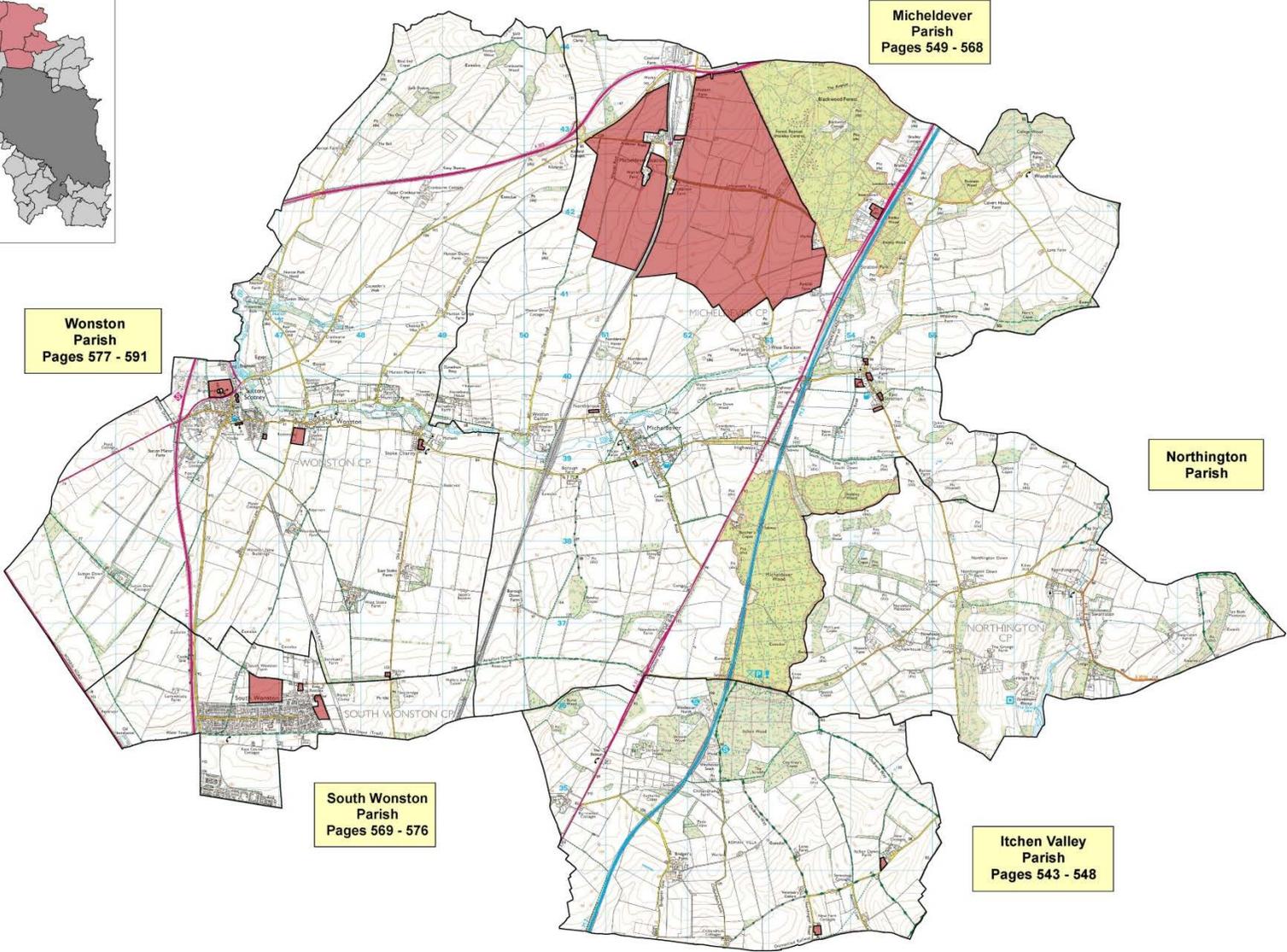
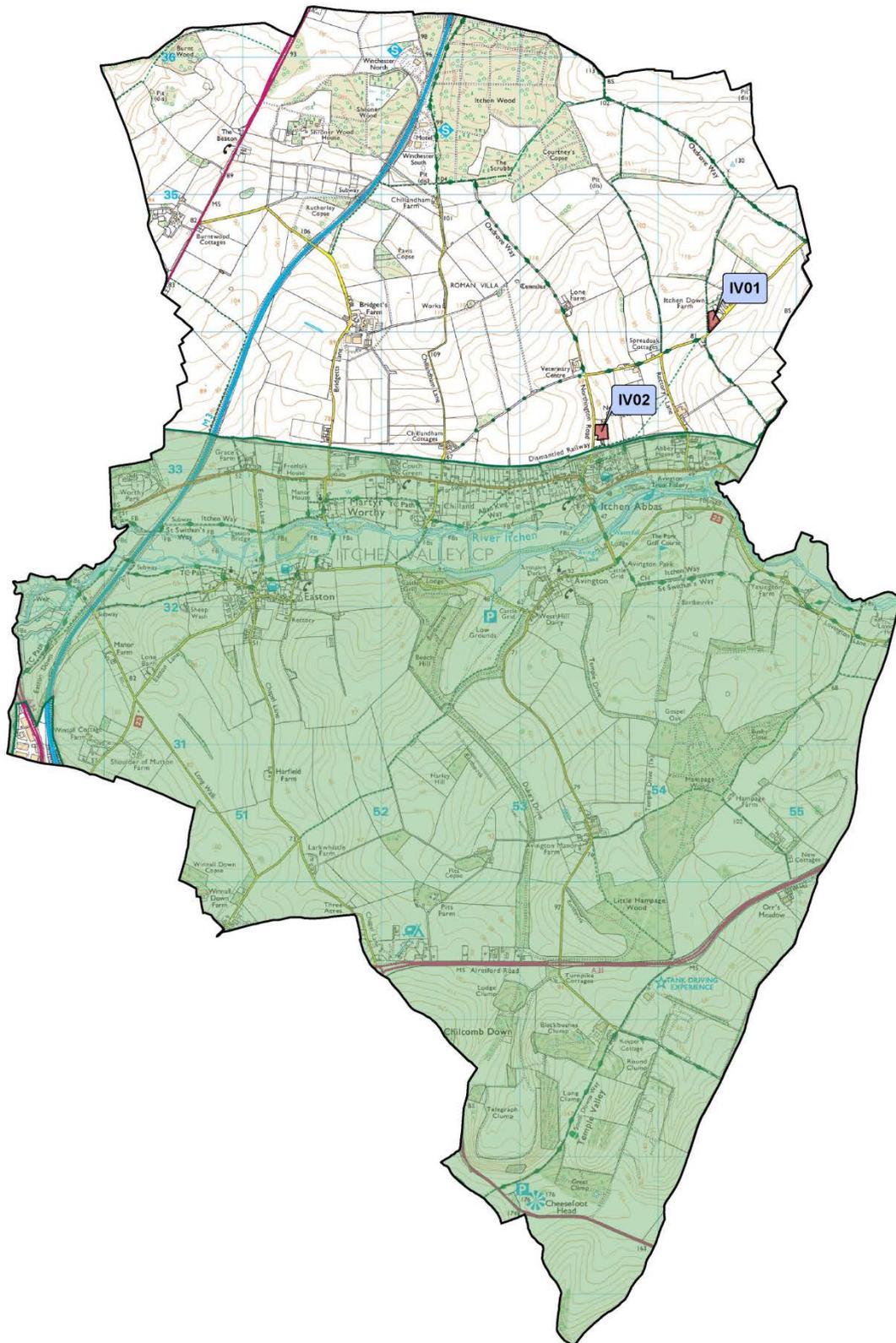


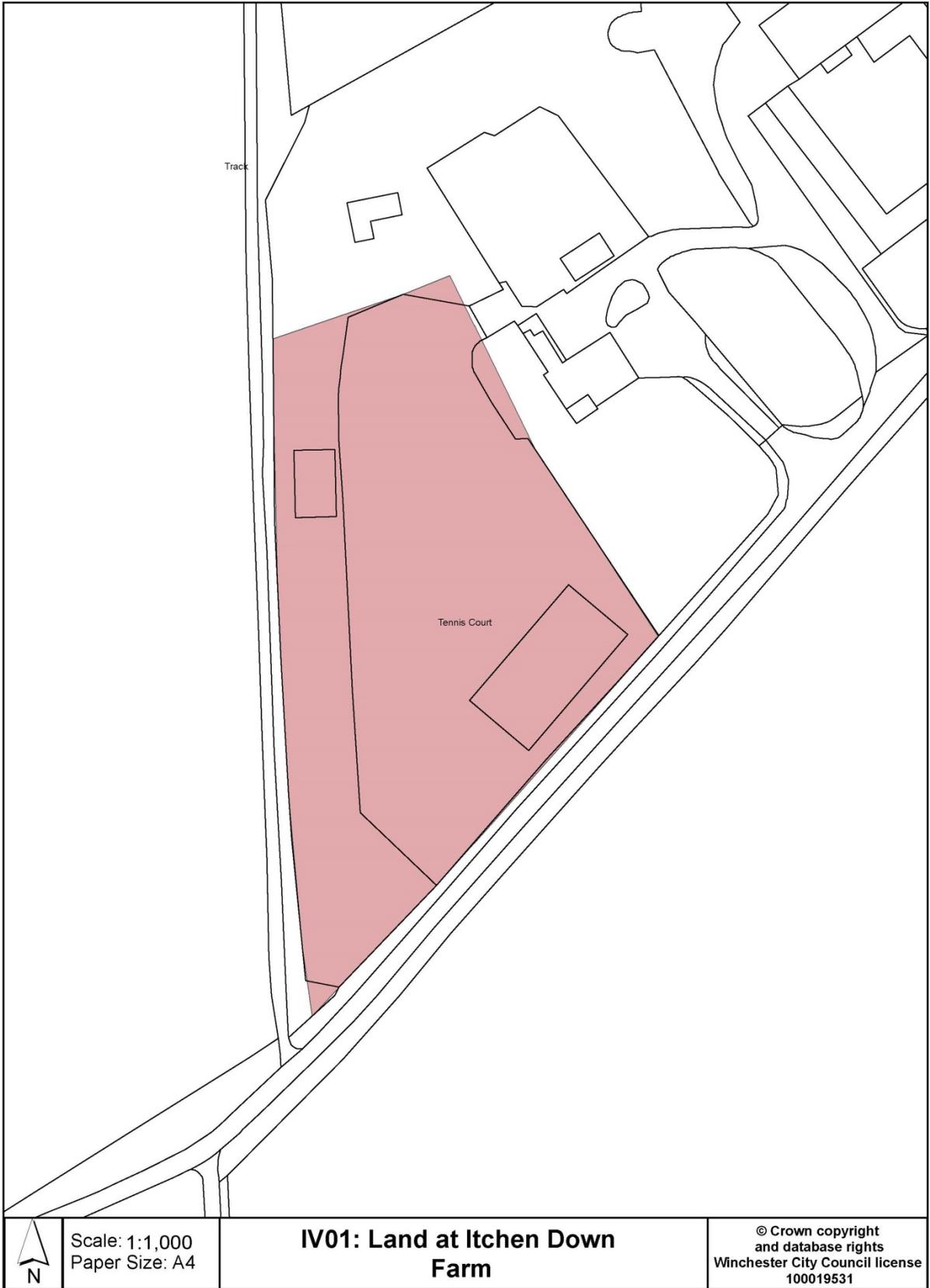
Appendix 7: North Western Parishes



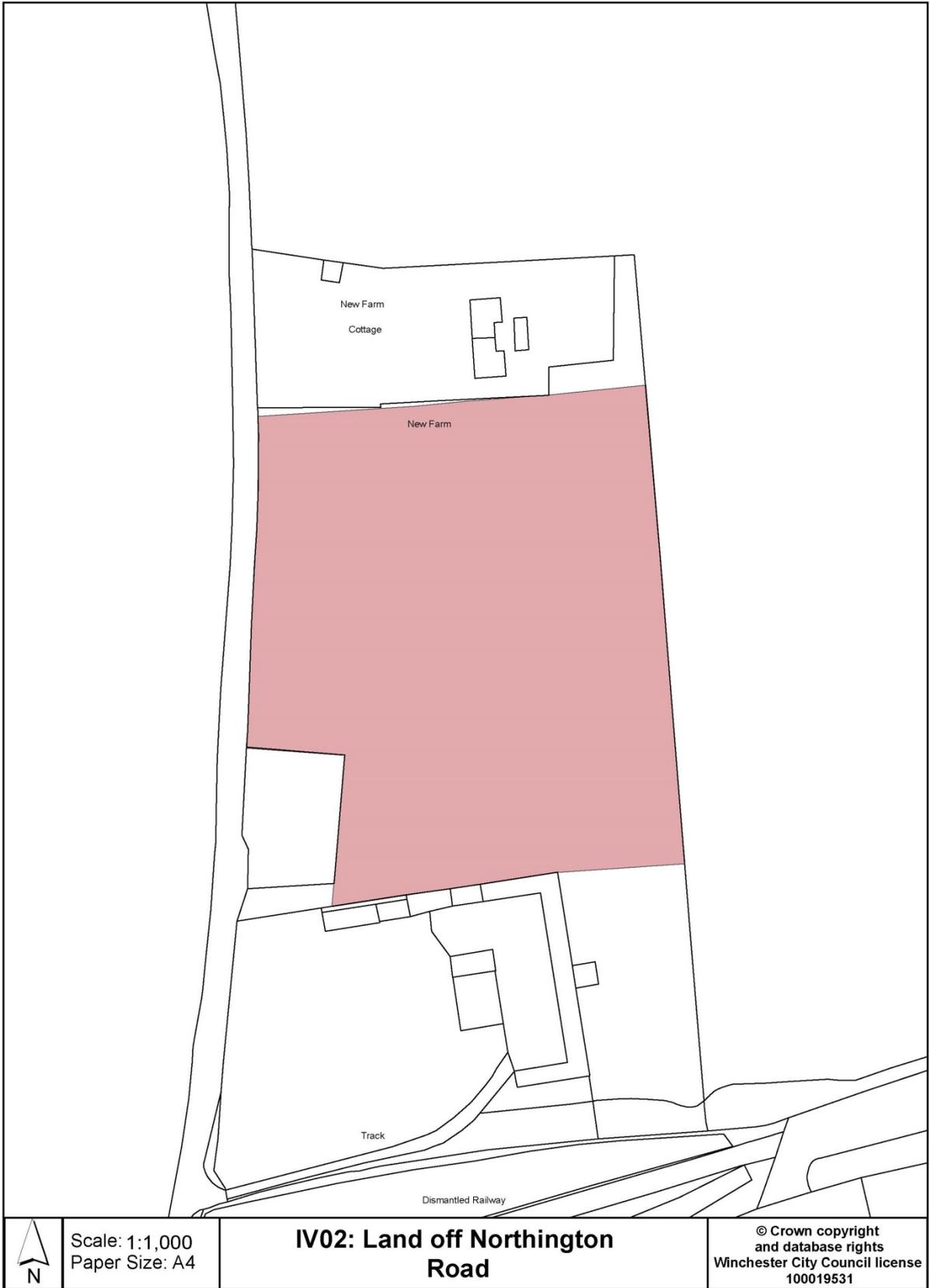
Itchen Valley Parishes Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
IV01	Land at Itchen Down Farm		Itchen Valley	0.8 ha	
Site Description					
<p>The site is located north of Itchen Abbas, located to the north of the District. The site is currently in use as a residential garden. The site is accessed from Northington Road and is adjacent to a residential property to the north and agriculture to the south, east and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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)					
<p>The site is being promoted by the sole landowner and has stated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.</p>					
Phasing					
0 – 5 Years	0	6 – 10 Years	22	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					

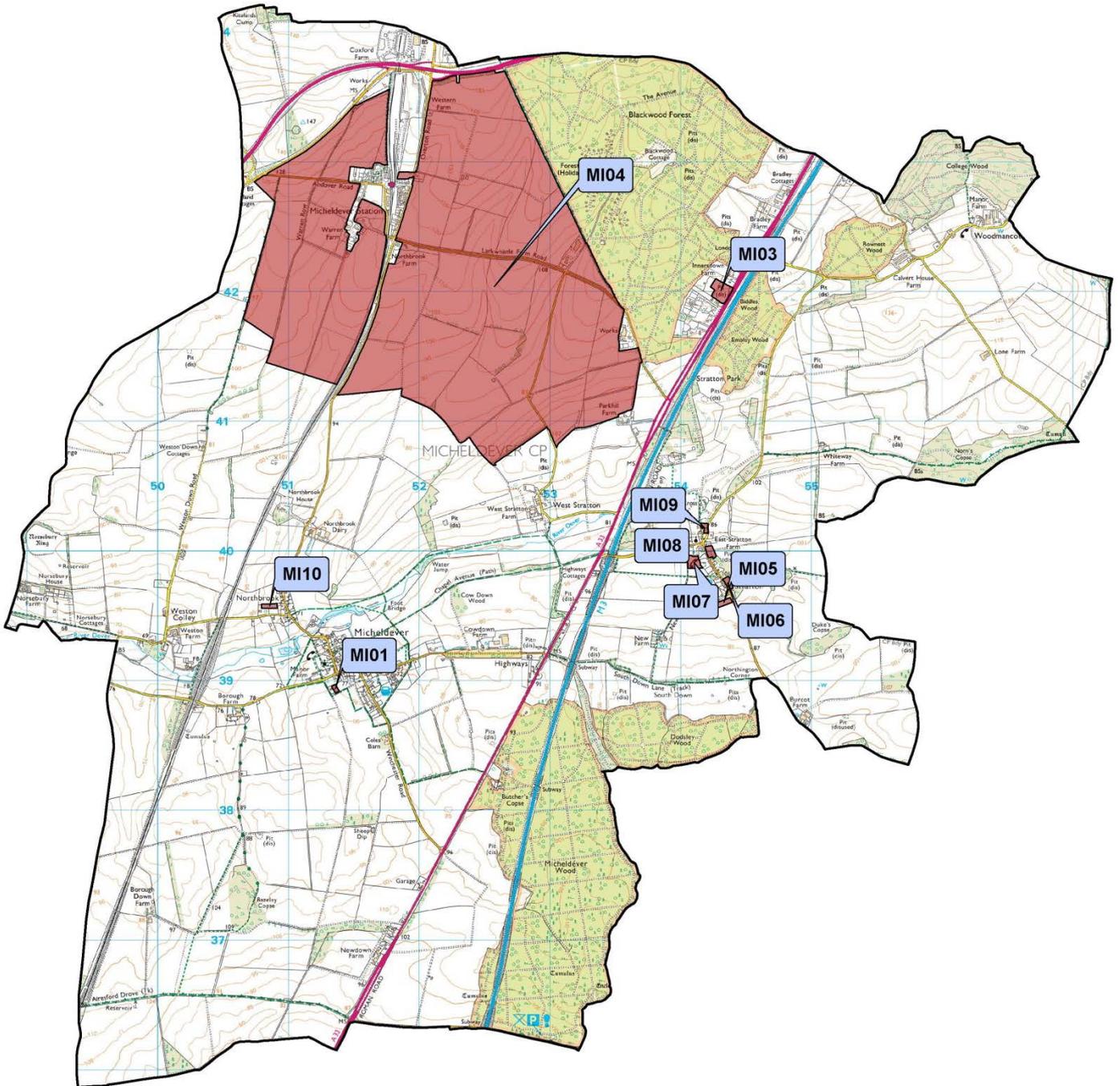


Site Ref	Address		Parish/Settlement	Site Area	
IV02	Land off Northington Road		Itchen Valley	0.9 ha	
Site Description					
The site is located north of Itchen Abbas, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from Northington Road and is adjacent to a residential property to the north and agriculture to the south, east 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	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 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.					

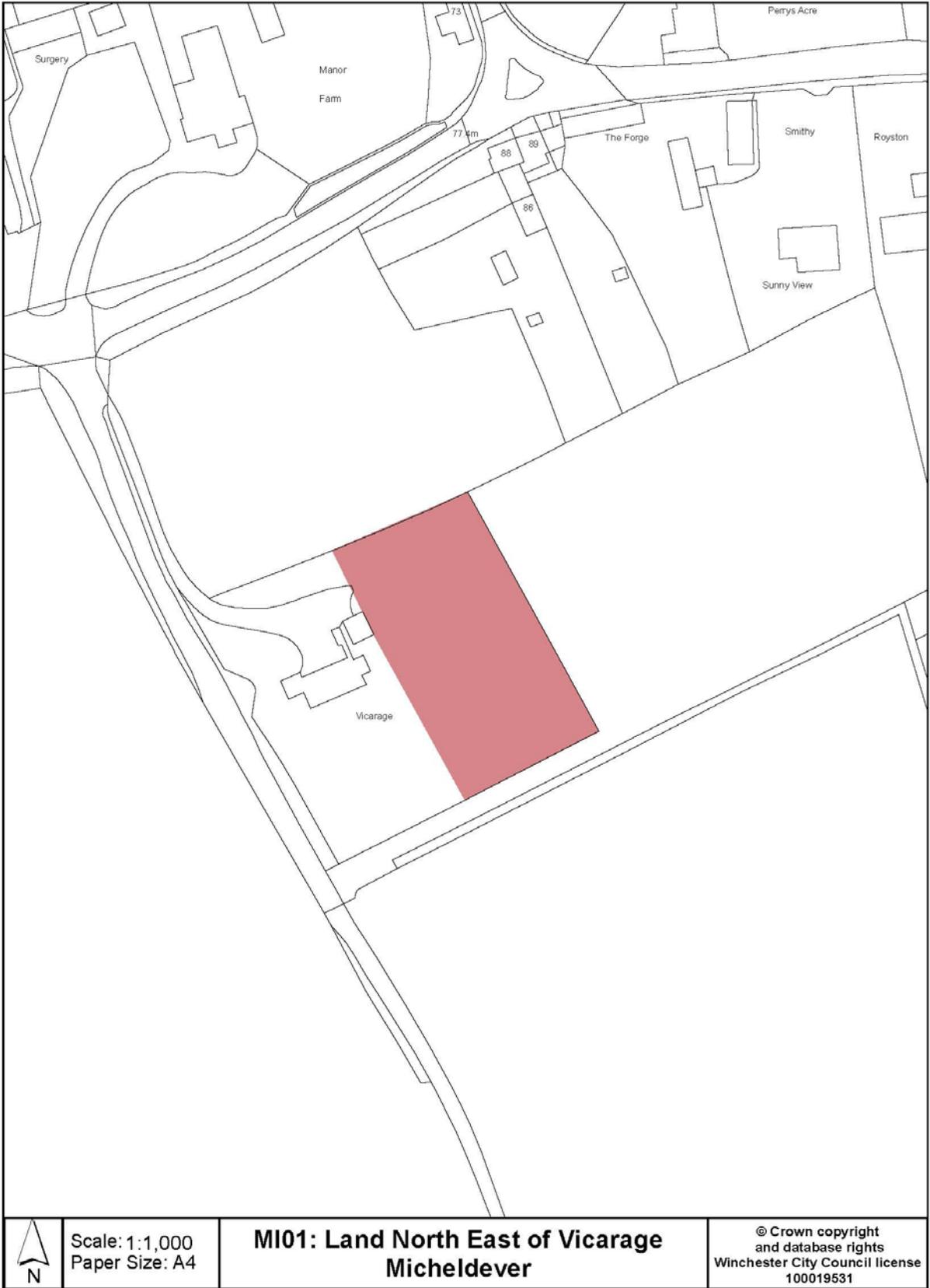


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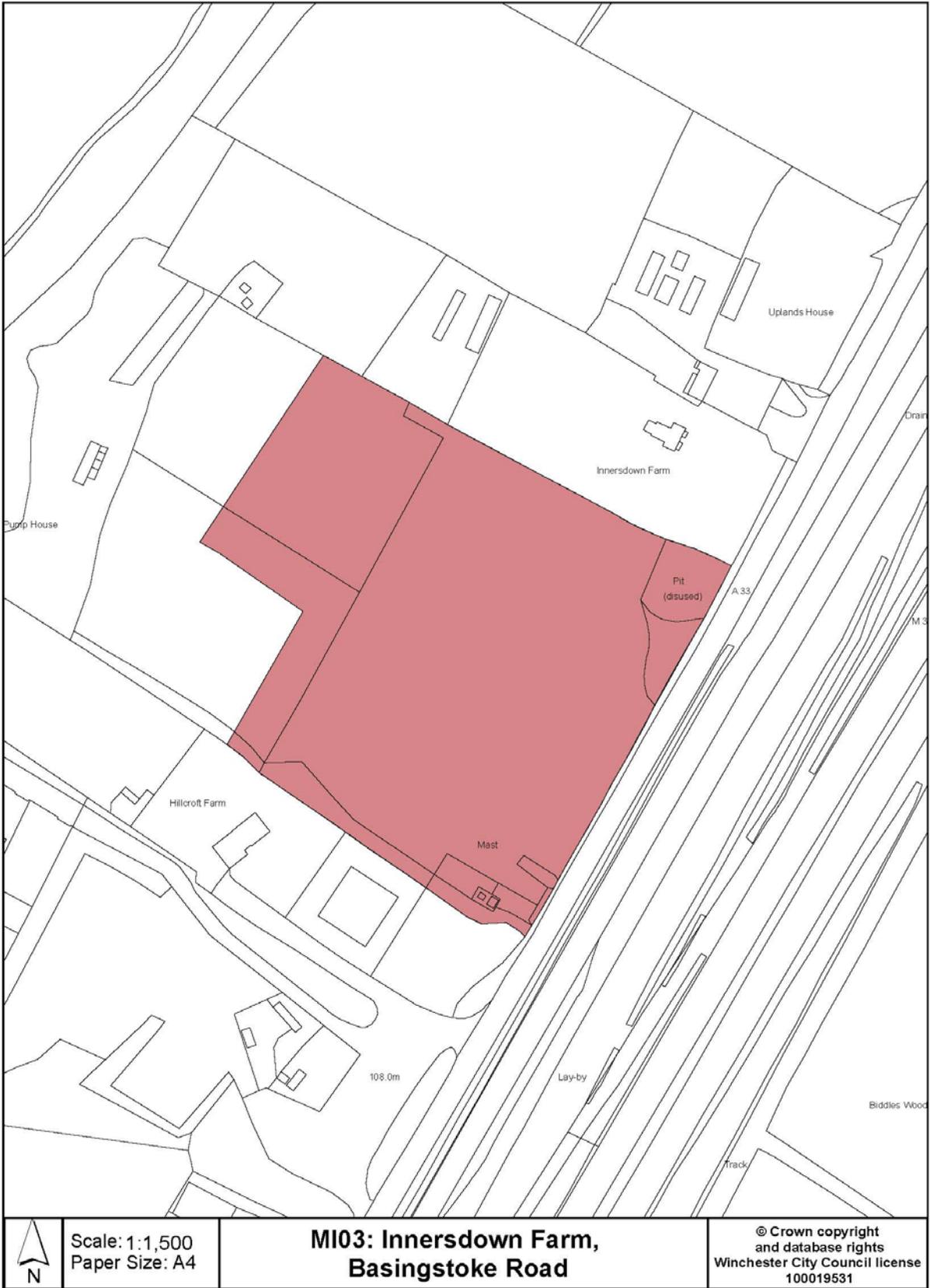
Micheldever Parishes Site Assessments and Maps



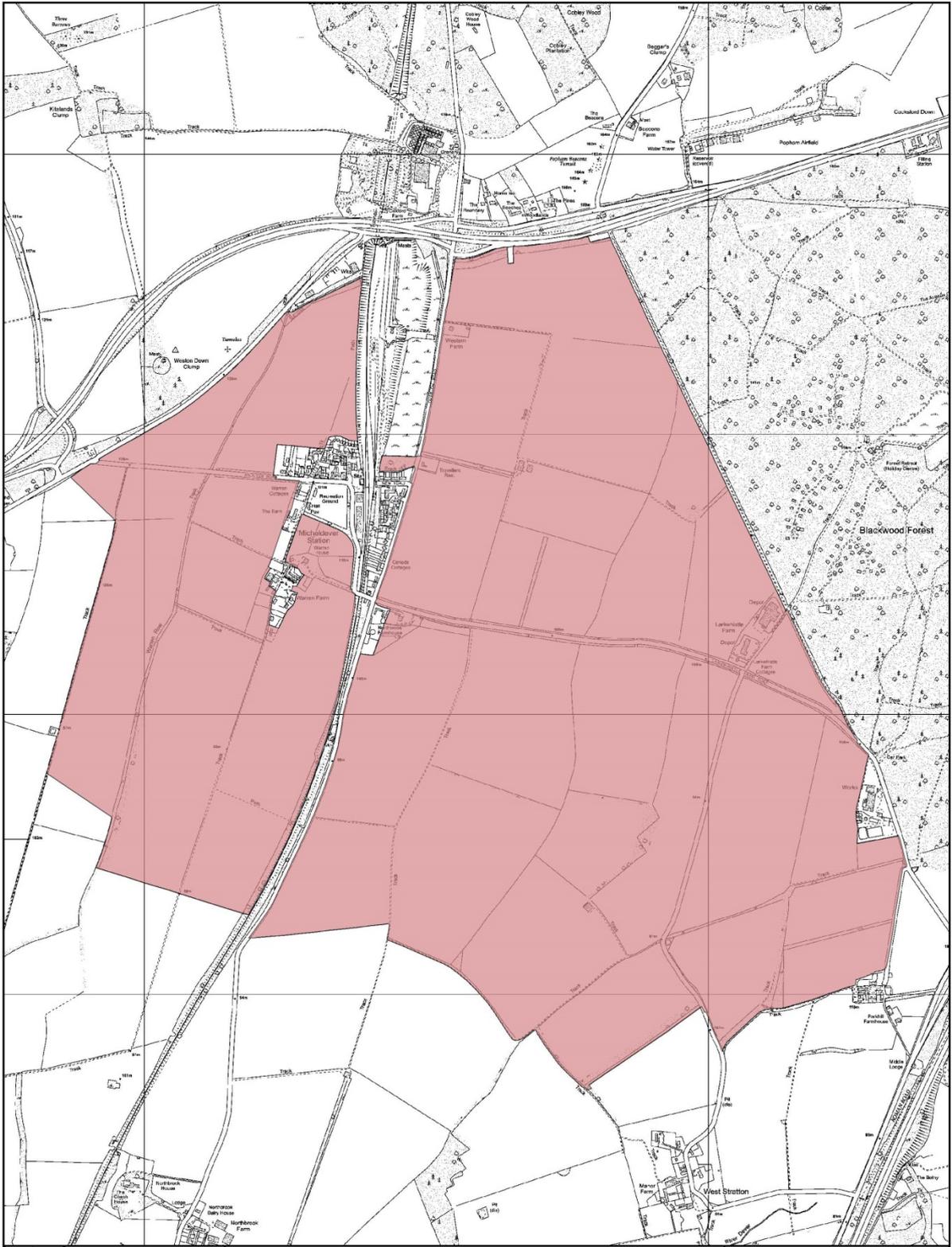
Site Ref	Address		Parish/Settlement	Site Area	
MI01	Land North East of Vicarage		Micheldever	0.2 ha	
Site Description					
The site is located south of Micheldever, located in the north of the District. The site is currently used for agriculture. The site is accessed via a lane off Sloe Lane and is bounded by agriculture to the south, east and North and the Vicarage 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	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 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 2018.					



Site Ref	Address		Parish/Settlement	Site Area	
MI03	Innersdown Farm, Basingstoke Road		Micheldever	1.9 ha	
Site Description					
The site is located east of Micheldever Station, in the north of the District. The site is currently used for agriculture. The site is accessed from Basingstoke Road (A33) and is bounded by residential and mixed 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	NA
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 44 dwellings.					
Phasing					
0 – 5 Years	44	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 2018.					

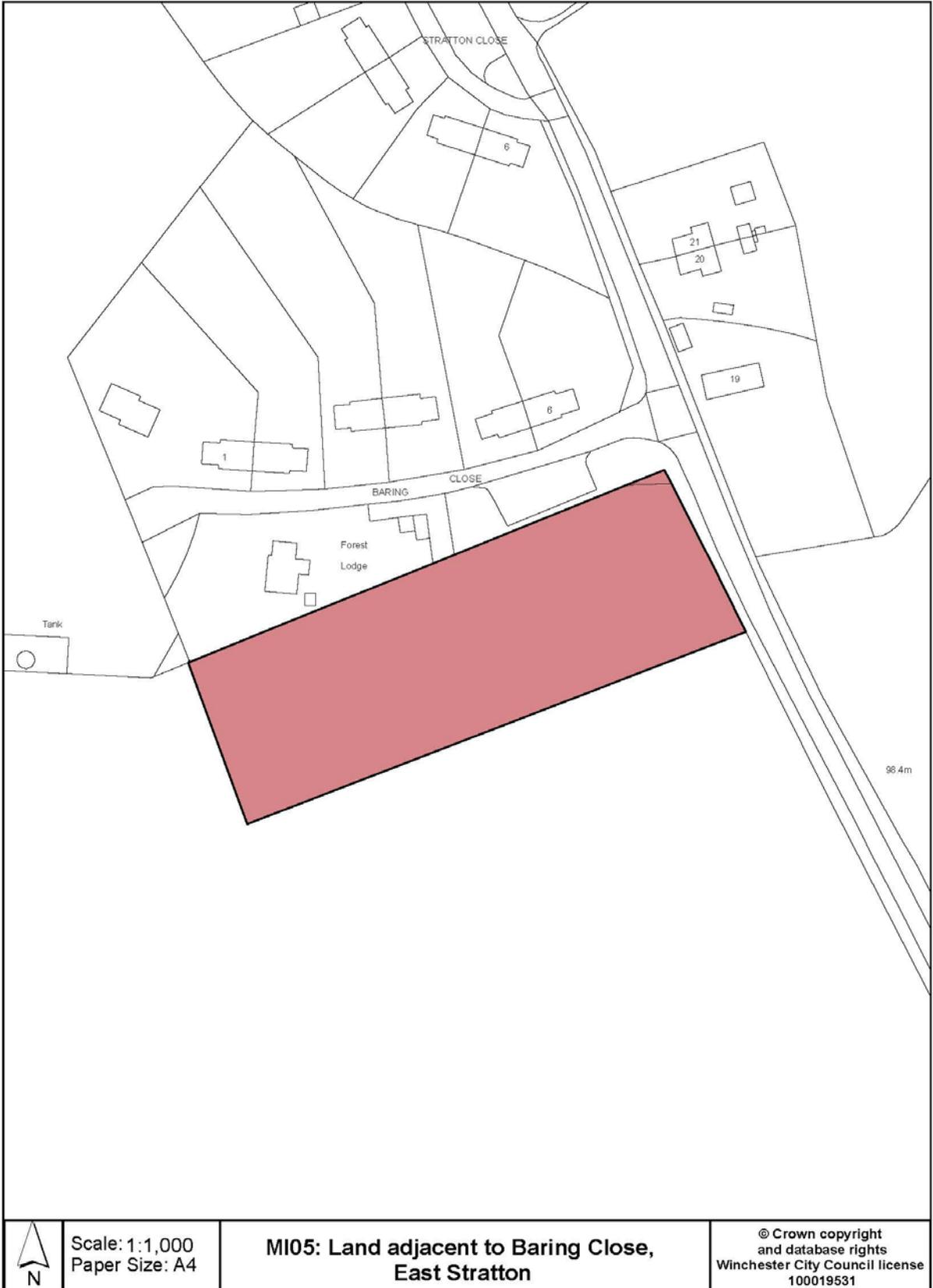


Site Ref	Address		Parish/Settlement	Site Area	
MI04	Land at Micheldever Station		Micheldever	550.4 ha	
Site Description					
The site borders the settlement of Micheldever Station, in the north of the District. The site is currently used for agriculture. The site can be accessed from numerous roads and is bounded by residential and agricultural 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?	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 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 8257 dwellings.					
Phasing					
0 – 5 Years	8257	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.					

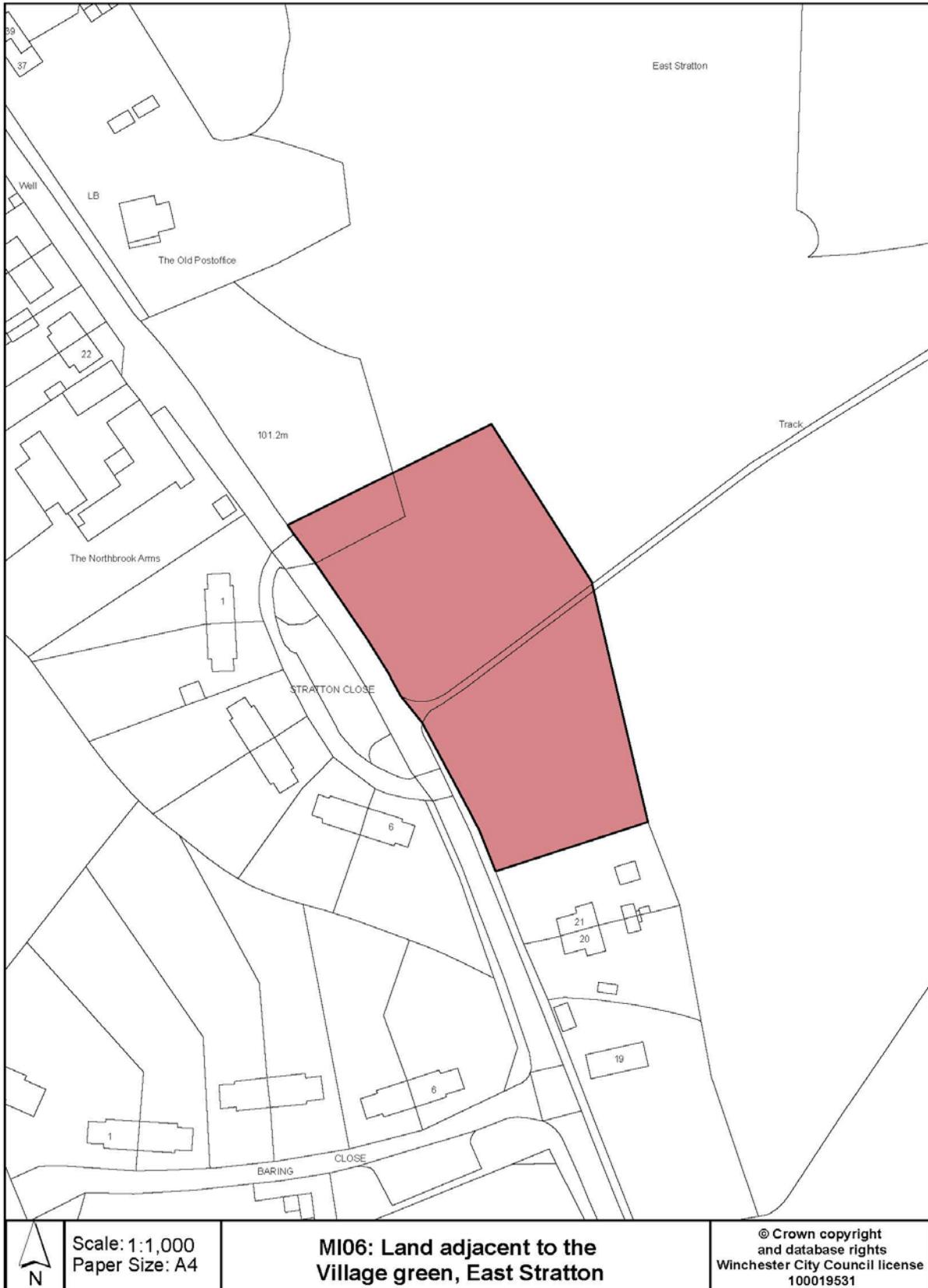


	Scale: 1:16,260 Paper Size: A4	MI04: Land at Micheldever Station	© Crown copyright and database rights Winchester City Council license 100019531
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Site Ref	Address		Parish/Settlement	Site Area	
MI05	Land adjacent to Baring Close, East Stratton		Micheldever	0.46ha	
Site Description					
<p>The site is located in the countryside. The residential development of Baring Close is to the north and countryside to the east, south and west. The site is bounded by a road to the east from which access can be taken. The site is currently in use for agriculture.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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	Y
Availability (legal/ownership issues)					
<p>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.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.</p>					
Phasing					
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



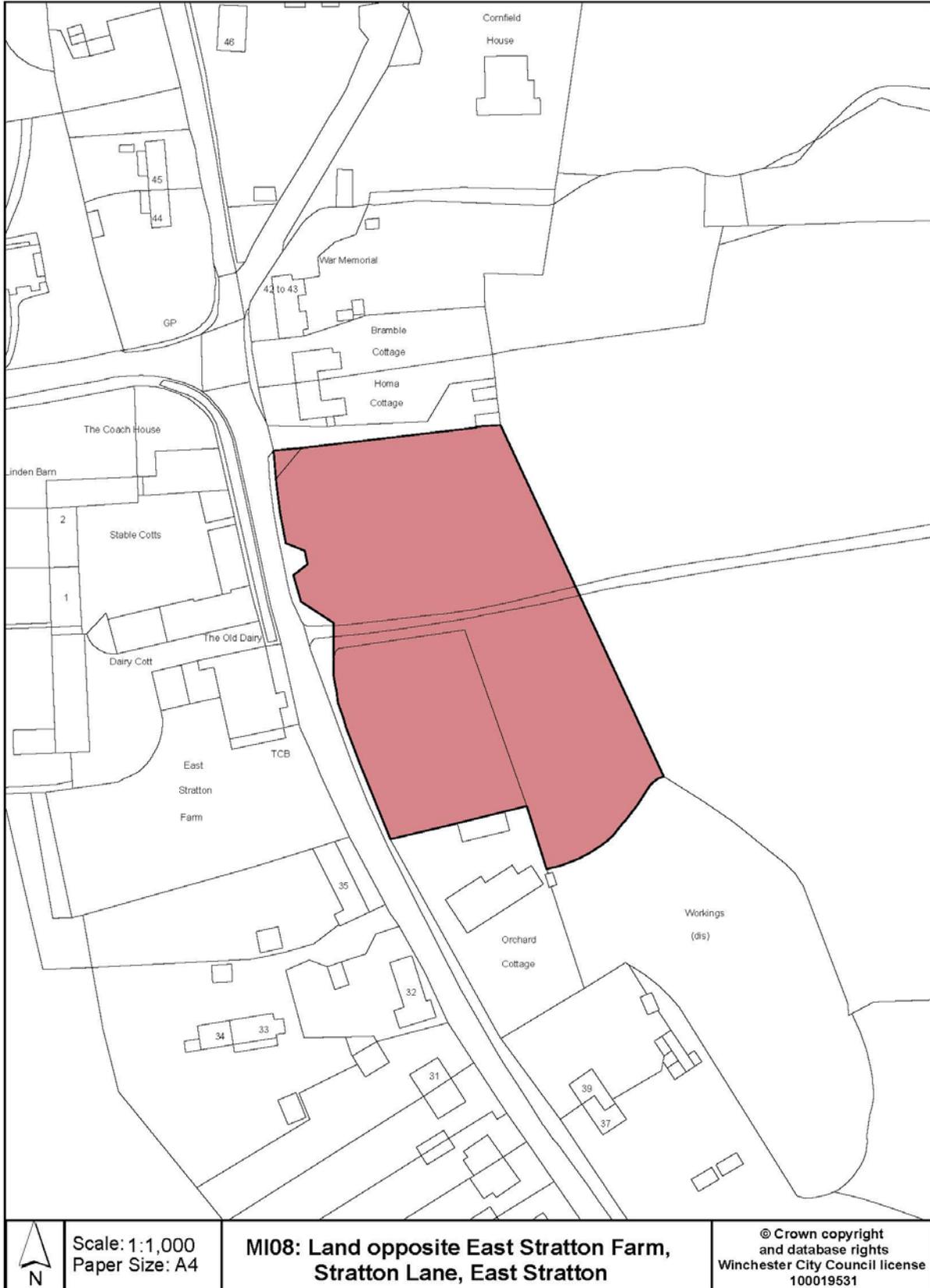
Site Ref	Address		Parish/Settlement	Site Area	
MI06	Land adjacent to the Village green, East Stratton		Micheldever	0.42ha	
Site Description					
The site is in the countryside. There is residential development to the south and west and countryside to the north and east. Access to the site is from the road to the west. The site is currently in use as an area of scrub land that is not in agricultural production					
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	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 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.					



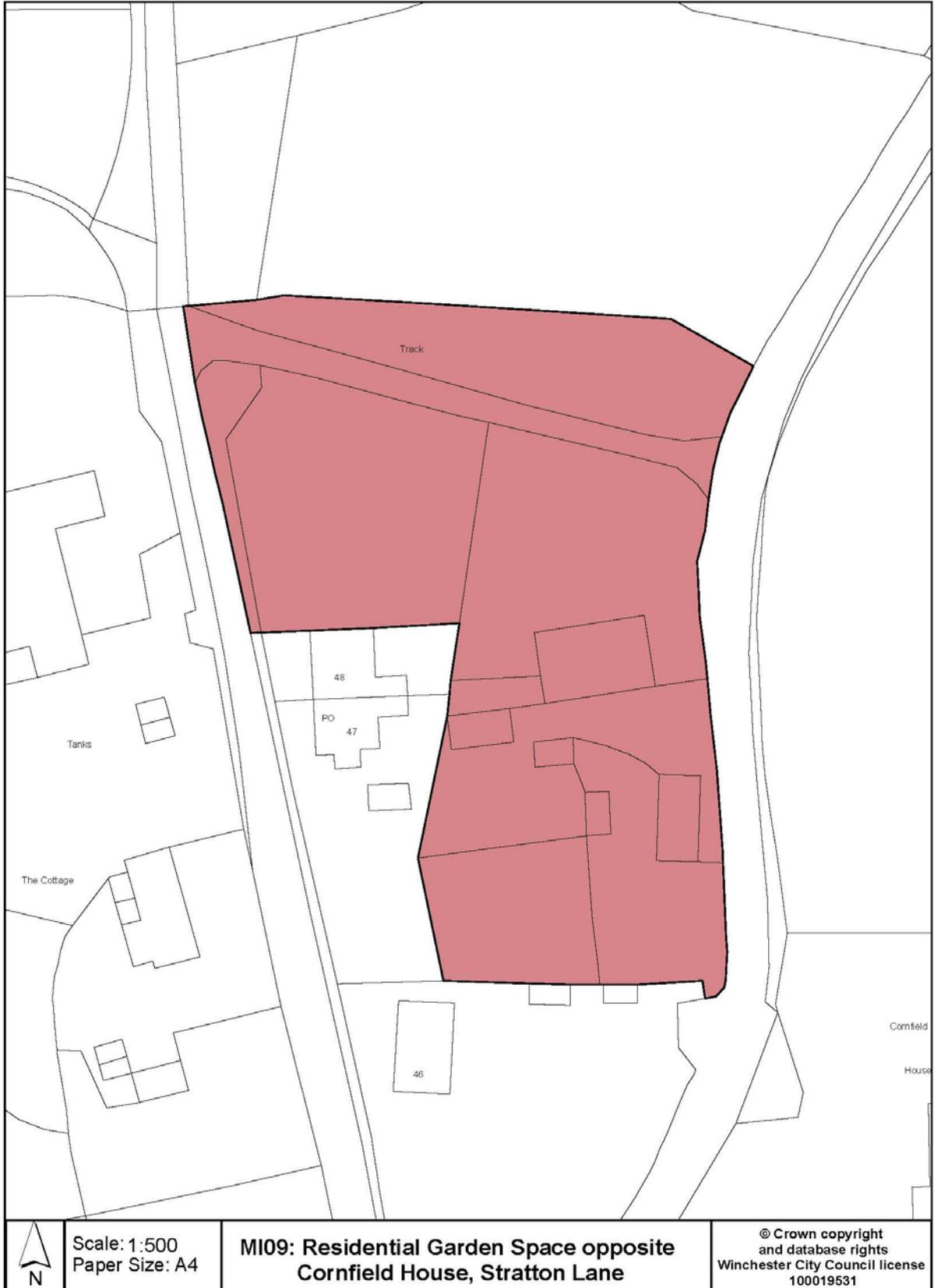
Site Ref	Address		Parish/Settlement	Site Area	
MI07	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton		Micheldever	0.87ha	
Site Description					
The site is located within the countryside. It is accessed off New Farm Road. There is residential development to the east, village hall to the north and countryside to the south and west. The site is currently in use for agricultural land used for grazing livestock.					
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	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 23 dwellings.					
Phasing					
0 – 5 Years	23	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.					



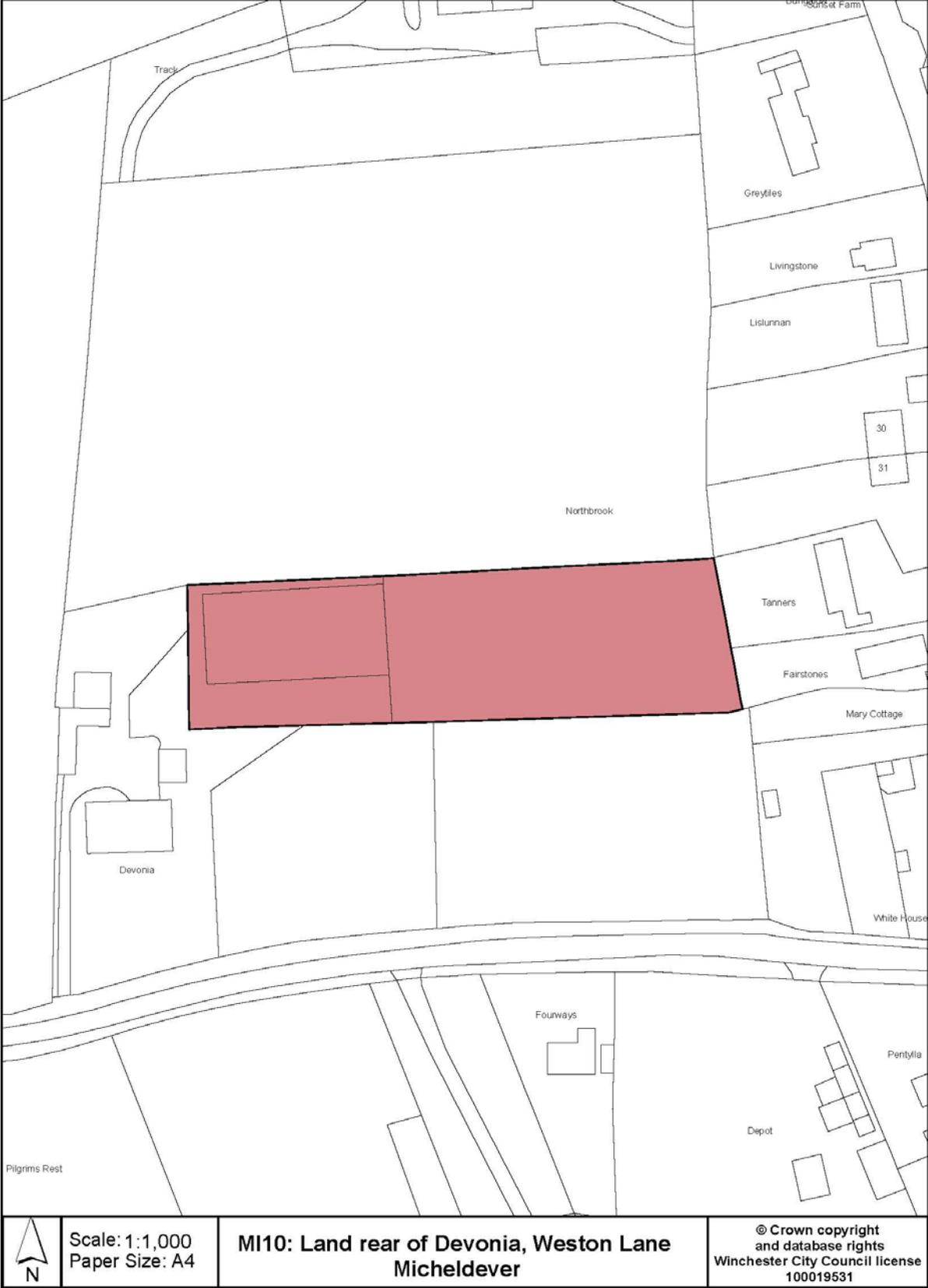
Site Ref	Address		Parish/Settlement	Site Area	
MI08	Land opposite East Stratton Farm, Stratton Lane, East Stratton		Micheldever	0.53ha	
Site Description					
The site is in the countryside and also within the conservation area. It is bounded to the north, south and west be residential and countryside to the east. The access to the site is from Stratton Lane. The site is currently in use for agricultural land used for the grazing of livestock.					
Planning History					
No relevant planning history in 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	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 14 dwellings.					
Phasing					
0 – 5 Years	14	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	
MI09	Residential Garden Space opposite Cornfield House, Stratton Lane, East Stratton		Micheldever	0.33ha	
Site Description					
The site is located in the countryside and within the conservation area. The site is surrounded by countryside to the north, east and south and by scattered dwellings fronting Stratton Lane to the west. The site has a frontage onto Stratton Lane for access. The site is currently in use as residential garden space and scrubland.					
Planning History					
No relevant planning history in 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	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 10 dwellings.					
Phasing					
0 – 5 Years	10	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.					

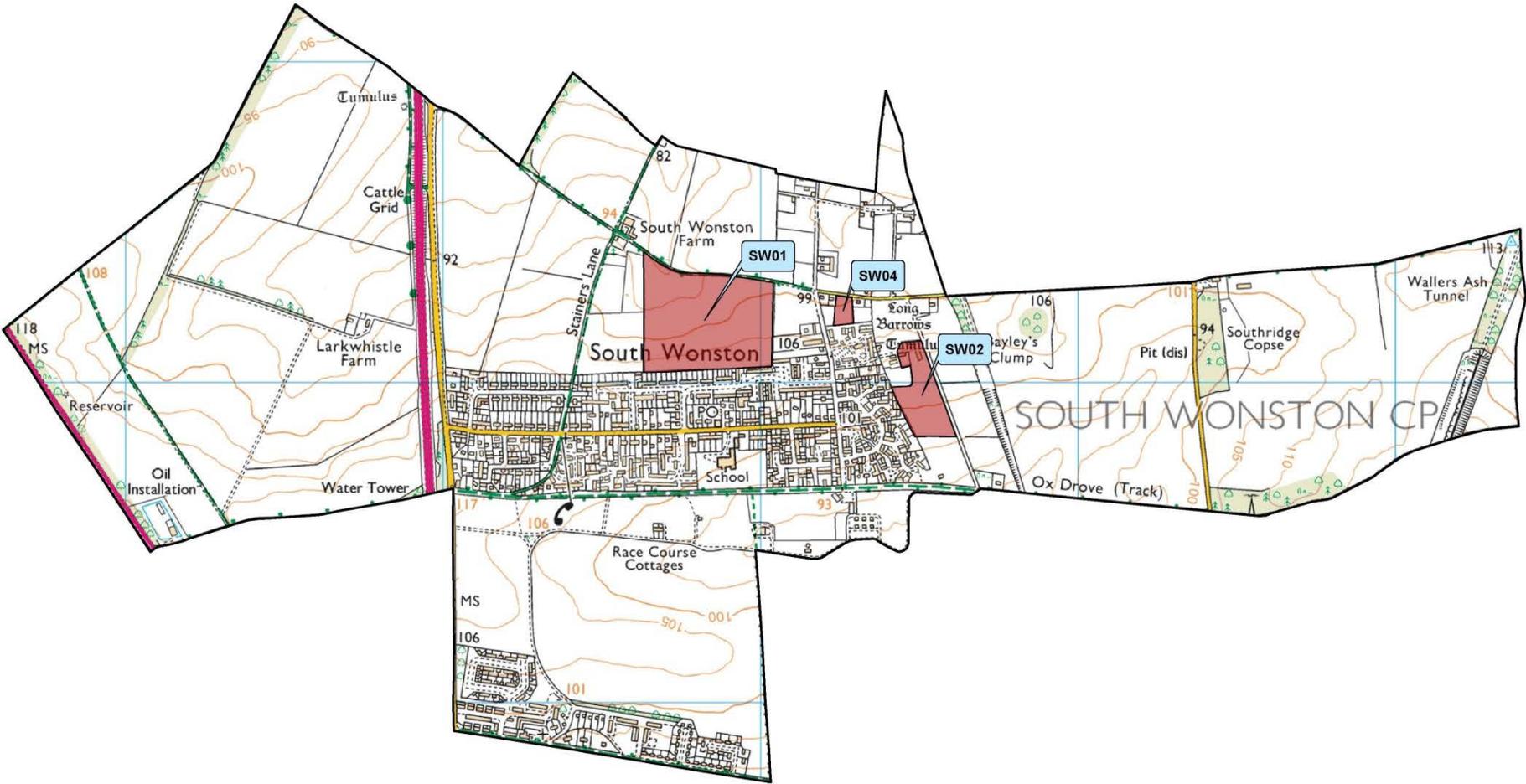


Site Ref	Address		Parish/Settlement	Site Area	
MI10	Land rear of Devonias, Weston Lane Micheldever		Micheldever	0.4ha	
Site Description					
The site is located within the countryside. It is bounded by the rear gardens of dwellings to the east, by countryside to the north and south and by Devonias (residential property) to the west. The site is currently in use as a garden and 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	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 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.					



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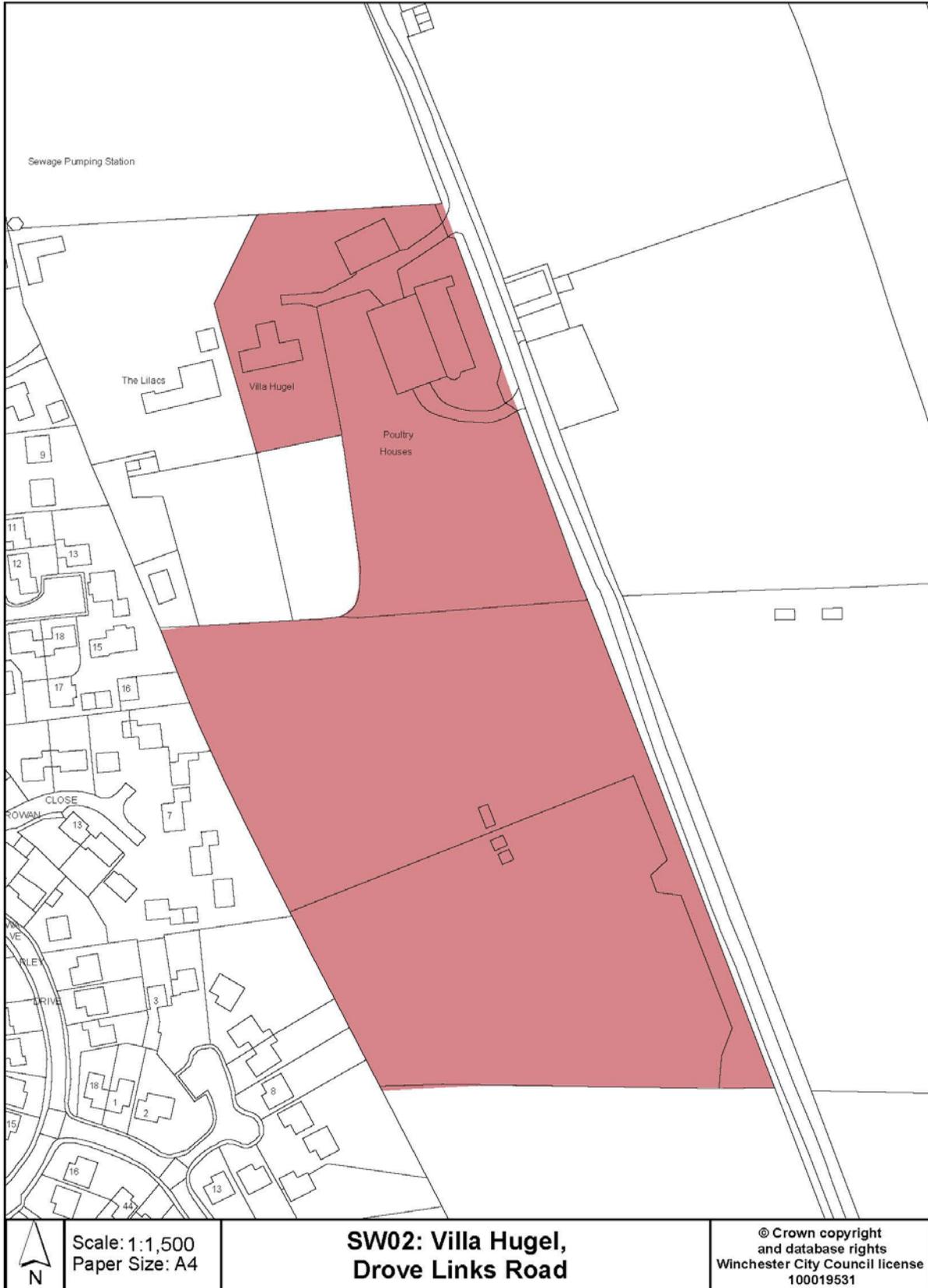
South Wonston Parish Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
SW01	Hampshire Polo School, South Wonston Farm		South Wonston	12.2 ha	
Site Description					
<p>The site is north of South Wonston, located to the north of the District. This site is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill, adjoins residential to the south and agricultural land to the west, north and east.</p>					
Planning History					
<p>17/03209/FUL - (AMENDED PLANS 12.03.18) Construction of horse arena and alteration to existing bund, along with caretakers room within existing stable block. Application permitted 9th July 2018.</p>					
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)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 184 dwellings.</p>					
Phasing					
0 – 5 Years	184	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.</p>					



Site Ref	Address		Parish/Settlement	Site Area	
SW02	Villa Hugel, Drove Links Road, South Wonston		South Wonston	3.3 ha	
Site Description					
The site is at the east end of South Wonston. And fronts onto Drove Links Road which leads to The Alresford Drove to the north and The Ox Drove/Lower Road to the south. Adjoins residential to the west and agricultural to the north and east. The site has equestrian and agricultural use.					
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?	Y/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 59 dwellings.					
Phasing					
0 – 5 Years	59	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 2018.					

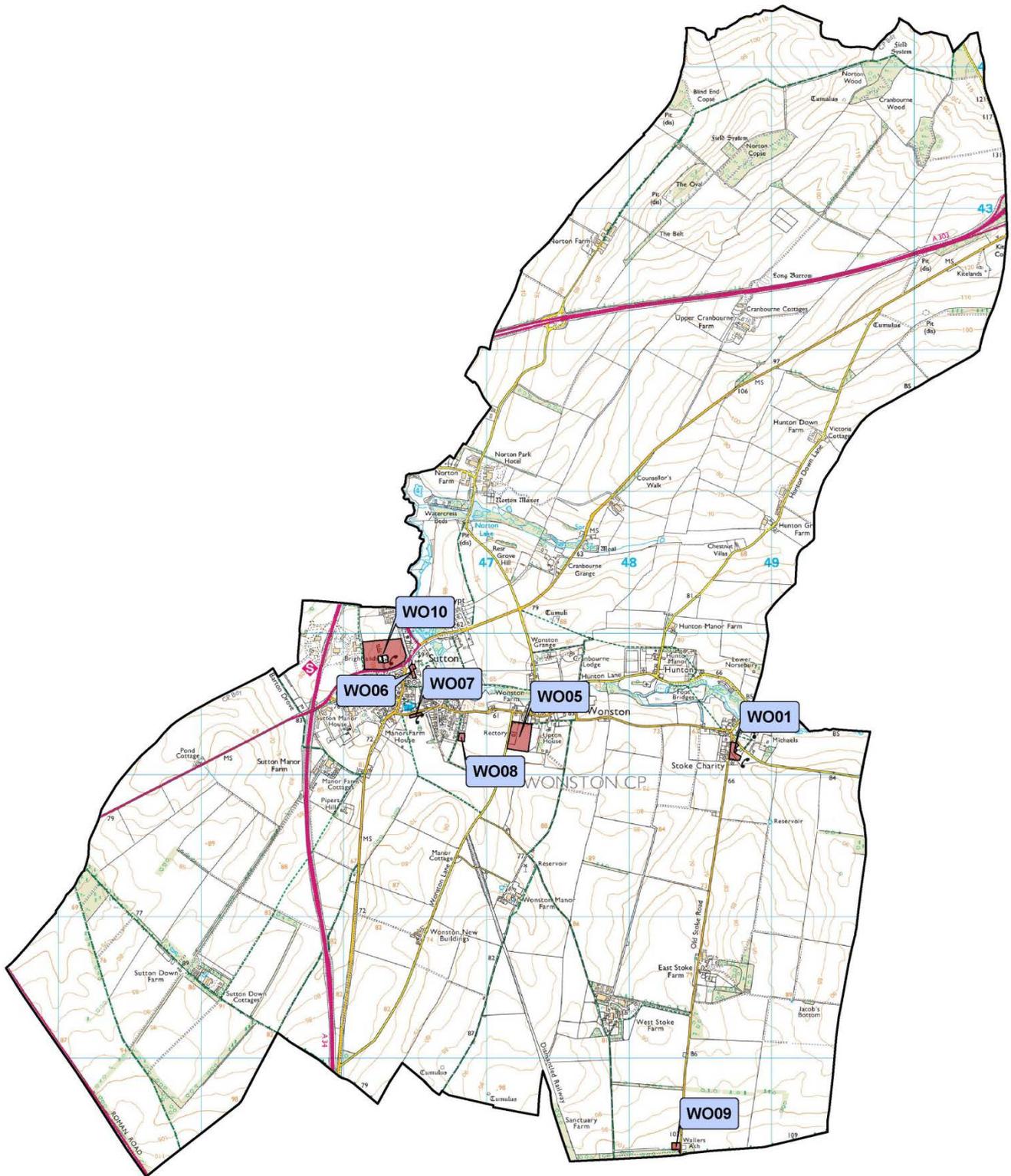


Site Ref	Address		Parish/Settlement	Site Area	
SW04	Land at Alresford Drove		South Wonston	0.5 ha	
Site Description					
The site is within South Wonston, located to the north of the District. This site is in currently in use as a small holding. It fronts onto Alresford Drove, adjoins residential to the east, south and west with agricultural land 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	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	Y	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 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 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 2018.					

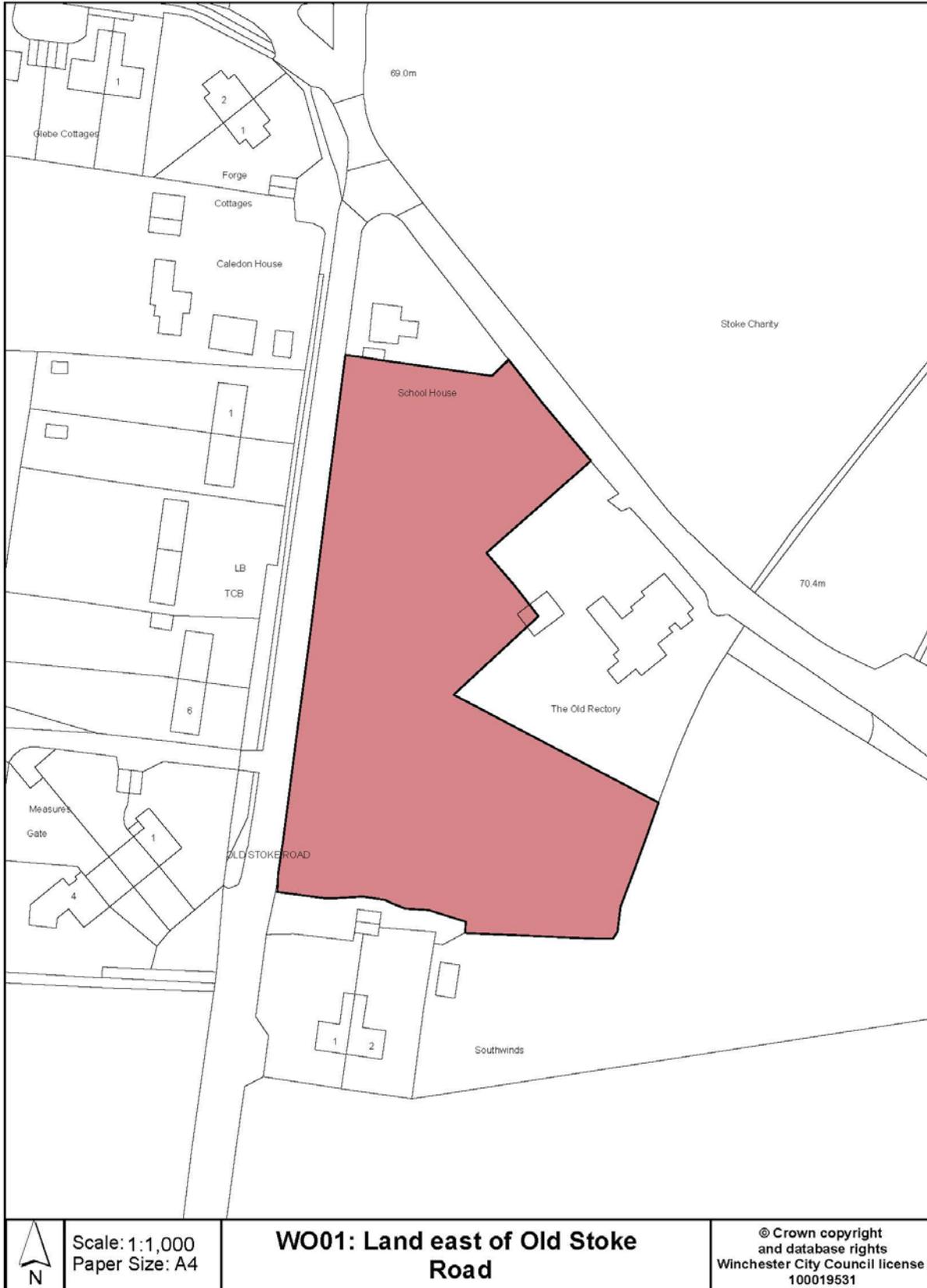


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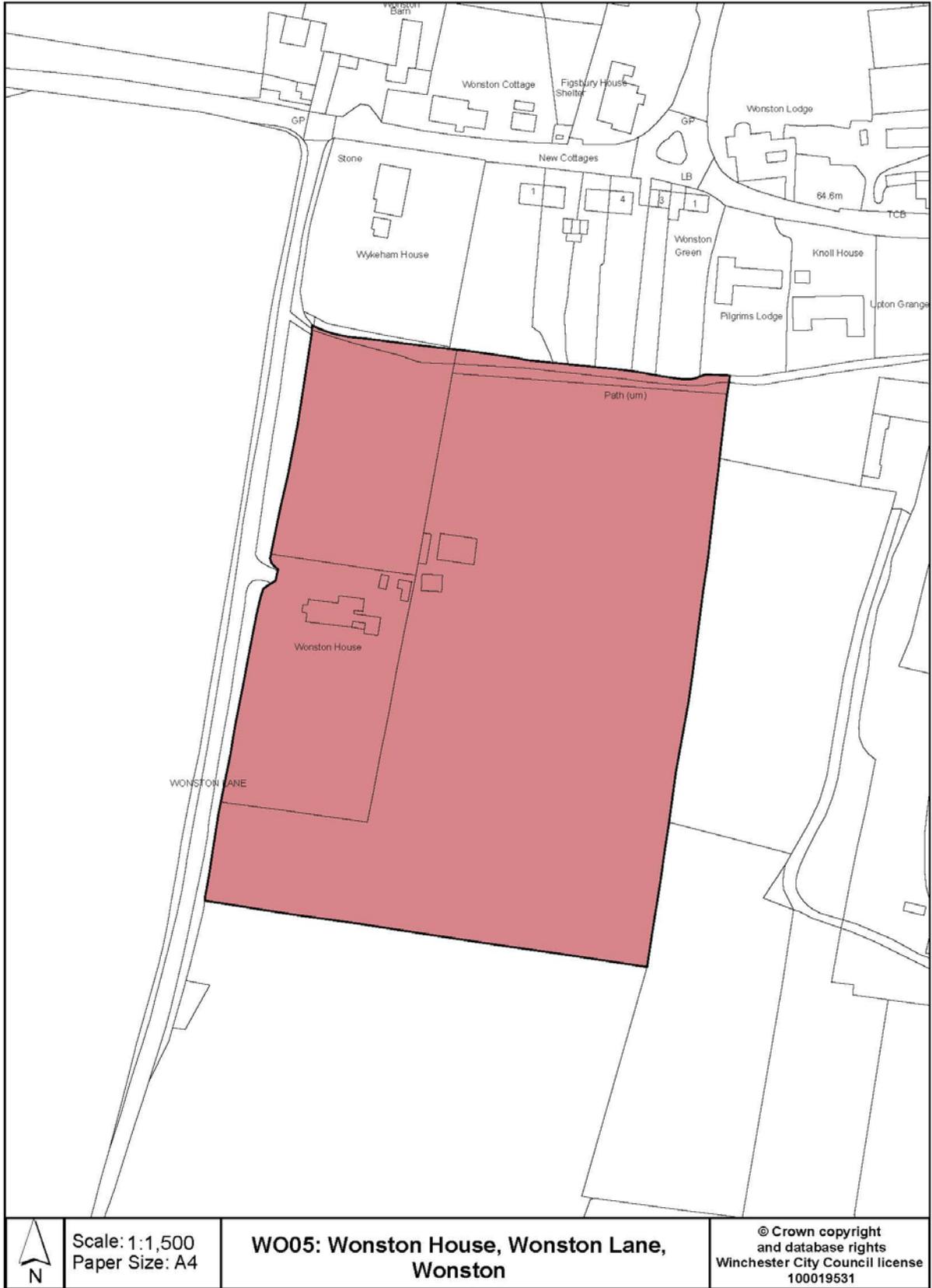
Wonston Parish Site Assessments and Maps



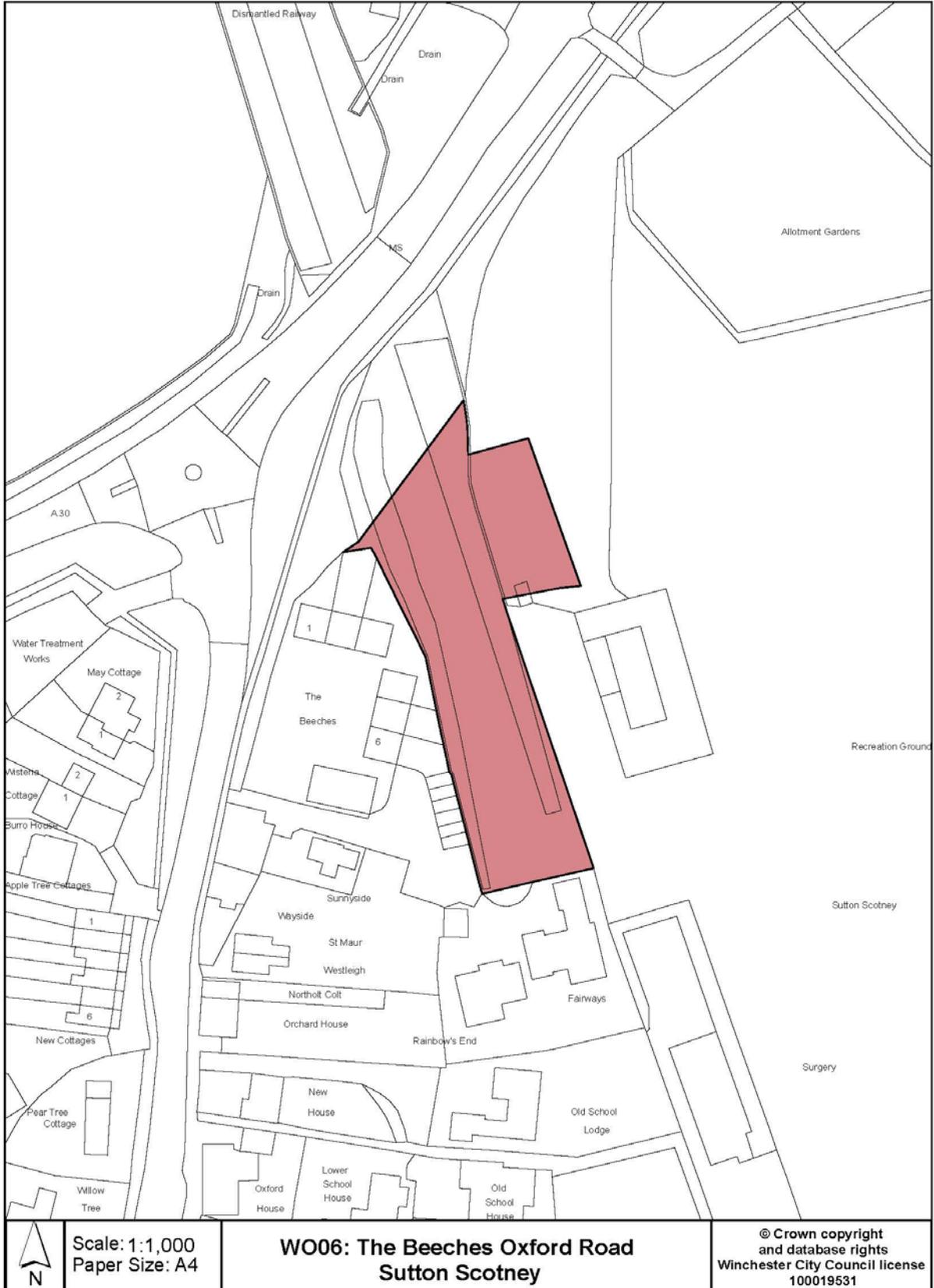
Site Ref	Address		Parish/Settlement	Site Area	
WO01	Land east of Old Stoke Road		Wonston	0.68 ha	
Site Description					
The site is located to the east of Wonston and west of Micheldever. The site is within a conservation area.					
Planning History					
No relevant planning history within the last five 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	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
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 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 2018.					



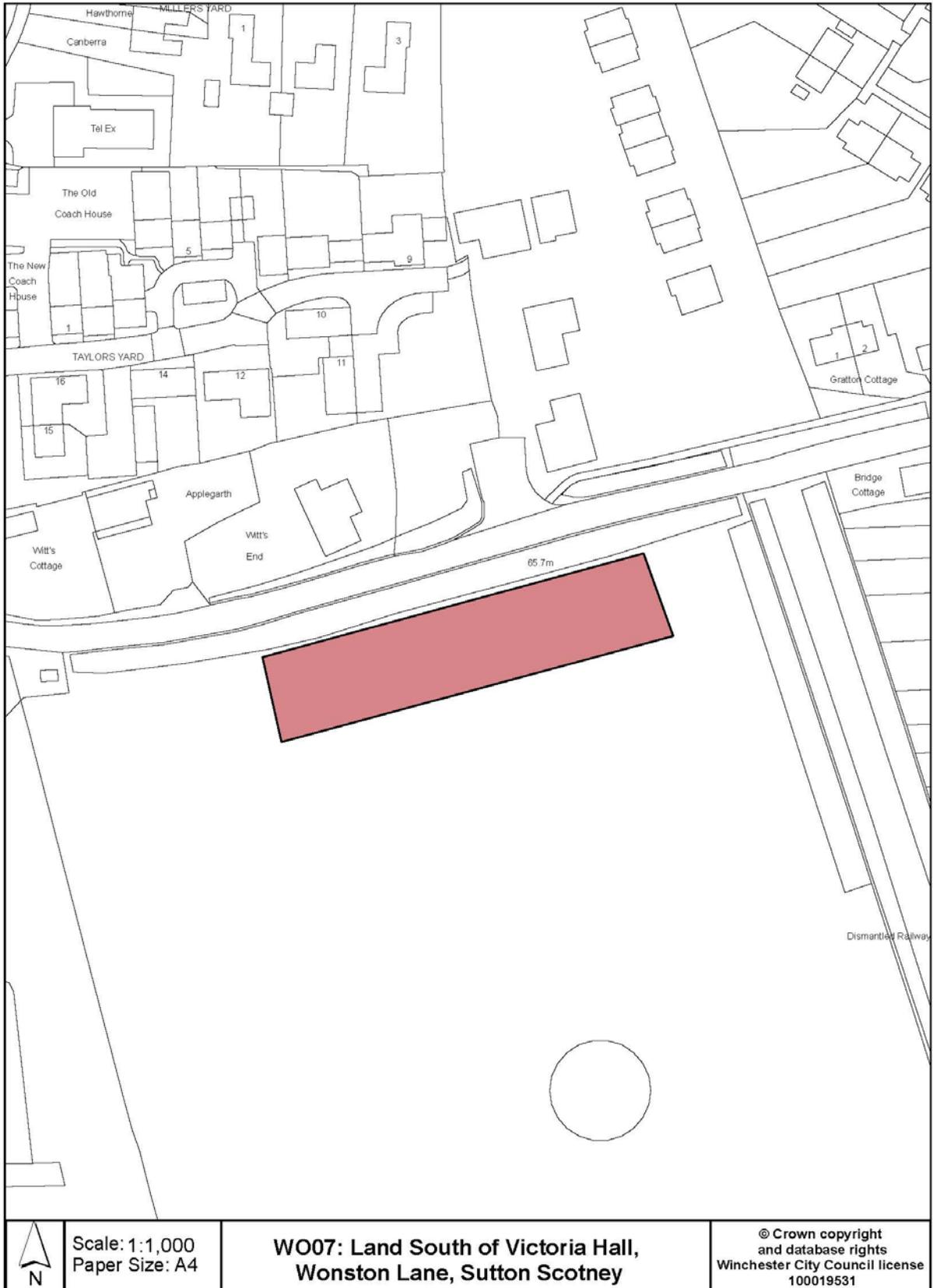
Site Ref	Address		Parish/Settlement	Site Area	
WO05	Wonston House, Wonston Lane		Wonston	2.9 ha	
Site Description					
The site is located south of Wonston, located in the north of the District. The site is currently used as a residential property. The site is accessed via Wonston Lane and is bounded by agriculture to the south, east and west and the Vicarage 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	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	3/4
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 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 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.					



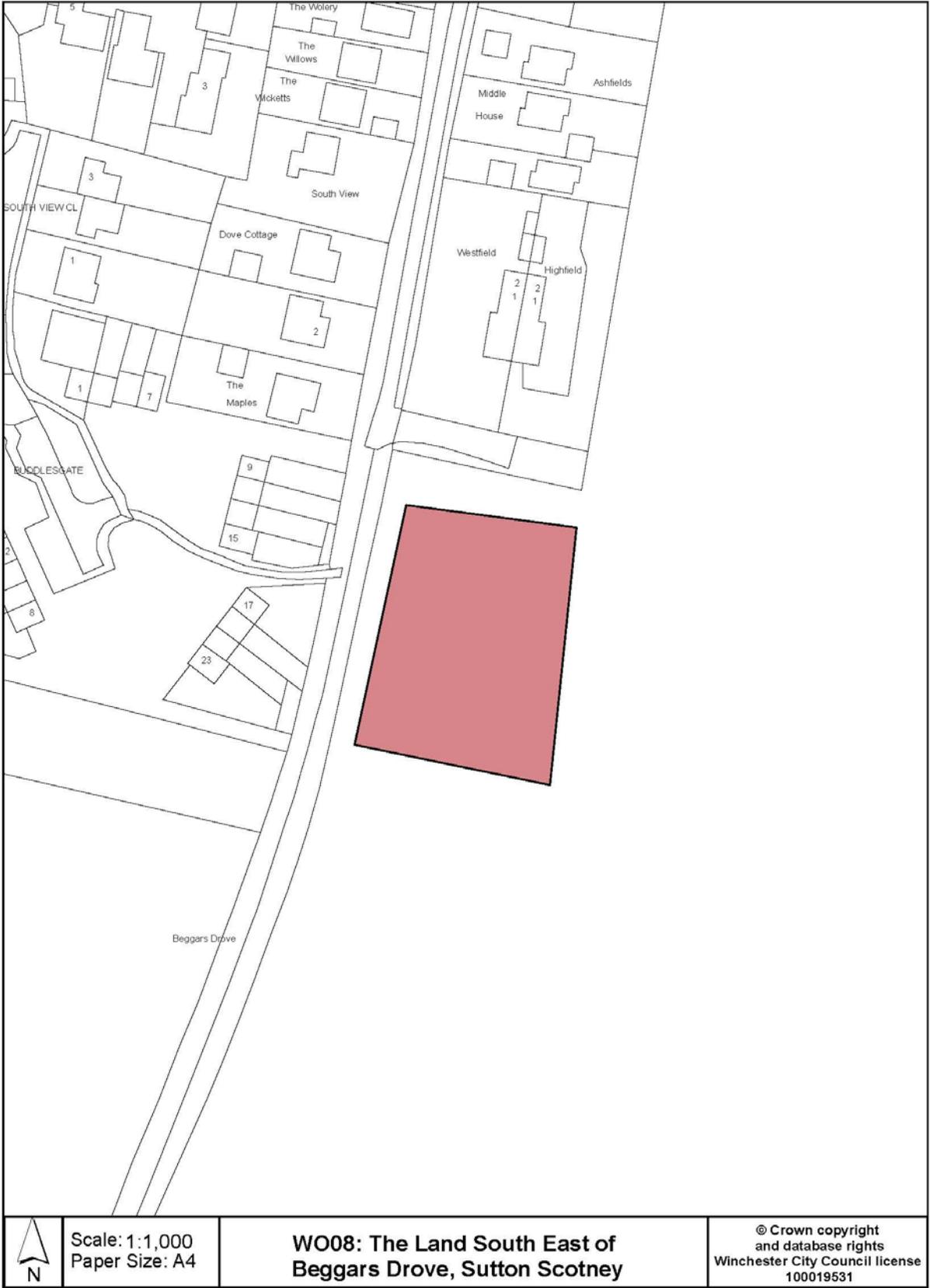
Site Ref	Address		Parish/Settlement	Site Area	
WO06	The Beeches Oxford Road Sutton Scotney		Wonston	0.28 ha	
Site Description					
The site is located in the countryside. It forms part of a disused railway line. There are residential properties to the west and south, the Gratton playing fields and allotments to the east and Stockbridge Road to the north. The site was used as an informal garden space, prior to this a railway embankment.					
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	4
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	Y
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and 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 site's location within the Countryside a density of 30 dph 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	
WO07	Land South of Victoria Hall, Wonston Lane, Sutton Scotney		Wonston	0.18 ha	
Site Description					
The site is located in the countryside. It has a road frontage to the Wonston Road. There are residential dwellings on the opposite site of the road. The Victoria Hall car park is to the west and there is countryside to the east and south. The site 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	3/4
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 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 5 dwellings.					
Phasing					
0 – 5 Years	0	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	
WO08	The Land South East of Beggars Drove, Sutton Scotney		Wonston	0.24ha	
Site Description					
The site is within the countryside. There are residential dwellings to the north and west and countryside to the south and east. The site 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	3/4
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 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 7 dwellings.					
Phasing					
0 – 5 Years	7	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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Paper Size: A4

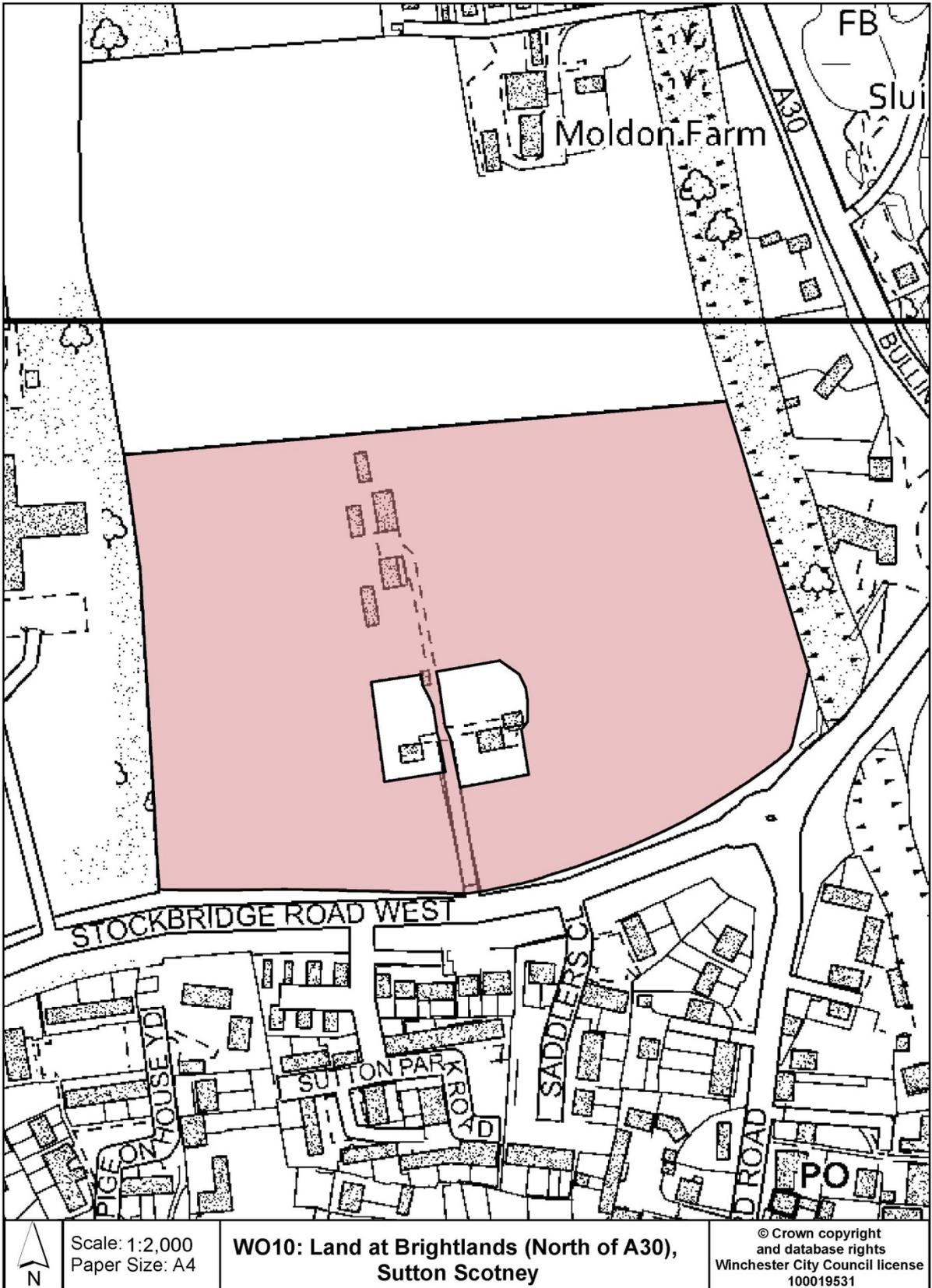
**WO08: The Land South East of
Beggars Drive, Sutton Scotney**

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Site Ref	Address		Parish/Settlement	Site Area	
WO09	Walers Ash Barn, Old Stoke Road, Stoke Charity		Wonston	0.32ha	
Site Description					
<p>The site is located in the countryside. There is a single residential property on the east side of the Old Stoke Road and countryside to the north, south and west. Access to the site is from the Old Stoke Road. The site is currently in use for agriculture.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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)					
<p>The site is being promoted by the sole landowner and is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 10 dwellings.</p>					
Phasing					
0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



Site Ref	Address		Parish/Settlement	Site Area	
WO10	Land at Brightlands (North of A30), Sutton Scotney		Wonston	5.3ha	
Site Description					
<p>The site is located within the countryside. There is a disused railway line to the east, countryside to the north, the A34 southbound services to the west and residential development in Sutton Scotney to the south. The access to the site is off Stockbridge Road West. The site is currently in use for agriculture.</p>					
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	3/4
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)					
<p>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.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 95 dwellings.</p>					
Phasing					
0 – 5 Years	95	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



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