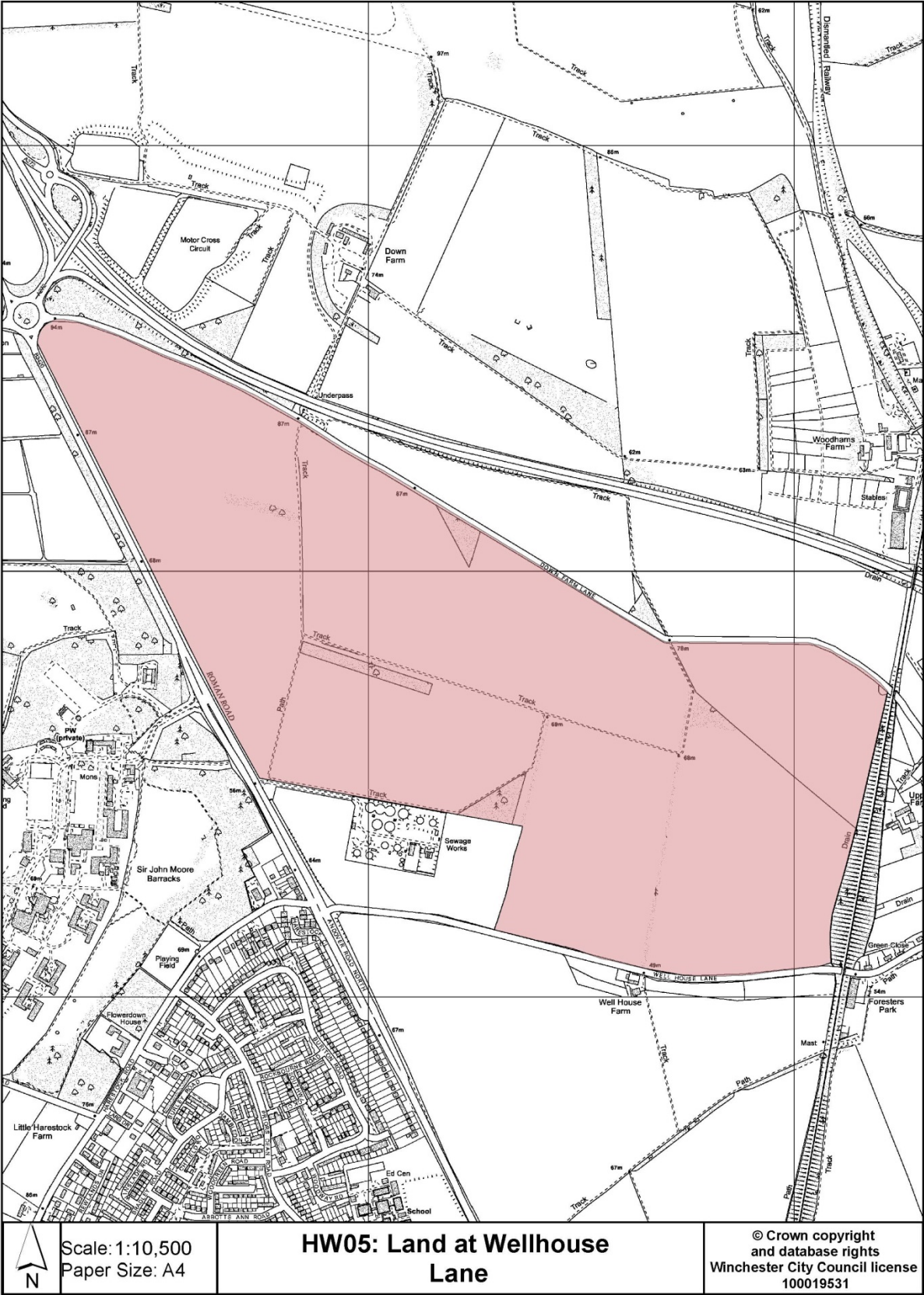
Site Ref	Address		Parish/Settlement		Site Area
HW02	Land to the west of Springvale Road		Headbourne Worthy		6.2 ha
Site Description					
The site is located adjacent to Headbourne Worthy, located in the north of the District. The site is currently in agricultural use and is bounded by the A34 to the east, agriculture to the north and south and the residential to the west. The site is accessed from Springvale Road.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.					
Phasing					
0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



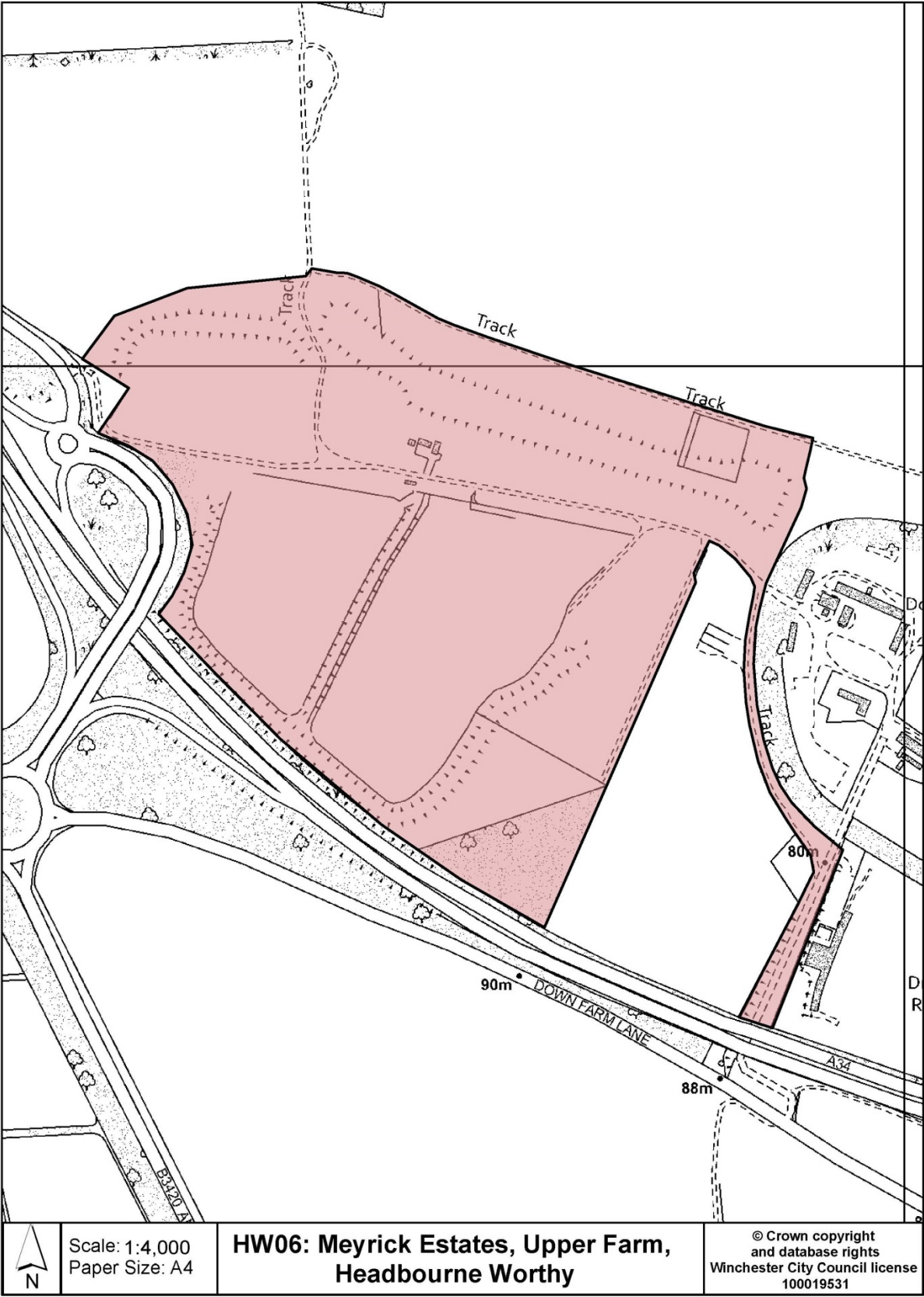
Site Ref	Address		Parish/Settlement		Site Area
HW03	Pudding Farm, Worthy Road		Headbourne Worthy		18.9 ha
Site Description					
The site is located adjacent to Abbots Barton, Winchester, located in the north of the District. The site is currently in agricultural use and is bounded by agriculture to the north, east and west with residential to the south. The site is accessed from Worthy Road.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 285 dwellings.					
Phasing					
0 – 5 Years	285	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



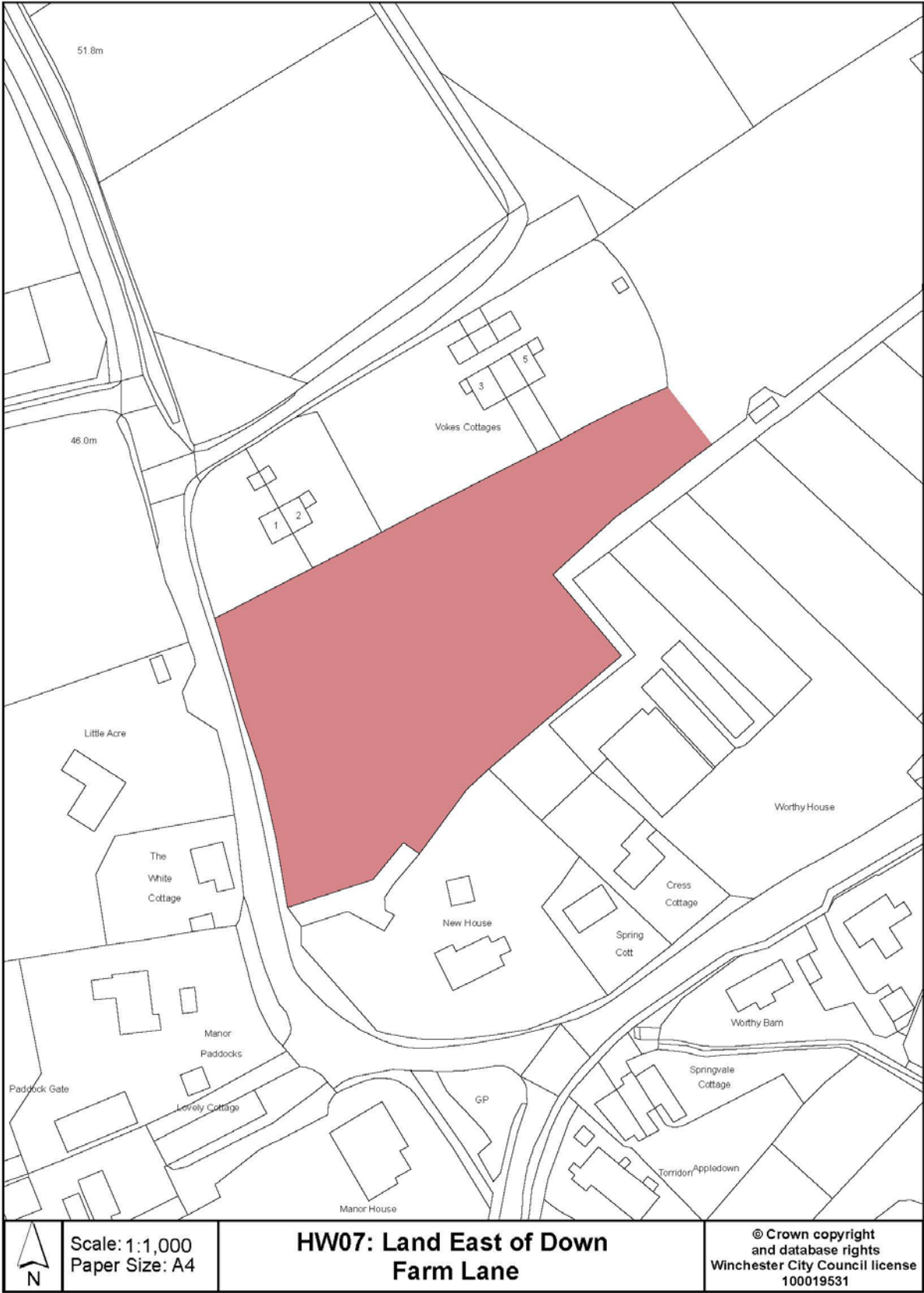
Site Ref	Address				Parish/Settlement		Site Area
HW05	Land at Well House Lane				Headbourne Worthy		137 ha
Site Description							
The site is located north of the Barton Farm development, located in the north of the District. The site is currently in agricultural use and is bounded by the A34 and agriculture to the north, military barracks to the west and residential to the south. The site is accessed from Well House Lane.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints		Policy Constraints		Physical Constraints			
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 2056 dwellings.							
Phasing							
0 – 5 Years	2056	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



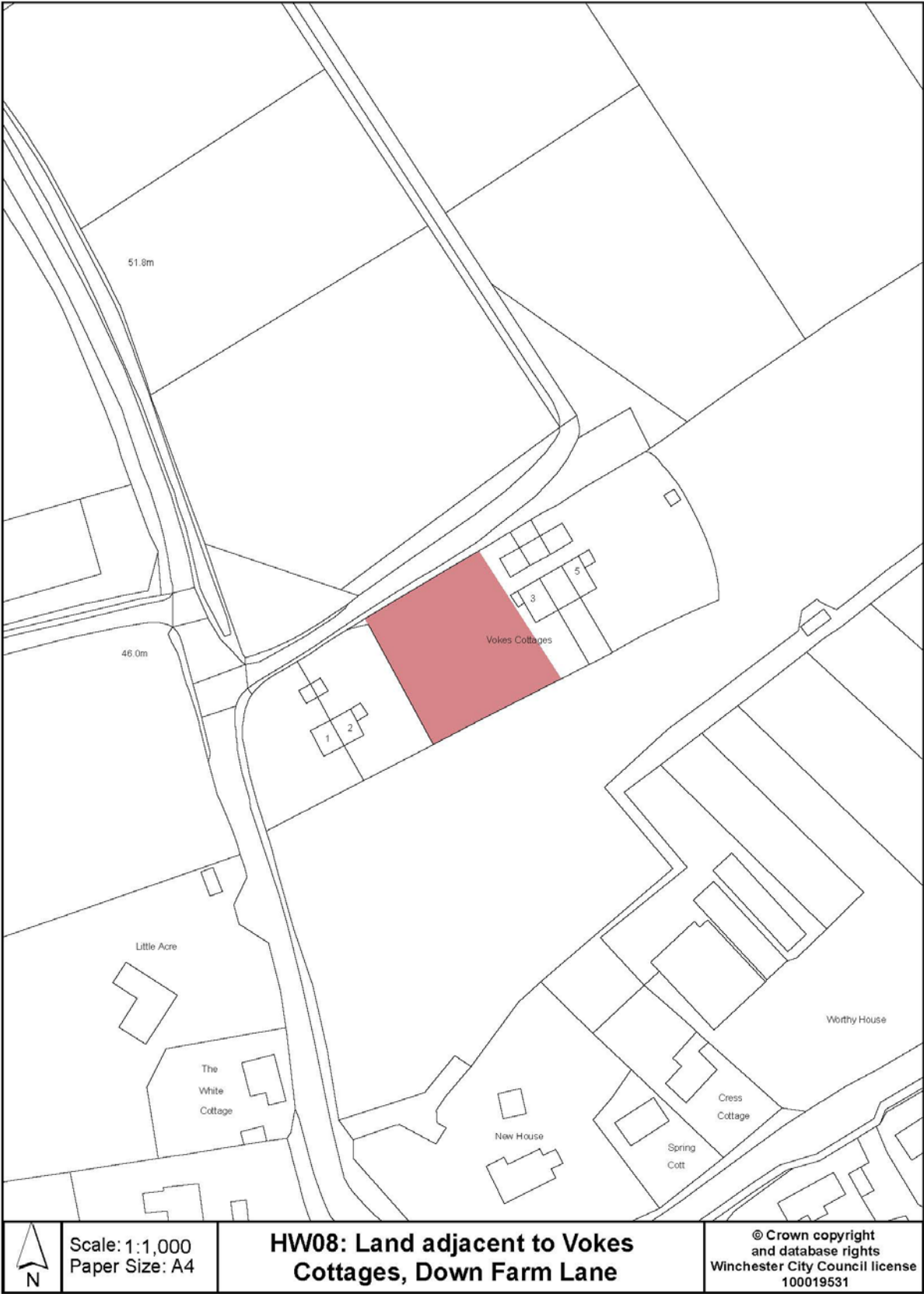
Site Ref	Address		Parish/Settlement		Site Area
HW06	Meyrick Estates, Upper Farm, Headbourne Worthy		Headbourne Worthy		21.9ha
Site Description					
The site is located within the countryside. It is currently in use as a motor cross circuit. The site falls adjacent to the A34, which bounds the site to the west and south west. Directly to the east are a number of commercial and leisure uses, including a golf driving range, small business units and training kennels. Beyond these uses, the area comprises agricultural land and open fields.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Phasing					
0 – 5 Years	100,000 sqm	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address		Parish/Settlement		Site Area
HW07	Land East of Down Farm Lane, Headbourne Worthy		Headbourne Worthy		0.574ha
Site Description					
The site is within the countryside within an area of sporadic residential development and a farm shop to the south. The access is onto Down Farm Lane. The site is currently in use as agriculture.					
Planning History					
There has been one planning application within the last 5 years (18/00940/FUL) for 4 detached houses and garages with access onto Down Farm Lane. An appeal has been lodged on non determination of the application within 8 weeks. The appeal has not yet been determined.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.					
Phasing					
0 – 5 Years	15	6 – 10 Years		10 – 15 Years	
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

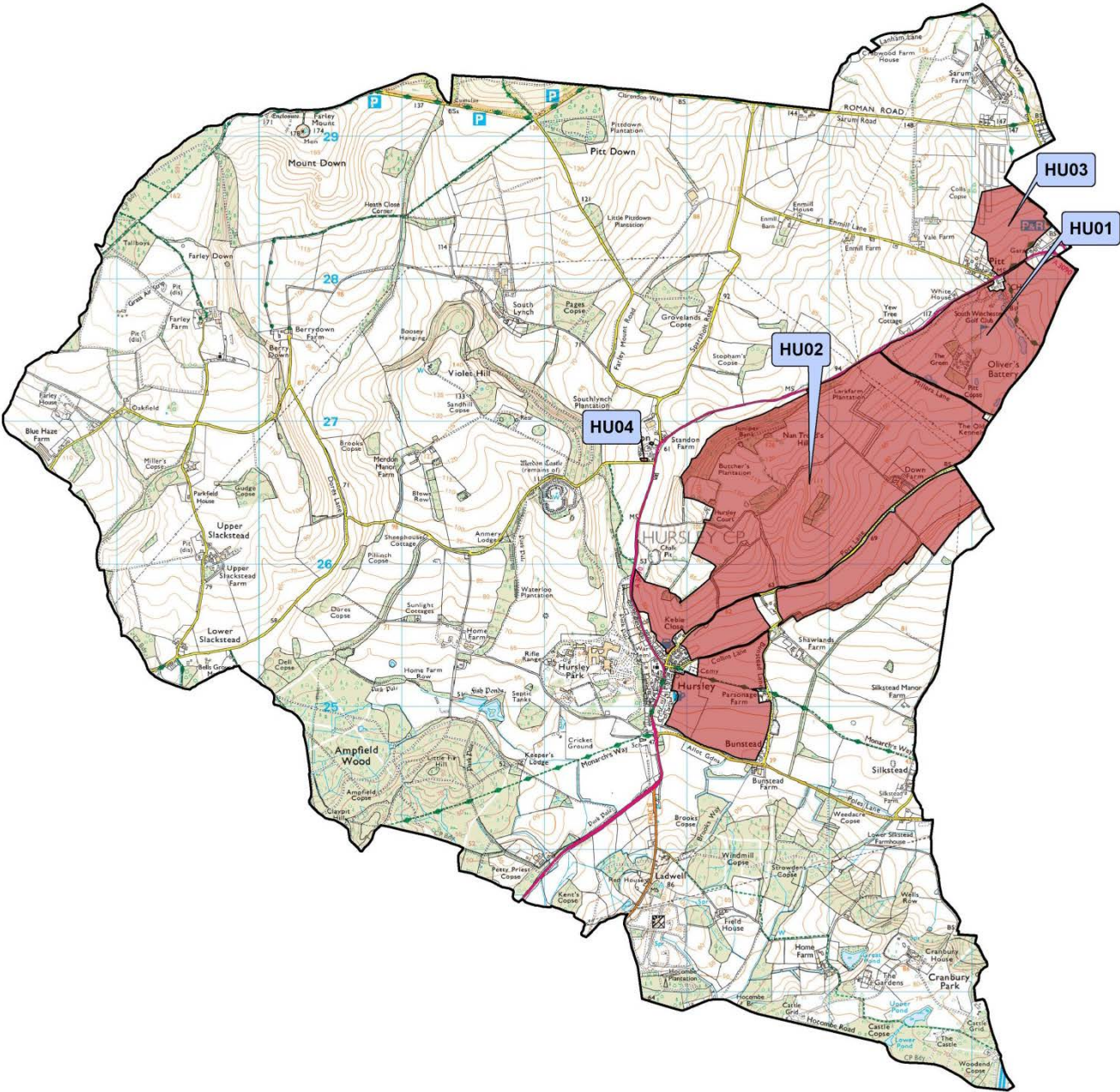


Site Ref	Address		Parish/Settlement		Site Area
HW08	Land adjacent to Vokes Cottages, Down Farm Lane		Headbourne Worthy		0.1ha
Site Description					
The site is located in the countryside. It is bounded to the east and west by residential development and to the north and south by open land. The access is off a lane which leads onto Down Farm Lane. The site is currently in use as residential curtilage/garden.					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 2 dwellings.					
Phasing					
0 – 5 Years	2	6 – 10 Years		10 – 15 Years	
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

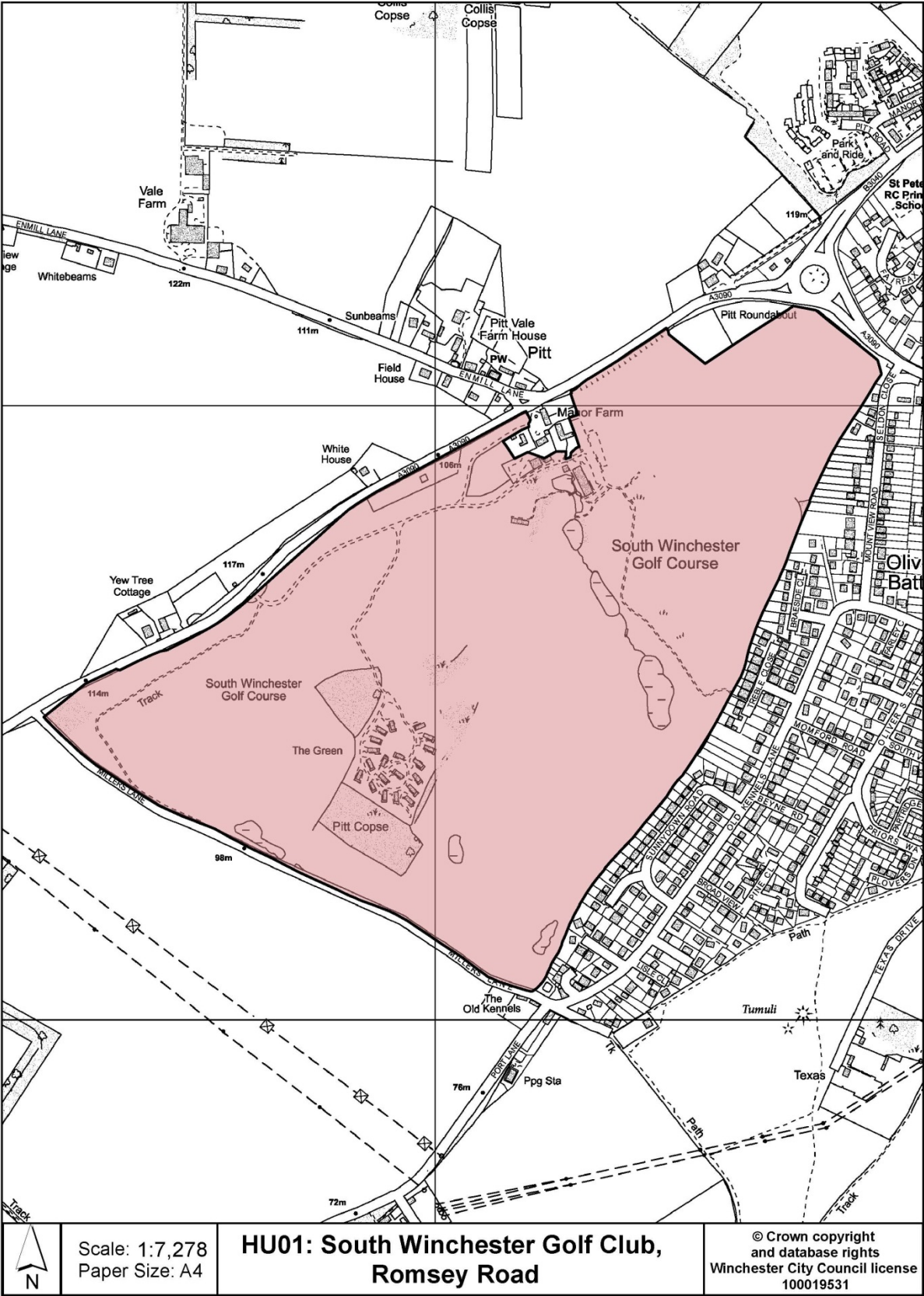


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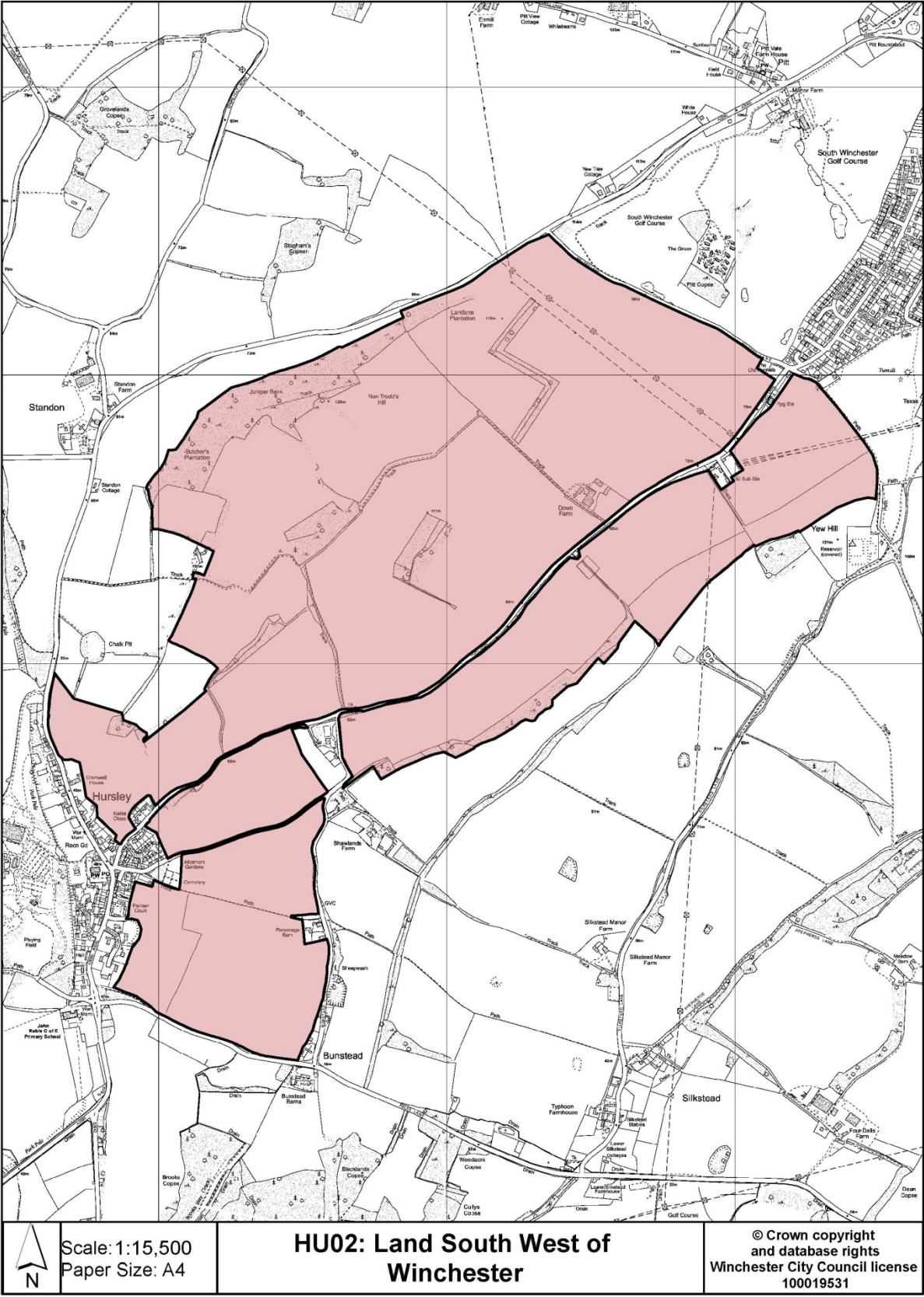
Hursley Parish Site Assessments and Maps



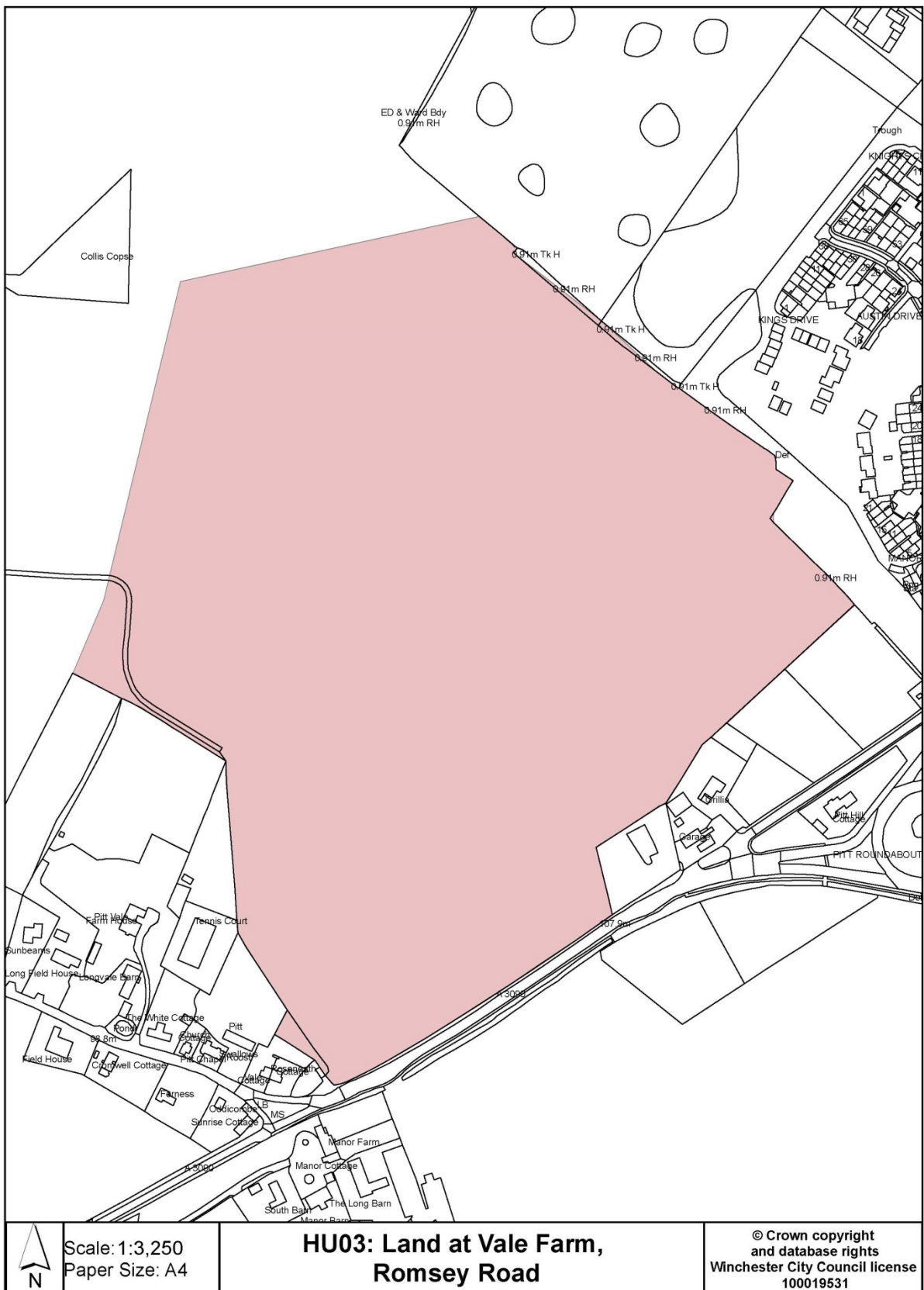
Site Ref	Address				Parish/Settlement		Site Area
HU01	South Winchester Golf Club, Romsey Road				Hursley		71.3 ha
Site Description							
The site is located adjacent to Oliver's Battery, located to the west of the District. The site is currently occupied by a golf course. The site is accessed from Romsey Road (A3090) and is bounded by residential properties to the north and east and agriculture to the south and west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	Y	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1071 dwellings.							
Phasing							
0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	1071		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



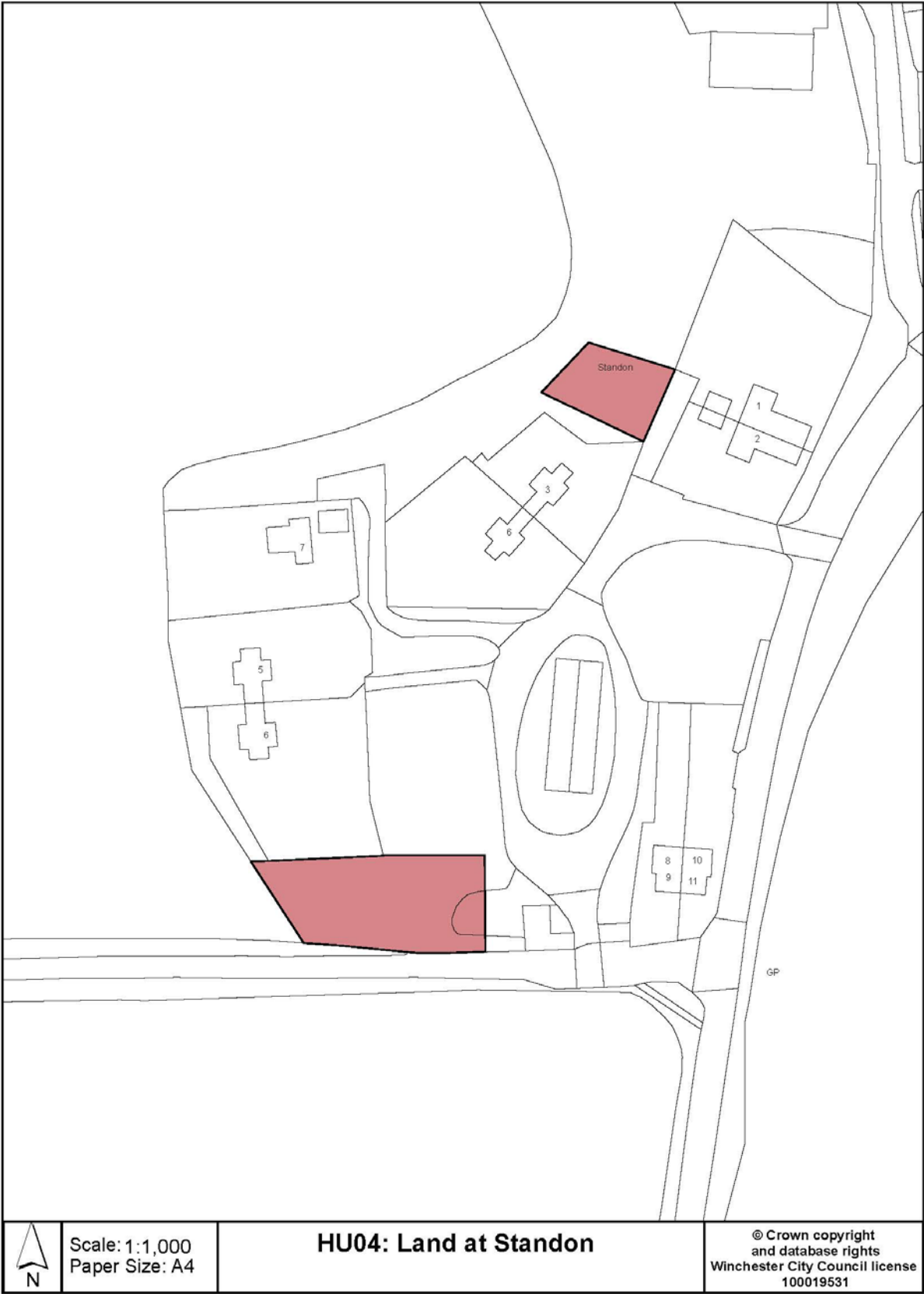
Site Ref	Address		Parish/Settlement		Site Area
HU02	Land south west of Winchester		Hursley		348.9 ha
Site Description					
The site is situated between Winchester and Hursley, located to the south west of the District. The site is currently in use as agriculture. The site is accessed from Romsey Road (A3090) and Port Lane (which is a single track).					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	Y	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 5234 dwellings.					
Phasing					
0 – 5 Years	5234	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address		Parish/Settlement		Site Area
HU03	Land at Vale Farm, Romsey Road		Hursley		21.2 ha
Site Description					
The site is located adjacent to Winchester, located to the west of the District. The site is currently in use for agriculture. The site is accessed from Romsey Road (A3090) and is bounded by residential properties to the west and east and agriculture to the north and south.					
Planning History					
An outline application (15/01383/OUT) for the development of a maximum of 350 no. dwellings including a maximum of 140 no. affordable dwellings, site for a care village suitable for the elderly, mixed use local centre, retention and enhancement of existing permissive bridleways supplemented with new pedestrian and cycle links, a network of open spaces and play areas, surface water drainage works, supporting highways and drainage infrastructure was refused on the 22 July 2016. The decision was appealed which was subsequently withdrawn.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 319 dwellings.					
Phasing					
0 – 5 Years	319	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

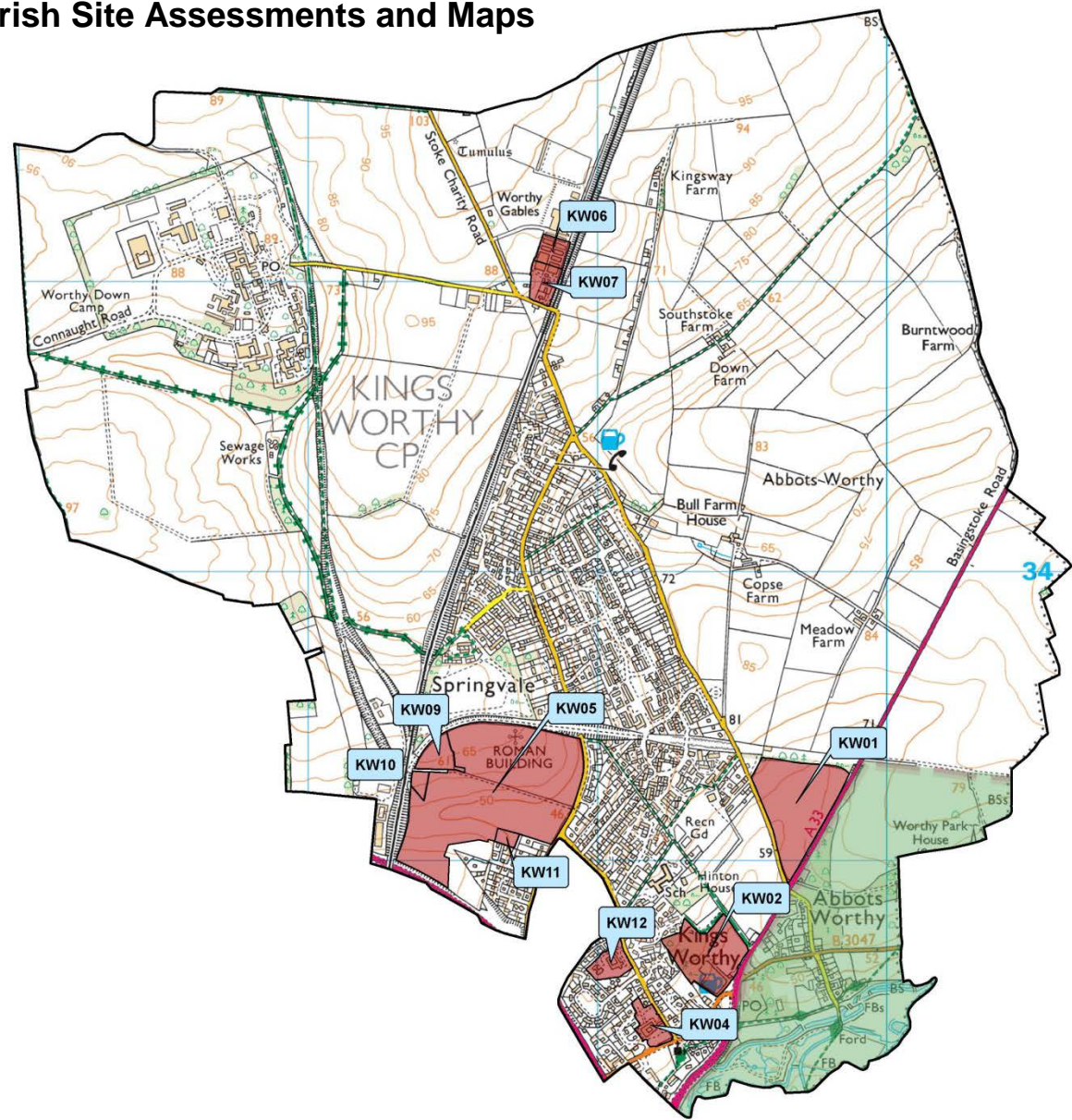


Site Ref	Address		Parish/Settlement		Site Area
HU04	Land at Standon		Hursley		0.13ha
Site Description					
The site is within the countryside and is located to the north and south of a small cluster of dwellings around Standon Farm. Access is onto the A3090 Winchester to Romsey Road. The nearest settlement is Hursley. The land is currently in use for agriculture.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the landowner who has indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 4 dwellings.					
Phasing					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

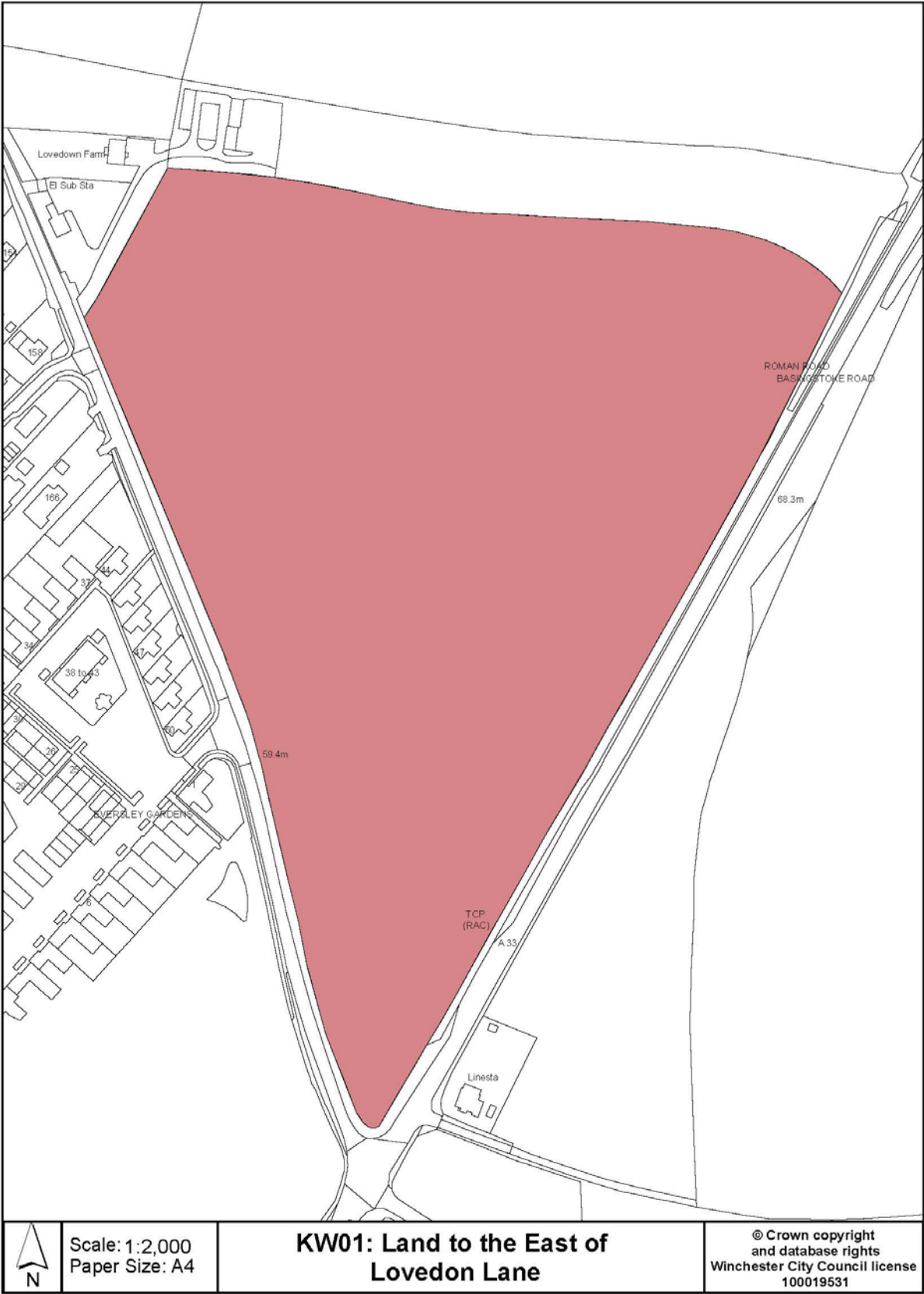


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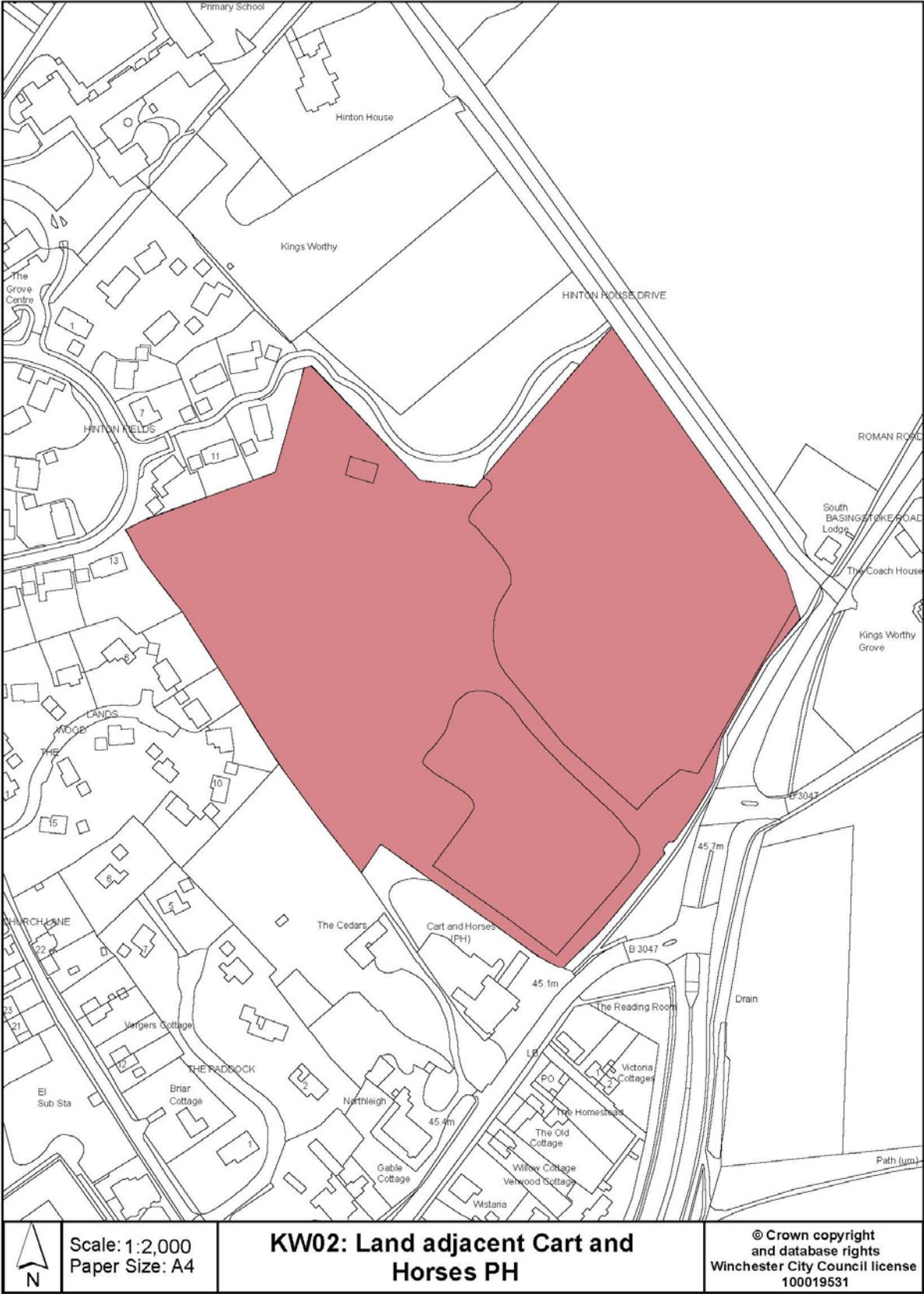
Kings Worthy Parish Site Assessments and Maps



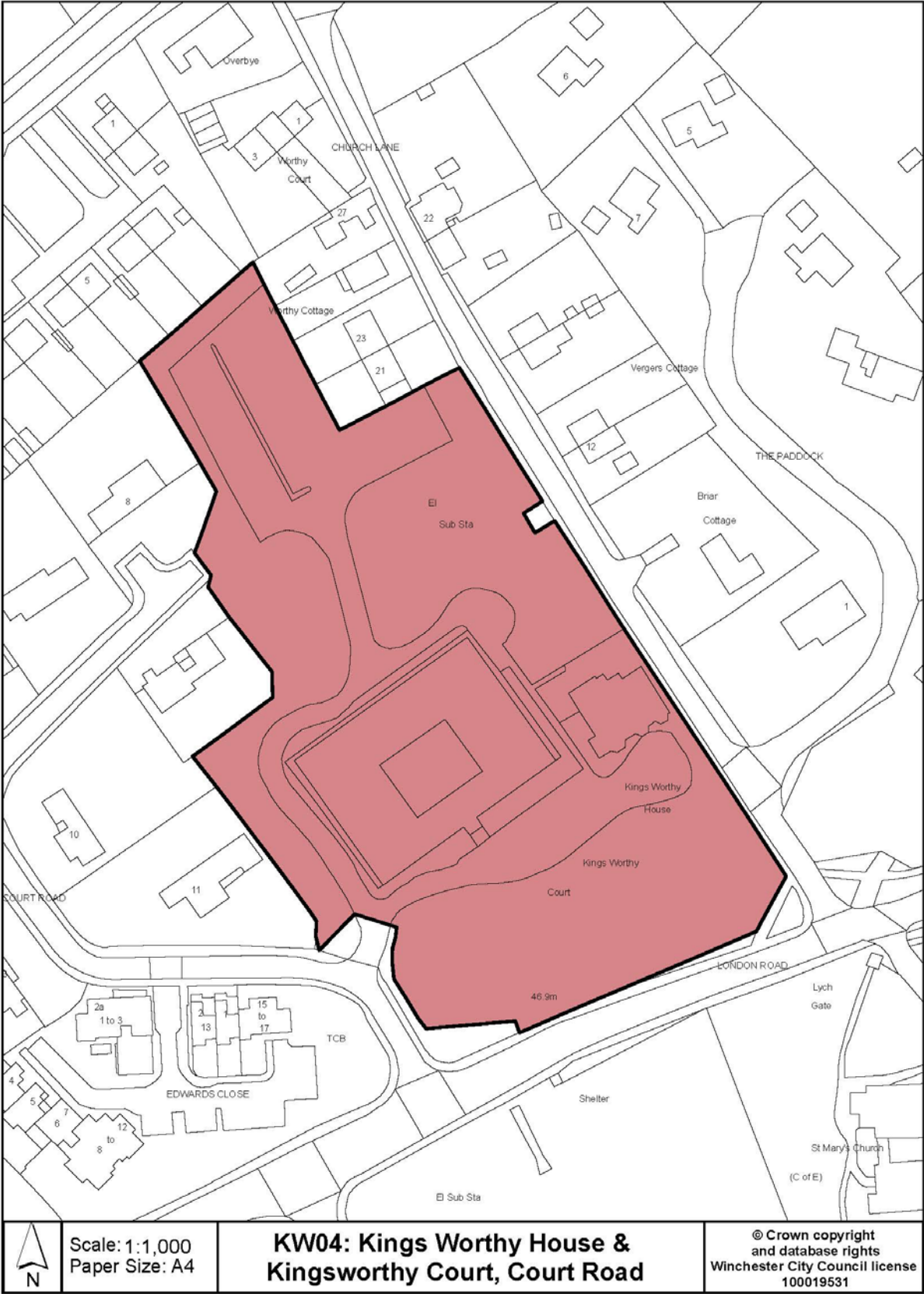
Site Ref	Address		Parish/Settlement		Site Area
KW01	Land to the east of Lovedon Lane		Kings Worthy		7.6 ha
Site Description					
The site is located east of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from either Lovedon Lane or Basingstoke Road and is adjacent to a the Lovedon Lane housing allocation and is bounded by agriculture to the north, south and east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 126 dwellings.					
Phasing					
0 – 5 Years	126	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



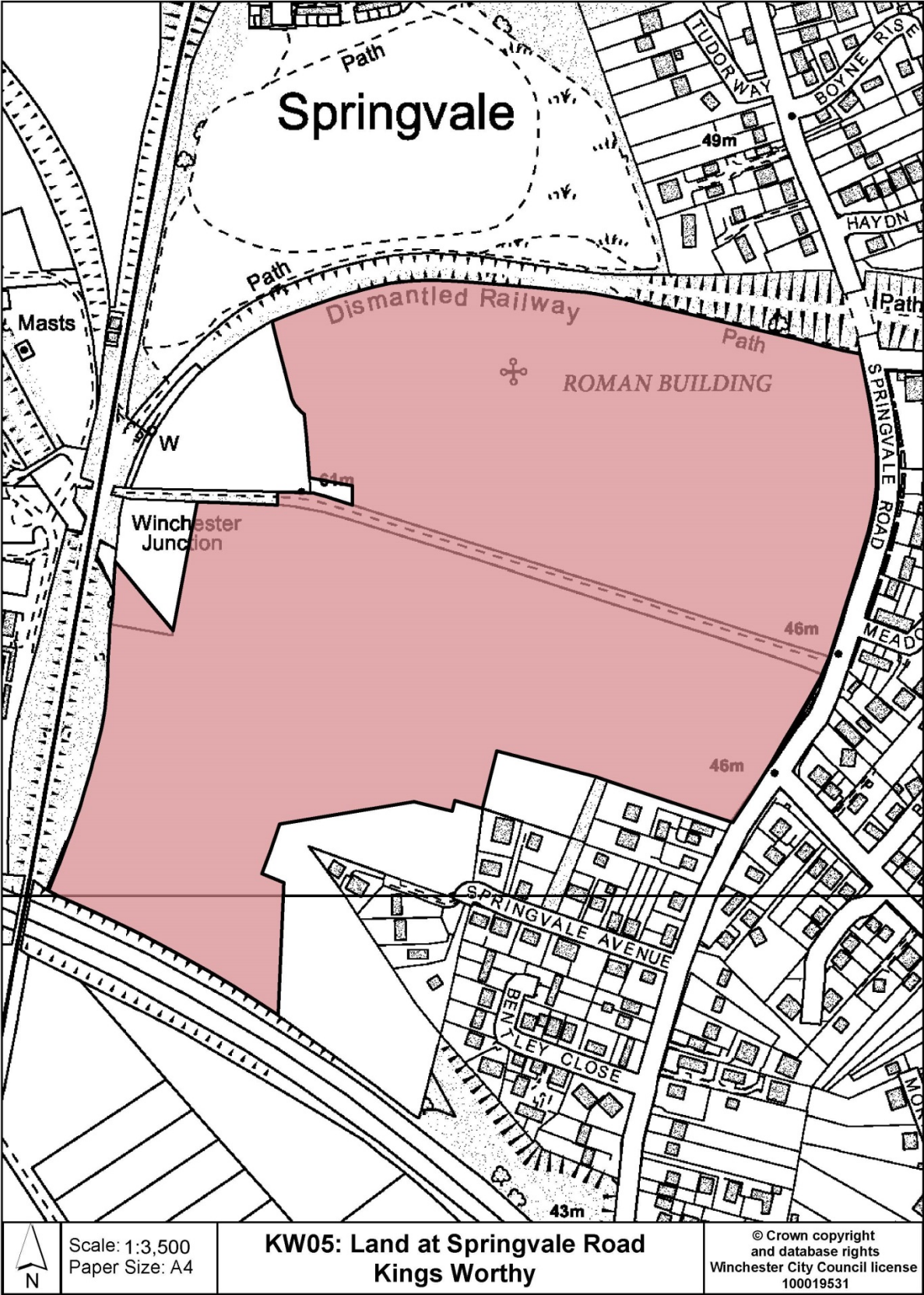
Site Ref	Address		Parish/Settlement		Site Area
KW02	Land adjacent Cart and Horses Public House		Kings Worthy		4.7 ha
Site Description					
The site is located south east of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from London Road and is adjacent to the Cart and Horses Public House and is bounded by residential to the west, north and south.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 85 dwellings.					
Phasing					
0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



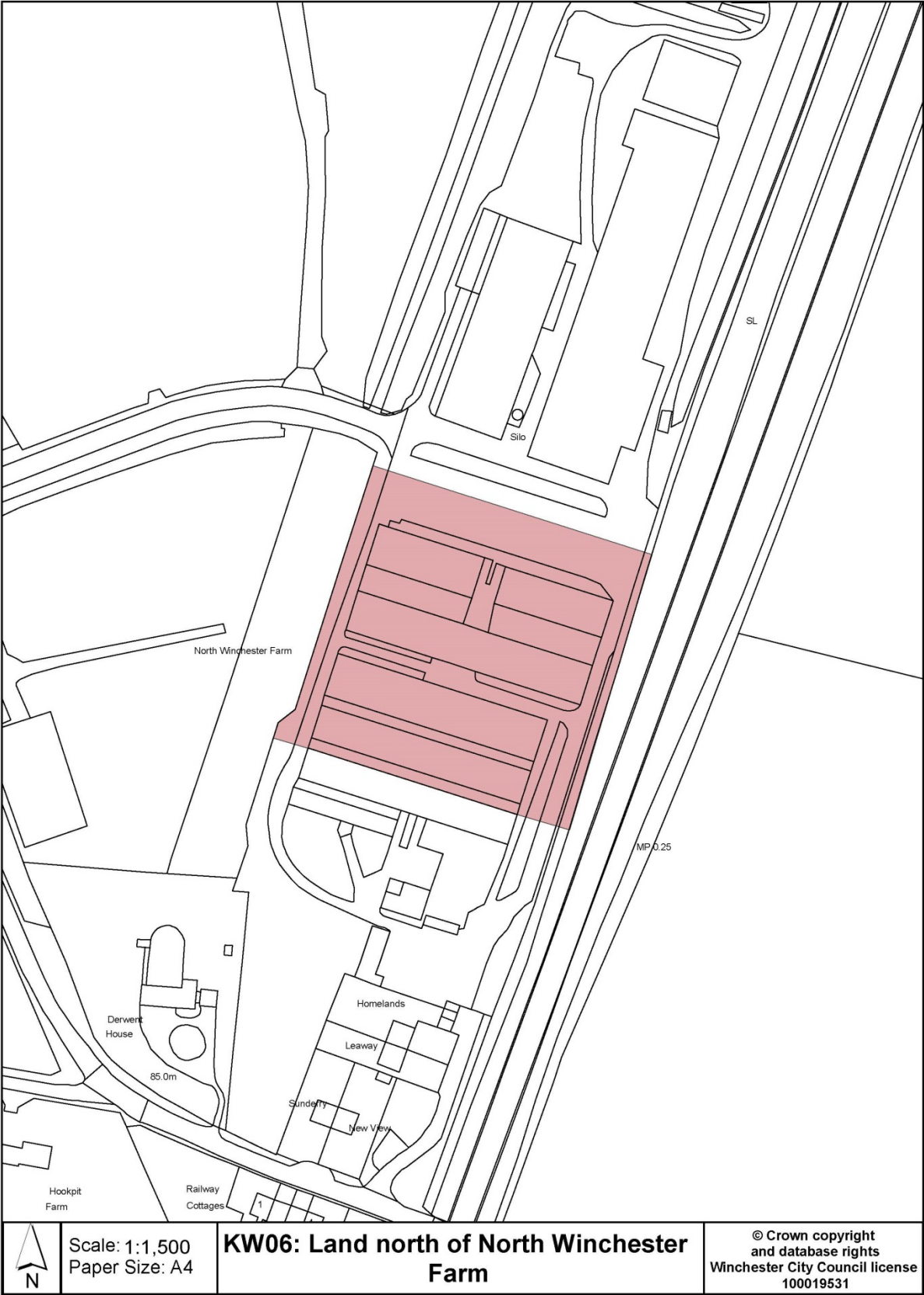
Site Ref	Address				Parish/Settlement		Site Area
KW04	Kings Worthy House & Kingsworthy Court, Court Road				Kings Worthy		1.29 ha
Site Description							
The site is within the settlement of Kings Worthy, located to the north of the District. The site is currently in use as an office (B1). The site is accessed from London Road and is surrounded by residential properties.							
Planning History							
One planning application (19/00489/PNCOU) has been submitted and is pending consideration.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	Y	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings.							
Phasing							
0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



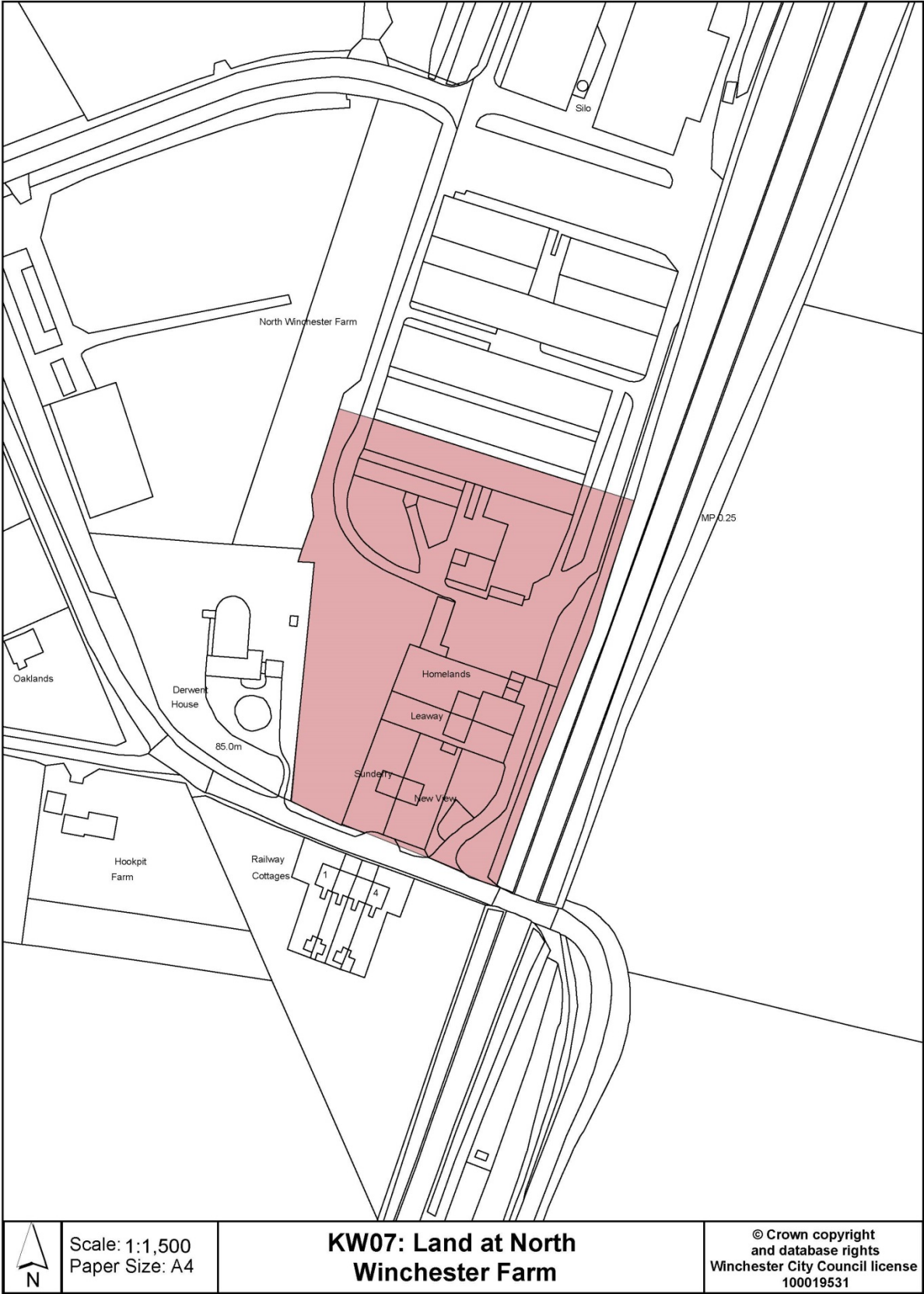
Site Ref	Address				Parish/Settlement		Site Area
KW05	Land at Springvale Road				Kings Worthy		21.5 ha
Site Description							
The site is west of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from Springvale Road and is adjacent to residential to the east, agriculture to the north and south and a railway line to the west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	Y	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 322 dwellings.							
Phasing							
0 – 5 Years	322	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



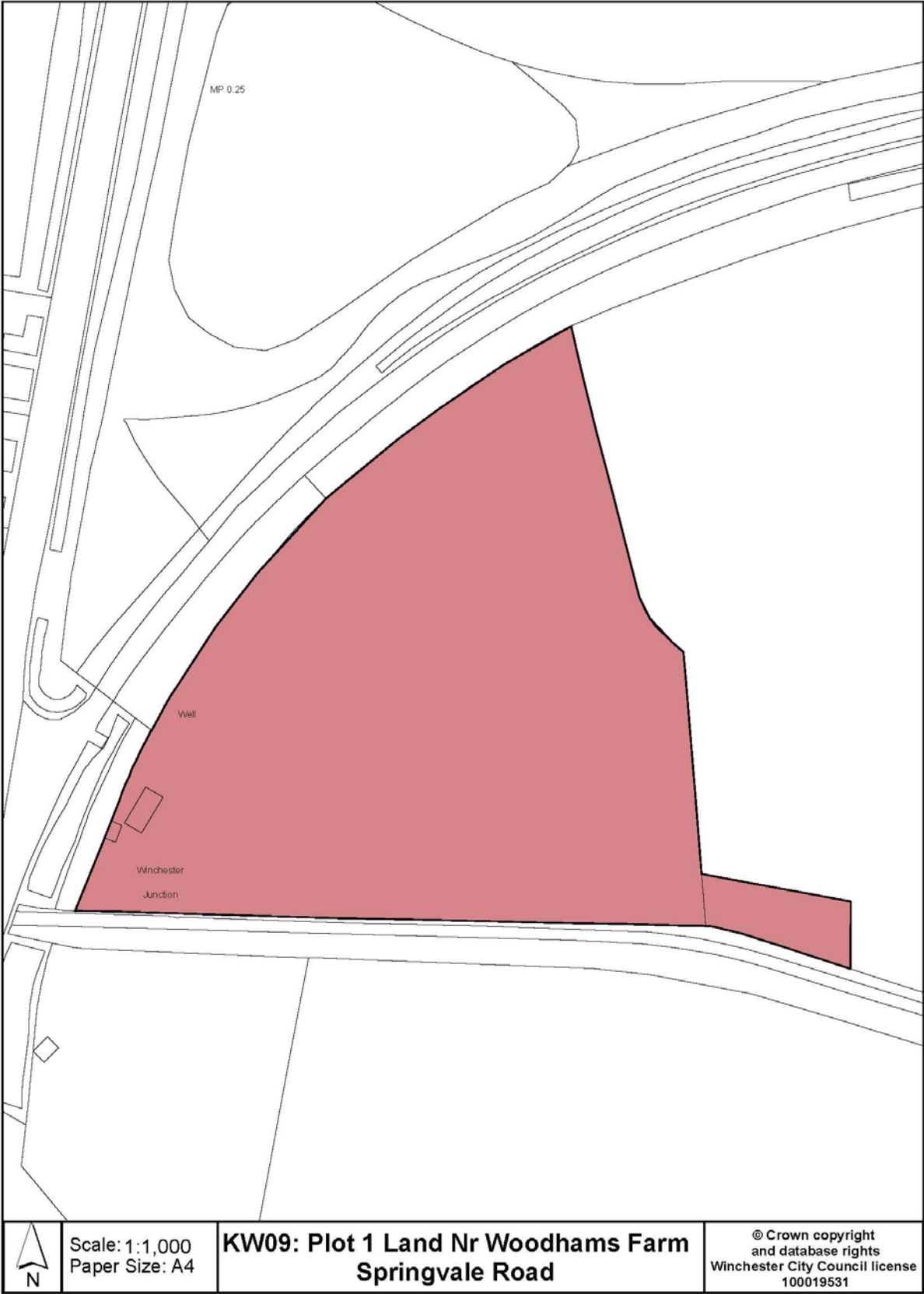
Site Ref	Address				Parish/Settlement		Site Area
KW06	Land north of North Winchester Farm				Kings Worthy		0.96 ha
Site Description							
The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
There is a potential yield of 3000 – 4500 sqm of floorspace for B1/B8 uses.							
Phasing							
0 – 5 Years	3000 – 4500 sqm	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



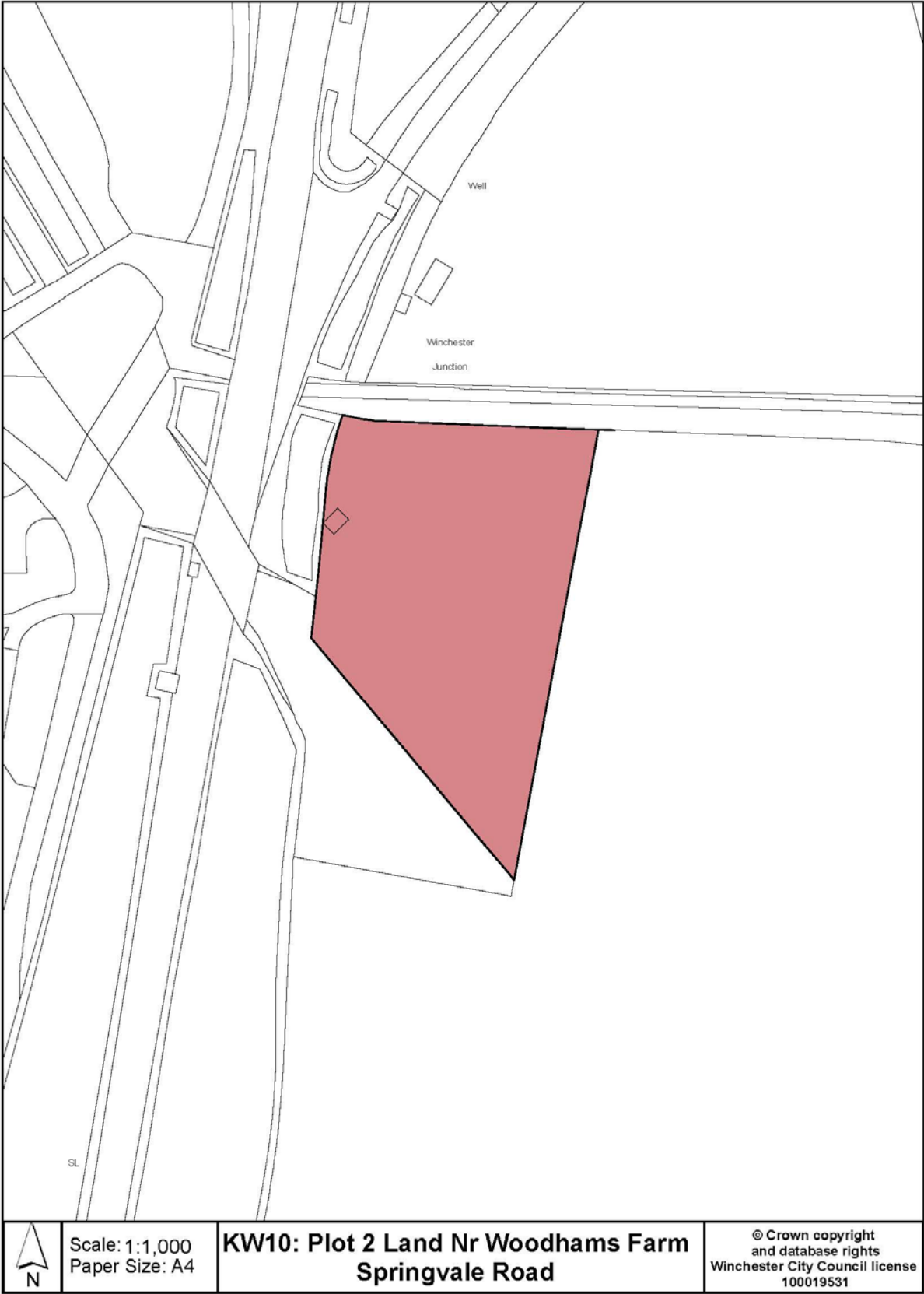
Site Ref	Address				Parish/Settlement		Site Area
KW07	Land north of North Winchester Farm				Kings Worthy		0.96 ha
Site Description							
The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 30 dwellings.							
Phasing							
0 – 5 Years	30	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



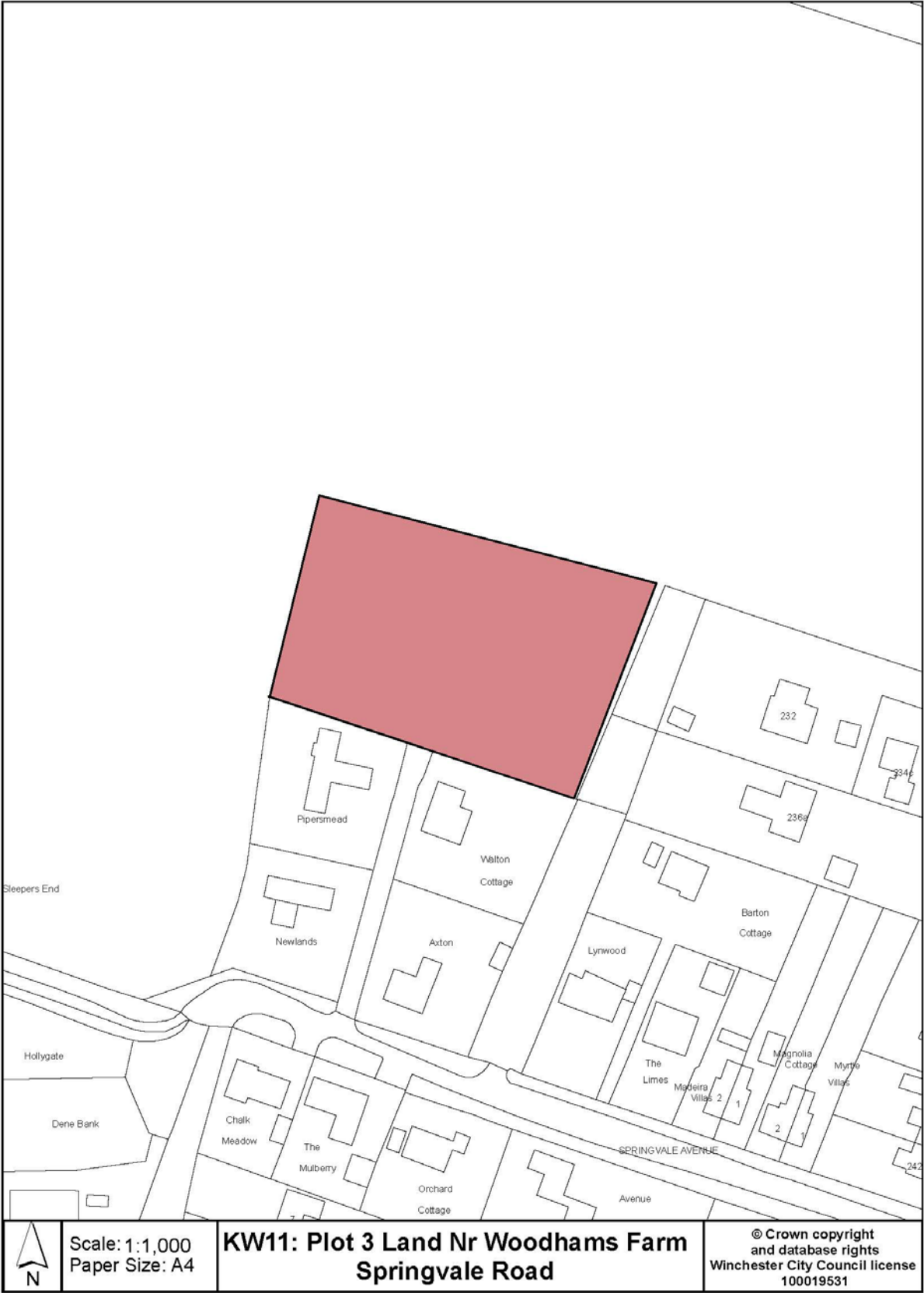
Site Ref	Address				Parish/Settlement		Site Area
KW09	Plot 1 Land Near Woodhams Farm, Springvale Road				Kings Worthy		1.2ha
Site Description							
The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 29 dwellings.							
Phasing							
0 – 5 Years	29	6 – 10 Years		10 – 15 Years			
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



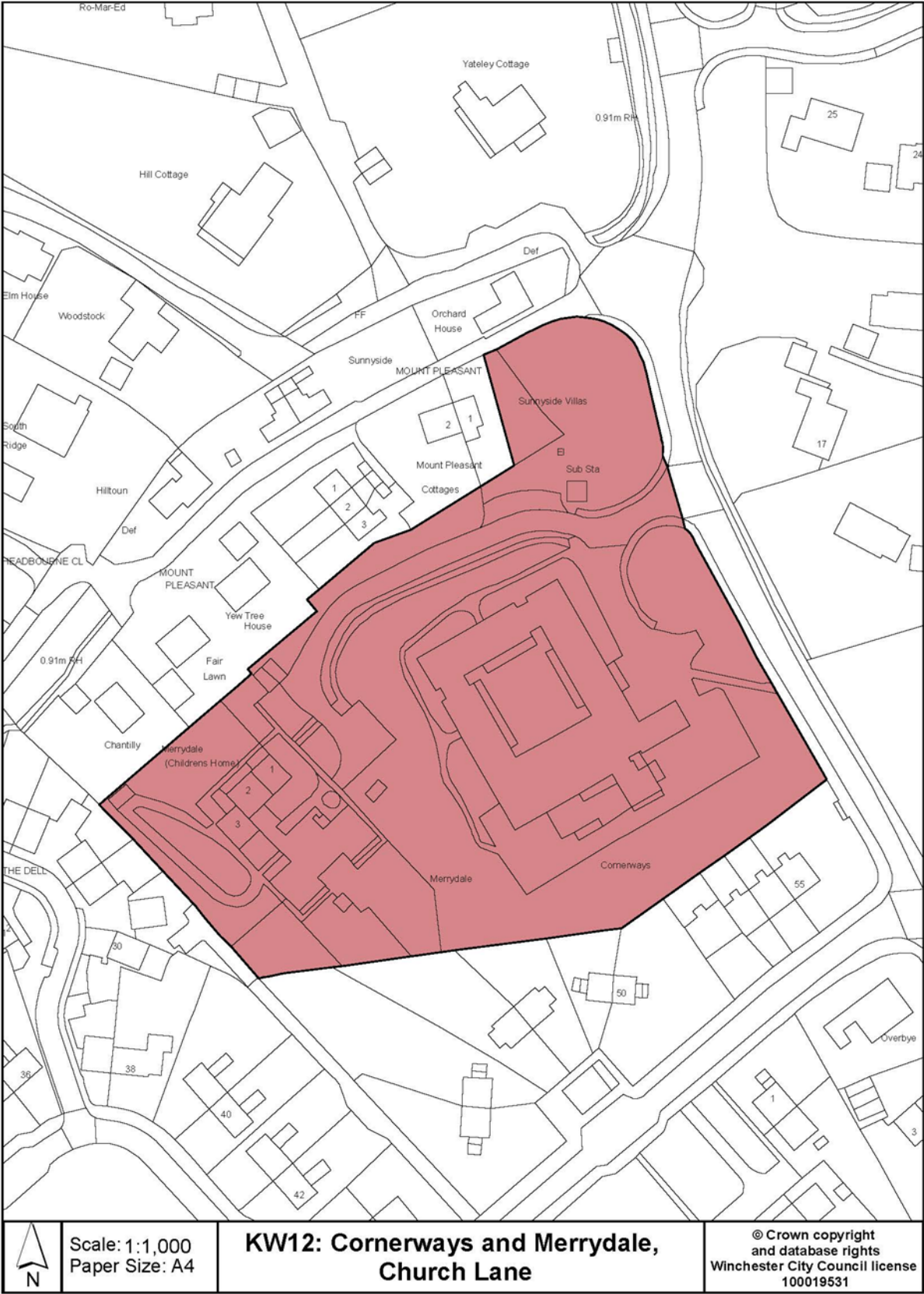
Site Ref	Address				Parish/Settlement		Site Area
KW10	Plot 2 Land Near Woodhams Farm, Springvale Road				Kings Worthy		0.43ha
Site Description							
The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.							
Phasing							
0 – 5 Years	12	6 – 10 Years		10 – 15 Years			
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address				Parish/Settlement		Site Area
KW11	Plot 3 Land Near Woodham's Farm, Springvale Road				Kings Worthy		0.37ha
Site Description							
The site is located in the countryside. It is bounded to the south by residential properties on Springvale Avenue, to the east by properties on Springvale Avenue and to the north and west by open land. The site is currently in use for agriculture/equestrian.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.							
Phasing							
0 – 5 Years	11	6 – 10 Years		10 – 15 Years			
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

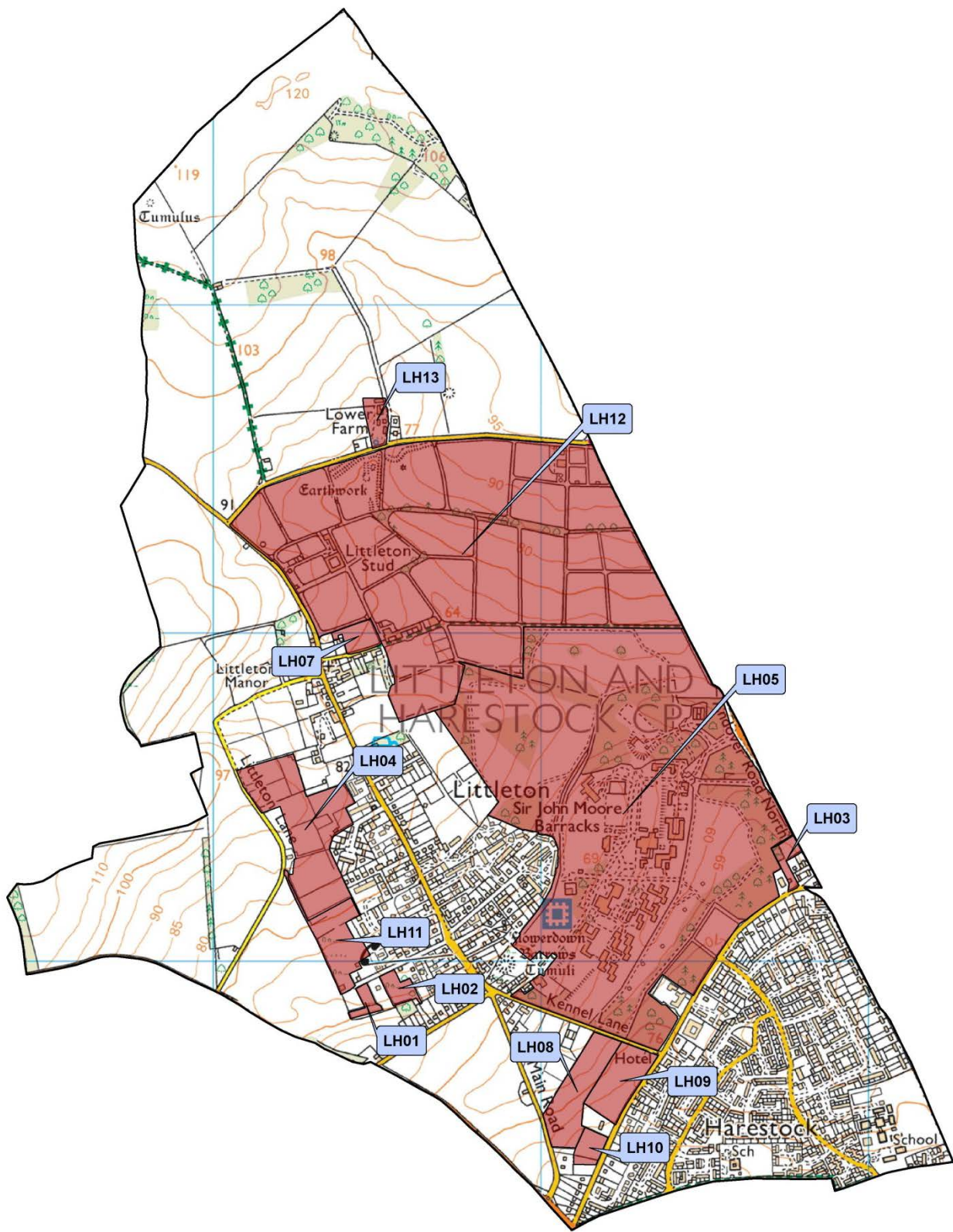


Site Ref	Address				Parish/Settlement		Site Area
KW12	Cornerways and Merrydale, Church Lane				Kings Worthy		1.3 ha
Site Description							
The application site is located within the settlement boundary of Kingsworthy. It is surrounded by residential development. The site is currently vacant but was previously used as a care facility.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings.							
Phasing							
0 – 5 Years	31	6 – 10 Years		10 – 15 Years			
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

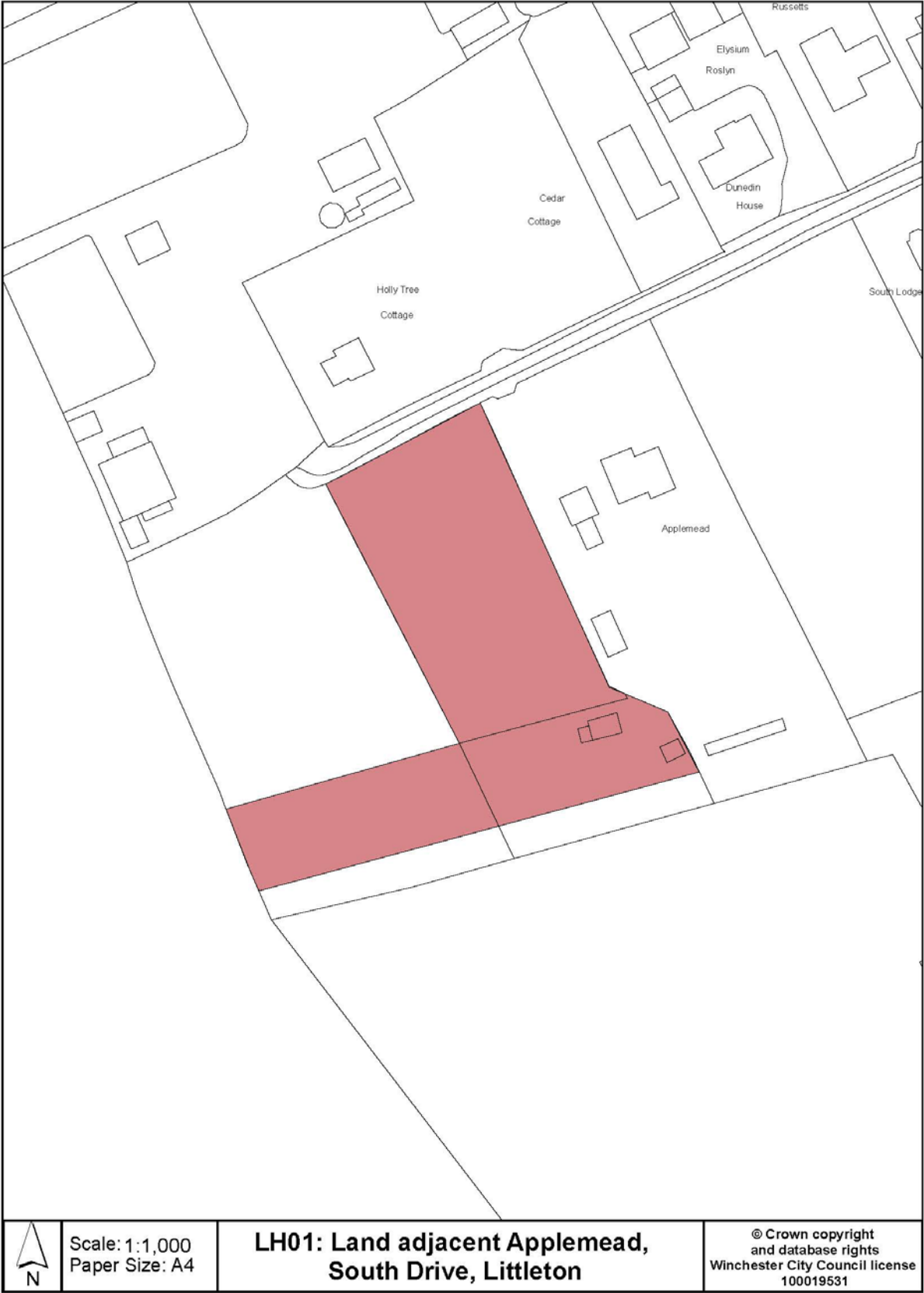


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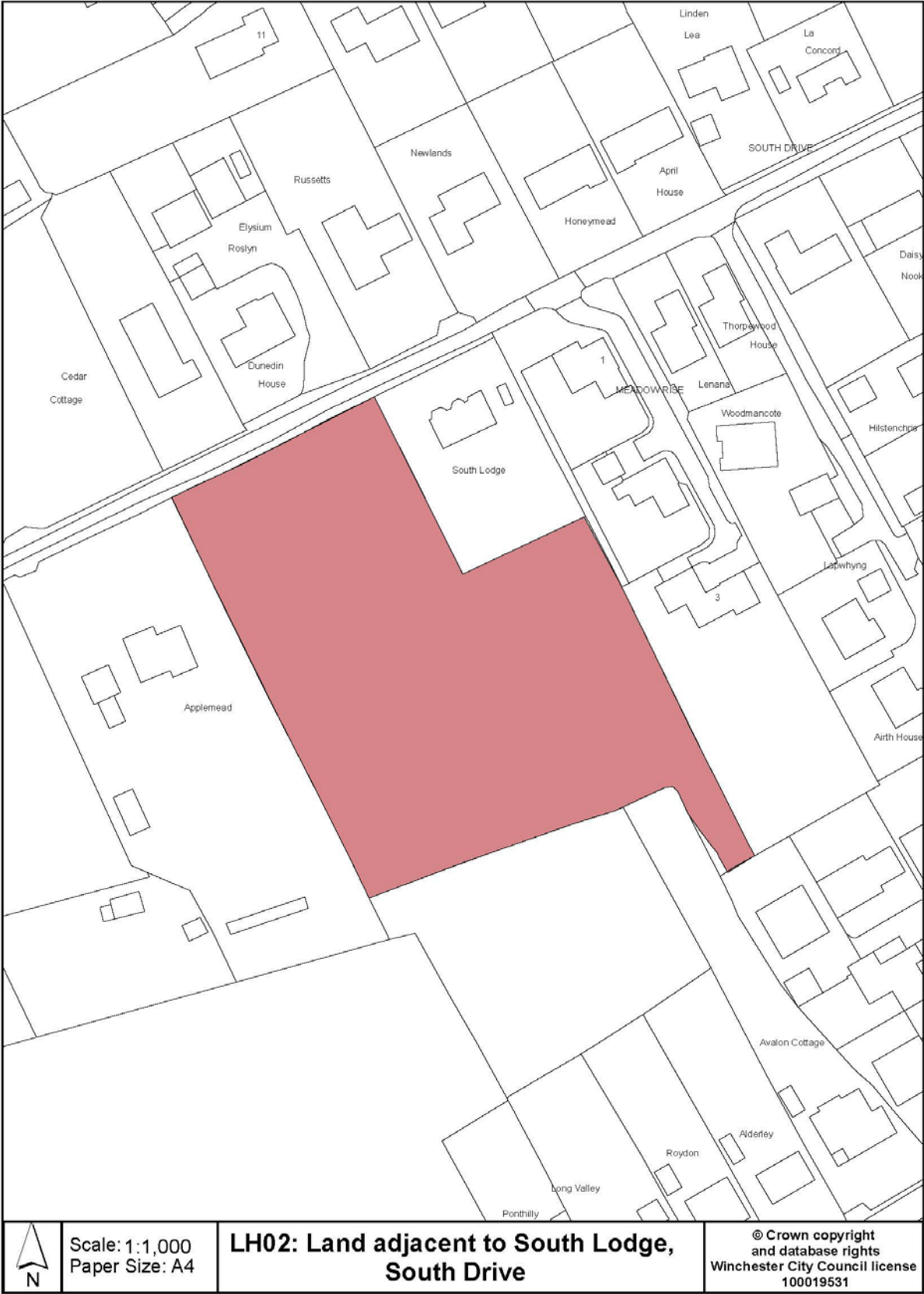
Littleton and Harestock Parish Site Assessments and Maps



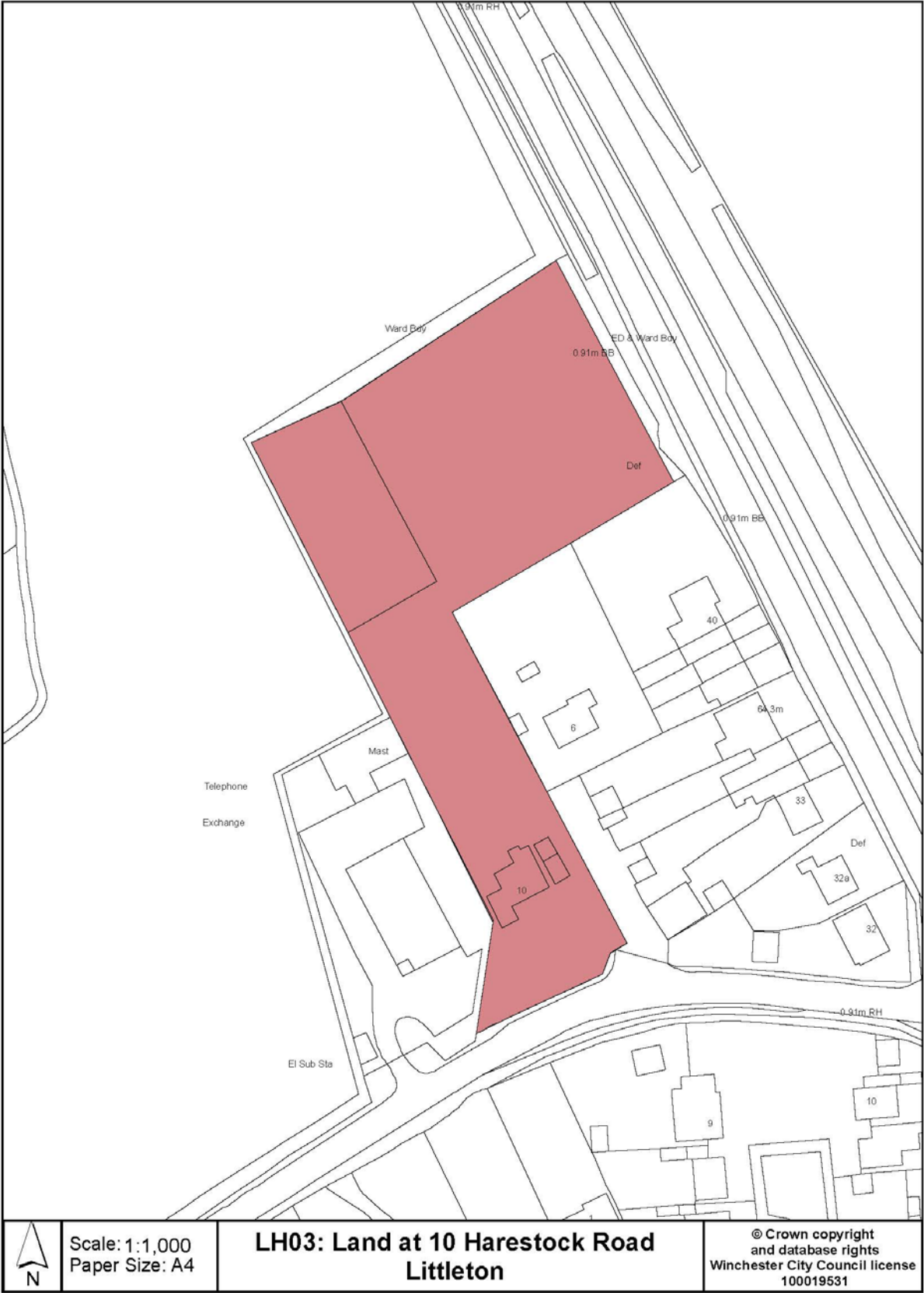
Site Ref	Address				Parish/Settlement		Site Area
LH01	Land adjacent Applemead, South Drive				Littleton and Harestock		0.46 ha
Site Description							
The site is located west of Littleton, located to the north of the District. The site is currently vacant but was occupied by Agricultural uses. The site is accessed from South Drive and is bounded by Applemead to the east, residential to the north and agriculture to the west and south.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.							
Phasing							
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



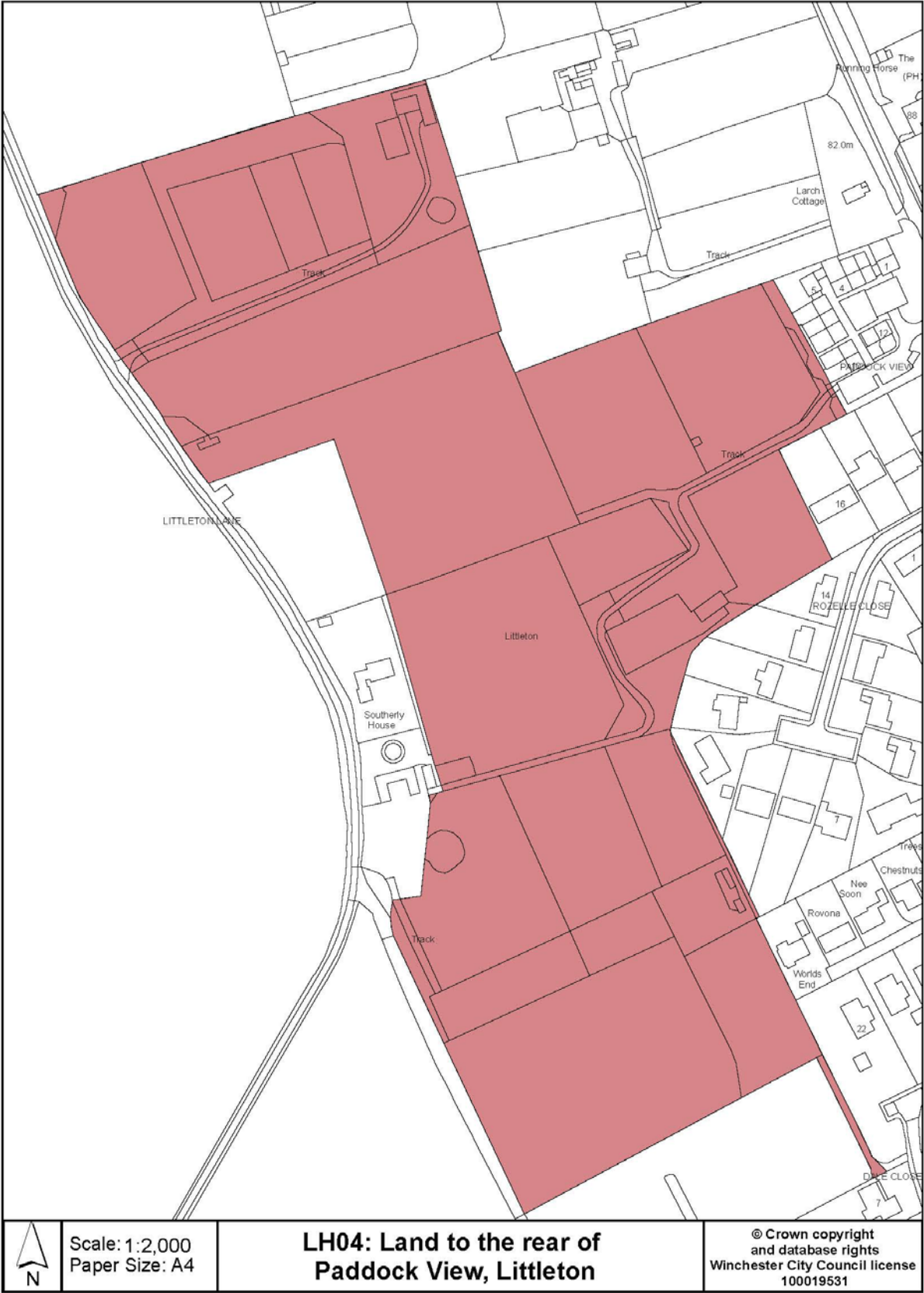
Site Ref	Address				Parish/Settlement		Site Area
LH02	Land adjacent to South Lodge, South Drive				Littleton and Harestock		0.7 ha
Site Description							
The site is located west of Littleton, located to the north of the District. The site is currently vacant but was occupied by Agricultural uses. The site is accessed from South Drive and is bounded by Applemead to the west, South Lodge to the east, residential to the north and agriculture to the south.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowners and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.							
Phasing							
0 – 5 Years	20	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



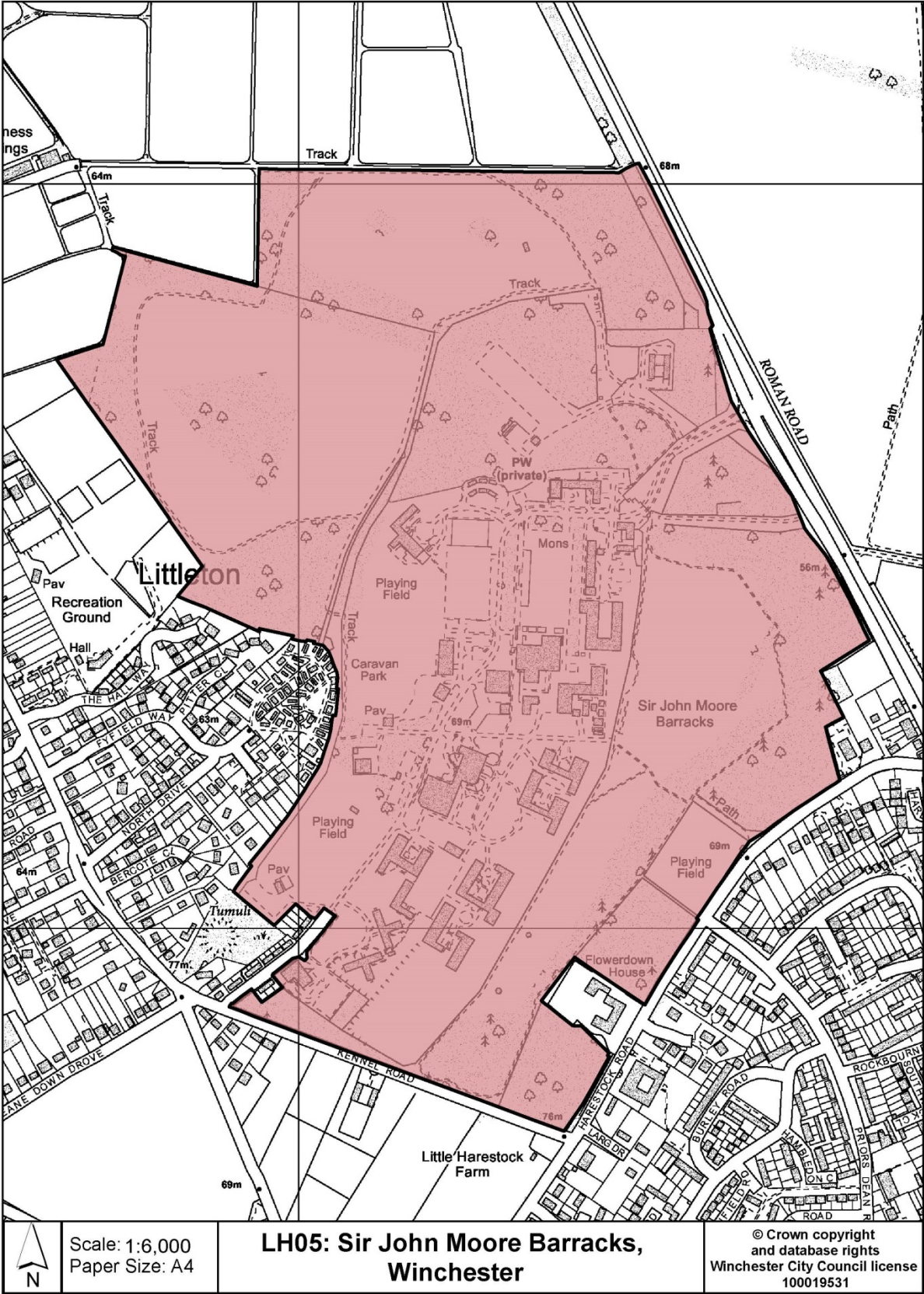
Site Ref	Address				Parish/Settlement		Site Area
LH03	Land at 10 Harestock Road				Littleton and Harestock		0.6 ha
Site Description							
The site is located east of Littleton, located to the north of the District. The site is currently used as garden land ancillary to the existing dwelling. The site is accessed from Harestock Road and is bounded by residential to the south, agriculture to the south and west and Andover Road to the east.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.							
Phasing							
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



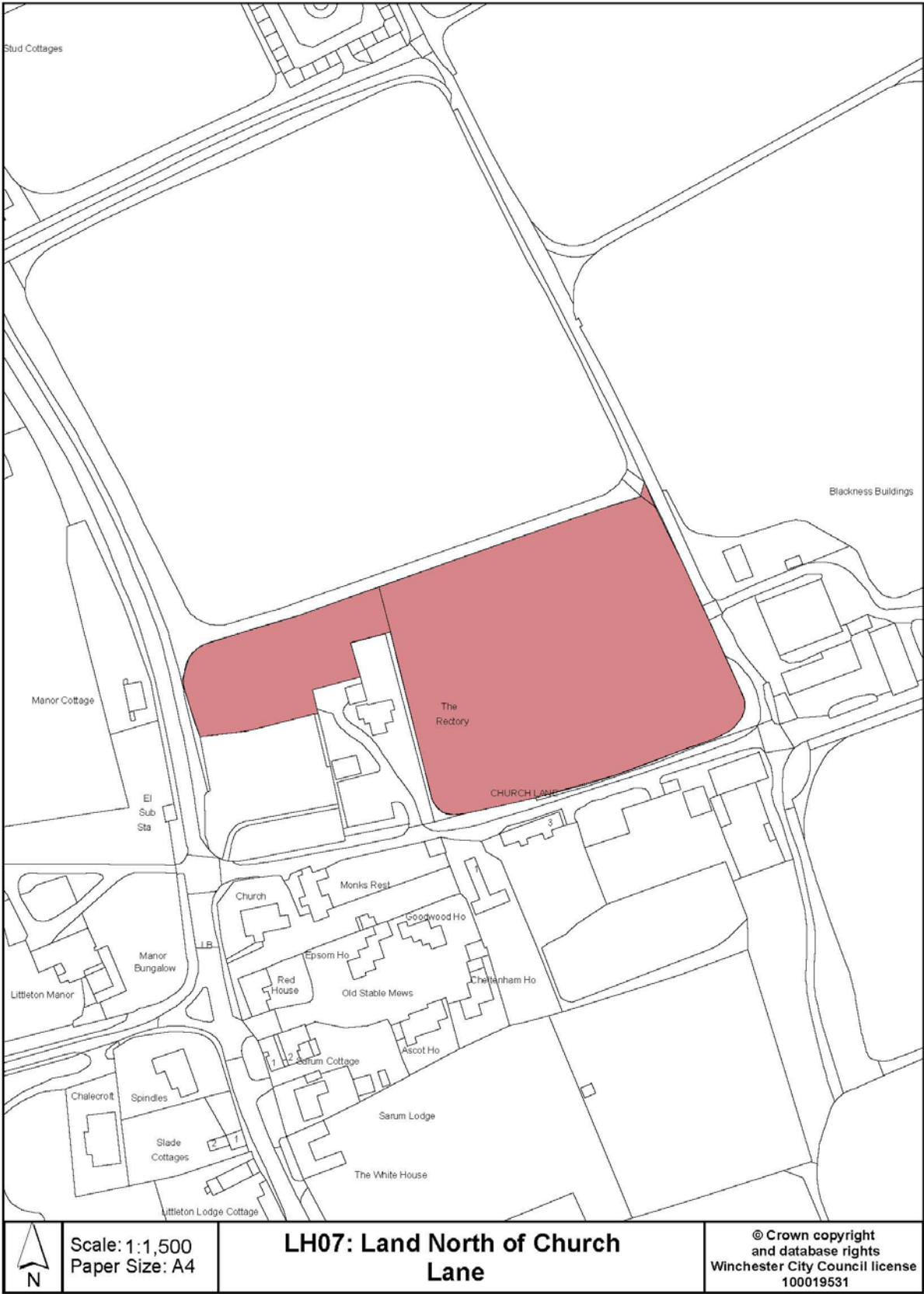
Site Ref	Address		Parish/Settlement		Site Area
LH04	Land to the rear of Paddock View, Littleton		Littleton and Harestock		8.1 ha
Site Description					
The site is located west of Littleton, located to the north of the District. The site is currently used as paddock land and associated shelters/buildings, fields and garden land. The site is accessed from Littleton Lane and is bounded by agriculture to the west, north and south with residential to the east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 122 dwellings.					
Phasing					
0 – 5 Years	122	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



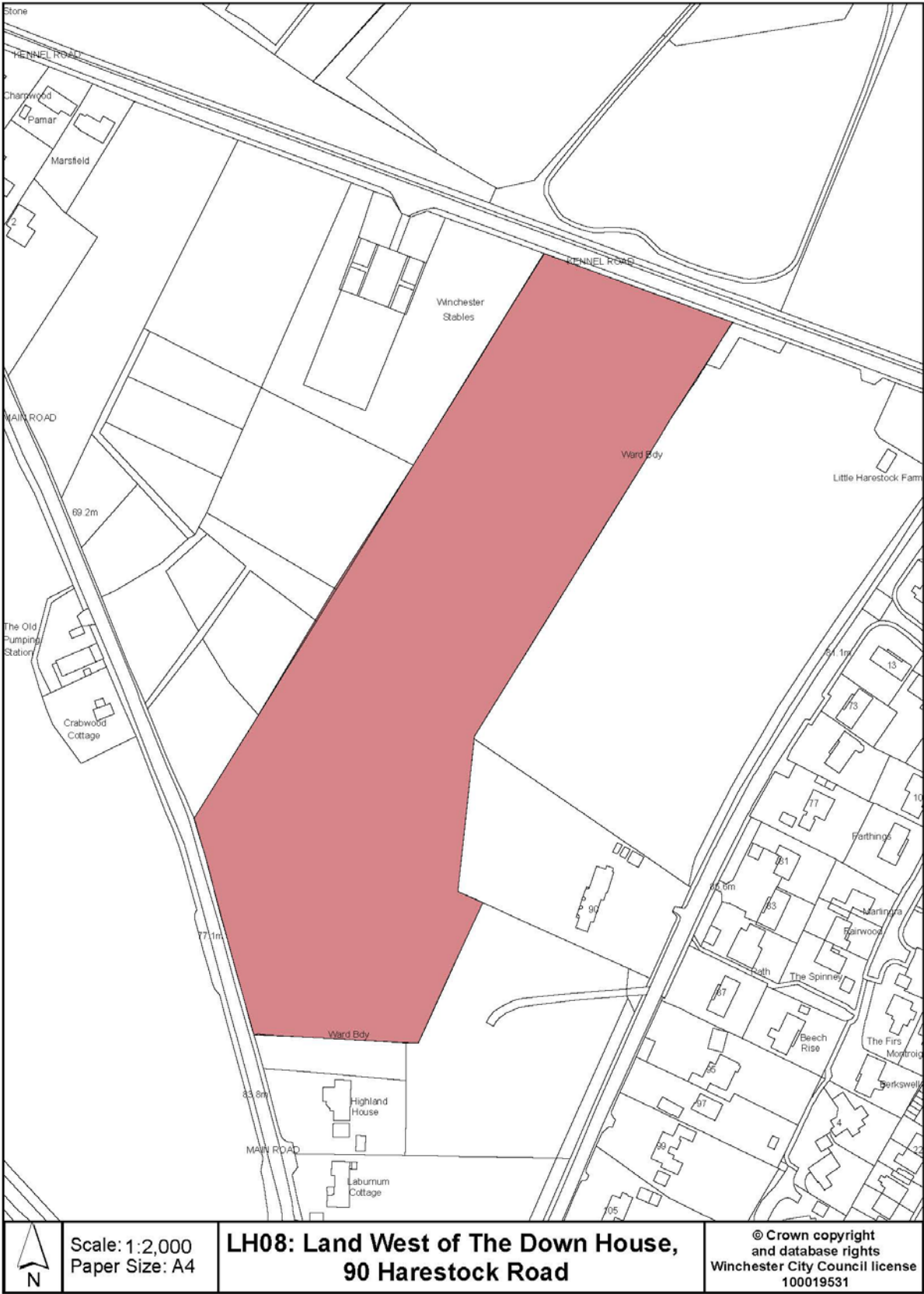
Site Ref	Address		Parish/Settlement		Site Area
LH05	Sir John Moore Barracks		Littleton and Harestock		84.2 ha
Site Description					
The site is located approximately 4km to the northwest of Winchester City Centre. It is bounded to the north and east by farmland; to the west by the settlement of Littleton; and to the south by Harestock and Weeke. Currently the site is used as Barracks for the Army Training Regiment. The site is accessed off Andover Road North, which is a main north-south route into Winchester.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	Y	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1264 dwellings.					
Phasing					
0 – 5 Years	1264	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



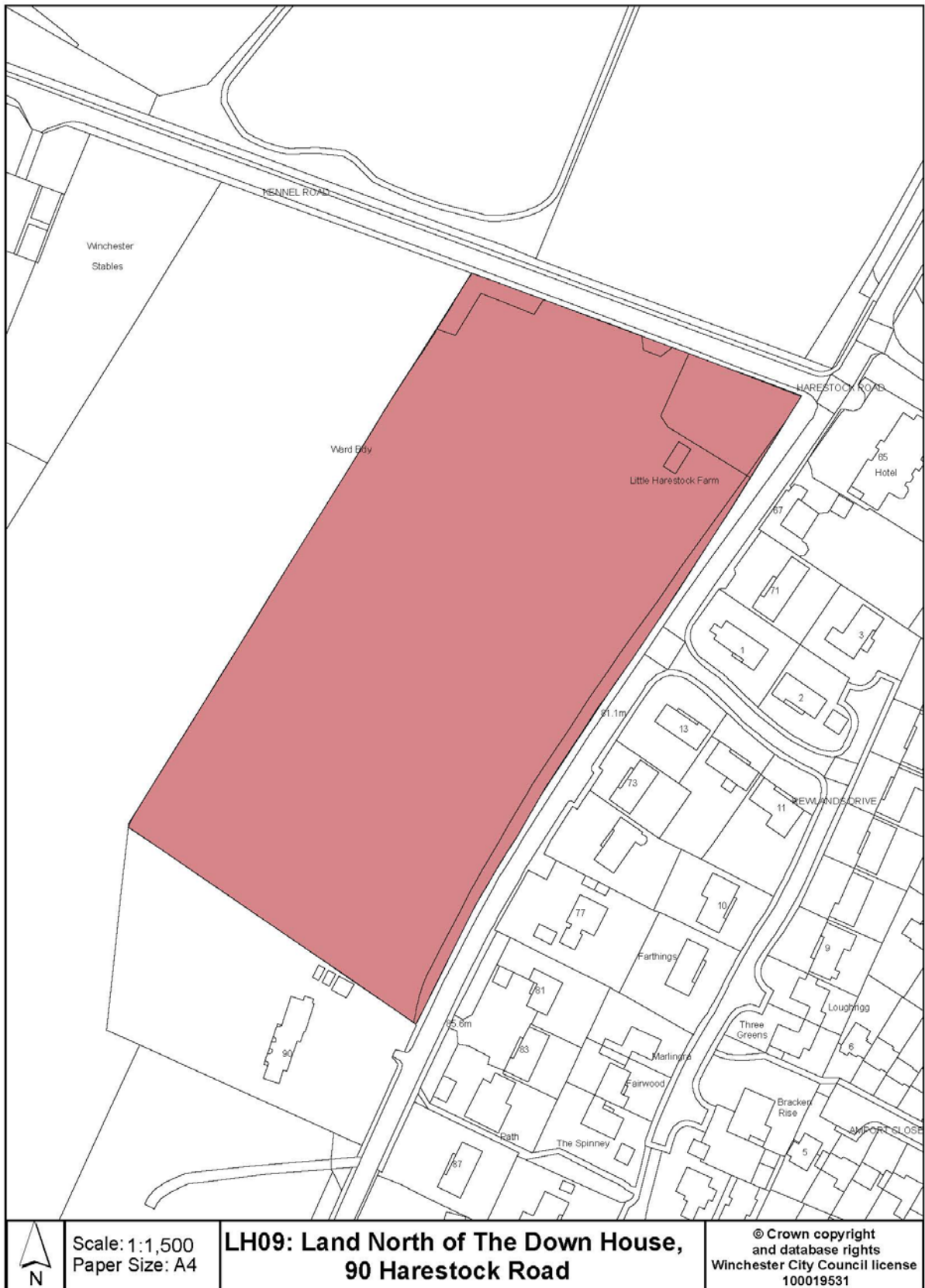
Site Ref	Address				Parish/Settlement		Site Area
LH07	Land North of Church Lane				Littleton and Harestock		1.07 ha
Site Description							
The site is located north of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Church Lane and is bounded by agriculture to the west, north and east with residential to the south.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.							
Phasing							
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



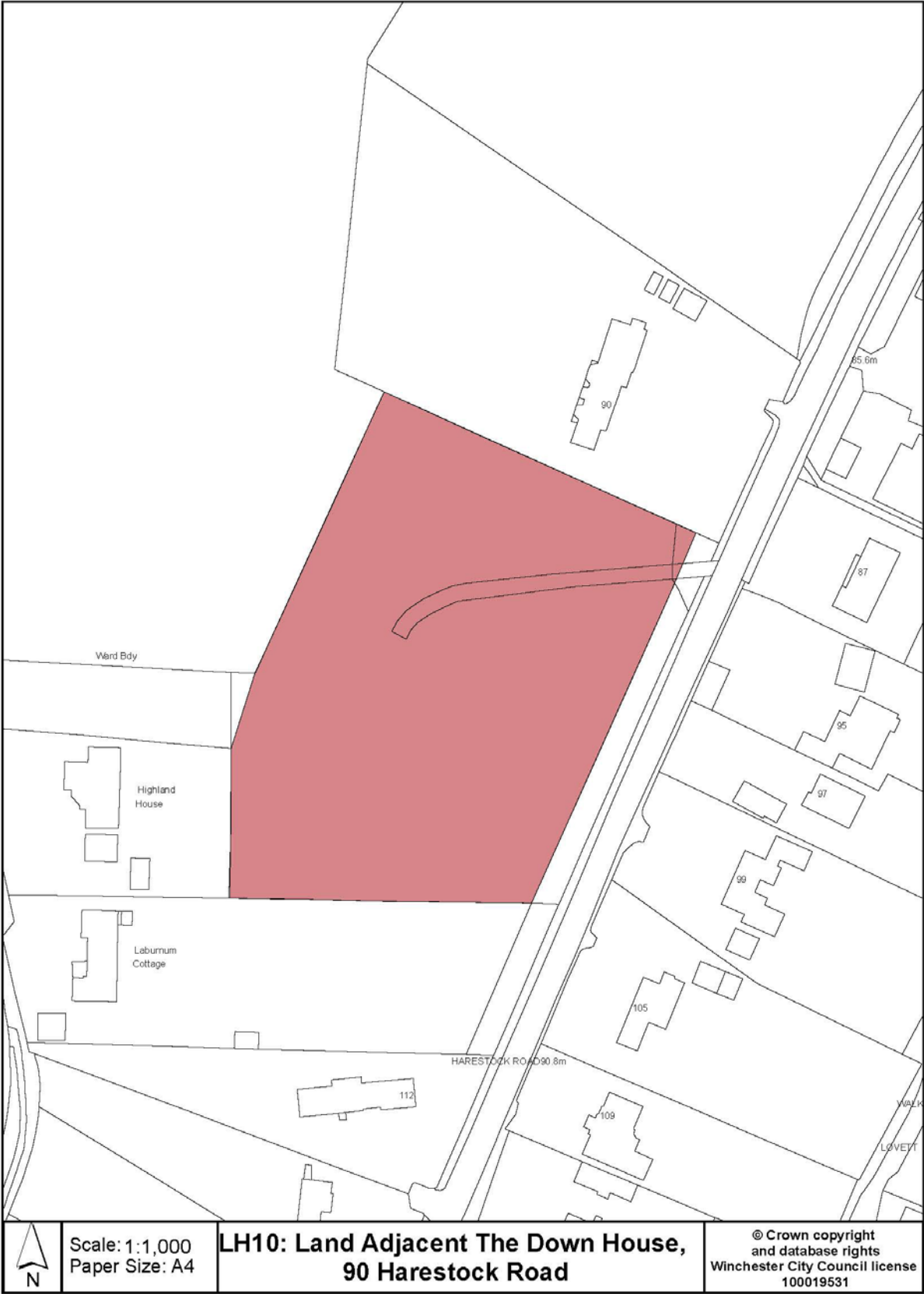
Site Ref	Address		Parish/Settlement		Site Area
LH08	Land West of The Down House, 90 Harestock Road		Littleton and Harestock		3.5 ha
Site Description					
The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Kennel Road and is bounded by agriculture to the west, north and east with residential to the south.					
Planning History					
An outline application (16/01188/OUT) for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self build units), public access, open space and barn for conversion for community use, together with associated landscaping and parking. The application was refused on 19 August 2016.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 69 dwellings.					
Phasing					
0 – 5 Years	69	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



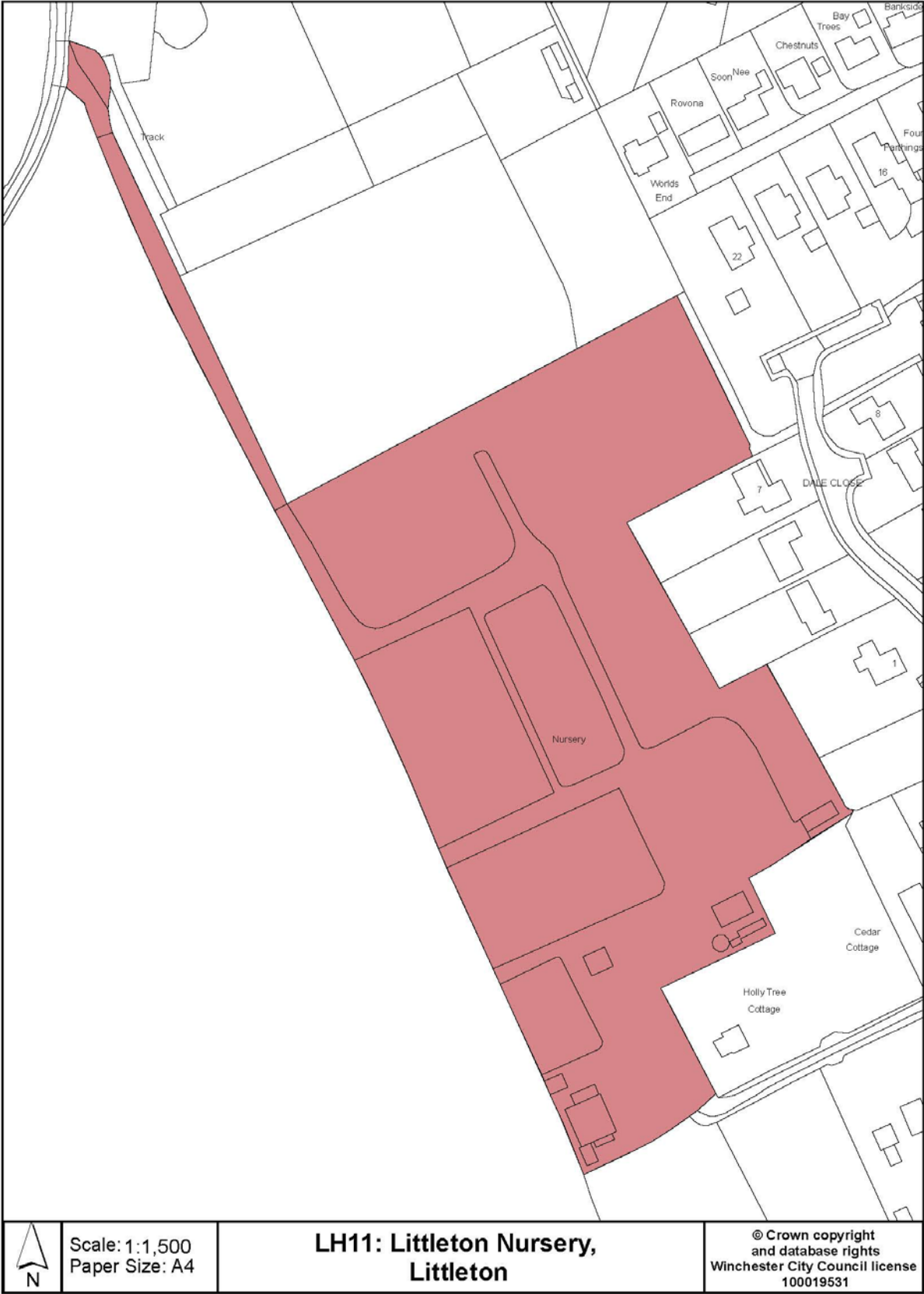
Site Ref	Address				Parish/Settlement		Site Area
LH09	Land North of The Down House, 90 Harestock Road				Littleton and Harestock		2.7 ha
Site Description							
The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Harestock Road and is bounded by agriculture to the west, north and south with residential to the east.							
Planning History							
An outline application (15/00064/OUT) for the erection of two self build residential dwellings Plot 1 and plot 2 with two accesses off Harestock Road. The application was refused on 23 July 2015.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	Y	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 53 dwellings.							
Phasing							
0 – 5 Years	53	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							



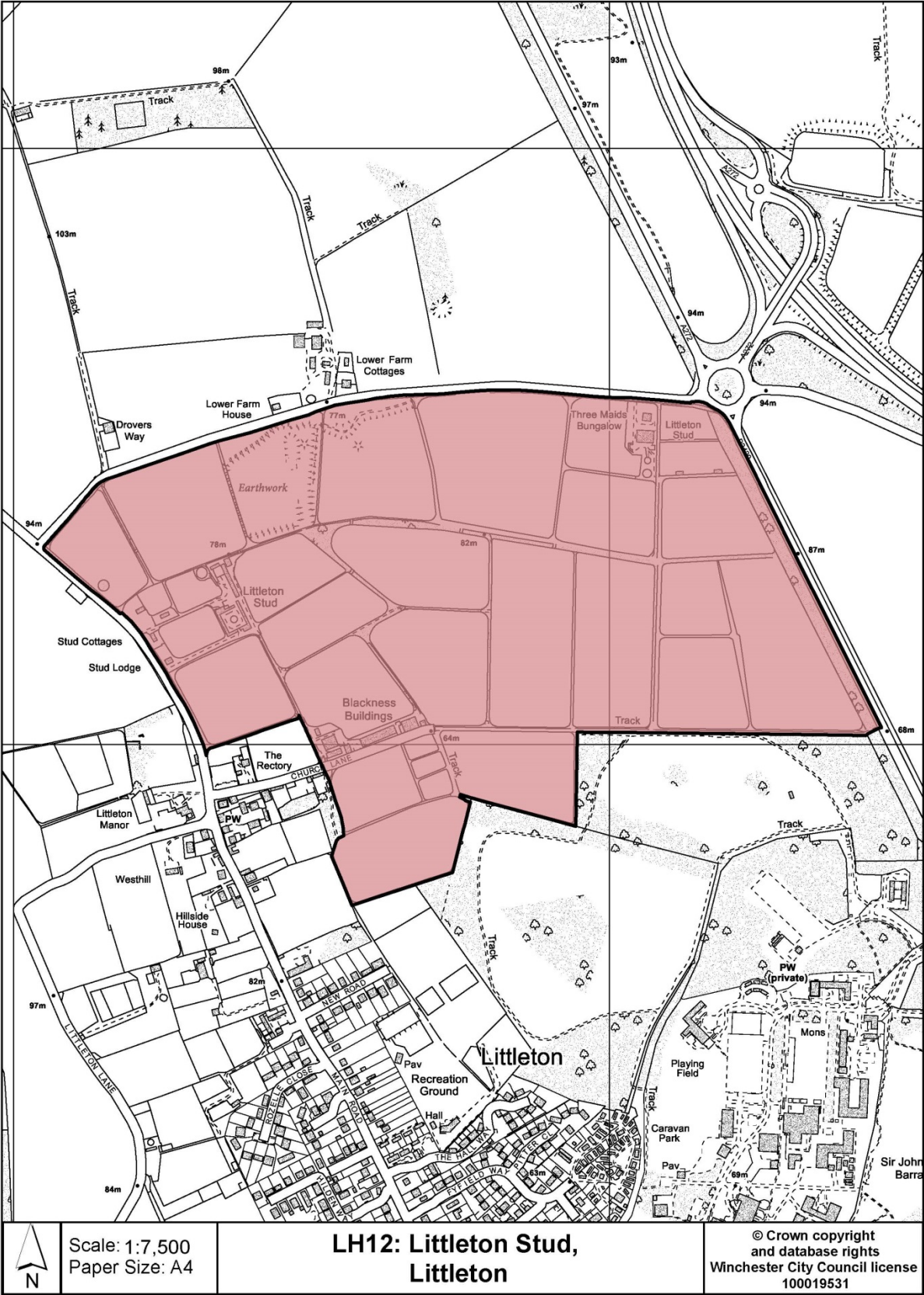
Site Ref	Address		Parish/Settlement		Site Area
LH10	Land adjacent The Down House, 90 Harestock Road		Littleton and Harestock		0.8 ha
Site Description					
The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Harestock Road and is bounded by agriculture to the west, north and south with residential to the east.					
Planning History					
An outline application (15/00064/OUT) for the erection of two self build residential dwellings Plot 1 and plot 2 with two accesses off Harestock Road. The application was refused on 23 July 2015.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.					
Phasing					
0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



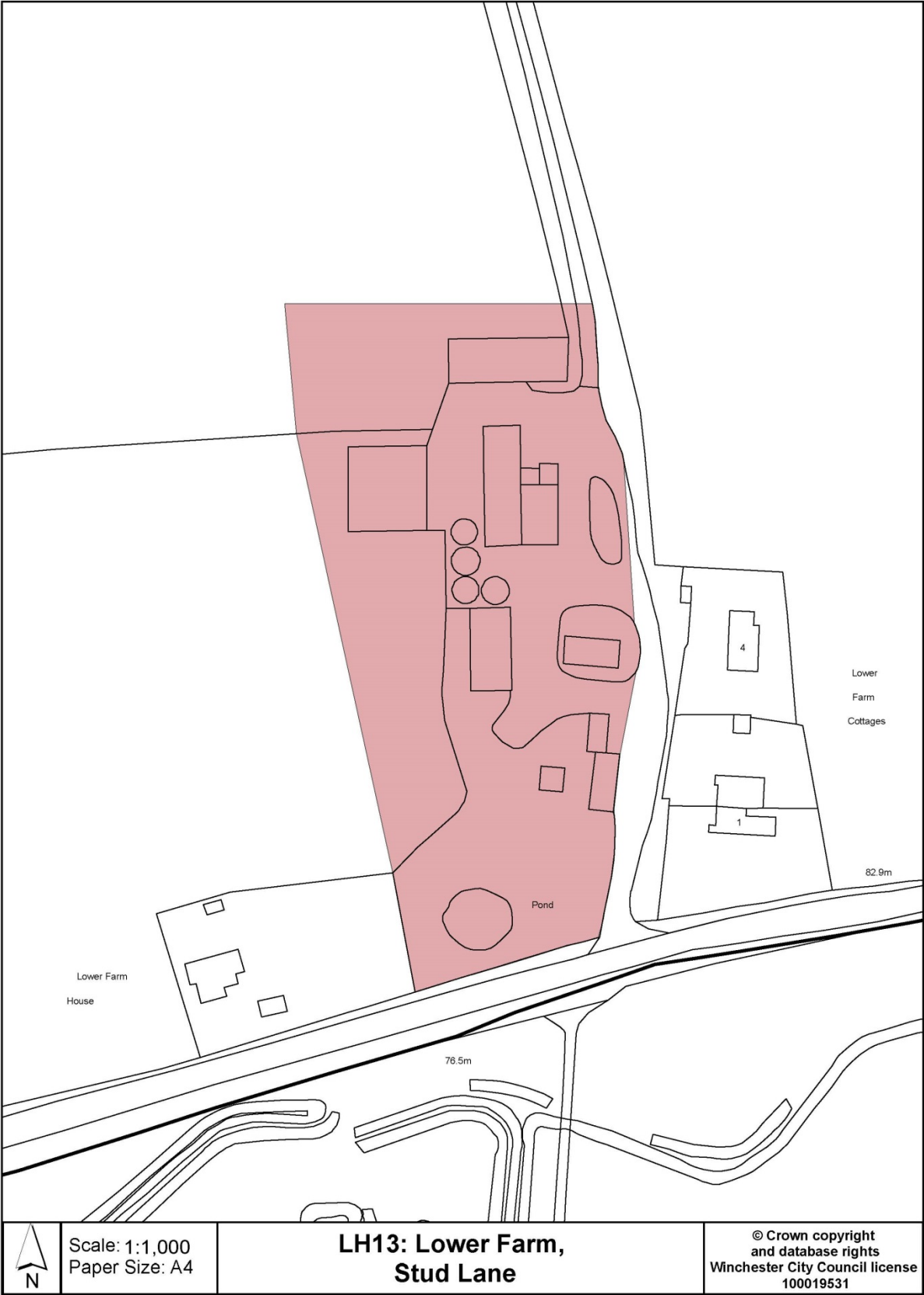
Site Ref	Address		Parish/Settlement		Site Area
LH11	Littleton Nursery, Littleton		Littleton and Harestock		2.8 ha
Site Description					
The site is located west of Littleton, located to the north of the District. The site is currently in B8 (Storage) use. The site is accessed from Littleton Lane and is bounded by agriculture to the west, north and south with residential to the east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 56 dwellings.					
Phasing					
0 – 5 Years	56	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address				Parish/Settlement		Site Area
LH12	Littleton Stud				Littleton and Harestock		70.3 ha
Site Description							
The site is located north of Littleton, located in the north of the District. The site is currently used as a Stud. The site is accessed from Littleton Lane and is bounded by agriculture to the west, north and east with Sir John Moor Barracks to the south.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promoter however they do have consent by the landowners and have indicated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1055 dwellings.							
Phasing							
0 – 5 Years	1055	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

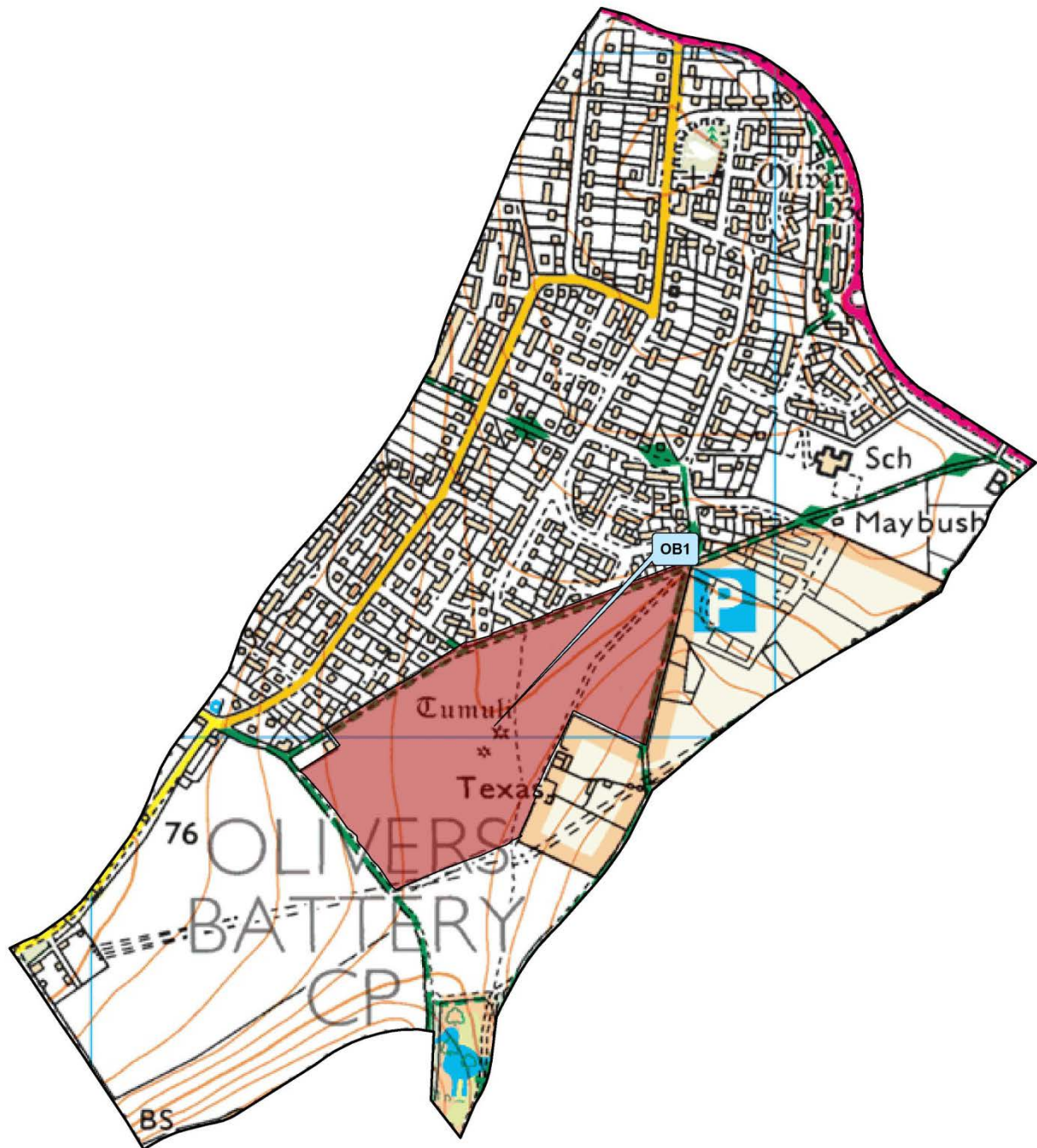


Site Ref	Address		Parish/Settlement		Site Area
LH13	Lower Farm, Stud Lane		Littleton and Harestock		0.9 ha
Site Description					
The site is located north of Littleton, located in the north of the District. The site is currently in agricultural use. The site is accessed from Stud Lane and is bounded by agriculture to the west, north and south with residential to the east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.					
Phasing					
0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

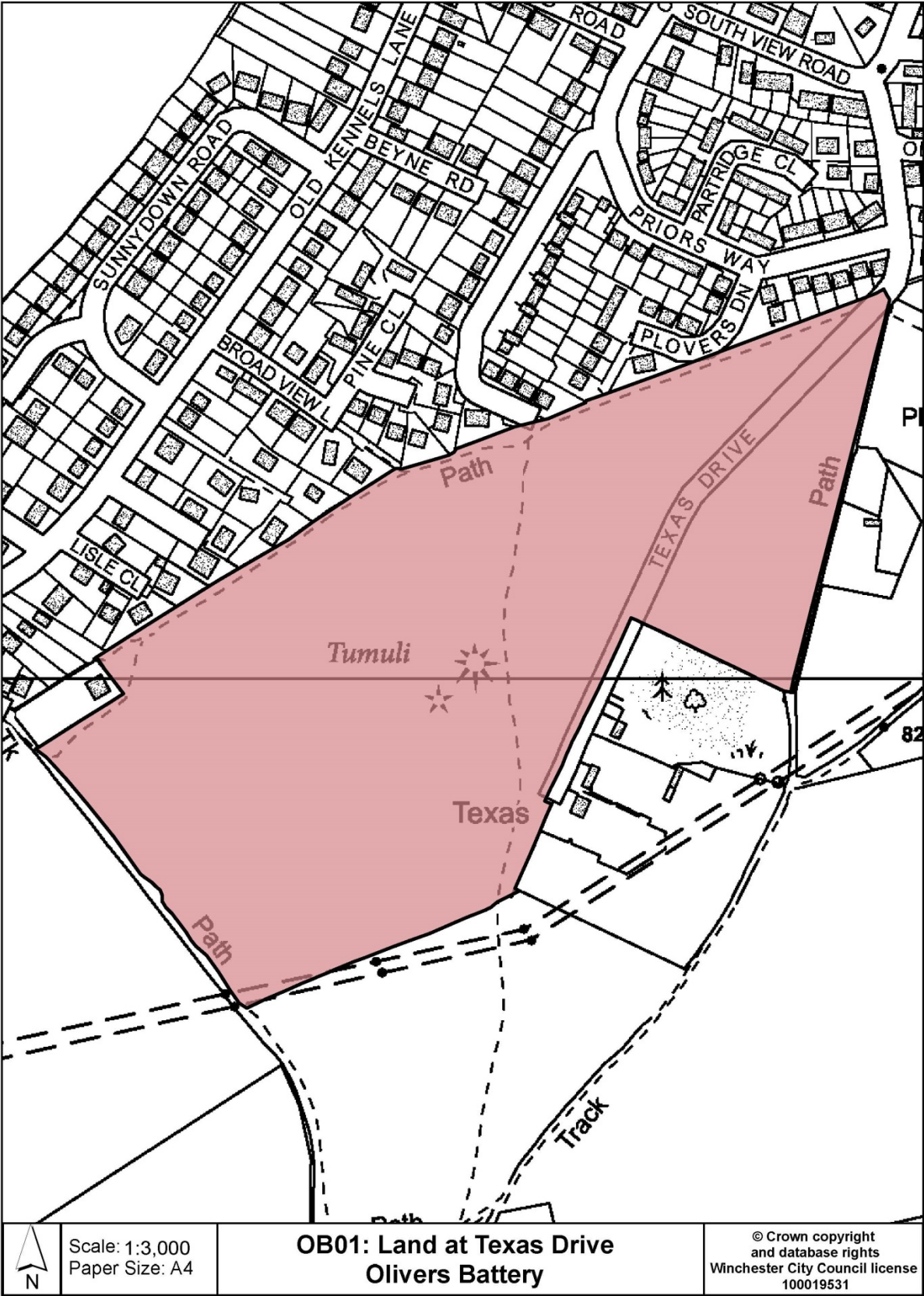


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Oliver's Battery Parish Site Assessments and Maps

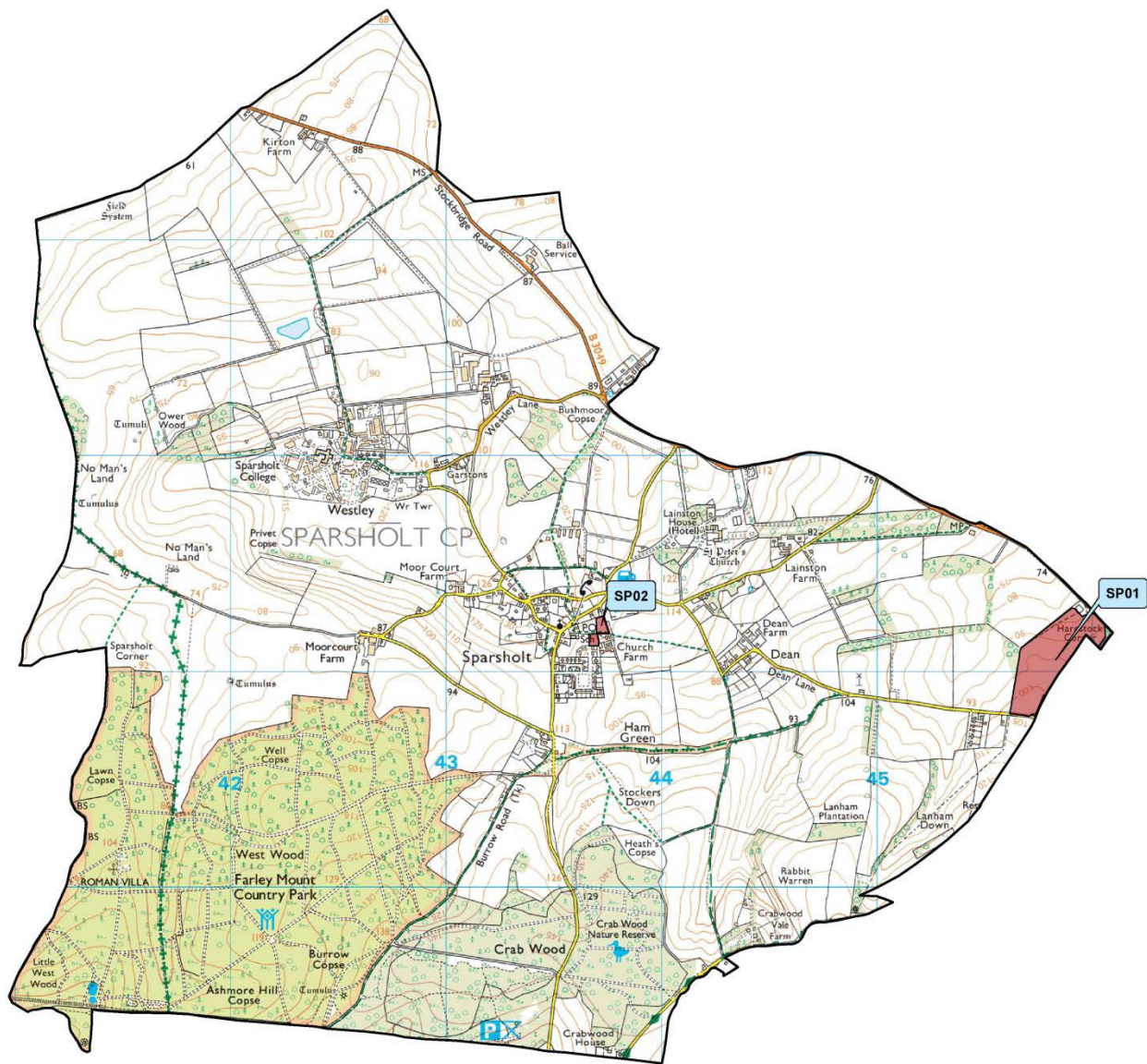


Site Ref	Address				Parish/Settlement		Site Area
OB01	Land at Texas Drive				Oliver's Battery		12.5 ha
Site Description							
The site is located south of Oliver's Battery, located to the west of the District. The site is currently a field (not in agricultural use). The site is accessed from Texas Drive and is bounded by agriculture to the south and east, with residential to the north and west.							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	Y	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	Y	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the landowners and has stated that the site is available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 188 dwellings.							
Phasing							
0 – 5 Years	188	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.							

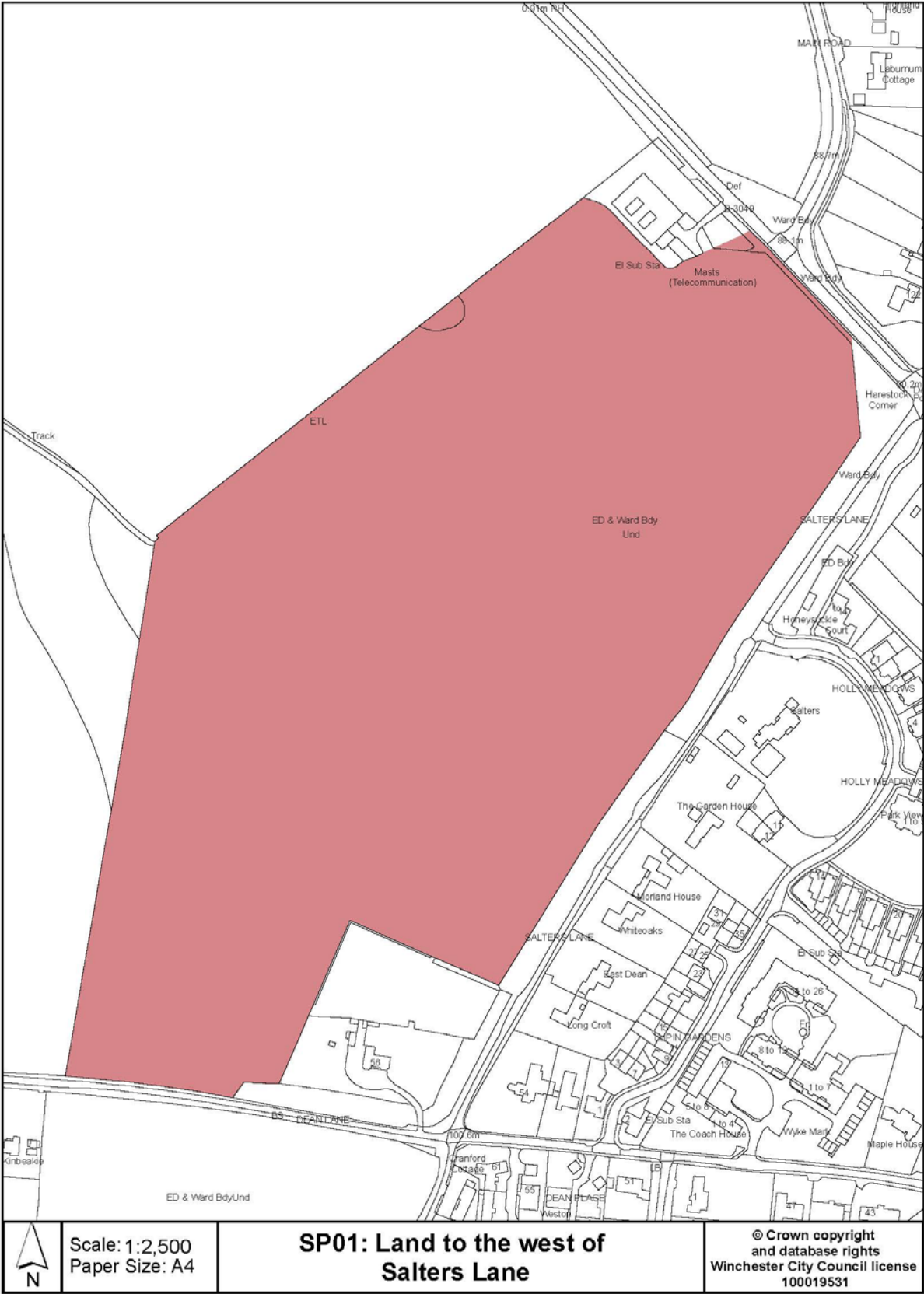


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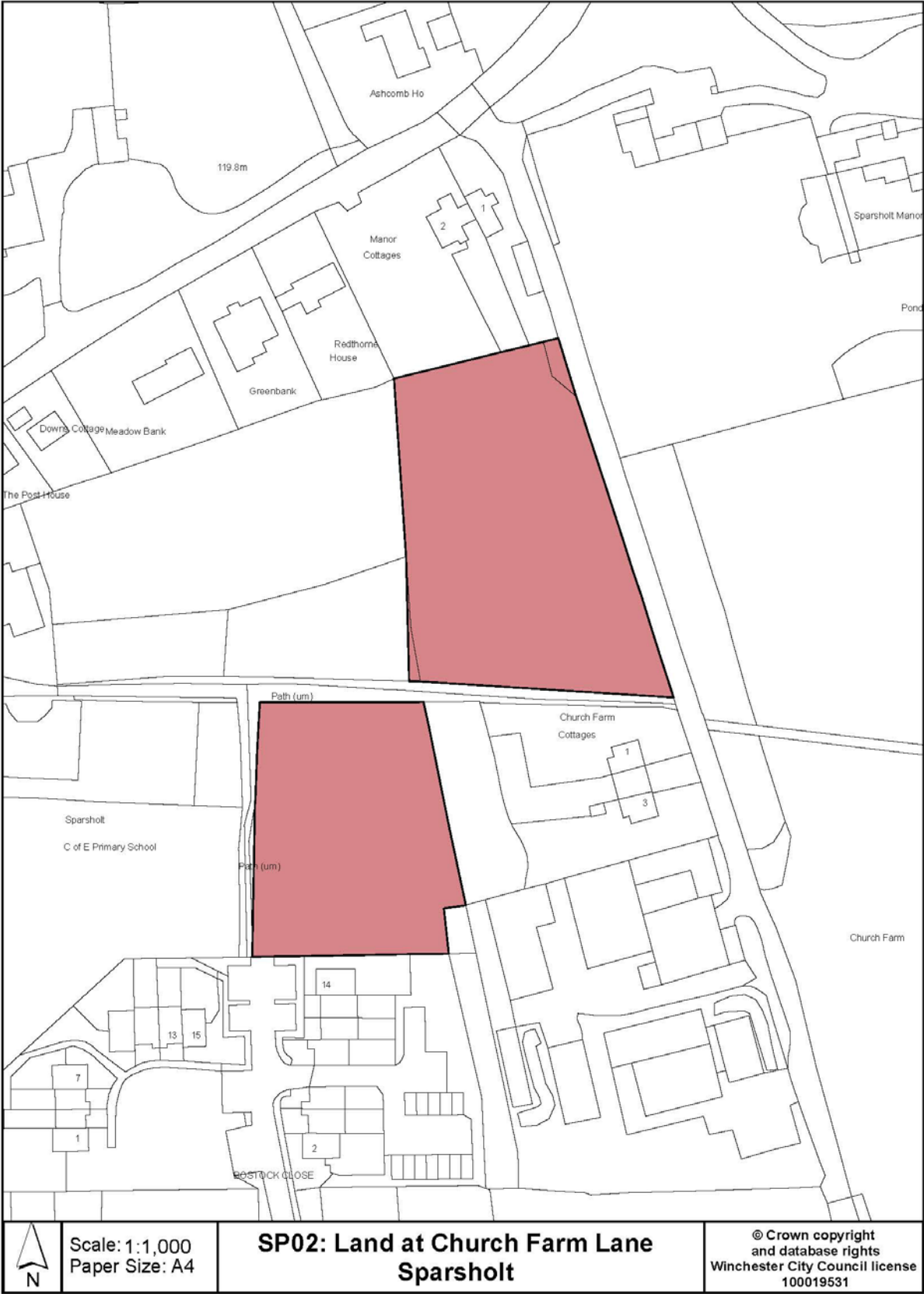
Sparsholt Parish Site Assessments and Maps



Site Ref	Address		Parish/Settlement		Site Area
SP01	Land to the west of Salters Lane		Sparsholt		12.9 ha
Site Description					
The site is west of Harestock, located to the west of the District. This site is in use as agriculture. It fronts onto Salters Lane, adjoins 56 Dean Lane (a residential dwelling) to the south, agricultural land to the north and west, with residential opposite to the east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 194 dwellings.					
Phasing					
0 – 5 Years	194	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address		Parish/Settlement		Site Area
SP02	Land at Church Farm Lane		Sparsholt		0.6ha
Site Description					
The sites are both in the countryside with open land to the east, houses to the north and south east and a school to the south west. The site is currently is use as grazing.					
Planning History					
No relevant planning history in the past 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	Y	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is owned by the promoter who have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 16 dwellings.					
Phasing					
0 – 5 Years	16	6 – 10 Years		10 – 15 Years	
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

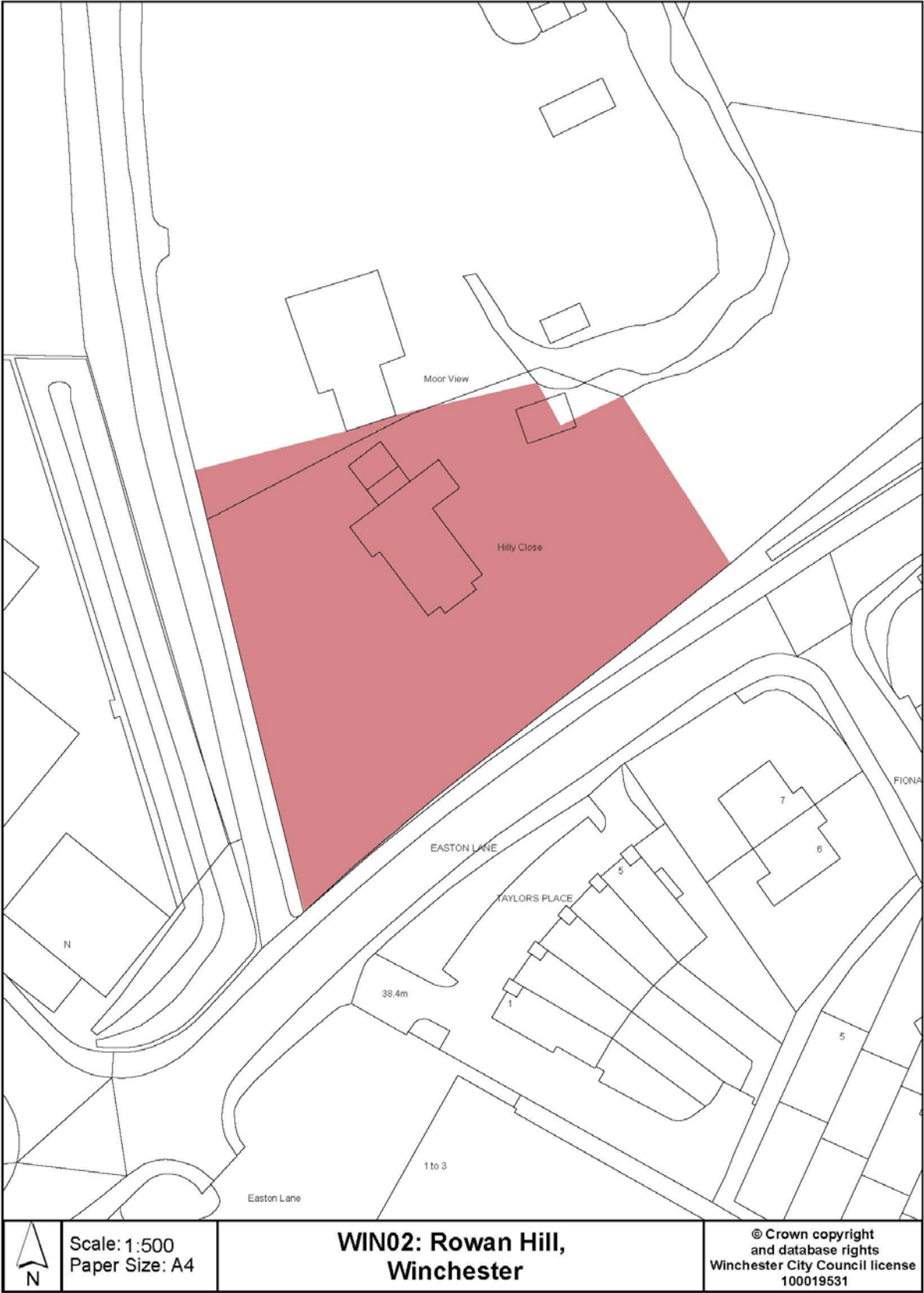


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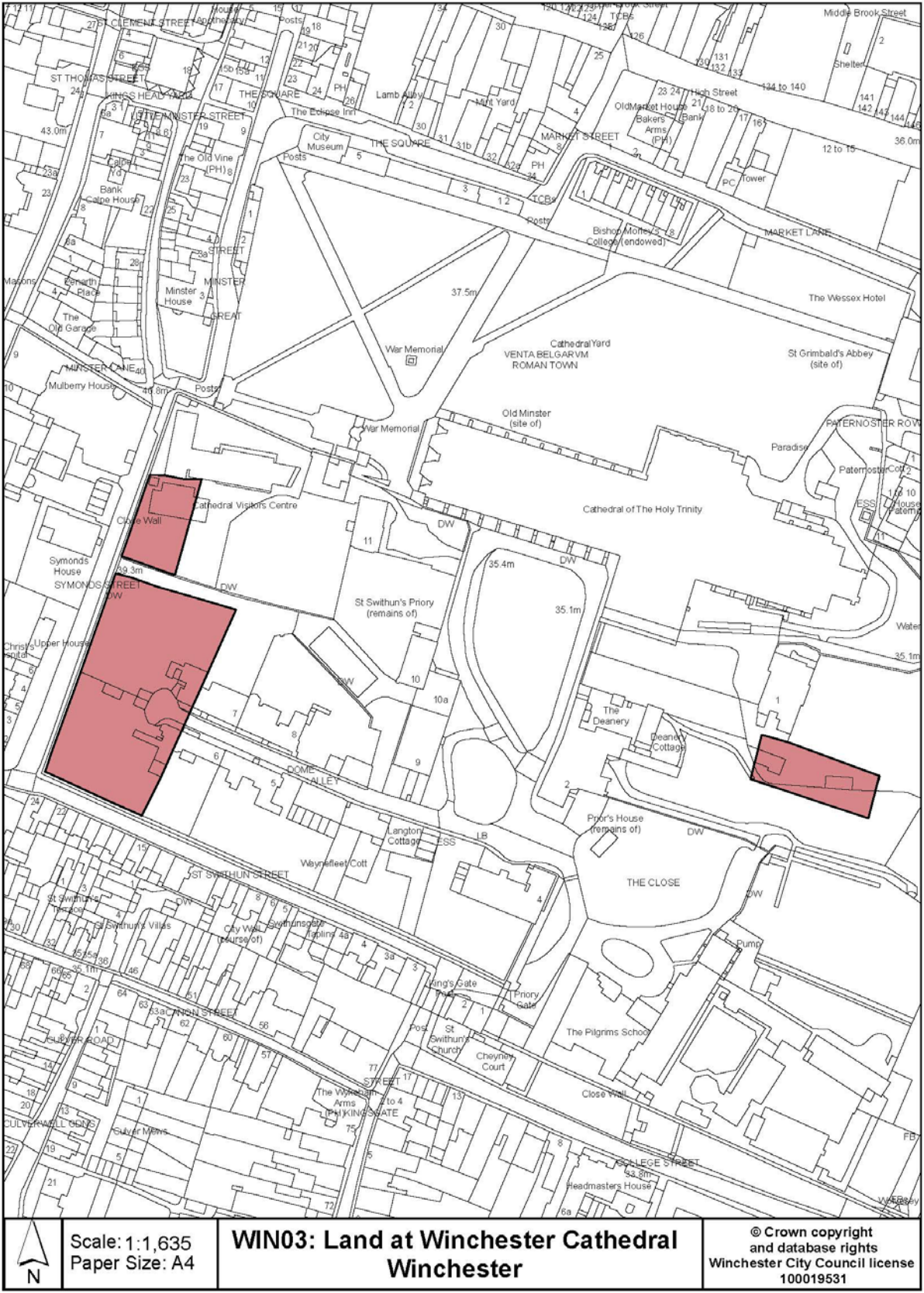
Winchester Town Site Assessments and Maps



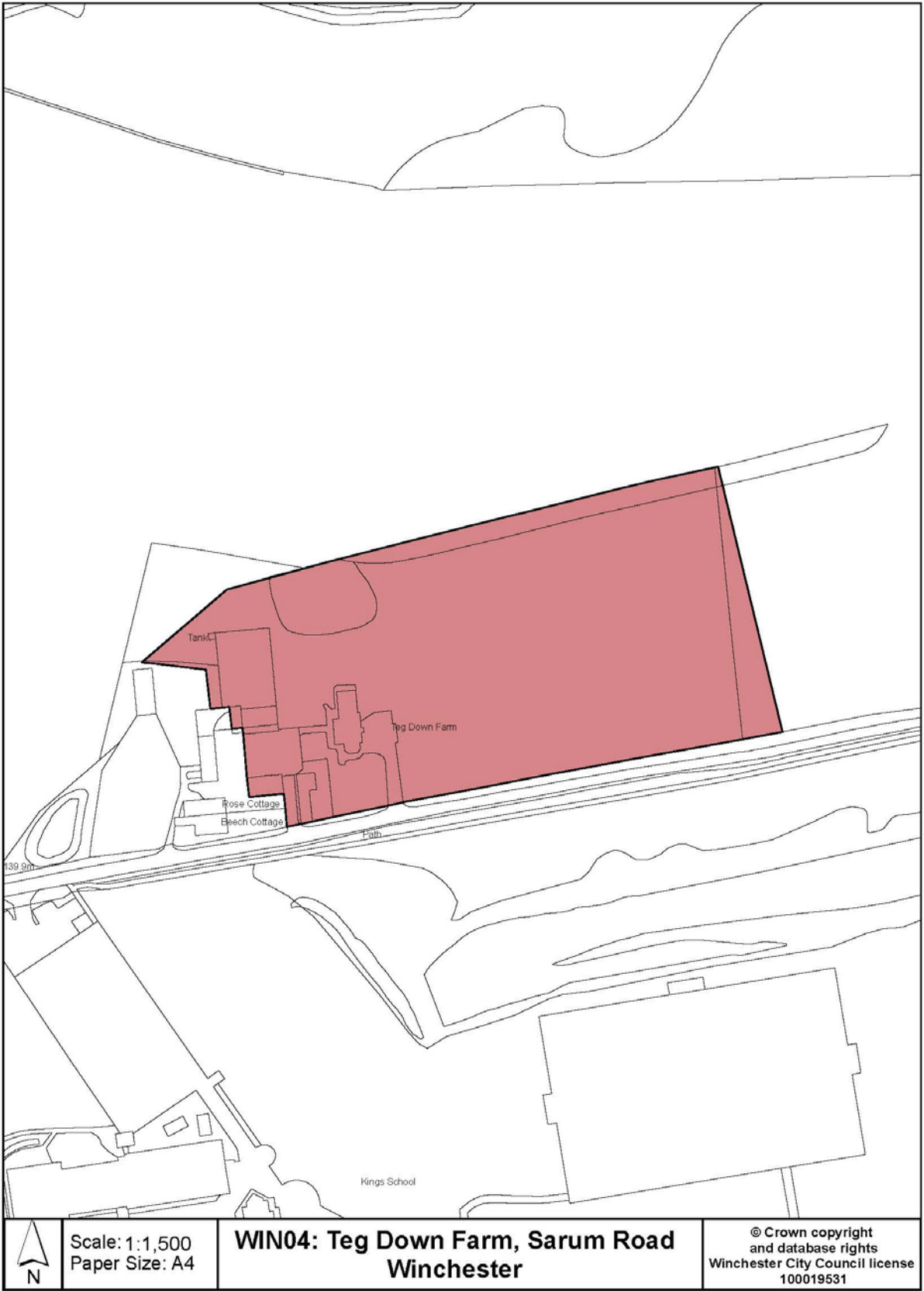
Site Ref	Address				Parish/Settlement		Site Area
WIN02	Rowan Hill, Winchester				Winchester		0.2 ha
Site Description							
The site lies to the northern side of Easton Lane. The site is currently in use as a residential property and curtilage. There are houses to the south and north and commercial properties to the west. Access to the site is off Easton Lane.							
Planning History							
There is no planning history on this site within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 6 dwellings.							
Phasing							
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



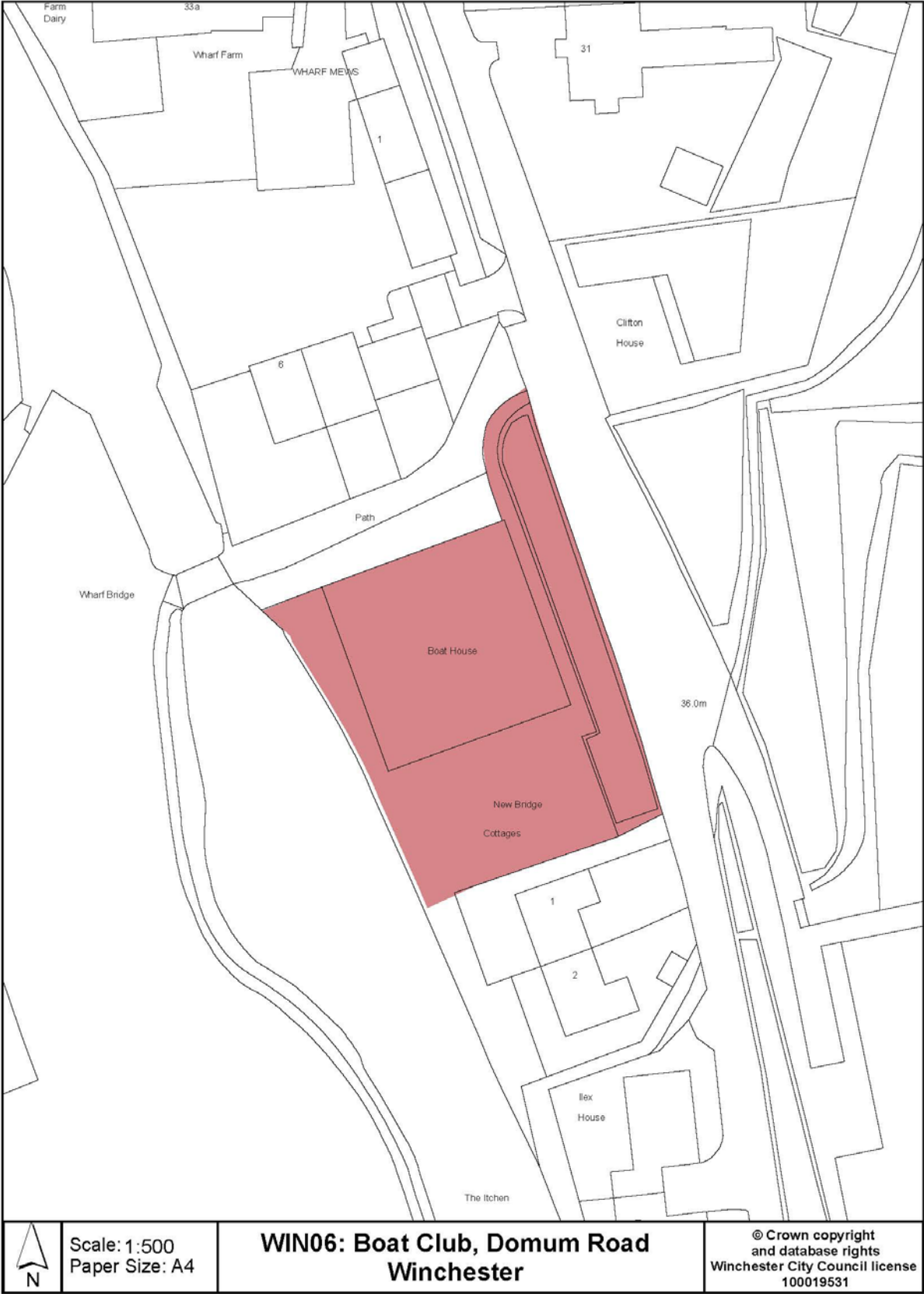
Site Ref	Address				Parish/Settlement		Site Area
WIN03	Land at Winchester Cathedral, Winchester.				Winchester		0.49 ha
Site Description							
The sites are located within the Cathedral Grounds. The site is currently in use as a residential property and curtilage. There is residential properties to the south and the cathedral to the north.							
Planning History							
There is no planning history on this site within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	Y	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	Y	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The promoters of the site have indicated that the site will not be immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have indicated that restrictions on access and the site being a Scheduled Monument will have an impact of the viability of developing the site.							
Potential Density and Yield (including development type)							
Given the sites location and constraints a yield of 20 dwellings is anticipated. The floor space for the commercial element is not known at this stage.							
Phasing							
0 – 5 Years	0	6 – 10 Years	20	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



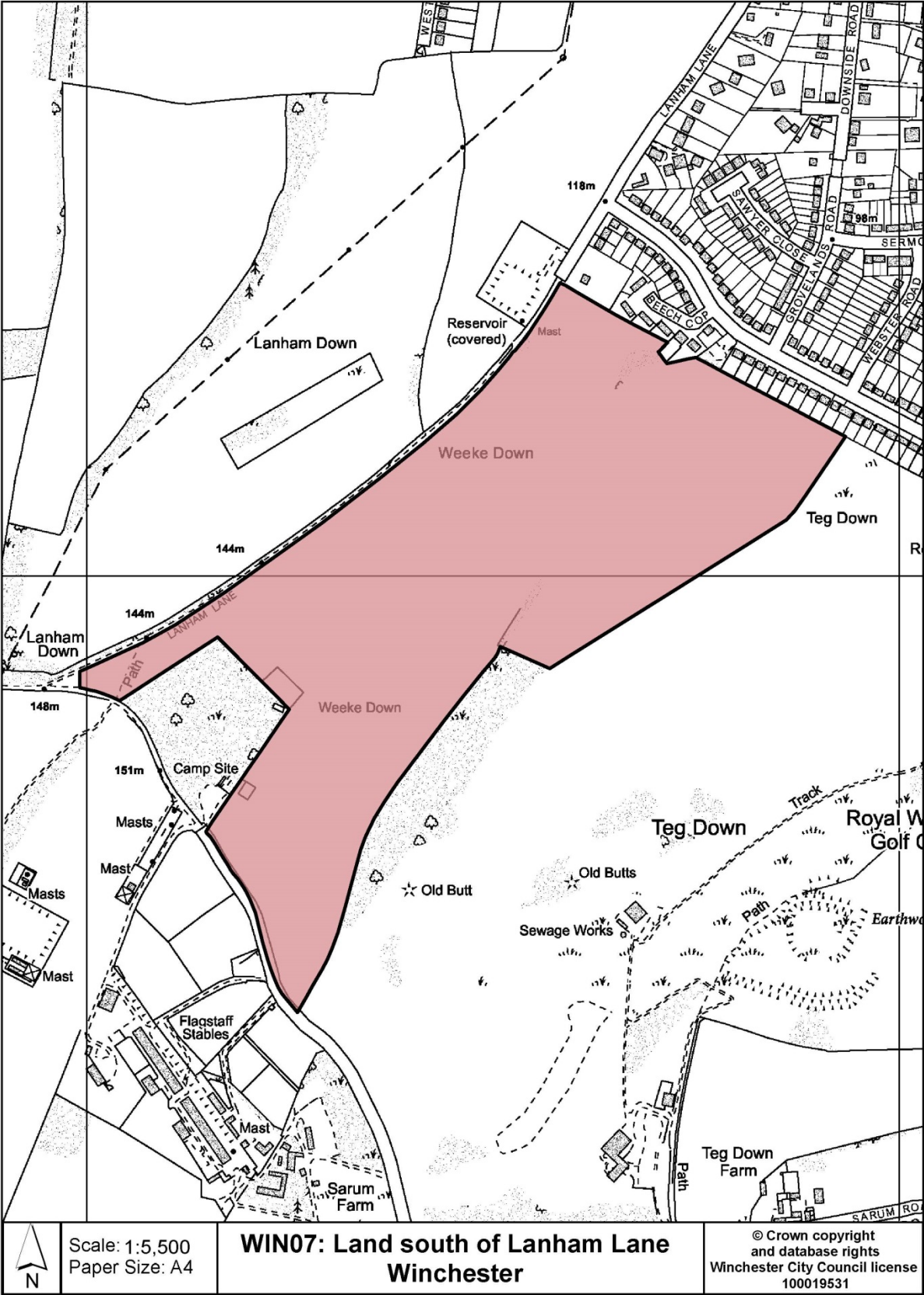
Site Ref	Address		Parish/Settlement		Site Area
WIN04	Teg Down Farm Sarum Road Winchester.		Winchester		1.58ha
Site Description					
The site is located on the northern side of Sarum Road. The site is currently in use for agriculture. Kings school is to the south and there are two houses to the west and the remaining land is countryside.					
Planning History					
There are no planning applications on the site within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have identified that access might be an issue due to the narrow road. There is no mains drainage, the site has a slope and an existing building which would need to be removed has an asbestos roof. These issues might impact on the viability and deliverability of the site.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30dph was applied providing a yield of 36 dwellings.					
Phasing					
0 – 5 Years	36	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address				Parish/Settlement		Site Area
WIN06	Boat Club Domum Road Winchester.				Winchester		0.12 ha
Site Description							
The site is surrounded by residential development and the River Itchen. The site is currently in use as Winchester College Boat Club.							
Planning History							
There is no planning history on the site within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	Y		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is not immediately available.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have specified that there are issues with Topography/ground condition, site slopes, varying site levels which may affect the viability of the site.							
Potential Density and Yield (including development type)							
Given the sites location within the settlement boundary of Winchester a density of 40dph was applied providing a yield of 5 dwellings.							
Phasing							
0 – 5 Years	0	6 – 10 Years	5	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



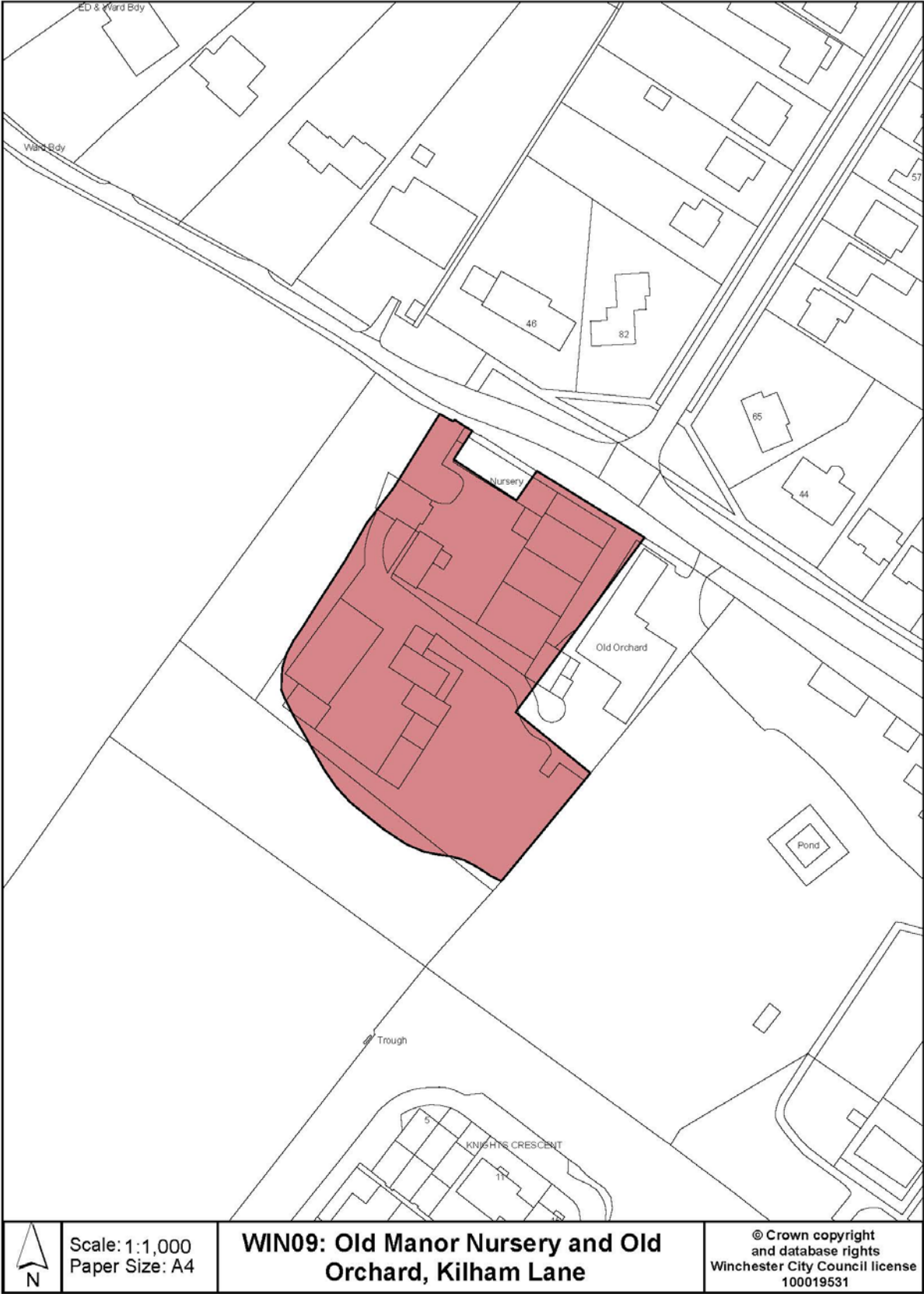
Site Ref	Address				Parish/Settlement		Site Area
WIN07	Land south of Lanham Lane Winchester.				Winchester		26.70 ha
Site Description							
The site is surrounded by countryside apart from the north east boundary which abuts residential dwellings. The site is currently in use for agriculture.							
Planning History							
There is no planning history on the site within the last 5 years.							
Suitability							
Legislative Constraints		Policy Constraints		Physical Constraints			
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have indicated that the narrow access to the site along Clarendon Way might be in issue that would affect the delivery of the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 401 dwellings.							
Phasing							
0 – 5 Years	401	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address				Parish/Settlement		Site Area
WIN08	Land north of Sarum Road Winchester.				Winchester		5.84 ha
Site Description							
The application site is located on the northern side of Sarum Road. It is surrounded by countryside with The Royal Winchester Golf Course to the north, some scattered houses to the east and south and Kings school to the south on the opposite side of Sarum Road. The site is currently in use for agriculture.							
Planning History							
There is no planning history on the site within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is not owned by the promotor however they do have the consent of the landowners and have indicated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 105 dwellings.							
Phasing							
0 – 5 Years	105	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address				Parish/Settlement		Site Area
WIN09	Old Manor Nursery and Old Orchard Kilham Lane Winchester.				Winchester		0.47ha
Site Description							
The site is on the southern side of Kilham Lane. It is currently in mixed use for B2, B8 and residential. There are houses to the north and east, countryside to the west and the new housing development at Pitt Manor to the south.							
Planning History							
There is no planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability of developing the site other than the cost of demolishing the existing buildings.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 13 dwellings.							
Phasing							
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



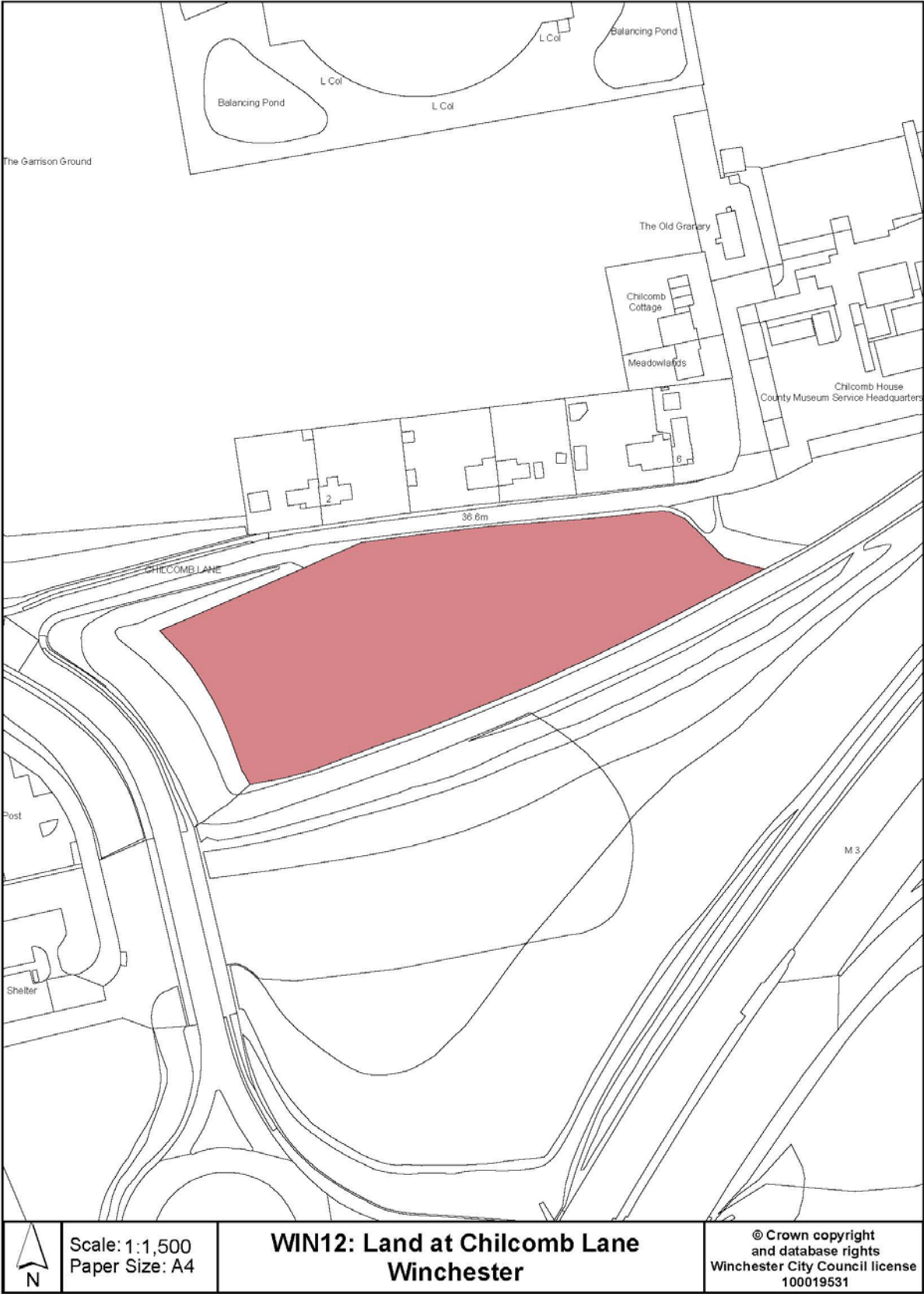
Site Ref	Address				Parish/Settlement		Site Area
WIN10	Land south of 91-95 St Cross Road Winchester.				Winchester		0.26 ha
Site Description							
The site is located to the south of St Cross Road. The site is currently in use for office, car park and residential garden. The site is surrounded by residential development to the west, north and east and by St Cross Park to the south.							
Planning History							
There is no planning history on this site within the last 5 years,							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	3		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location in the countryside a density of 30dph was applied providing a yield of 8 dwellings.							
Phasing							
0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



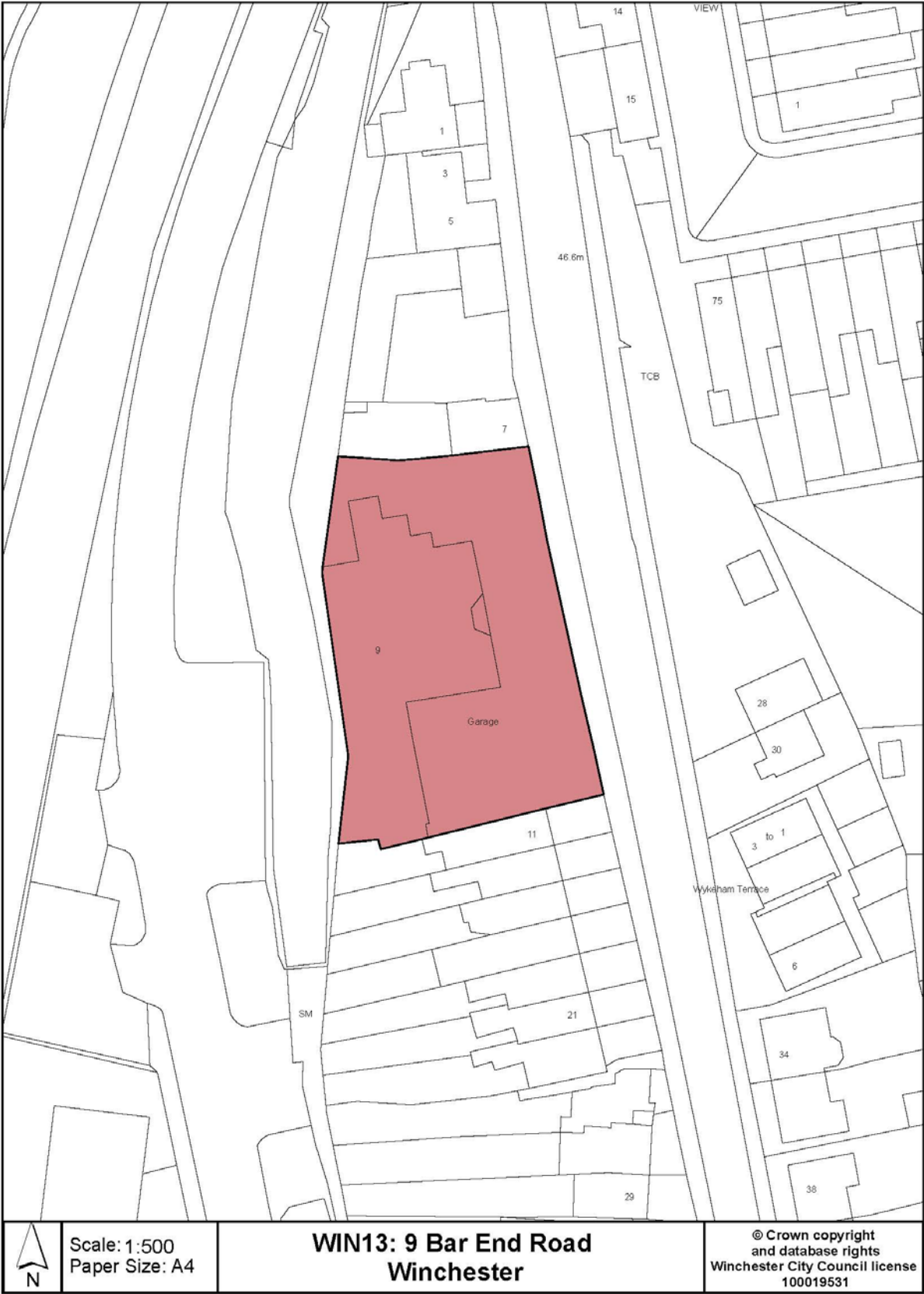
Site Ref	Address				Parish/Settlement		Site Area
WIN11	The Masters Lodge St Cross Road Winchester.				Winchester		0.39 ha
Site Description							
The site is located on the eastern side of St Cross Road and is currently in use as residential. The site is bounded to the south and east by Back Street and to the west by St Cross Road. The area around the site is largely residential.							
Planning History							
There is no planning history in the last 5 years on the site.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have specified that the existing building on site is listed and that might have and impact on the development of the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 12 dwellings.							
Phasing							
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



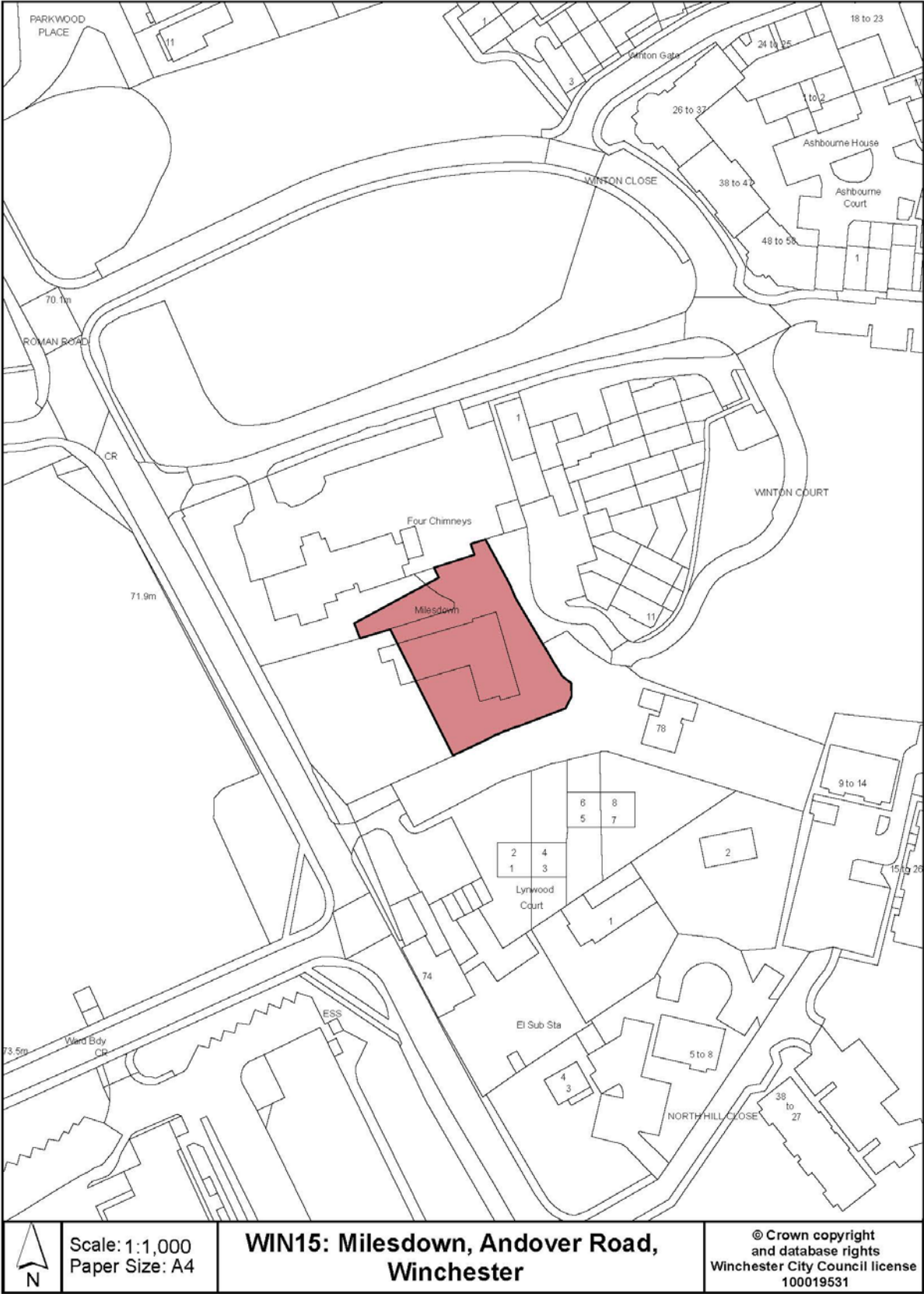
Site Ref	Address				Parish/Settlement		Site Area
WIN12	Land at Chilcomb Lane Winchester.				Winchester		0.97 ha
Site Description							
The Site located south of Winchester in the west of the district. The site is currently used for agriculture and is accessible from Chilcomb Lane. To the north of the site is the Garrison Ground which has been earmarked for a new Leisure Centre.							
Planning History							
There is no planning history on this site within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within the countryside a density of 30dph was applied providing a yield of 12 dwellings.							
Phasing							
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address				Parish/Settlement		Site Area
WIN13	9 Bar End Road, Winchester.				Winchester		0.12ha
Site Description							
The site is within Winchester and is surrounded by residential development. It is bounded to the west by Barfield Close and to the north, south and east by residential development. The site is currently in use as a car sales garage (sui generis).							
Planning History							
No relevant planning history within the last 5 years.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade	U		
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within Winchester a density of 40dph has been applied giving a yield of 4.							
Phasing							
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							



Site Ref	Address		Parish/Settlement		Site Area
WIN15	Milesdown, Andover Road, Winchester		Winchester		0.06ha
Site Description					
The site is located within Winchester and is surrounded by residential development. The access is onto the Andover Road. The site is currently in use as a children's home.					
Planning History					
One consultation (17/01030/HCS) Demolition of existing children's home and erection of a 2 storey 6 bedroom family unit sized children's home permitted 5 th July 2017.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	N
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within Winchester a density of 40dph has been applied giving a yield of 2.					
Phasing					
0 – 5 Years	2	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address				Parish/Settlement		Site Area
WIN16	Milnthorpe Lane, Winchester				Winchester		0.16ha
Site Description							
The application site is located within Winchester. It is surrounded by University of Winchester development and residential development. The access is onto Milnthorpe Lane. The site is currently in use for							
Planning History							
Planning application 15/01943/FUL for 4 dwellings refused and not appealed. Application 17/02944/FUL for 3 dwellings approved 14/01/2018.							
Suitability							
Legislative Constraints			Policy Constraints			Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N		
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N		
Ramsar	N	Historic Park/Garden	N	Other Considerations			
SSSI	N	SINC	N	Agricultural Land Grade			
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y		
Listed Building	N	Settlement Gap	N	PUSH	N		
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N		
Availability (legal/ownership issues)							
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.							
Achievability (economic viability; market factors; cost factors; delivery factors)							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density and Yield (including development type)							
Given the sites location within Winchester a density of 40dph has been applied giving a yield of 5.							
Phasing							
0 – 5 Years	5	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							
The site is deemed as deliverable / developable therefore is suitable for inclusion in the SHELAA 2019.							

