

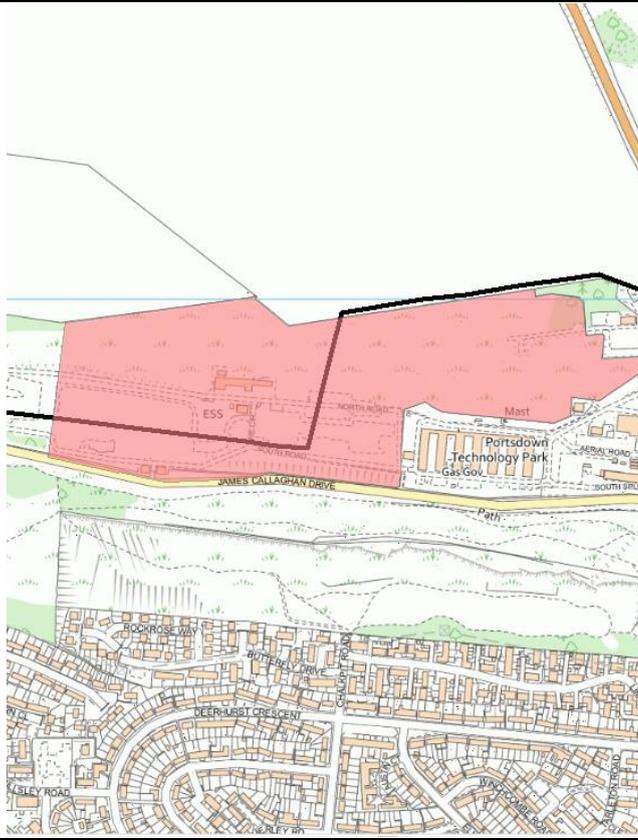
Scale: 1:26,900  
Paper Size: A4

# Southwick and Widley

© Crown copyright and database rights 2023 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

| Site Ref                                                                                                                                                                                                                                                                                                                                   | Address                            |                                               | Parish/Settlement                                                                   |                                     | Site Area    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|--------------|
| SWI01                                                                                                                                                                                                                                                                                                                                      | Land West of London Road, Purbrook |                                               | Southwick and Widley                                                                |                                     | 16.203 ha    |
| <b>Site Description</b>                                                                                                                                                                                                                                                                                                                    |                                    |                                               |                                                                                     |                                     |              |
| <p>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.</p>       |                                    |                                               |  |                                     |              |
| <b>Planning History</b>                                                                                                                                                                                                                                                                                                                    |                                    |                                               |                                                                                     |                                     |              |
| <p>There is no planning history within the last five years.</p>                                                                                                                                                                                                                                                                            |                                    |                                               |                                                                                     |                                     |              |
| © Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. |                                    |                                               |                                                                                     |                                     |              |
| <b>Site promoters proposed use</b>                                                                                                                                                                                                                                                                                                         |                                    |                                               | <b>C3 - Residential</b>                                                             |                                     |              |
| <b>Suitability</b>                                                                                                                                                                                                                                                                                                                         |                                    |                                               |                                                                                     |                                     |              |
| <b>Environmental Constraints</b>                                                                                                                                                                                                                                                                                                           |                                    | <b>Historical Constraints</b>                 |                                                                                     | <b>Policy Constraints Continued</b> |              |
| 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                                                                               | <b>Physical Constraints</b>         |              |
| SINC                                                                                                                                                                                                                                                                                                                                       | GREEN                              | Listed Building                               | GREEN                                                                               | Flood Zone 2 and 3                  | AMBER        |
| LNR                                                                                                                                                                                                                                                                                                                                        | GREEN                              | <b>Policy Constraints</b>                     |                                                                                     | <b>Other Considerations</b>         |              |
| NNR                                                                                                                                                                                                                                                                                                                                        | GREEN                              | Countryside (MTRA4)                           | AMBER                                                                               | Archaeology                         | <b>GREEN</b> |
| Ancient Woodland                                                                                                                                                                                                                                                                                                                           | GREEN                              | Settlement Gap (CP18)                         | GREEN                                                                               | Accessibility                       | AMBER        |
| TPO                                                                                                                                                                                                                                                                                                                                        | GREEN                              | AQMA                                          | GREEN                                                                               | Landscape                           | GREEN        |
| <b>Initial high level assessment</b>                                                                                                                                                                                                                                                                                                       |                                    | The site is deemed as deliverable/developable |                                                                                     |                                     |              |

|                                                                                           |                    |                                                                                                                                                                            |                     |          |                      |          |
|-------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|----------------------|----------|
| <b>Availability (legal/ownership issues)</b>                                              |                    | <b>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.</b> |                     |          |                      |          |
| <b>Achievability (economic viability; market factors; cost factors; delivery factors)</b> |                    | The promoters of the site have not specified any issues regarding the viability in developing the site.                                                                    |                     |          |                      |          |
| <b>Site Capacity</b>                                                                      |                    | <b>243</b>                                                                                                                                                                 |                     |          |                      |          |
| <b>Potential Density and Yield (including development type)</b>                           |                    | Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 243 dwellings.                                                        |                     |          |                      |          |
| <b>Phasing</b>                                                                            | <b>0 – 5 Years</b> | <b>243</b>                                                                                                                                                                 | <b>6 – 10 Years</b> | <b>0</b> | <b>10 – 15 Years</b> | <b>0</b> |

| Site Ref                                                                                                                                                                                                                                                                                                                                   | Address                                     |                                                                                                                     | Parish/Settlement                                                                   | Site Area                           |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|-------------|
| SW103                                                                                                                                                                                                                                                                                                                                      | Portsmouth main site, James Callaghan Drive |                                                                                                                     | Southwick and Widley                                                                | 15.7ha                              |             |
| <b>Site Description</b>                                                                                                                                                                                                                                                                                                                    |                                             |                                                                                                                     |                                                                                     |                                     |             |
| 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.                                                                                                                                                                      |                                             |                                                                                                                     |  |                                     |             |
| <b>Planning History</b>                                                                                                                                                                                                                                                                                                                    |                                             |                                                                                                                     |                                                                                     |                                     |             |
| 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                                                                                                                                                                       |                                             |                                                                                                                     |                                                                                     |                                     |             |
| © Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. |                                             |                                                                                                                     |                                                                                     |                                     |             |
| <b>Site promoters proposed use</b>                                                                                                                                                                                                                                                                                                         |                                             |                                                                                                                     | <b>Mixed Employment Uses (B2, B8 and E classes)</b>                                 |                                     |             |
| <b>Suitability</b>                                                                                                                                                                                                                                                                                                                         |                                             |                                                                                                                     |                                                                                     |                                     |             |
| <b>Environmental Constraints</b>                                                                                                                                                                                                                                                                                                           |                                             | <b>Historical Constraints</b>                                                                                       |                                                                                     | <b>Policy Constraints Continued</b> |             |
| 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                                                                               | <b>Physical Constraints</b>         |             |
| SINC                                                                                                                                                                                                                                                                                                                                       | GREEN                                       | Listed Building                                                                                                     | AMBER                                                                               | Flood Zone 2 and 3                  | GREEN       |
| LNR                                                                                                                                                                                                                                                                                                                                        | GREEN                                       | <b>Policy Constraints</b>                                                                                           |                                                                                     | <b>Other Considerations</b>         |             |
| NNR                                                                                                                                                                                                                                                                                                                                        | GREEN                                       | Countryside (MTRA4)                                                                                                 | AMBER                                                                               | Archaeology                         | AMBER/GREEN |
| Ancient Woodland                                                                                                                                                                                                                                                                                                                           | GREEN                                       | Settlement Gap (CP18)                                                                                               | GREEN                                                                               | Accessibility                       | AMBER       |
| TPO                                                                                                                                                                                                                                                                                                                                        | GREEN                                       | AQMA                                                                                                                | GREEN                                                                               | Landscape                           | AMBER       |
| <b>Initial high level assessment</b>                                                                                                                                                                                                                                                                                                       |                                             | This site is deemed deliverable and developable                                                                     |                                                                                     |                                     |             |
| <b>Availability (legal/ownership issues)</b>                                                                                                                                                                                                                                                                                               |                                             | <b>The site is promoted by the landowner who has stated that the land is available for development in 0-5 years</b> |                                                                                     |                                     |             |
| <b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>                                                                                                                                                                                                                                                  |                                             | The promotor of the site has not specified any issues regarding the viability in developing the site.               |                                                                                     |                                     |             |
| <b>Site Capacity</b>                                                                                                                                                                                                                                                                                                                       |                                             | <b>25000m<sup>2</sup></b>                                                                                           |                                                                                     |                                     |             |

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