
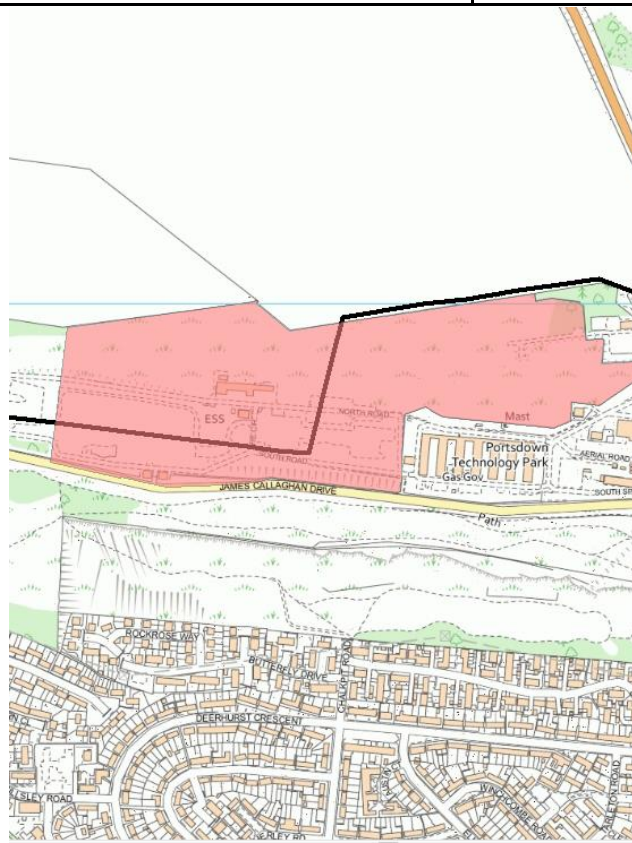


Southwick and Widley

Site Ref	Address	Parish/Settlement	Site Area		
SWI01	Land West of London Road, Purbrook	Southwick and Widley	16.203 ha		
Site Description					
The site is adjacent to the settlement of Purbrook, which is located within the borough of Havant. This site is currently in agricultural use. It adjoins several residential properties to the south and east. To north and west is land in agricultural use. The proposed Access to the site is also within Havant Borough.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

Availability (legal/ownership issues)				The site is not owned by the promoter 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.		
Site Capacity				243		
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 243 dwellings.		
Phasing	0 – 5 Years	243	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
SWI03	Portsmouth main site, James Callaghan Drive	Southwick and Widley	15.7ha		
Site Description					
The site is located in the south of the district and is partly located with Portsmouth Council's district. The site is located to the north of James Callaghan Drive.					
Planning History					
20/02173/PNACTS - Demolition of existing building and construction of new building to contain 27 x C3 dwelling houses in its place under Class ZA - pending decision					
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Site promoters proposed use		Mixed Employment Uses (B2, B8 and E classes)			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	AMBER	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER/GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The site is promoted by the landowner who has stated that the land is available for development in 0-5 years			
Achievability (economic viability; market factors; cost factors; delivery factors)		The promotor of the site has not specified any issues regarding the viability in developing the site.			
Site Capacity		25000m²			

Potential Density and Yield (including development type)		The owners have estimated that the site will yield approximately 25,000m ² of commercial floor space (approximately 15,000 m ² in the Winchester District part of the site).				
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years	