

Meeting	Cabinet
Date and Time	Tuesday, 18th July, 2023 at 9.30 am.
Venue	Walton Suite, Winchester Guildhall

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (<u>youtube.com/WinchesterCC</u>) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

PROCEDURAL ITEMS

1. Apologies

To record the names of apologies given.

2. Membership of Cabinet bodies etc.

To give consideration to the approval of alternative arrangements for appointments to bodies set up by Cabinet or external bodies, or the making or terminating of such appointments.

3. Disclosure of Interests

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.

4. To note any request from Councillors to make representations on an agenda item.

Note: Councillors wishing to speak about a particular agenda item are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264). Councillors will normally be invited by the Chairperson to speak during the appropriate item (after the Cabinet Member's introduction and questions from other Cabinet Members).

BUSINESS ITEMS

5. **Public Participation**

– to note the names of members of the public wishing to speak on general matters affecting the District or on agenda items (in the case of the latter, representations will normally be received at the time of the agenda item, after the Cabinet Member's introduction and any questions from Cabinet Members).

NB members of the public are required to register with Democratic Services three clear working days before the meeting (contact: democracy@winchester.gov.uk or 01962 848 264).

Members of the public and visiting councillors may speak at Cabinet, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday 12 July 2023** via <u>democracy@winchester.gov.uk</u> or (01962) 848 264 to register to speak and for further details.

6. Minutes of the previous meeting held on 21 June 2023 (Pages 5 - 14)

7. Leader and Cabinet Members' Announcements

8. Strategic Outline Case for Station Approach (less exempt appendices) (Pages 15 - 94)

	Key Decision	(CAB3413)
9.	Future of Waste and Recycling (Pages 95 - 114)	
	Key Decision	(CAB3409)
10.	Public open space at Kings Barton (Pages 115 - 138)	
	Key Decision	(CAB3418)
11.	Strategic Housing and Employment Land Availability Assessment report (Pages 139 - 1014)	(SHELAA)
	Key Decision	(CAB3412)
12.	Revised Community Infrastructure Levy Strategy (Pages 1015 - 10	050)
	Key Decision	(CAB3385)
13.	The Dean Car Park, New Alresford (Pages 1051 - 1058)	
	Key Decision	(CAB3398)
14.	Q4 Performance monitoring (Pages 1059 - 1146)	
	Key Decision	(CAB3403)

- 15. To note the future items for consideration by Cabinet as shown on the August 2023 Forward Plan. (Pages 1147 1150)
- 16. EXEMPT BUSINESS:

To consider whether in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

- To pass a resolution that the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A to the Local Government Act 1972.
- 17. Strategic Outline Case for Station Approach (exempt appendices) (Pages 1151 1272)

Key Decision

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's <u>Website</u> and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



(CAB3413) Laura Taylor

10 July 2023

Agenda Contact: Nancy Graham, Senior Democratic Services Officer Tel: 01962 848 235, Email: ngraham@winchester.gov.uk

*With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website <u>www.winchester.gov.uk</u>

CABINET – Membership 2023/24

Chairperson: Councillor Tod (Leader and Asset Management)

Councillor	-	Cabinet Member
Cutler	-	Deputy Leader and Cabinet Member for Finance and
		Performance
Becker	-	Cabinet Member for Community and Engagement
Learney	-	Cabinet Member for Climate Emergency
Porter	-	Cabinet Member for Place and Local Plan
Thompson	-	Cabinet Member for Business and Culture
Westwood	-	Cabinet Member for Housing

Quorum = 3 Members

Corporate Priorities:

As Cabinet is responsible for most operational decisions of the Council, its work embraces virtually all elements of the Council Strategy.

Public Participation at meetings

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the meeting** – please see public participation agenda item below for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

Filming and Broadcast Notification

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the <u>Council's</u> <u>website</u>. Please note that the video recording is subtitled but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Disabled Access

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

Terms Of Reference

Included within the Council's Constitution (Part 3, Section 2) which is available here

Agenda Item 6

CABINET

Wednesday, 21 June 2023

Attendance:

Councillors Tod (Chairperson)

Cutler Becker Porter Thompson Westwood

Apologies for Absence:

Councillors Learney

Members in attendance who spoke at the meeting

Councillors Horrill, Laming, Lee and Wallace

Other members in attendance:

Councillor Batho

Video recording of this meeting

1. APOLOGIES

Apologies were received as noted above.

2. MEMBERSHIP OF CABINET BODIES ETC.

RESOLVED:

1. That Councillors Gordon-Smith and Godfrey be appointed to the Treasury Investment Group (in addition to Councillors Cutler, Learney and Power who were appointed at Cabinet on 23 May 2023).

2. That Councillor Pett be appointed as director of Venta Living Itd (the Council's housing company).

3. DISCLOSURE OF INTERESTS

Councillors Porter and Tod declared personal (but not prejudicial) interests in respect of various agenda items due to their role as County Councillors.

4. **PUBLIC PARTICIPATION**

Six members of the public/representatives from parish councils spoke regarding reports CAB3378 and CAB3397 and their comments are summarised under the relevant minutes below.

5. MINUTES OF THE PREVIOUS MEETING HELD ON 23 MAY 2023

RESOLVED:

That the minutes of the previous meeting held 23 May 2023 be agreed as a correct record.

6. LEADER AND CABINET MEMBERS' ANNOUNCEMENTS

The Leader stated that a petition had been received prior to the meeting from the Badger Farm and Olivers' Battery residents' association in connection with the proposed decision on the Bushfield Camp masterplan. The Strategic Director and Monitoring Officer acknowledged the petition and confirmed that she would respond to the petitioners under the formal petition process. She noted that the petition contents primarily related to planning issues that were not the responsibility of Cabinet.

Councillor Thompson reported that the opportunity for rural community groups to apply for funding under the Rural England Prosperity Fund remained open.

7. <u>CONCEPT MASTERPLAN GOVERNANCE</u> (CAB3408)

Councillor Porter introduced the report which set out the council's proposed approach to concept master planning.

At the invitation of the Leader, Councillors Laming, Horrill and Lee addressed Cabinet as summarised briefly below.

Councillor Laming

He highlighted that the recent councillor workshop on masterplans had demonstrated the benefits of the "15 minute city" but he did not believe it would be possible to travel from the city centre to Bushfield camp without a car. He suggested that a city-wide masterplan should be developed, which included consideration of wider transport links, before developing a masterplan for any specific area.

Councillor Horrill

She considered that the concept was positive but expressed concern that the decision had not been subject to wider member scrutiny, although there had been an all member briefing. She also believed it would be preferable to wait for consultation on the Regulation 18 draft local plan to be concluded. She queried what was the specific criteria for a site to be required to produce a masterplan. Councillor Lee

He supported the general master planning concept if it enabled environmental concerns to be addressed at an early stage. However, he believed the current approach suggested was too people centric and should instead focus on protecting the natural environment and regenerative design. He also requested that the importance of building typology be reviewed as part of the local plan.

Councillor Porter and the Corporate Head of Planning and Regulatory responded to the comments made, including highlighting that the Winchester Movement Strategy was being developed with the County Council and the cross-party Local Plan Advisory Group had discussed Strategic Policy D5 (Masterplan).

The Corporate Head of Planning and Regulatory, the Strategic Director and Monitoring Officer and the Chief Executive responded to Cabinet Members' questions including on the how a site would be determined as significant and the relationship with both the planning application determination process and the emerging new Local Plan.

Cabinet agreed to the following for the reasons set out in the report and addendum and outlined above.

RESOLVED:

That the approach to Concept Masterplanning, as set out in Appendix 1 of the report be approved.

8. <u>BUSHFIELD CAMP CONCEPT MASTERPLAN</u> (CAB3378)

Councillor Porter introduced the report and emphasised that it sought approval of a high level concept masterplan but was not seeking any decision regarding specific elements of any future development. Matters such as car parking provision or building size and heights would be considered as part of any planning application process.

She welcomed two representatives of the developer to the meeting – Nikki Davies (Meeting Place) and Neil Goldsmith (Lichfields).

Six members of the public/representatives of local groups spoke during public participation as summarised briefly below.

Councillor John Godbold (Badger Farm Parish Council chair)

He reported on a recent meeting organised by the parish council which had recorded the views of local residents on the proposals. The developer had been unable to attend. He stated that many people did not object to the development in principle, but had concerns regarding the scale, the impact on traffic and possible pressure on residents' parking spaces. In addition, residents had expressed concern regarding the visual impact on the South Downs National Park area. The parish council was not opposed to any development but wanted it to be suitable for the area and not cause additional problems.

Siobhan Osborne

As a Badger Farm resident she objected to the proposal to develop 49 acres of land at Bushfield citing its importance ecologically. She believed that detailed information had been omitted from the materials shared during the public consultation which made it difficult to submit meaningful comments. In particular, she expressed concern regarding the reference to an urban campus development. She also stated that the developer's list of stakeholders omitted the Badger Farm and Olivers Battery residents' association, despite a specific request for it to be included. She referred to the petition "Protect Bushfield" which had received comments that the public consultation had been unhelpful and did not adequately represent the proposal. In general she believed there had been a lack of transparency and engagement from the developers.

Ali Cochrane

She expressed concern that no independent viability study had been available to the public and considered that the estimate of 2,500 jobs seemed optimistic. She queried whether there was demand for the office space proposed. She expressed concern regarding the negative impact on the surrounding area including loss of biodiversity, traffic congestion and more pressure on local amenities. She believed there was a lack of impartial overview with reports being prepared by the developer. If the scheme did go ahead, she requested assurances that land handed over for public benefit was protected by covenant.

Phil Gagg (WinACC)

He considered that the draft Bushfield masterplan did not demonstrate it had undertaken the work required in a concept master planning exercise. He believed there was not adequate demonstration of how and what feedback had been taken into account. He queried the impact of approving the contents of the masterplan on consideration of a future outline planning application. He highlighted that the technical report included reference to 2,520 campus jobs which would require significant parking spaces to be allocated as there was insufficient existing capacity within the park and ride. There was also a lack of information regarding energy use and target emissions. As a result, he considered it was premature to approve the masterplan at this stage.

Mike Davies

He emphasised that Bushfield camp had been rewilded for the past 45 years with in his view, at least two thirds classified as greenfield. It was an important green corridor with much biodiversity and had been designated as a site that was of importance for nature. He queried how the council decided what land was considered brownfield? He highlighted the importance of the area particularly because of the significant amount of grassland that had already been lost within Winchester.

Paul Cooper

He considered that the proposed development would lead to significantly worse traffic congestion in an already busy area. He also expressed concern about the possible impact of employees choosing to park on-street in neighbouring areas. He requested that the proposals be rejected.

At the invitation of the Leader, Councillors Warwick, Laming, Wallace and Horrill addressed Cabinet as summarised briefly below.

Councillor Warwick

She spoke in her role as both city and county councillor and acknowledged the efforts made by the developer in engaging with the public and the potential for a positive impact on the local economy and biodiversity net gain. However, she highlighted that the concerns raised by local residents should not be overlooked and requested that a business case and needs analysis should be published as to why this site should be developed in preference to other sites. In particular, she mentioned the concerns raised regarding the impact of additional traffic, on residents' parking in neighbouring areas and of light pollution.

Councillor Laming

He explained he was also speaking as chair of the Badger Farm Community Centre and the Badger Farm and Oliver's Battery Residents' Community Association. He reiterated his comments made earlier in the meeting that it would be premature to approve a masterplan for Bushfield before a city-wide masterplan had been completed. He expressed concerns related to the impact of increased traffic causing unacceptable levels of congestion in addition to the potential for people to opt to park on-street in neighbouring areas. He believed that the proposed scale and mass of development was inappropriate for such a sensitive area.

Councillor Wallace

He emphasised that the design principles within the masterplan should be fixed before the outline planning application was considered and believed that many of the carbon neutrality principles had been missed. He also believed that proposals for energy generation were not adequately addressed. With regard to transport, he thought it was unlikely that the Council would be in a position to agree an area wide transport plan prior to the submission of any planning application with could cause significant issues.

Councillor Horrill

She welcomed the masterplan noting that the site had already been allocated in the Local Plan for employment. She also commended the development team for their engagement approach and welcomed the proposals to preserve open spaces for all residents to enjoy. She asked for some clarity on specific points including what was meant by the site being identified as "mixed use", whether student accommodation was included in proposals and exactly how the developer would produce opportunities for local people. She highlighted that the issue of car parking provision and potential overspill in neighbouring areas would require further discussion.

Councillor Porter, together with Mr Goldsmith, Ms Davies and the Service Lead – Built Environment and Principal Planning Policy Officer responded to the points raised by members of the public, local groups and councillors. In particular, it was emphasised that decisions on many of the matters of concern raised had not yet been determined. By agreeing the concept masterplan, matters such as access, amount of parking, amount of development and access linkage of the site were not prejudiced. The existing Local Plan (Policy WT3) and emerging policy limited the development area to 20 hectares which effectively was the area previously occupied by the military camp. Details about the net zero carbon goals for the development would be included with the planning application. With regard to the types of development included, the emerging policy WT5 allocated the site for "mixed use high quality flexible business and employment space, an innovation/education hub and creative industries" and it would be for the developer to submit their proposals on the detail.

With regard to ongoing consultation, Ms Davies confirmed she was hoping to agree a new date to meet with the parish council as soon as possible. She also confirmed that they liaised with the residents' association through the chair.

Cabinet considered the report and appendices in detail and officers together with Mr Goldsmith and Ms Davies responded to questions thereon. In particular, the following points were clarified:

- The concept masterplan will be one of many material planning considerations that would be considered during any future planning application.
- Officers were confident that the Bushfield masterplan did conform with the principles established in the concept masterplan governance.
- The Local Plan policy (existing and emerging) did not include reference to specific uses such as a hotel, retail space or sports facilities and it would be a matter for the developer in submitting their planning application to demonstrate how their proposals conform to national and local plan policies setting out their planning case for those aspects that were not specifically listed in the local plan policy.
- As planning authority, the council's role would involve assessing and testing the developer's evidence base and mitigation proposed at the planning application stage consulting with statutory and non statutory consultees.
- The importance of the developer detailing proposals for phasing at an early stage was emphasised.

Cabinet agreed to the following for the reasons set out in the report and addendum and outlined above.

RESOLVED:

1. That the concept masterplan process as undertaken by the applicants be supported and the accompanying technical document that has helped to inform the preparation of the concept masterplan for Bushfield Camp, which has been undertaken in general conformity with the Councils emerging master planning process be noted; and

2. That the Bushfield Camp concept masterplan that is attached at Appendix 1 of the report along with the accompanying technical document attached at Appendix 2 be agreed as a material

consideration to inform the development management assessment of the planning application.

9. PARK AND RIDE BUS CONTRACT (CAB3397)

Councillor Porter introduced the report and emphasised that it sought approval of a high level concept masterplan but was not seeking any decision regarding specific elements of any future development. Matters such as car parking provision or building size and heights would be considered as part of any planning application process.

She welcomed two representatives of the developer to the meeting – Nikki Davies (Meeting Place) and Neil Goldsmith (Lichfields).

Six members of the public/representatives of local groups spoke during public participation as summarised briefly below.

Councillor John Godbold (Badger Farm Parish Council chair)

He reported on a recent meeting organised by the parish council which had recorded the views of local residents on the proposals. The developer had been unable to attend. He stated that many people did not object to the development in principle, but had concerns regarding the scale, the impact on traffic and possible pressure on residents' parking spaces. In addition, residents had expressed concern regarding the visual impact on the South Downs National Park area. The parish council was not opposed to any development but wanted it to be suitable for the area and not cause additional problems.

Siobhan Osborne

As a Badger Farm resident she objected to the proposal to develop 49 acres of land at Bushfield citing its importance ecologically. She believed that detailed information had been omitted from the materials shared during the public consultation which made it difficult to submit meaningful comments. In particular, she expressed concern regarding the reference to an urban campus development. She also stated that the developer's list of stakeholders omitted the Badger Farm and Olivers Battery residents' association, despite a specific request for it to be included. She referred to the petition "Protect Bushfield" which had received comments that the public consultation had been unhelpful and did not adequately represent the proposal. In general she believed there had been a lack of transparency and engagement from the developers.

Ali Cochrane

She expressed concern that no independent viability study had been available to the public and considered that the estimate of 2,500 jobs seemed optimistic. She queried whether there was demand for the office space proposed. She expressed concern regarding the negative impact on the surrounding area including loss of biodiversity, traffic congestion and more pressure on local amenities. She believed there was a lack of impartial overview with reports being prepared by the developer. If the scheme did go ahead, she requested assurances that land handed over for public benefit was protected by covenant.

Phil Gagg (WinACC)

He considered that the draft Bushfield masterplan did not demonstrate it had undertaken the work required in a concept master planning exercise. He believed there was not adequate demonstration of how and what feedback had been taken into account. He queried the impact of approving the contents of the masterplan on consideration of a future outline planning application. He highlighted that the technical report included reference to 2,520 campus jobs which would require significant parking spaces to be allocated as there was insufficient existing capacity within the park and ride. There was also a lack of information regarding energy use and target emissions. As a result, he considered it was premature to approve the masterplan at this stage.

Mike Davies

He emphasised that Bushfield camp had been rewilded for the past 45 years with in his view, at least two thirds classified as greenfield. It was an important green corridor with much biodiversity and had been designated as a site that was of importance for nature. He queried how the council decided what land was considered brownfield? He highlighted the importance of the area particularly because of the significant amount of grassland that had already been lost within Winchester.

Paul Cooper

He considered that the proposed development would lead to significantly worse traffic congestion in an already busy area. He also expressed concern about the possible impact of employees choosing to park on-street in neighbouring areas. He requested that the proposals be rejected.

At the invitation of the Leader, Councillors Warwick, Laming, Wallace and Horrill addressed Cabinet as summarised briefly below.

Councillor Warwick

She spoke in her role as both city and county councillor and acknowledged the efforts made by the developer in engaging with the public and the potential for a positive impact on the local economy and biodiversity net gain. However, she highlighted that the concerns raised by local residents should not be overlooked and requested that a business case and needs analysis should be published as to why this site should be developed in preference to other sites. In particular, she mentioned the concerns raised regarding the impact of additional traffic, on residents' parking in neighbouring areas and of light pollution.

Councillor Laming

He explained he was also speaking as chair of the Badger Farm Community Centre and the Badger Farm and Oliver's Battery Residents' Community Association. He reiterated his comments made earlier in the meeting that it would be premature to approve a masterplan for Bushfield before a city-wide masterplan had been completed. He expressed concerns related to the impact of increased traffic causing unacceptable levels of congestion in addition to the potential for people to opt to park on-street in neighbouring areas. He believed that the proposed scale and mass of development was inappropriate for such a sensitive area.

Councillor Wallace

He emphasised that the design principles within the masterplan should be fixed before the outline planning application was considered and believed that many of the carbon neutrality principles had been missed. He also believed that proposals for energy generation were not adequately addressed. With regard to transport, he thought it was unlikely that the Council would be in a position to agree an area wide transport plan prior to the submission of any planning application with could cause significant issues.

Councillor Horrill

She welcomed the masterplan noting that the site had already been allocated in the Local Plan for employment. She also commended the development team for their engagement approach and welcomed the proposals to preserve open spaces for all residents to enjoy. She asked for some clarity on specific points including what was meant by the site being identified as "mixed use", whether student accommodation was included in proposals and exactly how the developer would produce opportunities for local people. She highlighted that the issue of car parking provision and potential overspill in neighbouring areas would require further discussion.

Councillor Porter, together with Mr Goldsmith, Ms Davies and the Service Lead – Built Environment and Principal Planning Policy Officer responded to the points raised by members of the public, local groups and councillors. In particular, it was emphasised that decisions on many of the matters of concern raised had not yet been determined. By agreeing the concept masterplan, matters such as access, amount of parking, amount of development and access linkage of the site were not prejudiced. The existing Local Plan (Policy WT3) and emerging policy limited the development area to 20 hectares which effectively was the area previously occupied by the military camp. Details about the net zero carbon goals for the development would be included with the planning application. With regard to the types of development included, the emerging policy WT5 allocated the site for "mixed use high quality flexible business and employment space, an innovation/education hub and creative industries" and it would be for the developer to submit their proposals on the detail.

With regard to ongoing consultation, Ms Davies confirmed she was hoping to agree a new date to meet with the parish council as soon as possible. She also confirmed that they liaised with the residents' association through the chair.

Cabinet considered the report and appendices in detail and officers together with Mr Goldsmith and Ms Davies responded to questions thereon. In particular, the following points were clarified:

- The concept masterplan will be one of many material planning considerations that would be considered during any future planning application.
- Officers were confident that the Bushfield masterplan did conform with the principles established in the concept masterplan governance.
- The Local Plan policy (existing and emerging) did not include reference to specific uses such as a hotel, retail space or sports facilities and it would

be a matter for the developer in submitting their planning application to demonstrate how their proposals conform to national and local plan policies setting out their planning case for those aspects that were not specifically listed in the local plan policy.

- As planning authority, the council's role would involve assessing and testing the developer's evidence base and mitigation proposed at the planning application stage consulting with statutory and non statutory consultees.
- The importance of the developer detailing proposals for phasing at an early stage was emphasised.

Cabinet agreed to the following for the reasons set out in the report and addendum and outlined above.

RESOLVED:

1. That the concept masterplan process as undertaken by the applicants be supported and the accompanying technical document that has helped to inform the preparation of the concept masterplan for Bushfield Camp, which has been undertaken in general conformity with the Councils emerging master planning process be noted; and

2. That the Bushfield Camp concept masterplan that is attached at Appendix 1 of the report along with the accompanying technical document attached at Appendix 2 be agreed as a material consideration to inform the development management assessment of the planning application.

10. FUTURE ITEMS FOR CONSIDERATION

RESOLVED:

That the list of future items as set out in the Forward Plan for July 2023 be noted.

The meeting commenced at 9.30 am and concluded at 1.30 pm

Chairperson

Agenda Item 8

CAB3413 CABINET

REPORT TITLE: STATION APPROACH PROJECT – STRATEGIC OUTLINE CASE

<u>18 JULY 2023</u>

REPORT OF LEADER OF THE COUNCIL AND CABINET MEMBER FOR ASSET MANAGEMENT: Clir Martin Tod

Contact Officer: Emma Taylor Tel No: 07980 732199

Email etaylor@winchester.gov.uk

WARD(S): ST PAUL, ST BARTHOLOMEW

<u>PURPOSE</u>

The area around Winchester Railway Station, known as Station Approach, is an important gateway to the city and has been identified in the Local Plan as a site worthy of regeneration (Local Plan WIN5-7, emerging Local Plan W8).

In July 2022, Cabinet agreed a new approach to be undertaken to determine whether a viable project could be brought forward at Station Approach. This involved a number of work streams including working with adjacent landowners, embarking on a comprehensive and active engagement with the community and undertaking a capacity study.

In March 2023, Cabinet Regeneration Committee received report (CAB3399R) setting out the results of the initial engagement and consultation with local residents and key stakeholders.

In June 2023, Cabinet Regeneration Committee received report (CAB3407R) setting out the results of the capacity study that was undertaken between October 2022 and March 2023.

This report sets out the Strategic Outline Case for Station Approach and how the project may be taken forward, through developing a concept masterplan for the whole area followed by an Outline Business Case for Phase 1 of the masterplan.

RECOMMENDATIONS:

That Cabinet:

- 1. Note any feedback provided by the Scrutiny Committee at its meeting on 3rd July 2023. (Verbal update to be provided)
- 2. Consider the Strategic Outline Case for Station Approach and agree the recommended approach to progress the project as outlined in Option 3 of section 13.3 in this report.
- 3. Delegate authority to the Strategic Director with responsibility for the Station Approach project, in consultation with the Leader and Cabinet Member for Asset Management to finalise the brief to procure the concept masterplan as outlined in points 4 and 5 below.
- 4. Agree to the procurement and subsequent award and entering into a contract of a multi-disciplinary team to produce a concept masterplan for Station Approach as outlined in sections 3.2 and 14 below.
- 5. Agree an evaluation model of 70% Quality / 30% Cost for the procurement of a multi-disciplinary team to produce a concept masterplan for Station Approach as stated in section 3.2 below.
- 6. Approve the release of £295,000 from the Regeneration Reserve to fund stage 2 of this project, as set out in section 12.5.3.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Tackling the climate emergency and creating a greener district

This project provides the opportunity to realise a connected sustainable development that contributes to one of the council's key ambitions to be carbon neutral. This project will look to ensure any development proposals uphold and strengthen our commitment to tackling the climate emergency and sustainable transport. The re-use of this brownfield site and its role as a transport interchange / public transport hub provides economic, social and community benefit and further supports this aim.

The railway station provides an important hub for trains, local bus services, Park & Ride, taxis, pedestrians and cyclists and we will further improve facilities and integration working in conjunction with the county council and train operators. This project will integrate the offer of different and connected transport nodes supplemented with enhanced facilities making it a truly green travel hub for existing and new/potential users.

All proposed development will be required to achieve Biodiversity Net Gain in accordance with relevant legislation and planning policy.

1.2 Homes for all

Housing in our district is expensive and young people and families are moving further afield because they are unable to find suitable accommodation they can afford. Supported by the Local Plan to ensure the right mix of homes is built for all sectors of our society, including young people, this project will consider the market and evaluate the possibility of residential uses across the sites. If residential use is appropriate, we will ensure that any development provides energy efficient, affordable housing and homes at fair market value.

1.3 Vibrant local economy

Work patterns, commuter habits and the way people use city centres are changing. This project will make a vital contribution to Winchester's future economy – helping to deliver the council's objective for a vibrant green economy and ensuring that Winchester's centre continues to thrive.

The city of Winchester is an important source of district employment and we need to ensure that we have the right places for businesses to relocate/expand and start-up that will provide employment opportunities. We will be guided by market analysis and grow the economy by building, where appropriate, attractive commercial buildings that will realise economic, environmental and social benefits for our residents and compliment the work being progressed by the Central Winchester Regeneration project.

1.4 Living well

The council is committed to enabling and promoting improved cycling and walking in line with the Winchester Movement Strategy (WMS) and Local Walking and Cycling Infrastructure Plan (LCWIP). This project will promote greater use of sustainable transport in line with the WMS. But it will not just be a 'good place to move through': the project's focus on high quality design and positive place-making will ensure that it is a 'good place to be' with regeneration of this area providing opportunities for significant improvement to the public realm.

1.5 Your services, your voice

The Station Approach project will provide the public with genuine opportunities to participate in shaping the future development of the area. The opportunity for active, positive public consultation has been included by outlining the process of consultation and all the points along the journey where public views will be captured. Feedback will be given and where views are used to shape the development of any scheme that comes forward as a result of our activities, this will be fully identified.

1.6 The project has undertaken an initial round of consultation and engagement from August to October 2022 to understand stakeholder views on the development principles of the project as well as current uses and future aspirations for the area. The consultation received over 1000 responses across the completed surveys and interactive map comments. The feedback received has been incorporated into the options explored as part of the capacity study and will continue to inform any future master planning exercise. The project is committed to continued engagement throughout any future stages to allow our stakeholders to remain a vital part of the process.

2 FINANCIAL IMPLICATIONS

- 2.1 The council is facing a significant budget deficit of £3m annually by 2027, so it is critical that all investment opportunities are considered within this context and that only those that are affordable and financially sustainable are approved. So, as well as being commercially viable, any Station Approach scheme and the ongoing consequences of it (e.g., lost revenue from the site), must be affordable for the council.
- 2.2 A £1m budget for additional project delivery resources to support regeneration work in the district was approved by Cabinet in October 2021 (CAB3318). £254,000 of this budget has been used to fund initial works on Station Approach, including market appraisal, consultation and engagement, capacity study, cost and commercial consultancy, project management as well as legal advice.
- 2.3 In order to progress to stage 2 of the project, a budget of £295,000 (including contingency) is required to undertake a concept masterplan. A £300,000 Regeneration Reserve was set aside in the 2023/24 budget to support both Central Winchester Regeneration and the Station Approach project, so is available to fund the concept masterplan.

- 2.4 The Outline Business Case (OBC), the stage following the completion of the concept masterplan, explores the affordability and funding requirements of scheme options alongside the potential economic benefits; commercial viability; strategic fit and deliverability. The OBC will assess both the financial implications of losing existing income streams on the council owned parts of the site (i.e., car parking revenue from the Gladstone Street and adjacent leased car parks, Cattle Market; property rents received from the former Registry Office etc) as well as other potential costs of and/or income from future options for the site.
- 2.5 In order to be considered affordable in the current financial context, a project must either have a positive or neutral annual net impact on the revenue budget; if this is not the case, the council must be in a position to identify savings elsewhere in its budgets to offset the additional costs / lost income. Whilst a number of options have a positive residual land value (RLV), none is sufficient to generate a capital receipt that would fully offset the lost income. It is likely therefore that significant savings would need to be made elsewhere should the development ultimately go ahead.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 All procurement required for this stage of the project will be conducted in accordance with the Public Contract Regulations 2015 and the council's Contract Procedure Rules (CPRs) and adhere to the council's Procurement and Contract Management Strategy (2020-2025) in consultation with the Procurement and Legal Teams. Any changes to procurement law during the life of the project will be taken into full account as they materialise.
- 3.2 Due to the specialist nature of the work to be undertaken, the council will require a highly skilled and experienced design consultancy supported by the relevant technical expertise to carry out the concept masterplan. It is therefore recommended to change the weighting of evaluation for the procurement of a multi-disciplinary team to produce a concept masterplan from the council's standard of 60% Cost to 40% Quality in favour of 70% Quality to 30% Cost.
- 3.3 Legal implications will include assistance in defining and mitigating the thirdparty rights that exist over parts of the Cattle Market site as well as setting up consultant contracts.

4 WORKFORCE IMPLICATIONS

- 4.1 The following external resources would be required to undertake the concept masterplan:
 - Programme Management
 - Multi-disciplinary team consisting of the following skills:
 - Master planning
 - Transport planning
 - Public realm and landscape design
 - Urban design

- Architecture
- Town planning
- Energy and utilities infrastructure planning
- Community/stakeholder engagement and consultation
- Environmental sustainability
- Heritage / Archaeology
- Cost Consultants
- Commercial advisors
- Legal advice
- Public Affairs/Communications support

These would be procured, as set out in paragraph 3.1 above.

- 4.2 Internally, support will also be required from across the council and will have to be allocated as require by the council's project methodology:
 - Regeneration
 - Finance
 - Legal
 - Procurement
 - Estates
 - Planning
 - Communications

5 PROPERTY AND ASSET IMPLICATIONS

5.1 The council is a significant landowner in the Station Approach area. These landholdings consist of Gladstone Street car park and leased parking adjacent, together with the former registry office, Cattle Market and Worthy Lane car parks. Whilst there are no implications at this stage of the project there will be issues to consider as the project progresses and options are identified such as how many and when parking spaces could be released to enable development and whether the council chooses to dispose of assets for development, enters into a joint venture partnership or self develops. The preparation of an Outline Business Case, which will be undertaken following the completion of the concept masterplan, will explore these options. Paragraph 11.11 identifies the project area and land ownership.

6 <u>CONSULTATION AND COMMUNICATION</u>

- 6.1 An external public affairs agency Meeting Place Communications (MPC) was appointed in April 2022 to support the council in developing a communications and engagement strategy for the project. At the heart of this strategy is the desire for meaningful community engagement. This has involved listening to the community and discussing development principles prior to commencing any work on development options. The strategy was approved by Cabinet in July 2022 ref CAB3349.
- 6.2 MPC supported Winchester City Council to engage residents and stakeholders in a consultation period from 01 August to 23 October 2022

leading to over 1,000 individual responses across the completed survey forms and website contributions. This has provided a helpful insight into what local stakeholders want from this important area of the city and has informed the options explored in the capacity study work.

- 6.3 The results of this consultation were presented to Cabinet Committee: Regeneration on 09 March 2023, ref CAB3399(R). A full description of the methodology, initiatives used and detailed results from each part of the survey and interactive map comments can be found in Appendix A of CAB3399(R).
- 6.4 In July 2022, Cabinet ref CAB3349 agreed that a cross party Reference Group be established to provide early and regular engagement as the project develops. The Reference Group has been established and acts as a sounding board, drawing on external experts as necessary and required to provide specialist advice and guidance to the project team. The group have been helpful in commenting on the capacity study work and in preparing the brief for a masterplan at stage 2. If the project progresses, the reference group will continue to provide specialist advice and guidance to the project team.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The regeneration of Station Approach will contribute towards the council's policy commitment to be carbon neutral and deliver an exemplar connected sustainable development that provides environmental as well as social and economic benefits. All proposed development will be required to achieve Biodiversity Net Gain in accordance with relevant legislation and planning policy.
- 7.2 Development proposals in this vital transport hub will promote sustainable transport to, from and around the city. Walking, cycling, public transport and other environmentally friendly urban mobility methods will be encouraged.
- 7.3 The business case will address sustainability principles outlined in relevant policies including the National Planning Policy Framework, Local Plan, City of Winchester Movement Strategy, Parking and Access Strategy, Winchester Green Economic Development Strategy and Vision for Winchester.
- 7.4 In developing the proposals for Station Approach advice has been and will continue to be taken from the council's sustainability officers, and other specialist consultants as required. A cross-party reference group has been established for the project that will include environmental expertise.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 An equalities impact assessment on the public consultation and engagement strategy has been undertaken to ensure that our approach engages as many residents and stakeholders as possible. This has been incorporated into the communications and engagement strategy.

- 8.2 An equalities impact assessment has been undertaken for Stage 2, should Cabinet agree to progress the project and is included in Appendix B. This will be incorporated into the engagement strategy for any future masterplan.
- 8.3 An equalities impact assessment will be developed for any future stages, if the project progresses.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 Due regard has been given to the council's obligations under the Data Protection Act 2018 and General Data Protection Regulation (GDPR) 2018, it is considered that a Data Processing Impact Assessment (DPIA) is not required for this report.
- 9.2 All data collected as a result of procurement and consultation and engagement for the project is held in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR) 2018.
- 9.3 The council's Public Affairs Consultants, MPC, have provided their policy regarding Data Protection and it conforms to the Data Protection Act 2018 and the GDPR 2018. MPC will adhere to their policy in all matters relating to the protection of data gathered from engagement and communications activities. This has been set out in the contract specification.

10 RISK MANAGEMENT

- 10.1 The council's current overall risk appetite is defined as 'moderate' '*Tending* towards exposure to only moderate levels of risk in order to achieve acceptable outcomes'.
- 10.2 However, the council recognises that there are inherently greater risks associated with regeneration projects and is open to innovative ways of working to pursue options that offer potentially substantial rewards, despite also having greater levels of risk. It is acknowledged that should the project progress beyond Outline Business Case, the risk profile will increase. We will mitigate risk through following best practice project management methodology and using H M Treasury green book appraisal for evaluating viability, affordability and value for money.
- 10.3 The project has a separate risk register which is managed by the Project Manager and maintained in line with the council's current risk rating. This report considers risks associated with progressing the project through the development of a concept masterplan.
- 10.4 Key risks include:
 - Lack of support and engagement from Stakeholders. To treat and manage this risk, the council has procured a Public Affairs consultancy to ensure that public and stakeholder views are actively sought and inform the development proposals. They have prepared a

comprehensive communications and engagement strategy for this purpose and conducted a very successful first round of engagement with the public. Thorough engagement and consultation will be undertaken as part of a masterplan process to ensure that stakeholder's views are actively sought and incorporated wherever possible subject to site constraints.

- b) Global, national and local economic climate and social hardship. The consequences of the pandemic, war in Ukraine and cost of living crisis have brought significant challenge to our local communities and to the council. Costs of construction materials and energy have also increased. There is genuine concern that a scheme that is deemed acceptable and appropriate is not financially affordable at this time and the project may need to be paused until the economic climate improves. The council will continue to use evidence-based decision making and have the courage to stop the project if it is deemed unable to be successfully delivered at this time. We will ensure the council is transparent to the public and stakeholders about the reasons for not pursuing the project if that turns out to be the case.
- c) This project was re-started after London & Continental Railway Property (LCR) approached the council with a proposal to explore Network Rail (NRIL) and the council's collective landholdings to establish if a viable regeneration opportunity existed. There is a risk that the council will need to re-address their strategy for development and how to proceed as NRIL have decided not to develop their landholdings at this time.

Risk	Mitigation	Opportunities
Financial Exposure – If the project is progressed to stage 2, there is a risk that further funding has been expended but we find that we are unable to present a viable and affordable scheme due to continuing economic pressures. For example, high build costs and borrowing rates.	Use of programme and project management methodology and the approval of each stage at the gateway point will ensure resources are only released one stage at a time and limit unnecessary spending.	There is an opportunity to create a vision and a cohesive masterplan for the area to which developers will need to adhere. Further interaction to understand the aspirations of stakeholders in determining how to revitalise this important gateway to the city could result in better outcomes at later stages.
Financial – risk that we do not have sufficient funds for next stage of project.	Set aside sufficient funds in earmarked reserves to undertake a concept	Consider how we might be able to share costs with other landowners in

10.5 Other risks are:

Risk that, ultimately or at	Keep affordability assessment under regular review, ensuring that	
this area is unaffordable.	figures are robustly evidenced.	
from getting the process wrong (at this stage of the project this risk is	Work with legal, planning and procurement colleagues to ensure we adhere to the correct process.	Opportunity to present a thorough and well- planned consultation strategy for the whole potential lifecycle of the project – learning from other projects
	Seek and engage the right project and design team.	The interactive map on the project website continues to offer helpful insights into the strength of feeling regarding various suggestions for uses around the site and opportunities for improvements that could be made regardless of the project outcome.
builds expectation and is then unable to deliver	Ensuring that residents and stakeholders are brought along the journey as the project progresses and provided with information and feedback in a timely manner.	Opportunity to introduce new ways of working and managing regeneration projects that will enhance the Council's reputation.
fail fail	Work with a multi-skilled team with sufficient expertise to determine the best options for the area in a controlled iterative process in order to develop a scheme that is viable, deliverable with public support and is planning compliant. Undertake market	To provide a process that has sufficient gateways to control release of funding and provides enough information to make sound, evidence-based decisions

future uses proposed (e.g., commercial) remain relevant/whether there is a demand post-pandemic	analysis to ensure that future uses proposed have demand from the market. Ensure that key studies are updated as we cannot rely on pre-covid assumptions.	with other developments and organisations within the city to provide solutions that bring city wide benefits
Achievement of outcome – risk that benefits will not be achieved	The creation and implementation of a benefits management strategy will form part of the output of future stages if the project is taken forward.	The council has the opportunity to explore all the available options that incorporate public aspiration, improvement of existing infrastructure and the development of a viable scheme within the constraints of the sites.
Property Risks	None at this stage	
Community Support – risk that the approach does not fully engage with the public and other interested parties in developing options for the site resulting in lack of support for the project Dependencies and relationship to other Council projects.	A communications and engagement strategy has been developed with our public affairs consultants. We have consulted and engaged with residents and stakeholders to inform the capacity study options explored and will continue to do so if the project undertakes a concept masterplan. Co-ordinated through Regeneration Committee receiving updates from Project Boards.	A full and comprehensive communications and engagement strategy will allow for wider public consultation and greater understanding of public aspiration for the site. A thorough consultation and engagement process will continue throughout the masterplan period should Cabinet agree to proceed to Stage 2. Develop synergies and timing between projects.
Timescales – risk of delay to project	A project plan has been developed and will be monitored by the project Board.	Ensure that the programme considers the impact of other developments within the city.
Project capacity	External advisors for stage 1 have been appointed. External expertise for Stage 2 will	Opportunity for knowledge transfer into the Council.

|--|

11 SUPPORTING INFORMATION:

- 11.1 In 2021, Winchester City Council were approached by London & Continental Railway Property (LCR), who are working in conjunction with Network Rail (NRIL), to look at sites in the vicinity of railway stations that could benefit from regeneration. LCR are regeneration experts with notable successes in areas such as King's Cross in London.
- 11.2 The council agreed to explore opportunities to understand if a viable scheme can be progressed for the Station Approach area, allowing for the best possible use of the land as it interacts with its surroundings on our respective adjacent landholdings. The council has entered into a Memorandum of Understanding (MOU) with Network Rail and LCR to facilitate this.
- 11.3 The council is not obliged to work with LCR and Network Rail and therefore if the council decides that it would be more advantageous to develop our landholdings alone then we can do so. Our view is that a joined-up plan for the area will produce greater regeneration benefits and therefore we are currently pursuing that route by recommending a masterplan for the whole site.
- 11.4 After exploring whether commercially viable options can be brought forward on our joint landholdings, Network Rail have decided that a viable scheme cannot be brought forward on its land at this time and therefore will not be developing its sites in the short-term. However, they remain supportive and committed to working closely with the council. Close collaboration with NRIL will be integral to the development of the masterplan that ensures a cohesive design for the whole area and improves this important transport interchange.
- 11.5 The council has held early discussions with partners, including Hampshire County Council, to improve understanding of the various strategies and policies which may help shape any proposed development and how the site's regeneration can help support these objectives – for example, the Winchester Movement Strategy, The Vision for Winchester, Parking and Access Strategy and Air Quality Management Area.
- 11.6 The council has procured specialist communications consultants, MPC, to help us engage better with the public and our stakeholders. A Communications and engagement strategy was drafted and approved by Cabinet in July 2022. See CAB3349 in background documents.
- 11.7 Market Research
- 11.7.1 The council commissioned its strategic advisors Jones Lang LaSalle (JLL) to undertake market research to understand how the demand may have

changed due to the pandemic. They provided a highest value and best use analysis of the sites held by the council.

- 11.7.2 This has provided an important insight into the current demand for commercial and other uses and any gaps in the city centre market that the regeneration of Station Approach could address. It is considered important to highlight opportunities that are not necessarily based upon purely the most financially rewarding for the council but support the council's wider priorities and desire to deliver a high-quality development, with a strong sense of place, which benefits the community as well as the city's economy.
- 11.7.3 This analysis has been used to inform the consultation with the wider public and stakeholders and has been fed into the Capacity Study to inform the options that could be explored.
- 11.8 Public engagement and consultation
- 11.8.1 The council appointed Meeting Place Communications (MPC) as our communications / public affairs consultancy to deliver a comprehensive strategy for engagement and consultation during the early stages of this project.
- 11.8.2 At the heart of this strategy is the desire for meaningful community engagement. This has involved listening to the community and discussing development principles prior to commencing any work on development options. The comments received have been fed into the Capacity Study to inform the options that could be explored.
- 11.8.3 MPC supported Winchester City Council to engage residents and stakeholders in a consultation period from 01 August to 23 October 2022 leading to over 1,000 individual responses across the completed survey forms and website contributions. This has provided a helpful insight into what local stakeholders want from this important area of the city. The comments received have been fed into the Capacity Study to inform the options that could be explored.
- 11.8.4 A full description of the methodology, initiatives used and detailed results from each part of the survey and interactive map comments can be found in the background document section at the end of this report CAB3399(R).
- 11.9 Parking Usage and Forecasting Study
- 11.9.1 Key to any development proposals at Station Approach will be a parking plan that takes into account the provision of a new Park & Ride facility to the north of the city; the Winchester Movement Strategy; and the Parking and Access Strategy.

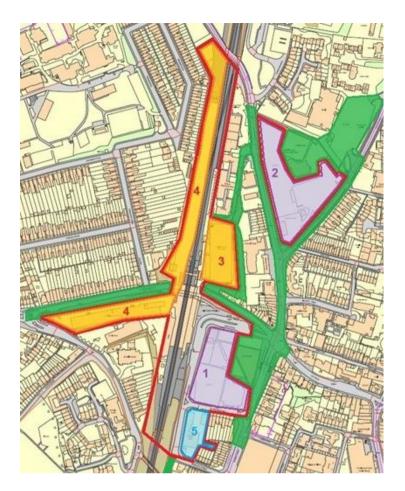
- 11.9.10 City Science were commissioned jointly by Winchester City Council and Hampshire County Council. This work has updated the previous parking studies that were undertaken before the pandemic and considers parking and rail use behaviours post covid, including those associated with return to work, and how this will likely shape levels of future demand for parking spaces. This work will assist in determining what parking can be released for development and when.
- 11.9.11 The future state test results of the report concluded that the removal of Gladstone Street car park could be implemented now, subject to Cabinet approval, as there is sufficient capacity in other existing city centre car parks to accommodate a redistribution of displaced parking. However, it does not go as far as commenting on the likely parking behaviour changes and the secondary impact this would have on the council's income from the changes in behaviour. Subject to being affordable to the council, it is likely that Gladstone Street car park would form the first phase of the project.
- 11.9.12 With regards to reallocating parking at Cattle Market and Worthy Lane car parks, this requires more detailed consideration particularly in terms of the redistribution and the role of a new strategic northern park and ride. Forecasts indicate that prior to the removal of all parking on Cattle Market it is likely that a northern Park & Ride and Kings Barton Park & Ride will need to be in place. However, if the Winchester Movement Strategy were to implement traffic reduction measures supported by associated traffic modelling that indicated further options might be available, the council could re-consider earlier development of this site.
- 11.10 Capacity Study
- 11.10.1 A capacity study of the sites within the Station Approach area has been undertaken to inform whether a viable scheme can be developed which meets the aspirations of stakeholders and the local community.
- 11.10.2 A multi-disciplinary team led by architects Howarth Tomkins was procured to undertake the capacity study from October 2022 to February 2023. Supporting consultancy was provided by transport consultants, Systra, heritage consultants, Heritage Architecture, and cost /commercial consultants, IKON and Cast.
- 11.10.3 The study focussed on four key sites around Winchester Station:
 - Carfax
 - Cattle Market
 - Station East
 - Station West
- 11.10.4 The capacity study explores the 'art of the possible' and is intended to help define the constraints and opportunities of the four sites and provide high

level testing of the development capacity and commercial viability of each, as part of the groundwork for future development briefs.

- 11.10.5 It must be noted that the capacity study results do not constitute designs for future development. Rather, the study considers the evidence the market conditions, costs, market demand, stakeholder aspirations, council priorities and planning parameters to show the types of development that could be pursued.
- 11.10.6 Development appraisals have confirmed that the current economic environment is challenging for development due to high build costs that are now on average 25% higher than two years ago.
- 11.10.7 The findings of the capacity study together with the stakeholder consultation suggest that even in these challenging economic times a potentially viable scheme could be brought forward on both the Carfax and Cattle Market sites for a mix of uses. If the economic climate were more favourable the schemes would produce even greater Residual Land Values that could support increased benefits such as public realm improvements.

The full report, providing details of methodology and assumptions can be found in the background document section at the end of this report - CAB3407(R).

11.11 The area in scope for the project consists of:



<u>Map key:</u>

Within Scope:

- 1. The **Carfax Site** Gladstone Street car park, the leased parking adjacent and the former register office and to the south of Hampshire County Council's Records Office (owned by WCC).
- 2. The Cattle Market and Worthy Lane car parks (owned by WCC).
- 3. The **decked car park to the East** of the Station (owned by NR, operated by South Western Railway SWR)
- 4. **Car parking along the western** side of the railway line and the decked car park to the West of the station (owned by NR, operated by SWR)
- 5. Other potential sites in the vicinity which could include working with other partners/landholdings, if they are supportive, which will assist in bringing forward a potentially broader comprehensive scheme for the whole area.

Areas shaded in green:

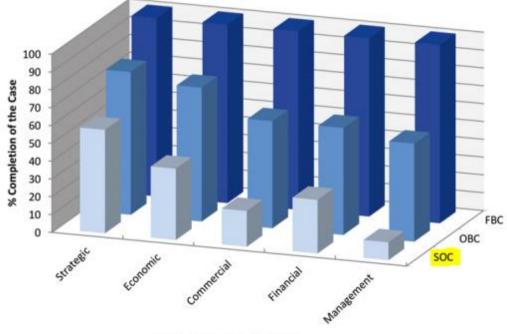
This indicates that the project will consider how these areas can integrate and connect better with public realm improvements within the redline as well as considering how connectivity between these areas can be enhanced. Some of these areas are being considered for improvement separately through the Winchester Movement Strategy. In co-operation with the WMS we would consider interventions in these areas that would enhance the whole, but they are not part of the project redline or for largescale development by the project. The Coach Parking area is included here as it is currently underutilised and holds capacity to absorb some displaced parking from Cattle Market with potential to be developed as a Park & Walk site into the city centre.

12.0 STRATEGIC OUTLINE CASE

12.1 High profile, complex projects need a robust business case to ensure they provide a solid foundation to support evidence-based decision-making. They should include evidence to support the 5 cases as outlined in the Treasury Green Book - the Strategic, Economic, Commercial, Financial and Management Cases. These are completed in an iterative process whereby the business case is built over several months (or years) as the evidence is gathered and decisions made at key stages.

The stages for these iterations are:

- Strategic Outline Case (SOC)
- Outline Business Case (OBC)
- Full Business Case (FBC)



The 5 Dimensions of the Case

12.1.1 As the illustration demonstrates, at SOC stage the evidence base is not yet comprehensive enough to determine the viability of the entire project. The main purpose of this SOC is to establish the case for change for the Station Approach project, provide high level assurance that there is a potential viable project that is worthy of further exploration and the resulting investment in resources that would be required to move forward to the next stage.

- 12.1.2 The SOC uses the Five Case Model (HM Treasury Green Book) to identify the best value for spending public sector money taking into account the direct and indirect benefits of the proposals. The five cases considered within the SOC preparation are:
 - Strategic
 - Economic
 - Commercial
 - Financial
 - Management
- 12.1.3 The SOC demonstrates how the project supports the council's priorities, strategies and aims as well as other governmental policy priorities. It provides an overview of key constraints, dependencies and risks that could be addressed in more detail in an Outline Business Case (OBC), should the council decide to undertake this following the concept masterplan.
- 12.1.4 This SOC provides direction to the council for a recommended approach to the regeneration of Station Approach and what the next steps could be. It does not, at this stage, provide sufficient evidence to warrant an unequivocal determination of the preferred route, but highlights the evidence with which the council can reach a decision on whether or not to progress to the development of a masterplan for the area, further public consultation and more detailed work to support future decision making.

12.2 Strategic case

- 12.2.1 This demonstrates that there is a compelling case for change and how the regeneration of Station Approach furthers the Council's aims and objectives. The conclusion of the strategic case is that there is evidenced justification for the project to proceed in terms of current and anticipated market demand, stakeholder aspirations and that implementing the project will support the delivery of both the Council's own, and wider strategies set out in more detail within Section 2, the Strategic Case, Appendix A.
- 12.2.2 This SOC strongly demonstrates the potential of the Station Approach project to support all of the priorities identified in the Council Plan 2020-2025 (some more directly than others) as well as aligning to a large number of strategies, action plans and policies identified locally, regionally and nationally.

12.3 Economic case

12.3.1 The purpose of the economic case is to assess which options provide the best fit for delivering the aims of the project as well as adding value to society, including wider social and environmental effects.

12.3.2 The long-listed options set out below have drawn upon a range of research and reports. These include the previous LDS scheme, Carfax and Cattle Market Sites Highest and Best Use Market Assessment (JLL, July 2022), Capacity Study (Howarth Tompkins, March 2023), Consultation Report Station Approach (Meeting Place, February 2023), Winchester Car Parking Usage and Forecasting Study Final Report (City Science, 2023), Winchester Station Approach Public Realm (LDS, August 2019), and Winchester Mobility Hub Feasibility Study (Steer, February 2022).

Option	Uses	Affordable Housing		
Do nothing	Station Approach remains 'as is'	N/A		
	Sub-optimal use of sites			
Carfax Site				
Option 1a	Workspace with small food and beverage provision – LDS scheme reduced	N/A		
Option 3b v4	Workspace with small food and beverage provision – diagonal layout with route	N/A		
Option 3b v3	Workspace (increased optimal rent) with small food and beverage provision and residential – diagonal layout and route	25%		
Cattle Market Si	ite			
Option 2a	Workspace and commercial car park	N/A		
Option 2a v2	Workspace, commercial car park and residential	25%		
Option 2a v2 (commercial)	Workspace and residential	25%		
Option 2a v2 (Student)	Workspace, commercial car park and student accommodation	N/A		
Option 2a v3	Workspace and student accommodation	N/A		
Station West Site				
Option 1b	Workshops (North) and Workspace (South)	N/A		
Option 2	Student accommodation (North) and Residential (South)	25%		
Option 3	Residential (North and South)	25%		
Station East Site				
Option 1 v2	Student accommodation	N/A		
Option 2b v2	Workspace	N/A		
Option 4	Residential	25%		

12.3.3 The long list of options were evaluated against the following Critical Success Factors:

Critical Success	Description
Factor	

Strategic Fit	Alignment to national, regional and local priorities as set out in the Strategic Case.	
Support from	Proposals reflect comments received during stakeholder	
stakeholders	engagement and consultation participation	
Benefits	The extent to which the option contributes towards social,	
Optimisation	economic and environmental targets including homes,	
Optimisation	employment space, jobs and other targets.	
Potential Affordability	As the council is required to produce a balanced budget, any scheme must have either a neutral or positive impact on the council's revenue budgets, or if negative the council must be in a position to realise offsetting savings elsewhere. As such, the option must be sustainably affordable in cash flow and absolute terms to the council. At the SOC stage, options which provide either a positive RLV or the sensitivity analysis demonstrates a positive RLV with a 5% change in inputs have been considered to be potentially affordable and could be investigated further at OBC stage.	
Deliverability	Security of landownership/control and certainty of outcomes considering risk such as securing planning permission	

12.3.4 The long list of options have been short listed by undertaking a strengths, weaknesses, opportunities and threats (SWOT) analysis. The SWOT analysis considers the fit of each option with the Critical Success Factors as outlined above. This results in an overall assessment of each option, which determines whether the option is either discounted or shortlisted.

It should be noted that the options shortlisted do not constitute designs for future development. Rather, they show the types of development that could be pursued. These would be explored further through the concept masterplan and in more detail at OBC stage.

The following options have been shortlisted:

- Do Nothing
- Carfax 1a LDA Redux Commercial scheme
- Carfax 3bv3 Commercial and residential scheme with diagonal route
- Cattle Market 2av2 Multi storey carpark, commercial and residential scheme
- Cattle Market 2av2i Commercial and residential scheme
- Cattle Market 2av2ii Multi storey carpark, commercial and student scheme
- Cattle Market 2a v3 Commercial and student scheme
- 12.3.5 It should be noted that the options outlined above have potential individually however when they are reviewed collectively with consideration of the needs of the city centre as a whole, what is taken forward within the concept masterplan could change e.g., it would be unlikely that the multi-storey carpark option would emerge.

12.4 Commercial case

- 12.4.1 The Commercial case documents the proposed deal in relation to the preferred option(s) outlined in the Economic case and therefore the detailed consideration takes place at OBC stage. At Strategic Outline Case this is limited to the services required to take the project forward.
- 12.4.2 A multi-disciplinary team will be required to undertake the master planning at the next stage of the project, details of which are included at section 14 'Next steps' below. In addition, the following external advice will be required:
 - Commercial advice
 - Legal advice
 - Financial advice
 - Programme management
 - Public Affairs/Communications support

Internally support will also be required from the following WCC departments:

- Regeneration
- Finance
- Legal
- Procurement
- Estates
- Planning
- Communications

12.4.3 Procurement strategy and implementation timescales -

All procurement undertaken will be in accordance with the Public Contract Regulations 2015 and the council's CPRs and will adhere to the council's Procurement and Contract Management Strategy (2020-2025). Any changes to procurement law during the life of the project will be taken into full account as they materialise. Procurement is included in the indicative timeline for stage 2 at section 14 below.

12.5 Financial case

12.5.1 The financial case outlines the costs and funding arrangements for the project. It considers the capital and revenue budget implications for the council and whether the incremental impact to the council's budgets of each of the options are affordable to the council. More detailed affordability assessments are made as part of the outline business case and at the strategic outline case stage consideration is given to the council's financial situation, resources available for the project, and any revenue and capital constraints.

- 12.5.2 The council is currently facing multiple competing challenges and, should no action be taken, is projecting a £3m deficit by 2027. The development site currently generates around £0.54m of net income per year from parking and income not replaced would require the council to consider significant offsetting savings elsewhere. The council's capital receipt reserves are largely committed and therefore if the council were to develop the site itself it would need to rely on prudential borrowing. Combined with the current high construction costs, high interest rates for borrowing are making many capital projects across the local government sector unaffordable at present.
- 12.5.3 Revenue investment will be required to take the project forward to the next stage. A budget of £295,000 is required to undertake the concept masterplan. The budget breakdown has been estimated as shown in the following table but some flexibility in the exact breakdown may be required once final cost estimates are received.

Option 3 – Concept Masterplan	Cost
Concept Master Planning	£135,000
Project Lead	£94,350
Comms Support	£10,000
Reference group	£6,400
Legal support/counsel	£2,500
Planning Performance Agreement	£20,000
Sub-total	£268,250
Contingency at 10%	£26,750
Total	£295,000

12.6 Management case

- 12.6.1 The Management Case demonstrates that there are appropriate arrangements for the delivery, monitoring and evaluation of the scheme and these are achievable.
- 12.6.2 Project Management Arrangements

The project is being managed in accordance with the Council's major projects and programme management requirements and also in accordance with PRINCE2 methodology and the Treasury Green Book 5 case model.

13 OPTIONS TO CONSIDER

13.1 **Option 1**: Do Nothing

<u>Pros:</u> No further expenditure required to be committed at this time. The council will retain the circa £540,000 of net income per year from parking.

<u>Cons</u>: This would result in the status quo and the regeneration of this area would stall. The council has had a number of failed attempts to bring forward a project in this area and another false start when there is a strong indication that a scheme could be brought forward would make future attempts more difficult.

This option does not align to the emerging local plan which allocates this area for regeneration and requires a concept masterplan to be undertaken for the whole area prior to any development of the site as a whole or any part thereof.

This option is not recommended.

13.2 **Option 2**: Proceed with developing a Concept Masterplan and OBC for delivery of phase 1 of the masterplan (Carfax Site)

<u>Pros</u>: Producing a concept masterplan builds on the work undertaken in stage 1 of the project and is in line with the emerging local plan.

Undertaking the OBC at the same time as the masterplan will produce economies of scale in terms of project management and also resources available from within the technical team to support the OBC.

<u>Cons</u>: Costs associated with undertaking the OBC need to be committed and should there be a delay in developing sites following the completion of the OBC this work would need to be updated if re-visited in the future.

This option is not recommended.

13.3 **Option 3**: Proceed with developing a Concept Masterplan followed by OBC at a later date.

<u>Pros</u>: Once the concept masterplan is completed and endorsed by Cabinet a decision on whether to proceed to OBC for the first phase of development could be taken.

This option would mean the cost of producing the OBC would not be required until at least April 2025 depending on procurement route.

The timeline of stage 2 of the project will be extended and this may allow time for the economic climate to improve.

<u>Cons</u>: extending the timeline will result in further project management costs.

This option is recommended.

14 <u>NEXT STEPS</u>

14.1 Concept Masterplan

On 21 June 2023 Cabinet approved an approach to concept master planning that will be used to support the delivery of all significant development sites in

the district unless a Supplementary Planning Document (SPD) is in place, CAB3408 refers.

A **Masterplan** is a process by which organisations undertake analysis and prepare strategies, together with the proposals that are needed to plan for major change in a defined physical area. A masterplan sets out proposals for buildings, spaces, movement and land use in two and three dimensions and matches these proposals to a delivery strategy.

A well-designed concept masterplan should include a clearly expressed 'story' or vision for the design concept and how it has evolved into a concept proposal. This will be unique to the Station Approach area and provide clarity on spatial parameters [or frameworks] for the elements of development outlined in the section below.

14.2 Concept Masterplan Brief

If Cabinet decides to progress the Station Approach project to stage 2, building upon the work undertaken to date, the council will develop a *Concept Masterplan*. This is a high-level site-specific masterplan approach and will be submitted to Cabinet for endorsement in line with the newly adopted approach.

The concept masterplan will be accompanied by our vision for Station Approach setting out the priorities for the area and defining the transport hub and public realm strategy. It will set out parameters for how we make a city that is loved even better. It will explain the sites' constraints, opportunities and development capacity and contain the following elements:

- movement and access
- land uses and the quantum of residential development
- strategic urban principles
- nodes and landmarks
- green and blue infrastructure
- key contextual interfaces
- high-level viability
- phasing plan and anticipated delivery schedule

The masterplan will be managed through the 8 key stages in line with guidance from the local planning authority:

- 1. Establish vision and aspirations
- 2. Identify responsibilities
- 3. Identify baseline information & issues
- 4. Creating and testing masterplan scenarios
- 5. Consultation
- 6. Refining the work
- 7. Implementation and management
- 8. Output & endorsement

14.3 The indicative timeline for stage 2 of the project below provides an overview of proposed activities that will result in the production of the concept masterplan and a Cabinet decision on whether to progress to the next stage where an Outline Business Case (OBC) will be developed.

Milestone	Start Date	Comments
Finalise brief and procure	Q2 2023/4	
Masterplan team		
Begin masterplan process	Q3 2023/4	
Complete Masterplan	Q3 2024/5	Prepare Cabinet papers
Cabinet Decision	Q3/4 2024/5	Cabinet to consider and endorse concept masterplan. Cabinet to decide whether to proceed to undertake an OBC which outlines phase 1 development options based on masterplan recommendations.

15.0 BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3349 – Agenda item 9, page 23 – 47 Cabinet Public Documents Pack

CAB3399(R) – Agenda item 7, pages 13-84 <u>Cabinet Committee Public Documents</u> <u>Pack</u>

CAB3407(R) – Agenda item 7, pages 13 – 244 <u>Cabinet Committee Public</u> <u>Documents Pack</u>

Other Background Documents:-

CAB3408 – Agenda item 8, pages 15 – 30 Cabinet Public Documents Pack

APPENDICES:

Appendix A – Strategic Outline Case

Appendix B – Equalities Impact Assessment

Appendix C – Exempt report – LSH Development Appraisals

This page is intentionally left blank



Station Approach

Strategic Outline Case

Version 1

Pa	age 41
Page	e 1 of 45

BUSINESS CASE: TABLE OF CONTENTS

PART A: EXECUTIVE SUMMARY	3
1.0 EXECUTIVE SUMMARY	3
PART B: DETAILED CASE	7
2.0 STRATEGIC CASE	7
3.0 ECONOMIC CASE	28
4.0 COMMERCIAL CASE	40
5.0 FINANCIAL CASE	41
6.0 MANAGEMENT CASE	43
PART C: SUPPORTING EVIDENCE	44

Approval/Gate way	Board	Planned Date	Actual Date
Proposal	Cabinet	19 July 2022	19 July 2022
Gateway 1	Cabinet	18 July 2023	
Gateway 2			
Gateway 3			
Gateway 4			
Gateway 5			

VERSION CONTROL - (please see notes and guidance for correct use of the table below)

Version	Date	Author	Summary of Changes made
0.1	19/01/23	KS/ET	Initial Draft
0.2	02/05/23	KS/ET	Updated draft following workshops circulated to Legal, Procurement, Finance, Planning and Project Team
1	21/06/23	KS/ET	Final Draft for submission to Cabinet

PART A: EXECUTIVE SUMMARY

PROJECT NAME	STATION APPROACH	
PROJECT TIER	1	
PROJECT SPONSOR	DAWN ADEY and JOHN EAST	
PROJECT LEAD	EMMA TAYLOR	
PROJECT MANAGER	KIRSTIN SHAW	

1.0 EXECUTIVE SUMMARY

1.1 Introduction

The main purpose of this Strategic Outline Case (SOC) is to establish the case for change for the Station Approach project, provide high level assurance that there is a potential viable project worthy of further exploration and the resulting investment in resources that would be required to move forward to the next stage.

The SOC uses the Five Case Model (HM Treasury Green Book) to identify the best value for spending public sector money taking into account the direct and indirect benefits of the proposals. The five cases considered within the SOC preparation are:

- Strategic
- Economic
- Commercial
- Financial
- Management

It clearly demonstrates how the project supports the council's priorities, strategies and aims as well as other governmental policy priorities.

It provides an overview of key constraints, dependencies and risks that could be addressed holistically through a concept masterplan and later in greater detail with an Outline Business Case (OBC), should the council decide to proceed.

This SOC provides direction to the council for a recommended approach to the regeneration of Station Approach and what the next steps could be.

It does not, at this stage, provide sufficient evidence to warrant an unequivocal determination of the preferred route, but highlights the evidence with which the council can reach a decision on whether or not to progress to the development of a concept masterplan for the area, further public consultation followed by more detailed work to support future decision making with an OBC.

1.2 Recommendation

Agree that a concept masterplan should be produced for Station Approach in order to allow residents and stakeholders to determine the vision for the whole area setting out the priorities and defining the transport hub and public realm strategy. Once the concept masterplan has been accepted and endorsed by Cabinet, the council will be in a position to begin an Outline Business Case for the first phase of the masterplan – allowing the phased development of individual sites with full consideration of and integration with the wider parameters of the masterplan. An OBC will enable the Council to decide if there is justification for the project to progress to Gateway 2 and a preferred option for the chosen site, that is affordable to the Council, can be delivered.

1.3 Strategic case

1.3.1 Introduction

This demonstrates that there is a compelling case for change and how the regeneration of Station Approach furthers the Council's aims and objectives. The conclusion of the strategic case is that there is evidenced justification for the project to proceed in terms of current and anticipated market demand, stakeholder aspirations and that implementing the project will support the delivery of both the Council's own, and wider strategies set out in more detail within Section 2, the Strategic Case.

1.3.2 The strategic context

This SOC strongly demonstrates the potential of the Station Approach project to support all of the priorities identified in the Council Plan 2020-2025 (some more directly than others) as well as aligning to a large number of strategies, action plans and policies identified locally, regionally and nationally. These are set out in detail in section 2.2 below.

1.3.3 Objectives

In order to meet its objectives, the project will need to take the following steps:

- Explore opportunities for regeneration in the area around Winchester Railway Station.
- Determine whether a viable, local and community driven vision can be developed either jointly with Network Rail, or on Council owned sites with close Network Rail co-operation.
- Continue to work closely with stakeholders and the community to create a proposal that supports the council's priorities while developing and testing the strategic aspirations outlined in the Local Plan for this regeneration area as part of the master planning process.
- Develop and define value for money delivery options for bringing forward a potential scheme for development.

1.4 Economic case

1.4.1 Introduction

The purpose of the economic case is to assess which option offers the best fit to deliver the aims of the Station Approach project. A long list of options were evaluated against the following Critical Success Factors:

- Strategic Fit
- Support from Stakeholders
- Benefits Optimisation
- Potential Affordability
- Deliverability

1.4.2 Shortlisted options

The following options have been identified to be considered as part of the master planning stage and could be further developed at the Outline Business Case stage:

- Do Nothing
- Carfax 1a LDA Redux Commercial scheme
- Carfax 3bv3 Commercial and residential scheme with diagonal route
- Cattle Market 2av2 Multi storey carpark, commercial and residential scheme
- Cattle Market 2av2i Commercial and residential scheme
- Cattle Market 2av2ii Multi storey carpark, commercial and student scheme
- Cattle Market New Commercial and student scheme

1.5 Commercial case

1.5.1 Introduction

The Commercial case documents the proposed deal in relation to the preferred option(s) outlined in the Economic case and therefore the detailed consideration of this takes place at OBC stage. At Strategic Outline Case this is limited to the services required to take the project forward.

1.5.2 Required services

A multi-disciplinary team will be required to undertake the master planning at the next stage of the project. In addition, the following external advice will be required:

- Legal advice
- Financial advice
- Programme management
- Public Affairs/Communications support

Internally support will also be required from the following WCC departments:

- Regeneration
- Finance
- Legal
- Procurement
- Estates
- Planning
- Communications
- 1.5.3 Procurement strategy

All procurement undertaken will be in accordance with the Public Contract Regulations 2015 and the council's (CPRs) and adhere to the council's Procurement and Contract Management Strategy (2020-2025). Any changes to procurement law during the life of the project will be taken into full account as they materialise.

1.6 Financial case

1.6.1 Introduction

The financial case outlines the costs and funding arrangements for the project. It considers the capital and revenue budget implications for the council and whether the incremental impact to the council's budgets of each of the options are affordable to the council. More detailed affordability assessments are made as part of the Outline Business Case and at the Strategic Outline Case stage consideration is given to the council's financial situation, resources available for the project, and any revenue and capital constraints.

1.6.2 Council's financial situation, resources and revenue and capital constraints.

The council is currently facing multiple competing challenges and, should no action be taken, is projecting a £3m deficit by 2027. The development site currently generates around £0.54m of net income per year from parking and income not replaced would require the council to consider significant offsetting savings elsewhere. The council's capital receipt reserves are largely committed and therefore if the council were to develop the site itself it would need to rely on prudential borrowing. Revenue investment will be required to move the project forward to the next stage and the councils Major Investment Reserve fund has £3m that is currently unallocated.

1.7 Management case

1.7.1 Introduction

The Management Case demonstrates that there are appropriate arrangements for the delivery, monitoring and evaluation of the scheme and these are achievable.

1.7.2 Project Management Arrangements

The project is being managed in accordance with the Council's major projects and programme management requirements and also in accordance with PRINCE2 methodology.

John Coot

Signed: Name: Position: Date:

John East Senior Responsible Owner 21 June 2023

PART B: DETAILED CASE

2.0 STRATEGIC CASE

2.0 Introduction

The Strategic Case demonstrates that there is a compelling case for change, in terms of existing and future strategic needs. The section below sets out the Council strategies supporting the project and the business need underpinning the project approach.

2.1 Station Approach – A Regeneration opportunity

Regeneration makes the most of underutilised urban spaces to create places that are revitalised; contributing positively to the area's economic wellbeing, encouraging sustainable movement, building in energy efficiency and enhancing the sense of pride in place. It provides an opportunity to create an improved 'neighbourhood' with a unique identity that solves specific problems facing that location as well as contributing to the urban fabric of the city as a whole.

The Station Approach area is recognised as an essential transport interchange where important rail connections meet numerous bus services, including the existing Park & Ride provision. There are well used pedestrian and cycle routes to the city centre and other signification locations such as the University of Winchester and the Royal Hampshire County Hospital, however, these need improvement. As such, the creation of a green travel hub and the sustainable development of these brownfield sites will contribute towards the council's policy commitment to be carbon neutral and deliver an exemplar connected sustainable development that provides environmental as well as social and economic benefits. Development proposals in this vital transport hub will need to promote sustainable transport to, from and around the city. Walking, cycling, public transport and other environmentally friendly urban mobility methods will be encouraged. This will provide active travel connections, improve air quality and allow the creation of an active travel priority zone.

The Station Approach development will provide a unique neighbourhood that delivers an appealing place to gather, linger and enjoy rather than simply pass through. Master planning would specify a well-designed, high quality, connected public realm that builds pride in place, welcomes visitors and residents as a vital gateway to the city and has a visual 'place-making' identity.

This improved neighbourhood could provide:

- A transformed gateway to the city and district a welcoming arrival point with improved wayfinding and permeability so that people can find their way and make use of more active travel modes;
- b. A sustainable development that serves a variety of people and functions, benefiting existing and future generations;
- c. A safe user-focused, environmentally friendly transport hub supporting the City of Winchester Movement Strategy (WMS). It should be noted that the council do not have control over Highways land or the business decisions of public transport providers, however, this project will intentionally work with partners to facilitate a joined up approach to fulfilling this aim;

- d. Enhanced public realm that repairs the urban fabric to create a high quality townscape;
- e. Assurance that Winchester remains a vibrant centre not just for retail, tourism and heritage but also of employment and service delivery.

2.2 **Project Aims – Development Principles**

Draft development principles were created with Network Rail (NRIL) and London & Continental Railways (LCR) and were included as part of the initial public engagement period to allow public feedback and gauge public support. The principles were created in order to guide the project through these early stages of engagement and planning, providing the broad structure within which the team should seek to develop the area. They outline the 4 key principles the project must deliver in order to meet the aspirations of both the council and the community:

A connected sustainable development:

Winchester City Council has set a goal to be a carbon neutral city and district by 2030. Winchester's Station Area sits at the heart of our objectives for low carbon travel and connectivity – and any redevelopment should be an exemplar for sustainable low-carbon development and living and working.

Proposals should champion sustainable transport to from and around the city including improved station links to the city centre and other communities outside Winchester. Walking, cycling, public transport and other innovative environmentally friendly urban mobility methods should be encouraged. Proposals should align with the City of Winchester Movement Strategy, Parking and Access Strategy and Vision for Winchester. All proposals will need to support safe, economic and efficient running of the public transport operation and enhance the customer experience within this transport interchange.

All development should actively encourage good practice in: promoting vibrant and diverse communities; creating healthy places for people and planet; supporting and developing the local economy (see Winchester Green Economic Development Strategy) and considering sustainability principles outlined in the National Planning Policy Framework.

Development for Winchester's future:

Work patterns and needs are changing – and the way people use city centres is changing. We need a development that understands these changes and enables Winchester to make the most of the future economic and residential opportunities that these present.

This will require any development proposals brought forward to be inclusive and aim to offer an appropriate site mix to reinforce and complement the town centre and the economic future of Winchester and consider incorporating different housing tenures to meet Winchester's housing need including affordable homes and those whose needs are not met by the market. The Winchester Housing Development Strategy 2021-2030 states a target of building '1,000 new council built homes across the district between 2021 and 2030'. Any proposals should identify opportunities where the scheme can support affordable housing needs, government housing targets and where market research and

Strategic Housing Market Assessment (SHMA) provide objective justification for this to be considered the appropriate mix.

Proposals should promote an inclusive environment which recognises and accommodates differences in the way people would likely use the development. It should facilitate dignified, equal and intuitive use by everyone. Any development should support public sector equality duties, uphold and have due regard to the principles outlined in the Equality Act 2010.

Development proposals should demonstrate consideration for how the scheme can promote public value principles identified in the Green Book 2020 (financial value; economic value; social value and environmental value), balancing these opportunities with site constraints to deliver a viable scheme.

High quality design, positive place making:

Winchester is a special city with many high quality buildings, an attractive walkable centre and much used public spaces. Any development should promote high quality design principles by showing consideration for National Planning Policy Framework (NPPF) and relevant Local Plan and Development Plan and High Quality Places SPD 2015 policies including (but not limited to):

- a) Respecting Winchester town and surrounding landscape characteristics;
- b) Enhancing public realm ensuring attractive, safe, and accessible design;
- c) Improving pedestrian and cycling access within the area;
- d) Demonstrate a high standard of architectural design;
- e) Consider important locally significant views and
- f) Aim to conserve, enhance and promote Winchester's rich heritage and its essential character by showing consideration to the legacy of the city's history, spaces, buildings and artefacts.

Co-creating with residents, businesses and stakeholders':

The council believes that the most effective initiatives in Winchester are those that reflect close work alongside residents, businesses and other local stakeholders. We want to:

- Start the process not with buildings, masterplans and development proposals but with people.
- Adopt a proactive approach to listening and understanding local stakeholder views through local engagement and consultation.
- Agree a stakeholder engagement plan and clearly identify the objectives for each round of consultation.

This engagement should seek to understand public aspiration and balance opportunities against site constraints. We will engage with residents early in the process and encourage stakeholder participation from the whole community in all stages in the development.

The results of public consultation show that there is significant support for these principles with each securing over 91% backing from survey respondents. Through this public consultation, the council has sought to understand any concerns raised around these principles and how these can be addressed to provide the most suitable standards with which to underpin this project. These would continue to be refined through master planning and the creation of a vision and priorities for the area during stage 2 of the project.

2.3 Why Now?

The council believes it is now the right time undertake a renewed approach to regeneration in this area for the following reasons:

- The pandemic and the outputs of the City of Winchester Movement Strategy have made the previous plans and proposals, particularly their assumptions about parking and sustainable transport, out of date;
- Opportunity for transformational place shaping of the wider Station Approach area through a potential collaboration with Network Rail and LCR, and the creation of a new/enhanced gateway to the City;
- Change in market conditions e.g., different working patterns and consumer habits following the pandemic;
- Station Approach remains a key area of the city with substantial potential to provide sustainable regeneration including environmental and economic benefits;
- Opportunity to ensure fundamental improvements to the transport infrastructure and the creation of a properly integrated interchange fit for the future.
- Timely due to development of a new local plan which has again designated the Station Approach area for regeneration (Policy W8);
- The current economic climate is not favourable to construction. However, this is a long term project that will take time to develop any future proposals while cocreating with the community. The council can make good use of this time while awaiting the anticipated recovery of the construction sector in 2024/25 to undertake master planning work and continue to develop proposals with the community so that it is ready to take action once conditions become more favourable.
- Station Approach gives the Council the opportunity to lead by example using brownfield sites within this transport interchange to deliver a sustainable programme of regeneration that will produce lasting benefit for future generations.
- Winchester is on direct routes from Southampton, Portsmouth, Bournemouth, Weymouth, Birmingham and the North of England. Moreover, being just 1 hour by direct train from London Waterloo, this is an exciting opportunity to create an improved new gateway to the city in this vital transport interchange that boosts the local economy for the benefit of the district as a whole.

2.4 Project objectives – steps needed to achieve the aims

- To explore opportunities for regeneration in the area around Winchester Railway Station and whether a viable, local and community driven vision can be developed – either jointly with Network Rail, or on Council owned sites with close Network Rail co-operation.
- To continue to work closely with stakeholders and the community to create a proposal that supports the council's priorities while developing and testing the strategic aspirations outlined in the Local Plan for this regeneration area as part of the master planning process.



Page 10 of 45

• To develop and define value for money delivery options for bringing forward a potential scheme for development.

2.2 Strategic Drivers

The council has sought to understand the specific drivers, local, regional and national that underpin the motivation to progress this project and these are set out below.

2.2.1 Local

This project directly supports all of the Council Plan priorities. These are shown below:

Council Plan Priority	Priority supported
Climate Emergency	✓
Homes for All	✓
Living Well	✓
Vibrant Local Economy	✓
Your services, Your voice	✓

Tackling the Climate Emergency and Creating a Greener District

This project provides the opportunity to realise a connected sustainable development that contributes to one of the council's key ambitions to be carbon neutral. This project will look to ensure any development proposals uphold and strengthen our commitment to tackling the climate emergency and sustainable transport. The re-use of this brownfield site and its role as a transport interchange / public transport hub provides economic, social and community benefit and further supports this aim.

The railway station provides an important hub for trains, local bus services, Park & Ride, taxis, pedestrians and cyclists and we will further improve facilities and integration working in conjunction with the county council and train operators. This project will integrate the offer of different and connected transport nodes supplemented with enhanced facilities making it a truly green travel hub for existing and new/potential users.

All proposed development will be required to achieve Biodiversity Net Gain in accordance with relevant legislation and planning policy.

Homes for all

Housing in our district is expensive and young people and families are moving further afield because they are unable to find suitable accommodation they can afford. Supported by the Local Plan to ensure the right mix of homes is built for all sectors of our society, including young people, this project will consider the market and evaluate the possibility of residential uses across the sites. If residential use is appropriate, we will ensure that any development provides affordable housing and homes at fair market value.

Vibrant Local Economy

Work patterns, commuter habits and the way people use city centres are changing. This project will make a vital contribution to Winchester's future economy – helping to deliver

the council's objective for a vibrant green economy and ensuring that Winchester's centre continues to thrive.

The city of Winchester is an important source of district employment and we need to ensure that we have the right places for businesses to relocate/expand and start-up that will provide employment opportunities. We will be guided by market analysis and grow the economy by building, where appropriate, attractive commercial buildings that will realise economic, environmental and social benefits for our residents and compliment the work being progressed by the Central Winchester Regeneration project.

Living Well

The council is committed to enabling and promoting improved cycling and walking in line with the Winchester Movement Strategy (WMS) and Local Walking and Cycling Infrastructure Plan (LCWIP). This project will promote greater use of sustainable transport in line with the WMS. But it will not just be a 'good place to move through': the project's focus on high quality design and positive place-making will ensure that it is a 'good place to be' with regeneration of this area providing opportunities for significant improvement to the public realm.

Your Services, Your Voice

The Station Approach Project will provide the public with genuine opportunities to participate in shaping the future development of the area. The opportunity for active, positive public consultation will be included by outlining the process of consultation and all the points along the journey where public views will be captured. Feedback will be given and where views are used to shape the development of any scheme that comes forward as a result of our activities, this will be fully identified.

The project has undertaken an initial round of consultation and engagement from August to October 2022 to understand stakeholder views on the development principles of the project as well as current uses and future aspirations for the area. The consultation received over 1000 responses across the completed surveys and interactive map comments. The feedback received has been incorporated into the options explored as part of the capacity study and will continue to inform any future master planning exercise. The project is committed to continued engagement throughout any future stages to allow our stakeholders to remain a vital part of the process.

City of Winchester Movement Strategy

The City of Winchester Movement Strategy (WMS) has been developed in partnership by Hampshire County Council and Winchester City Council. It is a joint policy document that sets out an agreed vision and long-term priorities for travel and transport improvements in Winchester over the next 20-30 years.

Key priorities of the strategy are to:

- Reduce city centre traffic
- Support healthier lifestyle choices
- Invest in infrastructure to support sustainable growth

Page 52

Page 12 of 45

The project team is working closely with the WMS team to ensure all options explored are in line with the priorities above and make provision for any emerging plans that may impact directly or indirectly on the project area.

Winchester District retail, leisure and town centre uses study – Lambert Smith Hampton 2020

LSH were commission by the council to provide a study that could help inform policy for the emerging Winchester Local Plan on the likely scale, type, location and potential phasing of new development of retail, leisure and other town centre uses over period 2019 to 2036.

This study took place at the start of the COVID-19 pandemic and as such the results are not able to fully appreciate the effects of the pandemic. However, they did identify that as a result of the pandemic there will be a greater urgency in the need to diversify the town centre offer and promote flexibility of uses in particular. This should include a mix of uses, residential and commercial, to help boost 'captive' resident and working catchment populations in the most sustainable and commercially effective way.

Lambert Smith Hampton have been appointed earlier this year to prepare an Employment and Town Centre study for the emerging Local Plan team to ensure that any changes since the pandemic have been captured. The results of this study are expected in autumn 2023 and will be reviewed once available.

The project will align with the need for diversification and flexibility identified in this study by exploring a mix of uses on the sites that contributes to a more inclusive 'neighbourhood' that provides flexible use of spaces and buildings to future proof the area and ensure it continues to contribute positively to the townscape for generations to come.

Winchester Carbon Neutrality Action Plan

In 2019, the council declared a climate emergency and committed to becoming a carbon neutral council by 2024 with the district following by 2030. The Winchester Carbon Neutrality Action Plan (CNAP) outlines the council's pathway to achieving these goals. The plan sets out initiatives and actions to decarbonise the district's transport, housing and energy. Transport accounts for nearly half of the District's carbon emissions and addressing this is a key priority for the Council. Housing, efficient energy use and energy generation are also prioritised to facilitate decarbonisation. A refreshed CNAP is expected to be produced this summer (2023)

The Station Approach project supports the aims and initiatives of the CNAP and plans to implement strategies that will tie into these goals, for example, commercial developments will be expected to meet BREEAM Excellent standard and any housing will be tied to LETI standards of energy efficiency and sustainability. The creation of a green transport hub at Station Approach and the encouragement of active and sustainable travel modes will further support this plan.

Winchester Town Vision 2020 – 2030 adopted in January 2021

The Winchester Town Vision promotes the principle of adopting a community empowerment approach in the design, development and delivery of council projects and

services. The way officers work with local communities in the design, development and implementation of projects should seek to uphold the following objectives:

- A. Spatial The City Made by Walking
- B. People Power! Establishing Mechanisms that Enable Communities
- C. Auditing & Sharing Resources Creating and Sharing Data is Empowerment

The vision promotes positive impact on the environment in terms of sustainability, carbon emissions, air quality and ecology. This includes:

- a) 15 minute city concept.
- b) Reduction in car use / car free streets / promotion of active transport.
- c) Auditing resources and spaces so that they are better shared and used.

The Station Approach project shares this aspiration and is actively working to promote these ideals through the options explored and our public engagement strategy. The team will continue to work with partners and key stakeholders to promote the creation of an enhanced public realm that facilitates a green transport hub and active travel options to further promote this vision.

Green Economic Development Strategy

In the recently refreshed Council Plan, Winchester renewed its commitment to tackling the climate emergency and creating a greener district. It also committed to promoting a vibrant local economy. Economic growth and the transition to net zero carbon is becoming a single joined-up policy priority across the UK. Green Economic Development means continuing economic growth whilst reducing net carbon emissions. Green growth describes the economic opportunity of public and private investment in new infrastructure and innovation, growth of new goods and services, and demand for new jobs and skills needed to enable the transition to net zero. The Green Economic Development Strategy (GEDS) provides the framework and an approach for action planning the policies, programmes, and projects that will enable Winchester District to encourage both a vibrant local economy while maintaining its commitment to climate crisis mitigation.

The Station Approach project will work within the GEDS framework and utilise all the tools at its disposal to stimulate, encourage, and support green economic development while pursuing the goal of regeneration for this area.

Winchester City Council Housing Development Strategy 2021-2030

Healthy homes - good for people and the planet

The council recognises a need to supply good quality housing and address the known shortage of affordable homes within the area.

Although Station Approach is not allocated for HRA or social housing, the project team are committed to exploring residential opportunities across the sites and will continue to liaise with the New Homes Delivery team to ensure a joined up approach should residential be developed in future. Any residential elements within the sites will support the priorities of the housing development strategy outlined below:

• To address the climate emergency by designing new homes to deliver as close to net zero carbon as possible

- To build beautiful, high quality, healthy and affordable homes to meet identified needs
- To create housing that people choose to live in and are proud to call home
- To ensure value for money and bench marked build costs

Emerging Local Plan Reg18

The purpose of the Local Plan is to provide a planning policy framework to direct growth and change to appropriate locations, in accordance with the National Planning Policy Framework requirement to achieve sustainable development. The Local Plan also includes a range of planning polices to inform the location, scale and appearance of developments. When adopted in 2024 the new Local Plan will replace the current Local Plan and cover the period up to 2039. The adopted plan will be used to assess planning applications and to set out what development will be allowed for in the future.

Station Approach is included as an allocated site for regeneration within both the existing Local Plan (policies WIN5, WIN6, WIN7) and the emerging Local Plan (policy W8).

The emerging policy W8 within the Reg18 outlines that any future development of the land within the site boundary, will be subject to Winchester City Council's Master Planning Approach. The project team will adhere to this by proposing that a concept masterplan of the whole area be undertaken during the next stage of the project. This will support the desire expressed in the policy to understand how this area could be comprehensively redeveloped in order to maximise the benefits for the City as a whole. The Reg18, which includes a much wider area of land than the adopted Local Plan allocations, recognises that due to parts of the site being in different ownership and the dependence on the provision of a northern park and ride facility, there may be a need to develop the area in a phased way. This reinforces the need for an overall master plan to ensure the area benefits from good quality place-making. The project will support this requirement by working closely with landowners and stakeholders throughout the master planning process and the development of an associated phasing plan and anticipated delivery schedule.

The emerging Local Plan suggests a mix of uses including;

- High quality flexible offices, and other employment generating uses,
- Public car parking,
- Open spaces and improvements to the public realm,
- Leisure/culture/community,
- Hotel,
- Small-scale retail,
- Residential and
- Student housing.

The project has conducted a market appraisal and a capacity study to test the uses above and has recommended continued testing of residential, student housing, high quality flexible office and employment generating uses as well as small scale retail / leisure as part of the next stage of the project.

This follows the Local Plan which suggests that appropriate testing of a mix of uses should be undertaken as part of a master planning process to determine what is the best outcome for the site, the city and the district as a whole. The project team will ensure the proposed concept masterplan tests the capacity of the site for a number of uses, including the quantum of residential development, while also considering the surrounding opportunities and constraints in order to determine the best outcome for a new and integrated 'place'.

The emerging Local Plan calculates that approximately 250 new residential units could be accommodated across the Station Approach sites. It should be noted that the options explored within the initial capacity study have been unable to meet this target under the current macro-economic conditions but this will need to be revisited as part of the development of the next stages of work.

The team will continue to closely monitor both the existing Local Plan and the emerging Local Plan which is expected to supersede it in August 2024 and will be established by the time this project is reaching the delivery stage.

Air Quality Action Plan 2017

The Air Quality Action Plan 2017 outlines how WCC proposes to tackle air quality issues, in particular nitrogen dioxide exceedances, within the District. Winchester has a single Air Quality Management Area (AQMA) within the city centre. Local monitoring shows that annual mean NO2 concentrations have reduced slightly, but there are still areas of exceedance at roadside sites within the AQMA.

To achieve the level of reduction required, the Council has the following key priorities for focus:

- Reducing traffic flow in the city centre by encouraging alternative transport, for example use of existing (and development of new) P&R facilities
- Reducing congestion in the city centre by managing traffic flows at signal-controlled junctions or limiting access in peak areas
- Using parking controls to discourage diesel and high-polluting petrol cars and encouraging low emissions cars to drive into Winchester City Centre

The options explored on the Station Approach project sites compliment these priorities by promoting active travel opportunities, improving connections to walking and cycling routes and assisting with the overall behavioural shift required to reduce emissions within the context of the climate emergency. The project is also aware that the council are currently exploring the adoption of more stringent standards based upon the 2021 World Health Organisation (WHO) Guideline levels. Should these be adopted, the project will continue to pursue opportunities to compliment this new standard.

Parking and Access Strategy 2020 – 2030 (2020)

The Parking and Access Strategy 2020 – 2030 (2020) addresses on- and off-street parking, charging, cycle parking, management and potential for improvements through investment. The strategy aims to provide a "sufficient number of suitably located and managed parking spaces to sustain the long term economic, social and environmental wellbeing of Winchester".

Page 56

Page 16 of 45

The project supports the following goals within this strategy:

- Actively promoting alternatives to driving into the city centre such as cycling, walking and bus services
- Using parking assets to the best advantage through pricing, promotion and information
- Maintain investment in parking and traffic management in order to support an efficient, effective and modern service

Key to any development proposals at Station Approach will be a parking plan that takes into account the provision of a new Park and Ride facility to the north of the city, the Winchester Movement Strategy and the Parking and Access Strategy.

The project will work with the council's parking and transport teams as well as Hampshire County Council to support changes in behaviour that lead to better use of alternative green transport options and active travel in the area. As highlighted in the public consultation feedback, the project will ensure that improved information on public transport, wayfinding and connectivity are promoted as part of any proposal that comes forward. Further to this, any proposals will need to ensure they do not increase congestion in the city centre while still supporting "the long term economic social and environmental wellbeing of Winchester" as outlined above.

Hampshire County Council's Draft Local Transport Plan 4 (2022)

The fourth Local Transport Plan (LTP4) (HCC, 2022) describes HCC's vision for transport up to 2050, the key outcomes relating to transport that will be achieved in this time period and the principles guiding future investment, planning, delivery, and operation of transport in the county. The LTP4 comes at a time of significant change in national policy affecting transport, as well as sweeping social and environmental changes. As such, the two Guiding Principles of the LTP4 are to:

- Significantly reduce dependency on the private car
- Provide a transport system that promotes high quality, prosperous places and puts people first

These are aspirations shared by the Station Approach project and will be actively championed as the project progresses and in any future proposals.

Other local drivers and dependencies

This project is mindful of a range of other plans, policies and strategies that have some impact on the proposals outlined in this document. These include but are not limited to the City LCWIP (part of the WMS) and the Biodiversity Action Plan 2023.

2.2.2 Regional

There are a number of strategies covering the South East that are relevant to the project. These are outlined below.

Enterprise M3 Local Enterprise Partnership (LEP) Strategic Economic Plan

Enterprise M3 LEP are a business led partnership, bringing together private, public and not-for-profit sector organisations to determine local economic priorities and undertake activities which drive economic growth and productivity through innovation, job creation, improved infrastructure and increased workforce skills within the region.

The EM3 LEP's Strategic Economic Plan sets an ambition to enhance economic performance and compete with other high productivity regions around the world with an average growth ambition of 4% per year to 2030. The plan recognises the large groups of young (25-34), qualified residents in Winchester as a key to growth to be encouraged to settle and stay in the area.

The council had previously been able to secure funding through the LEP and although circumstances have since changed, the LEP remains a welcome source of information and collaboration in terms of how the project can work to achieve the economic growth aims outlined above by encouraging graduating talent from local universities to stay and strengthen the future economy.

Transport Strategy for the South East (2020)

The Transport strategy for the South East outlines how the South East will develop a highquality, reliable, safe and accessible transport network. This will be achieved in accordance with several priorities:

- Environmental: Protect and enhance the South East's unique natural and historic environment
- Social: Improve health, wellbeing, safety and quality of life for everyone
- Economic: Improve productivity to grow our economy and better compete in the global marketplace

The strategy commits to supporting economic growth, but not at any cost, and aiming to balance this growth with achieving environmental sustainability. High-quality place-making through the delivery of both 'place' and 'link' transport functions will deliver a region where people have a high quality of life.

The desire to create a green travel hub at Station Approach and enhance opportunities for sustainable travel clearly support this strategy. During the public consultation, safety was highlighted as a concern for people wanting to make use of public transport in this area. Any future development will need to ensure the safety of residents and visitors to the area is fully addressed.

Transport for the South East Future Mobility Strategy (2021)

This strategy examines the future outlook of mobility services in the region between 2025 and 2035. The Strategy estimates the needs of those living in different rural and urban areas, and presents a list of actions including the development of hubs (e.g. mobility, community asset and services) and shared mobility (e.g. e-bikes, e-scooters and ride sharing platforms).

The concept of a mobility hub within the Station Approach site is already being explored and will be considered as part of a masterplan for the area. Shared mobility options were supported in the public consultation and could be investigated as part of the next stage of work.

Page 58

Page 18 of 45

Scottish & Southern Electricity Networks Electric Vehicle Strategy (2020)

The Scottish & Southern Electricity Networks (SSEN) EV Strategy sets out the challenges and opportunities surrounding the role of the Distribution Network Operator in the decarbonisation of transport, through to 2028.

Increased demand from EV charging has placed a strain on the network assets, at the EV Strategy identifies the potential solutions to this.

The project is anticipating that close working with SSE will be required for any future plans to be developed, particularly if they include EV charging and has identified this as a constraint.

2.2.3 National:

The policies listed below are all to be considered in the context of our nations changing attitude to the climate emergency and are well supported by both the Council and the project's aims.

Transport Decarbonisation Plan (2021)

The Transport Decarbonisation Plan (DfT, 2021) entitled 'Decarbonising Transport: A Better, Greener Britain' sets out an ambitious strategy for the decarbonisation of the UK transport network. It provides further transport-specific detail to underpin the UK Government's broader cross discipline Net Zero Strategy: Build Back Greener (BEIS, 2021) which outlines how the legal obligation (2008) for net zero carbon emissions by 2050 will be achieved.

Key Strategic Priorities of the Transport Decarbonisation Plan:

- Accelerating modal shift to public and active transport: Supporting fewer trips made by car
- Decarbonisation of road vehicle: Accelerating the transition to zero emission road vehicles
- Place-based solutions: Consideration of the local context of carbon emissions

National Planning Policy Framework (2021)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. NPPF is underpinned by a 'presumption in favour of sustainable development'. This includes a requirement that significant travel generating development should offer a wide choice of sustainable travel options.

The location of the Station Approach project area provides a good opportunity to comply with this requirement as it is in close proximity to a number of sustainable transport modes and will promote active travel while enhancing walking and cycling connectivity and infrastructure.

Gear Change: A Bold Vision for Walking & Cycling (2020)

Gear Change is a visionary strategy which identifies how walking and cycling will be revolutionised across England. It aspires that 50% of all journeys in towns and cities will be made by active modes by 2030 which has been reinforced in the Second Cycling and Walking Investment Strategy (CWIS2) (2022).

Other national policies and strategies of note

There are a number of national policies and strategies aimed at improving public transport, promoting green innovation and active travel initiatives to allow healthier choices for people and the planet. The Station Approach project aligns with these broad principles and is mindful of the policies below including:

- National Bus Strategy (2021),
- Taking Charge: Electric Vehicle Infrastructure Strategy (2022),
- 10 Point Plan for a Green Industrial Revolution (BEIS, 2020),
- Second Cycling and Walking Investment Strategy CWIS2 (DfT, 2022),
- Local Transport Note (LTN) 1/20 Cycle Infrastructure Design (DfT, 2020)

2.3 Current Position

Local Plan site allocation for Station Approach Regeneration area, Policy W8

Station Approach has been identified both in the existing and emerging Local Plan as needing regeneration and in particular the introduction of a sense of arrival as a key gateway to the city and district. The Reg18 (emerging local plan) specifically outlines a key requirement for this area as the need to; *repair and enhance the urban fabric of this part of the town by the delivery of high quality development which creates its own sense of place whilst responding positively to the sites immediate and wider setting.*

Consequently, it is the council's duty to explore the opportunity to regenerate this area and determine if development can be achieved.

Car Parking

The current use for the sites is car parking with majority surface parking and some decked multi-storey parking. Surface parking has been identified as an inefficient use of space and does not realise the full potential of these sites to contribute positively to the townscape or to the sense of arrival at this key gateway to the city and district.

In the past, provision of car parking has been a fundamental part of the town centre – facilitating its use by customers, workers, residents and visitors to maintain economic vibrancy and social vitality in the area. However, parking demand has reduced through a number of factors; changing working patterns, greater emphasis on green transport opportunities and better online / digital retail offerings.

In the long term, retention of existing parking on the council owned sites (Carfax and Cattle Market) does not support the council's goals for reduced carbon emissions, nor does it support the ambition to go greener faster. Better connections to existing active travel modes, public transport, high-quality public realm combined with sustainable development will allow this area to become a welcoming hub that supports the council's priorities most effectively.

The recent parking usage study undertaken by City Science (Appendix B of CAB3407 (R) – see background documents) has concluded that parking demand on Carfax site could be absorbed in nearby car parks and this area could be released for re-development at this time. However, Cattle Market is more complex, the study supports the potential for the phased removal of parking, subject to provision of P&R facilities to the North. This remains dependent on discussions with HCC, the implementation of the Winchester Movement Strategy and Cabinet decision.

Before any reduction in car parking is implemented careful consideration needs to be given regarding parking for local residents and businesses.

Congestion

General traffic levels in this area, particularly through the Carfax Junction, remain busy particularly at peak times which causes congestion and impacts on air quality. These conditions can make cycling difficult, particularly for the more vulnerable cyclists. Walking conditions are also impacted by traffic levels, noise and emissions.

Poor connectivity

As an important transport node with excellent public transport connections, the area suffers from poor navigation and way finding. Connections to the city centre and other popular locations are not well signposted. Provision of safe and well-designed permeable routes through the sites as well as improvements to pedestrian and cycling routes are needed to encourage greater use of active travel modes.

Sub-standard Public Realm

The area does not have a cohesive sense of place and has not seen significant investment in public realm for a long time. At present, there is a gap in the urban fabric of the area as a result of large areas of tarmacked surface car parking and little scope for people to enjoy the area rather than simply pass through it. The area does not provide a pleasant pedestrian and cycling experience and is impacted by the problematic Carfax junction. There are insufficient waiting places for public transport connections and a lack of active frontages does not encourage passers-by to dwell in the area or interact with one another. Improvements to public realm will encourage a sense of community and make this a place to be and well as a pleasant place to pass through.

Anti-social behaviour and safety

The station area being a safe place for all residents came out strongly in the public consultation as vital to creating a welcoming and friendly interchange for all. The presence of people begging and drug users were referenced in the feedback as well as the desire for better street lighting and shelters to allow people to feel safe when using the area after dark. The introduction of active frontages with evening opening times and well-designed public realm would encourage a greater use of the area in the evenings and deter antisocial behaviour while providing assurance to any using the public transport offer after dark.

City needs

One of the first actions undertaken by the project was to commission market analysis of the council owned sites to determine the level of need for various use types. Jones Lang

LaSalle (JLL) provided a highest value and best use analysis of the Carfax and Cattle Market sites. This, as well as the public consultation, additional consultation with Winchester Bid and the Chamber of Commerce and the Universities, confirmed that there is a need for:

• High quality work spaces -

The office market in Winchester mainly consists of outdated city centre offices. These offices are generally small in size and comprise an historic specification, ranging from converted residential and retail buildings to purpose-built units, which are now aged stock.

In the post Covid-19 era, commercial occupiers are focussing on high-quality and sustainable offices/flexible workspaces that deliver collaborative and amenity rich accommodation. Sustainability and health & well-being is now at the top of occupiers' corporate social responsibility (CSR) agenda, and it is critical that the physical space that a business occupies reflects this. Winchester does not currently have an offering to match these requirements, nor could it make this available in the near future. This lack of suitable work spaces could stifle potential business expansion. The Winchester BID and the Chamber of Commerce have both confirmed a lack of suitable workspaces in the city centre that can provide the sustainability and flexibility required post-covid.

• Housing -

The Future Local Housing Need and Population Profile Assessment (January 2020) indicated that there is a local housing need for Winchester District of 664 homes per annum with an overall need across the 20-year plan period (2016 – 2036) for 12,280 homes. JLL confirmed that there is a lack of housing within the city centre and anticipate a strong demand for any residential elements provided that they are of high quality with owners spending more time at home due to homeworking and seeking some outside spaces such as balconies or communal gardens. Any new residential development should seek to provide an adequate selection of affordable housing.

• Student Accommodation -

There is a growing demand for student housing across the UK and in Europe. Winchester is home to three higher education institutes – University of Winchester, Winchester School of Art and University Centre Sparsholt (UCS) serving almost 10,000 students. Given the considerable student occupational demand and the nearby Cathedral point scheme, there is a need for additional student accommodation in Winchester, specifically for the cattle market site. The city has a significant number of houses of multiple occupancy (HMOs) which are typically rented to students. Provision of high-quality student housing could help to offset the demand for HMOs and allow existing housing stock to revert to family accommodation. Through separate stakeholder engagement, local universities have confirmed this need.

• Food and Beverage –

Winchester has a good offering of retail and food and beverage outlets in the city centre. Nevertheless, there are a number of vacant retail units in Winchester including Debenhams on the High Street. The current vacancy rate in the city centre is 6.2%, which is well below the national average of 13.8% but above the Winchester pre-pandemic level of 4.5%.

From the public consultation feedback, we know that there is a concern that the High Street needs to recover after the pandemic and that any development in Station Approach should not compete with the High Street offer. However, there was very high support for a Café style facility that offered a warm place to sit and wait for transport as well as the option to takeaway. This would complement the idea of a welcoming gateway at the Station without competing with the High Street. On the Cattle Market site along Andover Road the emerging local plan recommends active frontages at ground level to enhance the sense of place and community.

2.4 Scope

2.4.1 In Scope

The Station Approach site consists of:

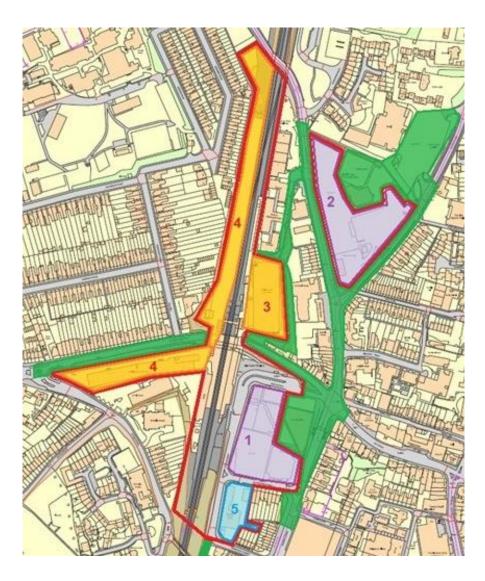
Redline Boundary:

- 1. The **Carfax Site** Gladstone Street car park, the leased parking adjacent and the former register office and to the south of HCCs Records Office. (owned by WCC)
- 2. The Cattle Market and Worthy Lane car parks (owned by WCC)
- 3. The **decked car park to the East** of the Station (owned by NR, operated by South Western Railway SWR)
- 4. **Car Parking along the western** side of the railway line and the decked car park to the West of the Station (owned by NR, operated by SWR)
- 5. Other potential sites in the vicinity which could include working with other partners/landholdings, if they are supportive, which will assist in bringing forward a potentially broader comprehensive scheme for the whole area.

All areas within the redline boundary are within the scope of this project.

Areas shaded in green:

This indicates that the project will consider how these areas can integrate and connect better with public realm improvements within the redline as well as considering how connectivity between these areas can be enhanced. Some of these areas are being considered for improvement separately through the Winchester Movement Strategy. In cooperation with the WMS we would consider interventions in these areas that would enhance the whole, but they are not part of the project redline or for largescale development by the project. The Coach Parking area is included here as it is currently underutilised and holds capacity to absorb some displaced parking from Cattle Market with potential to be developed as a Park & Walk site into the city centre.



2.4.2 Out of Scope

Currently, the Winchester Club on Cattle Market is out of scope. The council will continue to work with adjacent landowners and remain open to bringing them into scope if circumstances allow. The Hampshire Record Office, recently Grade II listed, is out of scope. However, Hampshire County Council are supportive of regeneration in this area and continue to work with the City Council to ensure that any development that may come forward will fully consider the listed building and how it can be better incorporated into an improved public realm.

2.5 Benefits

The anticipated benefits of the proposed project are:

2.5.1 Cashable benefits

Accommodation

• The project has the potential to deliver new high quality residential and /or student accommodation.

Employment

- This project has the potential to deliver high quality flexible workspace with commercial/retail outlets to ground floor.
- Development of the sites would result in job creation through construction, bringing economic benefits to the area.

Rates and Taxes

New residential and commercial developments will be subject to Council Tax and NNDR

Profit / Profit Share

- Subject to decision on how to bring forward any potential development, there may be profits following development of the area.
- It should be noted however, that the council may take a view that the non-cashable benefits provide significant enough return that the council would be willing to pursue development without the requirement to make a profit.

2.5.2 Non-cashable benefits

- An opportunity to shape the area using **place-making** rather than piecemeal development in order to enhance the sense of pride in place.
- Improvements to **Public Realm** making this a vibrant and attractive area that positively contributes to the urban fabric of the city centre.
- Improvements to **connectivity** for this important gateway and public transport / green transport interchange:
 - o Improved signage and wayfinding to connect to the rest of the city
 - Improved cycling and walking routes
 - Improved cycle parking facilities
 - Improved public transport information
 - EV charging for car share
 - Potential for E-bike rentals
 - o Better and safer waiting spaces for public transport connections
- Create better and safer **opportunities for active and green travel** for the wellbeing of area users and the city.
- Explore opportunities to generate high quality housing for local people
- The **ability to attract and retain businesses** to Winchester by supplying high quality flexible workspace which will provide employment opportunities and economic benefits to other local retail and hospitality businesses.
- **Employment opportunities** will in turn attract and retain talented graduates and professionals to live and work in the city and further enhance the local economy.
- **Reducing the levels of 'in and out' commuting** by being able to offer high value employment opportunities which will reduce levels of traffic congestion.
- Phased reduction in parking in line with the Parking and Access Strategy.
- Demonstrate commitment to working towards the district's **carbon neutrality** target through choice of building materials, measures to minimise energy use and encourage suitable modes of transport.

Page 65

Page 25 of 45

2.5.3 Dis-benefits

- Loss of parking spaces will result in a loss of income from council owned car parks. However, it should be noted that this will not be a total loss as there is anticipated to be capacity elsewhere.
- Depending on the land use and delivery option chosen there may need to be a contribution of land for which the Council will receive no capital return.
- Parts of the site contain mature trees. We will manage those threes in line with arboriculture advice.

2.6 Constraints

The project is subject to the following constraints:

Affordability - It is important to consider the affordability in the context of the council's overall financial position and one of the key principles of the Station Approach project is that overall it is cost neutral to the council.

External Funding - the council will be looking to apply for relevant funding grants at appropriate points as the project moves forward. The funding available and the success of any applications submitted will have an impact on how quickly we can move forward with certain elements of the project.

Wider public realm improvements – interventions which are on third party land could constrain the delivery of the wider benefits through governance delays or differing corporate objectives. This will be managed through close working with Hampshire County Council (a 3rd party land owner) and Network Rail and South Western Railway to design the proposals for the public realm improvements.

Archaeology – there is known archaeological interest beneath the site which could constrain development through the cost of any mitigation or excavation and analysis work required. The archaeology is being managed through site assessments and expertise in house and through consultants. The cost and risk of dealing with these issues is likely to be high and will be counted for in the financial appraisal work undertaken at OBC stage.

Nutrient Neutrality – The Station Approach sites fall within the River Itchen Catchment Area which requires both nitrates and phosphates to be mitigated. The associated costs will have a significant impact on viability, however, this has not been calculated at this stage. To provide an equivalent example, the cost impact currently estimated to achieve nitrate and phosphate neutrality is broadly comparable to the Council's current indexed CIL Rate (Zone 2). These costs will be accounted for in the financial appraisal work undertaken at OBC stage.

Infrastructure – utility capacity may cause a financial constraint through the cost of potential works (particularly the electricity supply and requirements of EV charging). This will be managed through work with utility suppliers and potential costs are being accounted for in the financial appraisal work although at this stage these are only indicative.

Page 26 of 45

Third Party Rights – there is some land within the project scope that has third party access rights. These rights will need to be extinguished if the area is to be developed. The council has engaged and is in discussion with the relevant landowners.

2.7 Dependencies

Dependencies are actions or developments outside the scope of the project on which the success of the project depends (HM Treasury, 2018). The project is subject to the following dependencies that will be carefully monitored and managed throughout the lifespan of the scheme.

Winchester Movement Strategy - The Station Approach project is closely aligned to the priorities of the movement strategy and the capacity study has taken these into account to ensure that recommended options do not impede any future proposals which may be bought forward. If Cabinet agrees that a masterplan should be developed this needs to be consistent with the aspirations of the WMS and build in flexibility where required.

Northern Park & Ride – Forecasts indicate that prior to the removal of all parking on Cattle Market it is likely that a northern Park & Ride and Kings Barton Park & Ride will need to be in place. However, if the Winchester Movement Strategy were to implement traffic reduction measures supported by associated traffic modelling that indicated further options might be available, the council could re-consider earlier development of this site.

Closure of carparks on site - The delivery of the project depends on the closure of the existing car parks on the site and the lead-in time for giving notice of these closures. Timing of these closures will affect the project programme and removing the income from these car parks will affect other areas of the Council's finance.

Central Winchester Regeneration - The Station Approach Project must work closely with the CWR team to ensure that the regeneration programmes complement each other. This will include for example not duplicating land uses and potentially revisiting the short to medium term bus solution which may re-route the buses away from the centre of the site.

2.8 Risk

The project is being managed in accordance with the council's defined project management approach, the Risk Management Policy and a detailed risk register, will be continually updated throughout the project.

Risk	Mitigating Action and controls	
Community Support – risk that the project	A communications and engagement	
is not supported by residents and	strategy has been developed with our	
stakeholders.	public affairs consultants. We have	
	consulted and engaged with residents and	
	stakeholders in order to inform the capacity	

Currently, the main risks are:

	study options explored. The project will ensure that a thorough consultation and engagement process will continue throughout the masterplan period if approved to proceed to Stage 2.
Project is unviable due to economic climate	Specialist commercial and cost consultants will be procured to support the development appraisals to ensure accurate financial inputs are used. Project can be phased as the economic climate improves.
Financial – risk that we do not have sufficient Funds for next stage of project	Set aside sufficient funds in earmarked reserves to undertake a masterplan. Build in gateway stop points in order to manage potential affordability challenges.

2.9 Conclusion

Sections 2.1 to 2.8 together comprise the strategic case, the first of the five cases in the Treasury's 5 case model. The evidence demonstrates that there is a compelling case for change and how the regeneration of Station Approach furthers the Council's aims and objectives. The conclusion of the strategic case is that there is justification for the project to proceed in terms of current and anticipated market demand, stakeholder aspirations and that implementing the project will support the delivery of both the Council's own, and wider strategies set out in detail above.

3.0 ECONOMIC CASE

3.1 Introduction

The purpose of the economic case is to assess which option offers the best fit to deliver the aims of the Station Approach project. It describes the options that have been identified for Station Approach and evaluates that long list to a short list. Quantified economic appraisals of the short-listed options will be undertaken at Outline Business Case (OBC) stage. Furthermore, given Station Approach's place making and regeneration focus, benefits that reach beyond the site will need further analysis and will be incorporated at OBC stage.

3.2 Long-listed options

The long-listed options set out below have drawn upon a range of research and reports. These include the previous LDS scheme, Carfax and Cattle Market Sites Highest and Best Use Market Assessment (JLL, July 2022), Capacity Study (Howarth Tompkins, March 2023), Consultation Report Station Approach (Meeting Place, February 2023), Winchester Car Parking Usage and Forecasting Study Final Report (City Science, 2023), Winchester Station Approach Public Realm (LDS, August 2019), and Winchester Mobility Hub Feasibility Study (Steer, February 2022).

The location for possible intervention is the Station Approach area. In terms of sites, the identification process considers sites under public sector ownership. The sites under consideration are: Carfax, Cattle Market, Station East and Station West. In addition to these, public realm enhancements are considered essential to improve permeability and customer experience between the sites and connectivity to this important transport interchange.

Option	Uses	Affordable Housing	
Do nothing	Station Approach remains 'as is' Sub-optimal use of sites	N/A	
Carfax Site			
Option 1a	Workspace with small food and beverage provision – LDS scheme reduced	N/A	
Option 3b v4	Workspace with small food and beverage provision – diagonal layout with route	N/A	
Option 3b v3	Workspace (increased optimal rent) with small food and beverage provision and residential – diagonal layout and route	25%	
Cattle Market Sit	te		
Option 2a	Workspace and commercial car park	N/A	
Option 2a v2	Workspace, commercial car park and residential	25%	
Option 2a v2 (commercial)	Workspace and residential	25%	
Option 2a v2 (Student)	Workspace, commercial car park and student accommodation	N/A	
Option 2a v3	Workspace and student accommodation	N/A	
Station West Sit	e		
Option 1b	Workshops (North) and Workspace (South)	N/A	
Option 2	Student accommodation (North) and Residential (South)	25%	
Option 3	Residential (North and South)	25%	
Station East Site			
Option 1 v2	Student accommodation	N/A	
Option 2b v2	Workspace	N/A	
Option 4	Residential	25%	

It should be noted that enhancement of public realm between sites and the delivery of an improved transport interchange with mobility hub are not standalone options as they are integral to the station approach project and will be delivered alongside the preferred option and therefore are not set out in the options above. These will be specified and costed as part of stage 2 of the project (Master planning followed by OBC).

3.3 Critical success factors

The critical success factors are the attributes essential for the successful delivery of the project, against which the initial assessment of the options for the delivery of the project will be appraised, alongside the spending objectives (HM Treasury, 2018). The Critical Success Factors for the project are crucial, not just desirable and are

not set at a level that could exclude important options at an early stage of the business case. The following factors are considered critical to ensuring a successful project:

Critical Success Factor	Description
Strategic Fit	Alignment to national, regional and local priorities as set out in the Strategic Case.
Support from stakeholders	Proposals reflect comments received during stakeholder engagement and consultation participation
Benefits Optimisation	The extent to which the option contributes towards social, economic and environmental targets including homes, employment space, jobs and other targets.
Potential Affordability	As the council is required to produce a balanced budget, any scheme must have either a neutral or positive impact on the council's revenue budgets, or if negative the council must be in a position to realise offsetting savings elsewhere. As such, the option must be sustainably affordable in cash flow and absolute terms to the council. At the SOC stage, options which provide either a positive RLV or the sensitivity analysis demonstrates a positive RLV with a 5% change in inputs have been considered to be potentially affordable and could be investigated further at OBC stage.
Deliverability	Security of landownership/control and certainty of outcomes considering risk such as securing planning permission

3.4 Criteria for Appraising Options

The long list of options have been short listed by undertaking a strengths, weaknesses, opportunities and threats (SWOT) analysis. The SWOT analysis considers the fit of each option with the Critical Success Factors as outlined in section 3.3 above.

3.5 SWOT Analysis of Long List Options

Ref	Option	Strengths and Opportunities	Weaknesses and threats
	Do nothing	Continue to benefit from existing income streams	The regeneration benefits to the area will not be achieved including homes,
		No disruption from	employment space,
		demolition/development work	improved public realm, connectivity, environmental improvements etc.
		No investment required	
		from council	There is a reputational risk to the council if a decision is made to do nothing, the city

Page 70

Page 30 of 45

has been waiting for the area to be regenerated for many years with several failed attempts. Another failure to develop will cause distrust in the council and make future development very challenging. The site is allocated for	Ref	Option	Strengths and	Weaknesses and threats
1aCarfax - Workspace with small food and beverage provision - LDS scheme reducedCreation of 12,516 m² new workspace providing increased employment opportunities.Some trees would need to be removed but would be replaced.1aCarfax - Workspace with small food and beverage provision - LDS scheme reducedCreation of 12,516 m² new workspace providing increased employment opportunities.Some trees would need to be removed but would be replaced.1aCarfax - Workspace with small food and beverage provision - LDS scheme 		Carfax - Workspace with small food and beverage provision – LDS scheme	Opportunities Opportunities Creation of 12,516 m ² new workspace providing increased employment opportunities. Increased NNDR Addresses lack of good quality workspace in Winchester. 406 sqm retained F & B to support workspace and local community. Retain 40-50 car parking spaces to support workspace whilst reducing number of spaces on site in response to climate change emergency. Retain some trees in response to stakeholder comments. Council owned/controlled site.	has been waiting for the area to be regenerated for many years with several failed attempts. Another failure to develop will cause distrust in the council and make future development very challenging. The site is allocated for development in the existing and emerging Local Plans. Not delivering the envisaged development at Station Approach will result in the Council having to consider if alternative, less sustainable sites should be allocated in the emerging Local Plan. Some trees would need to be removed but would be replaced. The scheme focusses wholly on commercial uses and therefore no spread of risk. Does not improve permeability through site. End leases for police and HCC parking. Does not contribute any dwellings to support the target in the emerging Local

Ref	Option	Strengths and	Weaknesses and threats
Ref 3b v4	Option Carfax - Workspace with small food and beverage provision – diagonal layout with route	Opportunitiesreduced from previously approved scheme.Positive Residual Land Value.Creation of 12,698 m² new workspace providing increased employment opportunities.Increased NNDRAddresses lack of good quality workspace in Winchester.406 m² retained F & B to support workspace and local community.	Weaknesses and threats Some trees would need to be removed but would be replaced. The scheme focusses wholly on commercial uses and therefore no spread of risk. RLV is currently negative and would require a drop of 10% in construction costs as well as an increase of 5% in rental rates to attain a positive RLV
		Retain 40-50 car parking spaces to support workspace whilst reducing number of spaces on site in response to climate change emergency. Retain some trees including silver birches	positive RLV End leases for police and HCC parking. Does not contribute any dwellings to support the target in the emerging Local Plan
		responding to comments from stakeholders. Improved connectivity through site incorporating diagonal route to pick up form of listed records office. Council owned/controlled	
3b v3	Carfax - Workspace (increased optimal rent) with small	site. Height and massing reduced from previously approved scheme. Creation of 9,118 m ² new workspace providing employment opportunities.	Some trees would need to be removed but would be replaced.

Ref Option	Strengths and	Weaknesses and threats
food and beverage provision and residential – diagonal layout and route	OpportunitiesIncreased NNDRAddresses lack of goodquality workspace inWinchester.406 m² retained F & B tosupport workspace andlocal community.Creation of 38 residentialunits (25% affordable)contributing towards targetin the emerging local plan.Council Tax IncomeRetain 40-50 car parkingspaces to supportworkspace whilst reducingnumber of spaces on sitein response to climatechange emergency.Retain some treesincluding a row of silverbirches in response tostakeholder comments.Improved connectivitythrough site incorporatingdiagonal route to pick upform of listed recordsoffice.Mixed use schemespreads risk.Council owned/controlledsite.Height and massingreduced from previouslyapproved scheme.	Whilst RLV is negative sensitivity analysis shows positive RLV can be achieved with reduction of 5% build costs and 5% increase in rent. End leases for police and HCC parking.
2a Cattle Market -	Creation of 12,014 m ² new	Concern regarding carbon
Workspace and	workspace providing	impact of multi-storey

Ref	ef Option Strengths and Opportunities		Weaknesses and threats
	commercial car park	employment opportunities. Increased NNDR	carpark although this could be minimised via design options such as timber frame.
		Addresses lack of good quality workspace in Winchester.	Third party rights of access across part of site.
		Provision of 4 storey carpark with approx. 280 spaces allowing	Archaeological mitigation to be costed (time and money)
		development to come forward early and potentially re-provide parking from Network Rail sites.	Whilst RLV is marginally negative, sensitivity analysis shows positive RLV with reduction of 5% build costs alone.
		Council owned/controlled site.	Does not contribute any dwellings to support the target in the emerging Local Plan
2a v2	Cattle Market - Workspace, commercial car park and	Creation of 12,704 m ² new workspace providing employment opportunities.	Concern regarding carbon impact of multi-storey carpark although this could be minimised via design
	residential	Increased NNDR	options such as timber frame.
		Addresses lack of good quality workspace in Winchester.	Third party rights of access across part of site.
		Provision of 6,420 m ² carpark (270 spaces) enabling this site to come	Archaeological mitigation to be costed (time and money)
		forward early for development and potentially re-provide parking from Network Rail sites.	Whilst RLV is negative, sensitivity analysis shows positive RLV with reduction of 5% build costs alone.
		Creation of 38 residential units (25 % affordable) contributing towards target in emerging local plan.	
		Council Tax Income	
		Mixed use scheme spreads risk.	

		Strengths and Opportunities	Weaknesses and threats
		Council owned/controlled site.	
2a v2 i	Cattle Market - Workspace and residential Commercial led	Creation of 16,948 m ² new Workspace. Addresses lack of good quality workspace in Winchester. Increased NNDR Creation of 38 residential units (25 % affordable) contributing towards target of emerging local plan. Council Tax Income Removal of car parking reducing on site in response to climate change emergency. Mixed use scheme spreads risk. Council owned/controlled site.	Sub optimal parking provision for commercial units results in a reduction of achievable rents. Third party rights of access across part of site. Archaeological mitigation to be costed (time and money). Whilst RLV is negative, sensitivity analysis shows positive RLV with reduction of 5% build costs alone.
2a v2 ii	Cattle Market - Workspace, commercial car park and student accommodation	Creation of 12,704 m ² new workspace providing employment opportunities. Increased NNDR Addresses lack of good quality workspace in Winchester. Provision of 6,420 m ² carpark (270 spaces) enabling this site to come forward early for development and potentially re-provide parking from Network Rail sites.	Concern regarding carbon impact of multi-storey carpark although this could be minimised via design options such as timber frame. Third party rights of access across part of site. Archaeological mitigation to be costed (time and money).

Ref	Option	Strengths and Opportunities	Weaknesses and threats
		Creation of 3563 m ² student accommodation 118 rooms addressing shortage in Winchester. Mixed use scheme	
		spreads risk. Council owned/controlled site.	
2a v3	Cattle Market – Workspace and student accommodation	Positive RLV.Third party rights of access across part of site.Creation of 10,048 m² new workspace providing employment opportunities.Third party rights of access across part of site.Increased NNDRAddresses lack of good quality workspace in Winchester.Addresses lack of good quality workspace in Winchester.Creation of 8,575 m² student accommodation - 285 rooms, addressing shortage in Winchester.Creation of 8,575 m² student accommodation - 285 rooms, addressing shortage in Winchester.Mixed use scheme spreads risk.Council owned/controlled site.	
		Positive RLV.	
1b	Station West - Workshops (North) and Workspace (South)	Creation of 2,889 m ² of new workshop space providing employment opportunities. Increased NNDR Creation of 5,735 m ² of new workspace providing employment opportunities.	In line with Network Rails current policy all car parking will need to be re-provided. Not financially viable – negative RLV plus cost of re-providing car parking. Narrow constrained site in parts.
		Addresses lack of good	Does not contribute any

Ref	Option	Strengths and	Weaknesses and threats
	Opportunities		
		quality workspace in Winchester.	dwellings to support the target in the emerging Local Plan
		Site owned by Network Rail.	
2	Station West - Student accommodation (North) and Residential (South)	Creation of 7,388 m ² of new homes including 25% affordable. Car free development. Contributing 79 dwellings towards target within emerging local plan.	In line with Network Rails current policy all car parking will need to be re-provided. Not financially viable – negative RLV plus cost of re-providing car parking.
		Creation of 3,521 m ² of student accommodation consisting of 117 rooms. Addressing need for student accommodation in Winchester.	Narrow constrained site in parts.
		Site owned by Network Rail.	
3	Station West - Residential (North and South)	Creation of 6,747 m ² of new homes consisting of 72 units including 25% affordable. Contributing towards target within	In line with Network Rails current policy all car parking will need to be re-provided. Not financially viable –
		emerging local plan.	negative RLV plus cost of re-providing parking.
		Council Tax Income	Narrow constrained site in
		Site owned by Network Rail.	parts.
4.6		0 11 10 707 2	
1 v2	Station East - Student accommodation	Creation of 6,727 m ² student accommodation consisting of 188 rooms. Contributing towards lack	In line with Network Rails current policy all car parking will need to be re-provided.
		of student accommodation in Winchester.	Not financially viable – negative RLV plus cost of re-providing car parking.
		Improved pedestrian route through site.	Next to railway line.
2b v2	Station East -	Network Rail owned site.	In line with Network Rails
20 V2	Station East - Workspace	Creation of 10,479 m ² new workspace providing employment opportunities.	current policy all car parking will need to be re-provided.

Ref	Option	Strengths and Opportunities	Weaknesses and threats
		Increased NNDR Addresses lack of good quality workspace in Winchester.	Although currently positive RLV additional costs required to re-provide car parking make it not financially viable.
		Improved pedestrian route through site.	Next to railway line. Does not contribute any
		Network Rail owned site.	dwellings to support the target in the emerging Local Plan
4	Station East - Residential	Creation of 6,812 m ² of residential providing 72 new homes including 25% affordable. Contributing	In line with Network Rails current policy all car parking will need to be re-provided.
		towards target in emerging local plan.	Not financially viable – negative RLV plus cost of re-providing car parking.
		Council Tax Income	Next to railway line.
		Improved pedestrian route through site.	
		Network Rail owned site.	

3.6 Appraisal of Long Listed Options

The SWOT undertaken for each option (see 3.5 above) has been assessed in terms of how well it will deliver against each of the Critical Success Criteria as either:

Does Not Meet Partially Meets Strongly Meets

This results in an overall assessment of each option, which determines whether the option is either discounted or shortlisted to be assessed further at OBC.

Option	Strategic Fit	Stakeholder Support	Benefits	Potential Affordability	Deliverability	Conclusion
Do nothing						Shortlisted
Carfax Site						
1a LDS redux						Shortlisted
3bv4 Diagonal						Discounted
commercial						
only						
3bv3 diagonal						Shortlisted
with comm						
+residential						
Cattle Market						

Page 38 of 45

		Discounted
		Shortlisted
		Shortlisted
		Shortlisted
		Shortlisted
		Discounted
		Discounted
		Discounted
		Discounted
		Discounted
		Discounted
	 Image: Second	Image: select

3.7 Short-listed options

The following options have been identified to be considered as part of the master planning stage:

- Do Nothing
- Carfax 1a LDA Redux Commercial scheme
- Carfax 3bv3 Commercial and residential scheme with diagonal route
- Cattle Market 2av2 Multi storey carpark, commercial and residential scheme
- Cattle Market 2av2i Commercial and residential scheme
- Cattle Market 2av2ii Multi storey carpark, commercial and student scheme
- Cattle Market 2av3 Commercial and student scheme

3.8 Conclusion

The shortlisted options identified in section 3.7 will be carried forward to Concept Masterplan stage for further appraisal and evaluation. The options discounted on Station East and Station West are excluded at present but may be revisited when the economic climate is more favourable and/or a change in Network Rails parking policy.

It should be noted that the options outlined above have potential individually however when they are reviewed collectively with consideration of the needs of the city centre as a whole, what is taken forward within the concept masterplan could change e.g. it would be unlikely that the multi-storey carpark option would emerge.

4.0 COMMERCIAL CASE

4.1 Introduction

The Commercial case documents the proposed deal in relation to the preferred option outlined in the Economic case. It is derived from the procurement strategy. At Strategic Outline Case this is limited to the services required to take the project forward to a Concept Materplan but will be developed and built upon as the business case progresses.

4.2 Required services

A multi-disciplinary team will be required to undertake the master planning at the next stage of the project. This will consist of:

- Master planning
- Transport planning
- Public realm and landscape design
- Urban design
- Architecture
- Town planning
- Energy and utilities infrastructure planning
- Community/stakeholder engagement and consultation
- Environmental sustainability
- Heritage / Archaeology
- Cost Consultants

In addition, the following external advice will be required:

- Legal advice
- Financial advice
- Programme management
- Public Affairs/Communications support
- Commercial advice

Internally support will also be required from the following WCC departments:

- Regeneration
- Finance
- Legal
- Procurement
- Estates
- Planning
- Communications

4.3 **Procurement strategy and implementation timescales**

All procurement undertaken will be in accordance with the Public Contract Regulations 2015 and the council's CPRs and adheres to the council's Procurement

and Contract Management Strategy (2020-2025). Any changes to procurement law during the life of the project will be taken into full account as they materialise.

Indicative Timeline to procure master planning team:

- Finalise Brief and Draft Tender Documentation Q2 2023/4
- Advertise Opportunity Q2 2023/4
- Tender Returns Q2 2023/4
- Evaluation Q3 2023/4
- Contract Commences Q3 2023/4

4.4 Proposed/Agreed key contractual clauses

The WCC standard consultancy agreement will be used or framework contract if applicable.

4.5 Potential/Agreed risk transfer

This will be dependent on delivery option however the general principle is to ensure that risks should be passed to 'the party best able to manage them', subject to Value For Money and in-line with the council's Risk Management Policy and Risk Appetite.

4.6 Personnel implications (including TUPE)

N/A

4.7 Conclusion

A multi-disciplinary team and other external advice will need to be procured to undertake a concept masterplan as set out in section 4.2 above. If the project progresses to OBC stage, the commercial case will start to investigate the different delivery options for the preferred option(s) and how these will be procured or delivered. The commercial case will need to demonstrate that the preferred option will result in a viable procurement and a well-structured deal between the council and its service providers/partners.

5.0 FINANCIAL CASE

5.1 Introduction

The financial case outlines the costs and funding arrangements for the project. It considers the capital and revenue budget implications for the council and whether the incremental impact to the council's budgets of each of the options are affordable to the council. More detailed affordability assessments are made as part of the Outline Business Case and at the Strategic Outline Case stage consideration is given to the council's financial situation, resources available for the project, and any revenue and capital constraints.

5.2 Current financial situation

The council is currently projecting a deficit of £3m by 2027 should no action be taken and is currently reviewing a variety of options of cost reduction and increasing income to address this as part of its Transformation Challenge 2025 programme. It also faces several competing challenges which may give rise to increased budget requirement including the introduction of food waste collection; the movement strategy; and meeting its ambitious carbon reduction goals such as the shift to the use of HVO fuel in its vehicle fleet.

5.3 Resources available

The project will require significant revenue investment over the next few years. In addition to the budget already allocated to this project, the council's Major Investment Reserve currently has circa £3m that is unallocated.

The council's capital receipts reserve is largely committed and so if the council were to develop the site itself it would be reliant on prudential borrowing as a source of capital funding.

5.4 Revenue constraints

The development site generates around $\pounds 0.54m$ (2021/22) of net income with the potential to generate an additional circa $\pounds 40,000$ should the former register office be tenanted. Of this about 60% relates to the "Carfax" element.

For the project to be affordable, it is important to consider replacement of this lost income. Any income not replaced will require the council to consider savings elsewhere in its budgets; if income is not replaced and/or savings are not made elsewhere, should they be required, then the project will be unaffordable and unable to proceed. Some of the car parking income will naturally be replaced as users shift to other council owned car parks in the city centre; however, it will not be replaced where those users shift to car parks that are not owned by the council or to park and ride where fees are much lower.

Other possible sources of income replacement include new income streams should the council develop the site itself, or from a capital receipt should the site be disposed of to a developer. In the case of a capital receipt this can be "converted" to a revenue saving by applying it to previous council projects that are funded by prudential borrowing thereby reducing the annual MRP charge (equivalent to principal loan repayment) and interest cost. It is not possible to precisely estimate the saving that can be generated for a future date as the cost of borrowing is subject to change. Based on current rates available to the council, every £1m of capital receipt generated would save the council between £50,000 and £55,000 in annual MRP and interest. It should be noted however that this saving would be limited to circa 40 years depending on which previous project the receipt was applied.

5.5 Capital constraints

As noted above, the council has insufficient capital receipts available to invest in the development of station approach and so would be reliant on prudential borrowing

should it decide to develop the site itself. When considering such capital investment, the council must adhere to the Prudential Code (2021) which requires that its plans are affordable and proportionate, that external borrowing and other long-term liabilities are prudent and sustainable, and that associated risks are proportionate to its financial capacity.

6.0 MANAGEMENT CASE

6.1 Introduction

This section of the business case sets out the arrangements for the successful management of the project. At SOC this is limited to setting out how the project will be progressed but at OBC the management dimension of the business case will need to demonstrate that robust arrangements are in place for the delivery, monitoring and evaluation of the scheme. This will include evidencing that the scheme is being managed in accordance with best practice, subjected to independent assurance and that the necessary arrangements are in place for change and contract management, benefits realisation and risk management.

6.2 **Project Management Arrangements**

This project is managed in accordance with the project and programme methodology used by Winchester City Council. This is adapted from Prince2, APM and the Better Business Cases Method. All governance requirements are satisfied through regular Team and Board meetings as well as quarterly submission of highlight reports to the Programme and Capital Strategy Board (PAC), Scrutiny Committee and Performance Panel.

6.3 Use of Consultants

The council will consider the use of consultants where it is deemed necessary to procure expert guidance or specialist expertise to cover requirements not available in-house. All consultants will be procured in accordance with the Public Contract Regulations 2015 and the council's CPRs and adheres to the council's <u>Procurement</u> and <u>Contract Management Strategy</u> (2020-2025). Any changes to procurement law during the life of the project will be taken into full account as they materialise.

6.4 Arrangements for benefits realisation

A Benefits Management Plan will be created in order to identify, plan, measure and track benefits from the start of the project until realisation of the last projected benefit has been achieved. This is at a high level at present and will become more detailed as the project develops. The Benefits Management Plan will include KPIs that will continue to track the realisation of benefits after the project has been completed and closed. We expect the benefits of this regeneration project to continue to be felt for many years.

6.5 Arrangements for post project evaluation

In accordance with the council's project management methodology, the project will close using an End of Project Report submitted to PAC Board and Scrutiny Committee. This will include lessons learned and a list of any follow-on actions to be completed. The follow-on actions will allow for continued benefits realisation evaluation and will ensure a smooth handover of any assets developed as an output of this project.

APPENDICES - SUPPORTING EVIDENCE

In addition to completing/ updating the relevant sections of this business case, please provide the following supporting evidence along with each gateway submission. Further evidence may be required so you should always have the details of your appraisals and analysis prepared, should they be called for.

GATEWAY	EVIDENCE REQUIRED	
Proposal	As per business case content	
G1	Financial Appraisals – Appended to CAB3413 (exempt)	
	Economic Appraisals	
G2 to 5	Financial Appraisals	
G2 10 5	Benefits Register including Benefit Profiles	
	Risk Register	
G5 only	End of Project Report	
GS Only	Lessons Learned Log	

Background Documents:

Previous Cabinet Reports:

CAB3349 – Agenda item 9, page 23 – 47 Cabinet Public Documents Pack CAB3399(R) – Agenda item 7, pages 13-84 Cabinet Committee Public Documents Pack CAB3407(R) – Agenda item 7, pages 13 – 244 Cabinet Committee Public Documents Pack

The City of Winchester Movement Strategy: <u>Winchester-Movement-Strategy.pdf (hants.gov.uk)</u>

Enterprise M3 Local Enterprise Partnership (LEP): <u>Strategic Economic Plan 2018.pdf (enterprisem3.org.uk)</u>

National Planning Policy: National Planning Policy Framework (publishing.service.gov.uk)

Winchester Emerging Local Plan Reg18:

Regulation 18 Local Plan - Winchester City Council Local Plan 2039 – Evidence Base - Winchester City Council

Winchester Vision 2020-2030: One Great Win | Winchester Vision 2020 - 2030

Green Economic Development Strategy: https://www.winchester.gov.uk/business/green-economic-development-strategy

Page 84

Page 44 of 45

Council Plan 2020-2025: https://www.winchester.gov.uk/about/strategies

Parking and Access Strategy 2020-2030: https://www.winchester.gov.uk/about/strategies

Housing Development Strategy 2021-2030: <u>https://www.winchester.gov.uk/about/strategies</u>

Biodiversity Action Plan - <u>https://www.winchester.gov.uk/assets/attach/34521/Biodiversity-</u> Action-Plan-2023-Table-Part-3-.pdf

Page 85

Page 45 of 45

This page is intentionally left blank

Winchester City Council



Equality Impact Assessment (EIA) Stage 2, Masterplan, Station Approach Project

Section 1 - Data Checklist

			Yes/No	Please provide details
	1	Have there been any complaints data related to the policy or project you are looking to implement?	No	
	2	Have all officers who will be responsible for implementing the policy or project been consulted, and given the opportunity to raise concerns about the way the policy or function has or will be implemented?	Yes	All officers at WCC involved in the project and those in our partner organisations have been consulted and provided with opportunities to raise concerns regarding the options outlined for Stage 2 in the Strategic Outline Case (SOC).
	3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	No	
	4	Do you have any concerns regarding the implementation of this policy or project? (<i>i.e. Have you completed a self-assessment and</i> <i>action plan for the implementation of your policy or</i> <i>project?</i>)	No	We have procured specialist public affairs advice and consultancy services to ensure our initial consultation and engagement strategy is fair and robust. We have re-assessed the strategy following the first round of consultation and engagement activities and found that the strategy exceeded our expectations, resulting in a larger and wider pool of respondents than any undertaken before. This strategy will continue to underpin the work to be undertaken as part of the masterplan process and we will refine it following lessons learned.
;	5	Does any accessible data regarding the area which your work will address identify any areas of	No	

		Yes/No	Please provide details
	concern or potential problems which may impact on your policy or project?		
6	Do you have any past experience delivering similar policies or projects which may inform the implementation of your scheme from an equality impact point of view?	Yes	The Project Sponsor and Project Lead have relevant experience in this area. Our external public affairs agency, Meeting Place, are experts in this field. The Masterplan team will have prior experience of delivering engagement as part of the masterplan process.
7	Are there any other issues that you think will be relevant?	No	

Section 2 - Your EIA form

Directorate: Place Your Service Regeneration	Area: Team: Station Approa Project	ch Officer responsible for this assessment: Kirstin Shaw	Date of assessment: 23/05/2023
---	---------------------------------------	--	--------------------------------

	Question	Please provide details		
1	What is the name of the policy or project that is being assessed?	Station Approach Stage 2, Masterplan		
2	Is this a new or existing policy?	New and project specific		
3	Briefly describe the aim and purpose of this work.	To utilise the consultation and engagement strategy for the various elements of political and public consultation and engagement associated with the Station Approach project.		
		To continue to update the strategy for communication that spans the entire development journey of the project, adapting as lessons are learnt.		
		To follow a holistic approach to consultation that ensures a broad representation of the population of Winchester is reached and given the opportunity to engage with the project.		
		To undertake specific engagement activities to support the co-creation of the masterplan for the Station Approach area that are accessible and easy to participate in for stakeholders, ensuring a wide level of participation and inclusion.		
		To inform residents and stakeholders regularly of the opportunities open to them to engage with the project and		

		when feedback will be given, encouraging an open conversation.
4	What are the associated objectives of this work?	To define and schedule the opportunities for engagement and consultation of stakeholders during the lifecycle of this project.
		To provide multiple avenues for participation so that a wide reach can be achieved and everyone who wants to can help to co-create the vision and masterplan for Station Approach.
		To provide stakeholders with an up to date source of information about the project and a public engagement platform to get involved in.
5	Who is intended to benefit from this work and in what way?	The public and other stakeholders will be given the opportunity to help shape the vision and development objectives for the Station Approach area. The project team will be able to work with the public and stakeholder groups to co-create a regeneration scheme that provides economic, social and environmental benefits to the city.
6	What are the outcomes sought from this work?	This work aims to use the 'you said, we did' approach. This will allow participants to see how their comments and suggestions have helped to shape the future of this development.
7	What factors/forces could contribute or detract from the outcomes?	The length of the proposed consultation events and the frequency of them throughout the project lifecycle allows for a wider range of participation. Use of targeted advertising and online outreach may enhance participation from previously underrepresented groups. There may be a highly vocal minority group opposed to development who could skew the conversation.
8	Who are the key individuals and organisations responsible for the implementation of this work?	Station Approach Project Team – John East and Dawn Adey (Sponsors), Emma Taylor (Lead), Kirstin Shaw (Project Manager)

		MP Team – Nikki Davies (Managing Director), Joseph Baum (Senior Account Director) Masterplan Team - TBD
9	Who implements the policy or project and who or what is responsible for it?	The Project team will implement the strategy and monitor its impact. The senior responsible officers (sponsors) are ultimately responsible for ensuring if is implemented effectively.

		Pleas	Please select your answer in bold . Please provide detail		
		here.	here.		
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?	Y	N		
10b	What existing evidence (either presumed or otherwise) do you have for this?	peopl langu consu	e of ot age ar ultation	bearing on race. However, we recognise that ther races may not have English as their home and language differences may make accessing materials difficult. A translation of consultation an be made available should anyone request it.	
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?	Y	N		
11b	What existing evidence (either presumed or otherwise) do you have for this?	This has no bearing on a person's sex.		bearing on a person's sex.	
12a	Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way?				
	you may wish to consider: • Physical access				
	 Format of information 	Y	Ν		

	 Time of interview or consultation event Personal assistance Interpreter Induction loop system Independent living equipment Content of interview) 			
12b	What existing evidence (either presumed or otherwise) do you have for this?	broad the w selec will be online intern with o altern	l range idest r t how e avail e platfe et at h compu- ative.	team and MP have specifically looked at using a e of consultation and engagement tools to ensure each. Individuals with disabilities will be able to they choose to engage and all project information able from the comfort of their own homes through orms. Should an individual not have access to the nome, libraries are accessible and fully equipped ters for public use. This would be a viable Paper copies of consultation materials will be able on request.
13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?	Y	N	
13b	What existing evidence (either presumed or otherwise) do you have for this?	This I	has no	bearing on anyone's sexual orientation.
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	N	
14b	What existing evidence (either presumed or otherwise) do you have for this?	This has no bearing on anyone's age. During any in-person engagement events, the team will seek to engage with a wide range of age groups. However, we are aware that elderly persons might not be out at busy times and so will also engage with the appropriate stakeholder groups directly to inform them of the other means of engagement. In person events will also be held at a variety of times to allow working age persons to attend, for example, during the day and in the		

		eveni	ng.	
15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?	Y	N	
15b	What existing evidence (either presumed or otherwise) do you have for this?	consu	ultation	bearing on anyone's religious beliefs. The events will not fall on any religious festival days rohibit participation for members of that faith.
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	N	
16b	What existing evidence (either presumed or otherwise) do you have for this?	This I	nas no	bearing on gender reassignment.
17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?	Y	N	
17b	What existing evidence (either presumed or otherwise) do you have for this?		has no artners	bearing on anyone on the basis of marriage or ship.
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?	Y	N	
18b	What existing evidence (either presumed or otherwise) do you have for this?	This has no bearing or effect on pregnancy or maternity. If a member of the public is unable to attend an in person event due to pregnancy or childcare responsibilities, the information and opportunity for engagement will be available in an online format with a long time period, allowing plenty of time for the individual to participate in a manner that suits their circumstances.		

19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	Y	N	
20	Can this negative impact be justified on the grounds of			Race:

	promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Sex: Disability: Sexual orientation: Age: Gender reassignment: Pregnancy and maternity: Marriage and civil partnership: Religious belief:
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	N/A	L	
22	Do any negative impacts that you have identified above impact on your service plan?	Y	Ν	N/A

σ
മ
Ó
Φ
Q
4

Signed by completing officer	Kirstin Shaw
Signed by Service Lead or Corporate Head	Emma Taylor

Agenda Item 9

CAB3409 CABINET

REPORT TITLE: FUTURE OF WASTE AND RECYCLING

18 JULY 2023

<u>REPORT OF CABINET MEMBER: Cllr Kelsie Learney, Cabinet Member for Climate</u> <u>Emergency</u>

<u>Contact Officer: Campbell Williams Tel No: 01962 848476 Email</u> <u>cawilliams@winchester.gov.uk</u>

WARD(S): ALL

<u>PURPOSE</u>

As a council, Winchester has seen the fastest growing recycling performance in the County since 2019. It is one of the best performing authorities in Hampshire in terms of waste and recycling and has an ambition to become one of the best nationwide; minimising its carbon emissions, increasing the amount recycled and reducing the amount of waste produced in the fastest and most cost effective way possible.

The law has changed and we will need to implement required changes. There is a national decision to introduce a range of measures including 1) a Deposit Return Scheme, 2) extended producer responsibility on packaging to cover 100 percent of local authority costs, and 3) to introduce greater consistency in recycling including introducing a consistent range of dry recyclables, a separate food waste collection from households, and labelling and communication of all recyclable materials collected from households. These changes will support Winchester's ambition to become greener faster.

Local authorities are awaiting the details of these changes, including how these changes will be funded. Government originally started consulting on consistent collections in 2019 with a final response due in 2021. This response has since been delayed but is now expected soon. The lack of clarity has delayed Winchester from achieving its ambitions as quickly as it would have liked. However, once known, it will give Winchester an opportunity to significantly improve its waste and recycling collections and performance, by doing so, reduce its impact on climate change.

Winchester City Council has been working with Hampshire County Council (County Council) and the other partners in the Project Integra partnership to develop an improved partnership agreement in the form of an Inter-Authority Agreement (IAA)

and an improved waste and recycling treatment process to meet these new requirements. The County Council is now developing a new single Material Recovery Facility in Eastleigh, to take all of Hampshire's recycling, with an increased range of materials including pots, tubs, trays, cartons and glass collected with the mixed dry recyclables from households. Paper, card, and all fibre based materials will be collected via a separate collection (twin-stream). The County Council is looking to local Waste Collection Authorities, which this council is one, to sign up to using the new Material Recovery Facility.

RECOMMENDATIONS:

- 1. To note the Council's recycling performance and its ambition to increase recycling rates, help households reduce waste they generate, reduce the waste service carbon footprint within the context of the most cost effective and sustainable service.
- 2. To note that there will be a need to alter the current recycling collections to reflect national and regional requirements.
- 3. To approve undertaking a consultation to help inform a new waste strategy for household properties.
- 4. To proceed to draft a contract variation, and a mobilisation plan with the Council's waste collection contractor to operate the existing waste and recycling collection fleet on Hydrotreated Vegetable Oil (HVO) as an initial solution to reduce the carbon emissions, to be considered as part of the 2024/25 budget setting process.
- 5. To note the current offer from Hampshire County Council of an Inter-Authority Agreement and the intention to work with Hampshire County Council to achieve a mutually affordable and sustainable solution so that the Council can respond to the offer by October 2023.

IMPLICATIONS:

1 <u>COUNCIL PLAN OUTCOME</u>

- 1.1 The Environment Act 2021 requires a minimum range of materials that can be recycled. This would increase the range of materials that could be recycled in Winchester and would enable residents to reduce the amount of waste each household produces, which in turn will be better for the environment.
- 1.2 The Environment Act 2021 also requires a separate food collection service from households. In Winchester, food is collected in the waste stream. By collecting it separately, material would be recycled instead of disposed of as waste, which could have significant environmental benefits around recycling and carbon performance.
- 1.3 Winchester City Council has ambitions to significantly increase its recycling, reduce waste and improve its carbon performance, which will support tackling the Climate Emergency and creating a greener district. Undertaking a public consultation exercise will provide views on how this can be achieved most effectively.
- 1.4 The carbon emissions within the Biffa contract accounted for about 799tCO2e of the Council emissions in 2021. Securing a way of reducing those emissions will help achieve the Council policy priority. Working with the collection contractor to develop a proposal to secure this will be a key step to achieving this priority. This may also offer opportunities to move other Council activity onto HVO and in so doing reduce emissions still further.
- 1.5 A key objective of the Inter-Authority Agreement is to drive improved and continuous improvement on performance including recycling and carbon, which aligns with Winchester City Council's ambitions to improve its carbon performance.
- 1.6 Your Services, Your Voice
- 1.7 The views of residents are important as the Council has to put in place a new refuse and recycling service to meet national changes in legislation and changes in disposal arrangements set out in the Inter-Authority Agreement from the County Council. The purpose of the consultation will be to seek resident views on the changes needed and to help inform the new waste strategy.
- 1.8 Refuse and recycling collections are a universal service offered by the Council to every home in the district. It is important that an effective and efficient service is offered that reduces waste and encourages recycling.

2 FINANCIAL IMPLICATIONS

- 2.1 Winchester City Council is awaiting details of funding from the Government, but the new collection systems, funding and agreements between partners in the Project Integra partnership are likely to have significant financial implications.
- 2.2 Current collection contract costs are in the region of £4.5 million per annum. Introduction of a new food waste service will need to consider:
 - a) The one-off costs of implementation such as the potential purchase of vehicles and containers. Details of what this food waste service will look like will be developed once government has provided its requirements on the service and following consultation.
 - b) Ongoing increased costs with the current waste and recycling contractor which should be covered by the 'New Burden Funding' for any changes specifically required by government. Any other costs will be explored as part of the affordability assessment of the strategic developmental work.
 - c) Additional depot storage space which will create additional costs. These are unknown as this stage and will be brought back to cabinet once details have been established.
 - d) A consultancy procurement to help support with the financial modelling and contract variation.
- 2.3 Funding is expected to be both one-off implementation costs through a grant claim and then ongoing funding through New Burdens. There is a risk that any New Burdens funding will only be short-term funding and no guarantee that all costs will be recovered (i.e. DEFRA are already exploring models based on 'efficient contracts' rather than our actual costs). Timeframe and details of funding is currently unknown but is expected soon with the release of the government's response to the consistency consultation and statutory guidance.
- 2.4 The County Council will be asking the eleven local waste collection authorities, which includes Winchester City Council, to sign up to an Inter-Authority Agreement. This will change the way the current payment mechanism works between Hampshire County Council and the partners including Winchester City Council. The current indicative initial costs due to some of the key changes of this new agreement have the potential to increase by c.£200k for a kerbside residual waste arising target, c.£500k for material income potential removal and c.£75k for contamination cost. Winchester City Council will be continuing to negotiate with Hampshire CountyCouncil over the potential cost increases and issues such as income share. Further clarity is still required in relation to the Inter-Authority Agreement and it is believed that this will be forthcoming once Government publishes details and guidance on consistency and the extended producer requirements. The County Council is

looking for reassurance that the eleven local waste collection authorities in Hampshire will utilise the new Materials Recovery Facility which it intends to build in Eastleigh and is seeking a commitment by October 2023. This is perfectly reasonable and understandable but the council needs to fully understand the financial consequences which will not be fully known until the Government publishes further awaited details of how the scheme will work and what additional funding to cover this new burden will be provided.

- 2.5 Implementing HVO across the existing fleet for recycling and waste will have increased annual costs. In recent months the cost of diesel and HVO has been volatile with cost per litre fluctuating significantly. Currently the contractor bears the risk of any price fluctuations in the cost of Diesel and so changing to HVO will mean the Council bear the risk of the price difference between Diesel and HVO. This risk changes depending on what price Biffa secure for diesel and HVO. This risk is considerable given recent changes in HVO costs. For reasons of cost, and the need to consider and identify a strategic option for alternative fuels longer term subject to consultation, HVO is intended to serve only as an initial solution.. It is intended that a report will be brought back to cabinet in Jan 2024 and will include an upper and lower range for increased cost based on historic fluctuations in pricing.
- 2.6 Additional resources will be required to support this project including delivering the waste collection consultation exercise, communications, finance, legal, procurement, operations review and project management. Existing reserves will be used to fund the first phase of this project however subsequent funding may be sought as part of future cabinet reports.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Winchester City Council is awaiting details of funding from the government; Consistent collections was initially consulted on in 2019 and a final response was due in 2021, which has been delayed. The new collection systems, new vehicles, funding and agreements between partners in the Project Integra partnership are likely to have significant financial implications on all partners.
- 3.2 The Environment Act 2021 requires a minimum set of material to be recycled from households. The core recyclables include glass bottles and containers, paper and card, metals, plastic bottles, plastic pots, tubs and trays and food and drink cartons. Plastic film is expected to be introduced in 2026/27. It also requires a separate food waste collection from households with a minimum collection frequency of weekly.
- 3.3 Procurement activities will be conducted in accordance with the council's Contract Procedure Rules and the Public Contract Regulations 2015 (PCRs); supported by the councils Legal and Procurement teams. Whatever the structure of the Services following consultation and confirmation of Government funding, it is likely to mean a variation to the Council's existing waste collection contract with Biffa Waste Services Limited will be required. Detailed legal advice will be sought once the changes to services are finalised

to identify any procurement risk that may be associated with any such variation.

- 3.4 The issues raised in this report have been the subject of legal advice and this report has been reviewed by our legal advisers. The course of action proposed, including a full public consultation, is regarded as a prudent and appropriate approach to fulfil the Council's commitment to further engage with partners and residents on its municipal waste management strategy. Public consultation will also help demonstrate the reasonableness of any requirements in the event of challenge.
- 3.5 HVO is an initial solution to decarbonise waste and recycling collections. Other alternative fuels such as electric and hydrogen are being considered as part of the future strategy, subject to budgetary and contractual constraints and engagement with partners and residents as required. At present, electric vehicles require a substantial investment up front including infrastructure such as charge points. It is also unlikely that electric vehicles will be able to service all of Winchester. Ongoing consideration will be given to electric vehicles and alternatives as the market grows and the future strategy develops to ensure the best 'greener' solution is achieved.
- 3.6 The Council must ensure that any consultation is compliant with the "Gunning Principles" i.e. the consultation must be at a time when proposals are still at a formative stage, the Council must give sufficient reasons for any proposal to allow intelligent consideration and response, adequate time must be given for consideration and response, and the outcome of consultation must be conscientiously taken into account. The Council must ensure that consultees are given an effective opportunity to express their opinions on the proposals. Generally, a minimum consultation period of six weeks should be provided.

4 WORKFORCE IMPLICATIONS

- 4.1 Winchester City Council is awaiting details of funding from the government, but the new collection systems, new vehicles, funding and agreements between partners in the Project Integra partnership have the potential to have staffing implications.
- 4.2 Additional resources will be required to support this project including (but not limited to) delivering the consultation exercise, communications, finance, legal, procurement, operations review and project management.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The current depot is at capacity and if introduced the mandatory requirement for a food waste collection will mean that new vehicles are needed. This is likely to be between 8-10 new food waste vehicles. It will also require additional storage for the distribution and management of bins.
- 5.2 The outcome of this increased infrastructure is to require new depot storage facilities. The council is ensuring that longer term, facilities close to the

existing depot can be made available for this purpose. Facilities owned by the council in the vicinity of the current depot offer an opportunity to meet this requirement.

6 <u>CONSULTATION AND COMMUNICATION</u>

6.1 Consultation with the Cabinet Member for Climate Emergency, the Cabinet Member for Finance and Value, the Leader of the Council and Senior Leadership team has been undertaken along with a planned wider member briefing on the requirements of the Environment Act 2021. The Health and Environment policy committee considered the policy objectives of a new waste strategy for the Council at its meeting on the 4th July. Questions were raised about; the timescales, cost implications, the need to have certainty of Government intentions before committing and the need to engage and consult with communities and households and ensure that the Council understands how it could make it easier for households to recycle .

7 <u>ENVIRONMENTAL CONSIDERATIONS</u>

- 7.1 Winchester City Council has an opportunity to significantly improve its waste and recycling collections and performance, by doing so, reducing its impact on climate change. Any changes will consider current viable environmental benefits and negatives as part of the process.
- 7.2 There is a national requirement to increase the range of dry recycling materials collected and a national requirement to introduce a separate food recycling collection service from households. Both these changes will positively contribute to the environment.
- 7.3 Working towards decarbonising the waste and recycling collection fleet through an initial adoption of use of HVO will have a positive effect on reducing carbon impact and contributing towards the council's carbon target in 2024. HVO traceability and accreditation certificates through the supply process will be required to demonstrate supplier control at the various stages of production to prove genuine sustainability and low carbon.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 None based on recommendations in this report

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 Processing of personal data will be involved during the Insight and Behaviour engagement exercise phase. It is unlikely that a DPIA will be required however, this can be kept under review.

10 RISK MANAGEMENT

10.1 There is a full project risk register which is a working document and will be reviewed and updated throughout the project life cycle as part of the project governance.

Risk	Mitigation	Opportunities
Financial Exposure	Government funding to support required changes such as introducing a separate food waste service will provide mitigation to the	Introducing a new separate food waste collection will have a number of positive environmental benefits.
	increased costs of new requirements. Any changes to the collection service may increase costs. These costs would need to be fully considered as part of the financial modelling to ensure the most cost effective solution is achieved.	External funding will give Winchester City Council a cost effective opportunity to introduce positive changes to its household collections.
	Providing free garden waste collections is being considered as part of the Consistency collections consultation, this would have a significant financial impact. It is expected that if this is adopted as a statutory requirement costs would be expected to be met by New Burdens funding.	
	As part of the Inter- Authority Agreement the pay mechanism is being reviewed and early drafts suggest additional costs will be incurred. This is a key risk to the council and	

Risk	Mitigation	Opportunities
	needs to be subject to further negotiation as recommended in this report.	
	Introducing HVO is likely to have an increased cost. Just as the contractor currently hedges diesel costs it is intended to negotiate hedged costs for HVO on an annual basis.	
	The Council is holding assets in vicinity of existing depot that could address the requirement to provide additional depot space.	
	Mitigation of these issues will be achieved by delaying decisions on implementation until; confirmation of Government funding is received, better understanding of financial exposure is achieved before entering into the IAA with HCC.	
Exposure to challenge	External legal advice has been commissioned to help steer the process to ensure a robust structure is undertaken. Consultation and engagement with residents is proposed at an early stage of developing the new waste strategy for households ensuring the Council can	N/A

Risk	Mitigation	Opportunities
	demonstrate complying with the Gunning principles when consulting.	
Innovation	Introducing HVO would be an innovative and practical solution compared to diesel subject to agreeing a contract variation and price. This approach is already adopted by other waste collection authorities. Adopting use of HVO as an initial approach allows other more costly and less developed and practical options to be	N/A
	if feasible and economic.	
Reputation	Waste and recycling affects every resident therefore any change can be sensitive. Appropriate engagement with residents and members is being factored into the project timeline at an early stage so as to be taken into account in development of service delivery models.	Improving carbon and recycling performance will be assessed as part of development work. Improving carbon and recycling performance would have a positive impact on reputation.
	Undertaking the process set out in the report to develop a waste strategy for the future will contribute towards compliance with national and regional	

Achievement of outcome A c take envi	uirements. collection system that es into account ironmental benefits, rdability and customer	With the opportunity of external funding it allows
take envi affor	es into account ironmental benefits,	
	•	an opportunity to review current collection arrangements with the intent to improve the service.
vehi store asse coul supp	litional food waste icles will need to be ed. The Council has ets in the vicinity that ld be deployed to port this additional ce requirement.	Other options to be identified
hous com ensi	e consultation rcise will engage with seholds and munity groups to ure all interests are ected and captured.	N/A
cons Furt brou The Rec oper 2025 regu Ham Cou high cont	roval to undertake a sultation exercise. ther reports will be ught back to cabinet.	N/A

Risk	Mitigation	Opportunities
	the process of how this service might look as part of the future waste strategy as set out in this report will put the Council in a positive position when external funding becomes available and details of requirements are known.	
Project capacity	An external project manager has been commissioned, along with a project team and board. Additional internal resource will be required to support project leads on specialist work areas along with external specialist resource to support delivery.	
Other	None	

11 <u>SUPPORTING INFORMATION:</u>

11.1 Background

- 11.2 As a council, Winchester has seen the fastest growing recycling performance in the County since 2019. It is one of the best performing authorities in Hampshire in terms of waste and recycling and has an ambition to become one of the best nationwide; minimising its carbon emissions, increasing the amount recycled and reducing the amount of waste produced in the most cost effective way possible.
- 11.3 The table below shows recycling growth and performance compared to other authorities in Hampshire:

	2018-19 (%)	2020-21 (%)	diff.
Winchester City Council	36.1%	40.5%	4.4%
Rushmoor Borough Council	29.0%	31.9%	2.9%
Gosport Borough Council	23.8%	26.6%	2.8%

Havant Borough Council	30.7%	33.0%	2.3%
Basingstoke and Deane Borough Council	28.3%	30.4%	2.1%
East Hampshire District Council	34.3%	36.2%	1.9%
Fareham Borough Council	33.7%	35.6%	1.9%
Test Valley Borough Council	36.0%	37.6%	1.6%
New Forest District Council	32.9%	34.1%	1.2%
Hart District Council	41.8%	41.7%	-0.1%
Eastleigh Borough Council	41.7%	40.2%	-1.5%

- 11.4 The current service for households (kerbside properties and flats) in Winchester is:
 - a) Alternate weekly collections for refuse (black bin) and mixed dry recycling (green bin) in 240 litre wheeled bins for kerbside and larger bins for flats. This means one week refuse is collected and the next week dry recycling is collected. Plastic pots, tubs and trays are currently not collected. Flats mostly have fortnightly collections but some have a higher frequency.
 - b) Food waste is currently collected in with refuse and not recycled.
 - c) Glass is collected for recycling every four weeks in a 40 litre black box (introduced in September 2019).
 - d) A fortnightly paid for garden waste service (£65 per annum for a large bin or £43 per annum for a small bin) for kerbside properties.
 - e) Small Waste Electrical and Electronic Equipment (WEEE) and batteries are collected every week for kerbside properties.

11.5 **The impact of new emerging national requirements**

- 11.6 In November, the Environment Act 2021 became law. Its priority areas are air quality; water; biodiversity; and resource efficiency and waste reduction. In regard to waste and recycling the Act will help transition to a more circular economy, incentivising people to recycle more, reduce waste, encourage businesses to create sustainable packaging and making recycling easier. These changes will be driven by new legally binding environmental targets.
- 11.7 The Environment Act 2021 contains three key new policies and therefore allows government to:
 - a) Deliver consistent recycling collections across England, including ensuring councils operate a separate food waste collection service from all households and collect a minimum range of dry recycling materials (Consistency Collections).
 - Expand the use of charges on single use plastics, following the successful introduction of the carrier bag charge and introduce a Deposit Return Scheme (DRS) on plastic and metal drink containers; and

- c) Introduce new Extended Producer Responsibility (EPR) scheme to make producers responsible for the full net costs of managing their products when they are ready to be thrown away.
- 11.8 Deposit Return Scheme (DRS) will provide a mechanism for people to be reimbursed if they take a bottle back to a DRS point. This is likely to remove a portion of this recycling material from the kerbside collection points. Extended Producer Responsibility (EPR) will mean producers will make products easier to recycle and provide funding to local authorities to support the cost of recycling these products.
- 11.9 To enable councils to make the changes required by the Environment Act 2021, it is anticipated by the Government that full funding will be available from government and income from EPR.
- 11.10 Government originally started consulting on Consistency Collections in 2019 with a final response due in 2021. A response has since been delayed but is now expected soon, along with providing statutory guidance and details around funding. This information is expected to inform councils about the details of the requirements set out by the Environment Act 2021.
- 11.11 This response assumes no change to proposals as set out in the Environment Act 2021 (Act 2021), however there are still unknowns around whether Government will mandate free garden waste collections and how this will be funded plus whether or not it will place a mandatory requirement around a minimum frequency (fortnightly) for waste collections.
- 11.12 A core part of the new consistency arrangements requires a minimum set of material to be recycled from households. These core recyclables include glass bottles and containers, paper and card, metals, plastic bottles, plastic pots, tubs and trays and food and drink cartons. Plastic film is expected to be introduced in 2026/27.
- 11.13 Also each household in England will require a mandatory food waste collection, funded by the Government as part of the New Burdens funding. Government also requires a minimum of a weekly food collection but there are currently no details of what properties may require a more frequent service. For Winchester residents this would mean a new (at least) weekly food waste service from households.
- 11.14 There are a small number of authorities in Hampshire that collect food waste, typically from a 23I brown bin, with smaller kitchen caddy provided. However all authorities are awaiting the Government's consistency response, to understand the timing, requirements and funding to go with this new mandatory requirement.
- 11.15 Technically Environmentally Economically Practicable (TEEP) is an assessment that Waste Collection Authorities need to undertake to demonstrate they are exempt from collecting recycling materials separately e.g. dry recycling collected as individual material groups and food separate

from garden waste from households. Under current legislation there is no requirement for a 'TEEP' assessment' to be in writing and waste collectors are able to use a number of different analysis methods to complete this assessment. As a result, types of assessment vary between waste collectors, and inconsistencies in interpretations of the requirements on waste collectors exist. As part of the new government reforms a standardised approach to TEEP assessments across England are planned, to create greater consistency between written assessments and the circumstances in which the exceptions apply.

11.16 The impact of new emerging regional requirements

- 11.17 Within Hampshire, the Project Integra partners have been working through the implications of what the Act 2021 requires in terms of service change for both the waste collection and disposal authorities. The Joint Municipal Waste Management Strategy (JMWMS) has been revised and by February 2022 was approved by all partner authorities subject to funding and further details from the government.
- 11.18 Hampshire County Council is investing into a new Material Recovery Facility which will treat dry recycling via a Twin-Stream collection system. Initial assessment showed the Twin-Stream system had a better environmental performance compared to collecting all recyclables separately. It will also accept a wider range of dry recyclables as per the Environment Act 2021 requirements. Therefore the new Material Recovery Facility will require a new collection system for those authorities feeding into it. For Winchester, this would mean pots, tubs and trays (and plastic film later) would need to be recycled through the recycling collections rather than disposed of in the waste.
- 11.19 The new collection system for dry recycling required by Project Integra will mean Winchester residents will have:
 - a) One container for mixed dry recycling including glass and the additional dry recyclables including glass bottles and containers, metals, plastic bottles, plastic pots, tubs and trays and food and drink cartons. Plastic film is expected to be introduced in 2026/27.
 - b) And another container for paper and cardboard (fibres).
- 11.20 How this Twin-Stream system operates is the choice of each local authority, depending upon costs, aspirations and residents' behaviours. For example the frequency these materials will be collected and in what containers etc. is unknown and will be developed following consultation exercise.
- 11.21 Hampshire County Council and its partners are discussing an Inter-Authority Agreement (IAA) to act as an overarching agreement to set out how the new arrangements will work.

- 11.22 The purpose is to establish clear responsibilities for all partners in relation to operational aspects of waste and recycling services. It is to recognise the statutory functions and update the historic financial arrangements between Waste Collection Authorities and Hampshire County Council as the Waste Disposal Authority. Its objectives are to align with the principles of the proposed national residual waste target, reflect the revised Joint Municipal Waste Management Strategy (JMWMS) key objectives and drive improved and continuous improved performance including recycling, carbon and cost.
- 11.23 It will formalise the relationship between the collection and disposal authorities setting clear binding responsibilities on information sharing, agreed material input specifications, joint working on key additional specialist contracts and highlight and assess the impacts of the Household Waste and Recycling Centre service changes.
- 11.24 The key changes and potential costs are set out below.

11.25 Kerbside residual waste arising target (potential cost c.£200,000)

- 11.26 A single kg per household (kg/HH) target set for all WCAs to be met by 31 March 2030. The target of 314 kg/HH is the average of the upper quartile (25% top performing) waste collection authorities in 2019/20. Where a WCA exceeds this target the County Council is prepared to share the savings benefit on a 50:50 basis. Where a WCA fails to meet the target the County Council will seek full cost recovery on the disposal costs of the excess tonnage. Current average food waste in Winchester per household is close to accounting for the total residual waste generated above the 314kg target Therefore, introduction of food waste collection could mitigate that risk.
- 11.27 The County Council is willing to share any savings associated with early achievement of the target ahead of the 2030 timetable.

11.28 Material Income (potential cost c.£500,000)

11.29 The County Council will retain the income from packaging material to reflect the net full cost recovery nature of the County Council's Extended Producer Responsibility payments as a waste disposal authority. There will then be a 50 / 50 split on the remaining income from non-packaging material sales between 1st April 2024 and 31st March 2026. However, after this two-year period the County Council will retain 100 percent of all income. This change is required to future proof the agreement and meet known future budget pressures that the County Council is facing by ending this discretionary payment.

11.30 Contamination Charge (potential cost c.£75,000)

11.31 The County Council will fund the cost of contamination up to the contract rate of the Material Recovery Facility operator and the cost of any additional contamination will be charged to the relevant Waste Collection Authorities on an annual basis. Following previous feedback and in recognition of the fact that the existing infrastructure is limited in terms of the material input specification the County Council will increase the amount of contamination it will fund by 2.5 percent above the contract rate from the date that the agreement comes into effect from 1 April 2024 until end March 2026, enabling the new Material Recovery Facility to commence operations and for Waste Collection Authorities to transition to the new collection system.

- 11.32 If the timetable for the delivery of the new Material Recovery Facility slips, and thus prevents a Summer 2025 opening, the County Council proposes to delay the removal of the non-packaging material income sharing and the reversion to the contract contamination threshold by a timeframe equal to that of the delays in the Material Recovery Facility opening.
- 11.33 Hampshire County Council is proposing approval of the Inter-Authority Agreement at their cabinet in July 2023 for implementation 1 April 2024. All partners including Waste Collection Authorities need to consider the Inter-Authority Agreement proposals and have been asked by the County Council to decide on committing to the agreement by October 2023.
- 11.34 Once details around cost implications are understood, a report will be brought back to cabinet. Implementation of the Inter-Authority Agreement is planned for 1 April 2024.
- 11.35 The new Material Recovery Facility construction is planned to start late 2023 and planned to be operational summer 2025.

11.36 Public Consultation

- 11.37 This report seeks authority to undertake a consultation exercise to help inform the Council's waste strategy. It sets out what we can engage on and what has been set out by government as mandatory requirements and regional requirements by Hampshire County Council.
- 11.38 This means introducing a separate food collection service, collecting the core recyclables and introducing a Twin-Stream system will form part of the new waste strategy. It is envisaged that these changes will be made subject to cost, external funding and other factors such as a Technically Environmentally Economically Practicable (TEEP) assessment.
- 11.39 TEEP affects how the dry recycling is collected and separate food collections. Hampshire County Council modelling work regarding the new Material Recovery Facility considered environmental and cost benefits as part of their assessments and it showed that a Twin-Stream system was the most appropriate solution compared to collecting all materials separately. In regard to food, collecting the material mixed with garden waste and therefore seeking an exemption is likely not viable due to the additional cost.
- 11.40 Although the council may be constrained in the service it can deliver due to these national requirements and local treatment infrastructure, it is important that it consults residents on the changes so as to allow the responses from

residents to be considered and help inform the development of the waste strategy.

- 11.41 The consultation exercise will seek residents' views for example around the colour of containers, how many they can or would want to accommodate, what sizes and types would be preferred and the types of accessibility issues. It will also explore those needs and constraints from communal properties. It will also be very important to understand the impact on those who may have accessibility issues/assisted collection etc. Where there are prescribed delivery approaches, residents will be engaged with to ensure we understand their needs. This will include a range of engagement tools including within the communities across the district.
- 11.42 Recycling more will mean less waste is likely to be produced by households and how waste should be collected in the future will need to be considered as part of the exercise.
- 11.43 The outcome of the exercise, alongside national and local requirements, will help shape alternative household collection options and subsequently the new waste strategy.
- 11.44 If approved, consultation is expected to take place during autumn 2023, outcomes from this will be used to inform alternative options that meet the government and local requirements and take into account the consultation outcomes and affordability. This will be brought back to Cabinet in 2024.

11.45 Decarbonising the waste and recycling fleet

- 11.46 Hydrotreated Vegetable Oil (HVO) which is a paraffinic diesel, with high cetane content, zero sulphur and very low aromatic hydrocarbon content. It is manufactured from hydrotreated waste organic oils (used cooking oils for example).
- 11.47 The Green House Gas (GHG) content of HVO is extremely reduced when compared to DERV. When GHG emissions from the supply chain are factored in, the reduction in GHG emissions compared to a normal road diesel is typically between 88 percent and 94 percent. In other words, 88%-94 percent reduced carbon footprint compared to diesel.
- 11.48 As the combustion is more effective, there is also a marked reduction in pollutant emissions (NOx, CO and particulates). For HVO to be sustainable and low carbon HVO traceability and accreditation certificates will need to be demonstrated.
- 11.49 Increased costs for introducing HVO is volatile and therefore any agreement would likely need reviewing annually. This also makes securing a price per litre way in advance of implementation difficult and would normally be secured close to point of implementation. Prices for HVO will be sought from the waste contractor to be considered as part of the 2024/25 budget setting cycle.

11.50 Next steps

- 11.51 There are significant proposed changes around waste and recycling as described in this report; mostly driven by national requirements, and as a Waste Collection Authority (WCAs), Winchester City Council wants to take this opportunity to improve its household waste and recycling collections.
- 11.52 It is proposed that Winchester City Council undertakes a consultation exercise to enable residents' to have a view on the new waste strategy for household waste and recycling collections.
- 11.53 Next steps include:
 - A) Undertake a consultation exercise to help inform a new waste strategy for household properties.
 - B) Develop service options based on the outcome of the consultation, environmental factors and affordability;
 - C) Implement any changes.
- 11.54 This report is about milestone A) consultation. It is a start of a process to gather views to help inform a new waste strategy. It sets out what we can engage on and what has been set out by government as mandatory requirements and regional requirements by Hampshire County Council.
- 11.55 This report is also about noting progress with the Inter-Authority Agreement and the work that will continue with Hampshire County Council to develop the Inter-Authority Agreement and for Winchester to bring back a proposal on the next steps in October 2024.
- 11.56 It is also about decarbonsing waste and recycling collections and requesting Winchester City Council enters into negotiations with its waste and recycling collection contractor to draft a contract variation and develop a mobilisation plan for HVO introduction as an initial solution. The council will also work to develop a cost envelope for annual increased costs if HVO was adopted.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 There are a set of legislative and regional requirements as set out in this report which require a minimum service level as baseline. However, consultation on how these systems operate and what is the right system for the left over waste is important to ensure the impact of the changes on residents is carefully considered and mitigated if necessary and required.
- 12.2 The Council has been offered a model Inter-Authority Agreement by Hampshire County Council to consider and come to a decision by October 2023. The Council could decide not to enter into an agreement and pay a gate fee to deposit waste at the new Material Recovery Facility. This would expose

the Council to considerable risk and cost and thus is not recommended. The Council therefore intends to work with the County Council to better understand the Inter-Authority Agreement proposal and costs, and when better understood report back a proposal to cabinet to seek authority on a way forward.

12.3 So as to decarbonise the waste service r alternative fuels such as electric and hydrogen will be considered. Based on the options currently available electric vehicles would require a substantial investment up front including infrastructure such as charging. It is also unlikely that existing electric vehicles will be able to service all of Winchester. Ongoing consideration will be given to electric vehicles and alternatives as the market grows to ensure the best 'greener' solution is achieved and to inform the future strategy.

BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

CAB3328 – 25 January 2022 https://democracy.winchester.gov.uk/ieListDocuments.aspx?CId=136&MId=2724&V er=4

Other Background Documents: -

EIA

APPENDICES:

<u>None</u>

Agenda Item 10

CAB3418 CABINET

REPORT TITLE: PUBLIC OPEN SPACE AT KINGS BARTON

18 JULY 2023

<u>REPORT OF CABINET MEMBER: Cllr Kathleen Becker, Cabinet Member for</u> <u>Community and Engagement</u>

Contact Officer: Steve Lincoln Tel No: 01962 848 110 Email slincoln@winchester.gov.uk

WARD(S): THE WORTHY, ST BARNABAS

<u>PURPOSE</u>

The Kings Barton development will deliver 24 hectares of recreational and public open space, the first of which has been completed and is ready for transfer to the relevant body for long-term management and maintenance.

A s106 legal agreement sets out a number of options for the future management and maintenance of the open space land. Agreement has been reached between Cala Homes, Winchester City Council and Headbourne Worthy Parish Council (HWPC), under the terms of the agreement as to the long-term ownership, maintenance and management of the open space land. This report seeks approval of the arrangements that will apply to the transfer of the first of the open space but also to all further open space that will be transferred over the life of the development.

It also sets out the terms negotiated with the developer for the funding that will come with all land transferred over the life of the development to meet the maintenance costs for a number of years.

RECOMMENDATIONS:

- 1. That all areas of public open space within the Kings Barton development that fall within the boundary of Headbourne Worthy parish (the area marked A in appendix 1) are transferred directly from Cala Homes to HWPC, or its successor together with the appropriate proportion of the commuted sum to meet the costs of future management and maintenance of the areas of open space. This includes land ready now and which will become available in later phases.
- 2. That all areas of public open space within the Kings Barton development that fall within the boundary of St Barnabas ward (the area marked B in appendix 1) are transferred from Cala Homes to Winchester City Council, together with the appropriate proportion of the commuted sum to meet the costs of future management and maintenance of the areas of open space, and allocated to the Town Account. This includes land ready now and which will become available in later phases.
- 3. That £75k costs incurred by Cala Homes in establishing the Barton Meadows nature reserve are met by reducing the overall commuted sum payable for management of public open space at Kings Barton.
- 4. That the commuted sums for the future maintenance of all public open space within the Kings Barton development will be calculated as follows:
 - a. Phase 1a = 43,233m² @ £11.79/m² = £509,717.07, less £25k = £484,717.07
 - b. Phase 1b = 26,279m² @ £11.79/m² = £309,829.41, less £25k = £284,829.41
 - c. Phase 2a = 12,652m² @ £11.79/m² = £149,167.08, less £25k = £124,167.08
 - d. For all subsequent phases, using the council's standard rate for public open space maintenance at the date of transfer (which currently stands at $\pm 13.77/m^2$)
 - e. All of the rates above apply as at the date of this approval and will be subject to inflation at the point of transfer from the developer.
- 5. That, the Service Leads Legal and Built Environment be authorised to enter into all necessary legal agreements in order to formalise the commuted maintenance payments, the future management of the open space within St Barnabas ward on behalf of the city council by HWPC and any other consequential amendments arising from the approved recommendations.

IMPLICATIONS:

1 <u>COUNCIL PLAN OUTCOME</u>

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 The open space created as part of the King's Barton development (and the subject of this transfer) comprises areas of grassland, swales and detention basins, shrubs and a number of established and newly planted trees which will remain and be protected under the management arrangements described in the report.
- 1.3 Living Well
- 1.4 The Kings Barton development includes a network of high quality and easily accessible open spaces which are important for the health and wellbeing of the local community.
- 1.5 Your Services, Your Voice
- 1.6 Management of this open space by the parish council empowers and enables local people to have more direct control and a greater say in how their local open spaces are managed and maintained.
- 2 FINANCIAL IMPLICATIONS
- 2.1 The basis of the council's position when agreeing sums for open space management and maintenance is an agreed formula, based on the actual cost of maintaining such land through the grounds maintenance contract with idverde. This formula generates a representative figure that currently stands at £13.77/m², which reflects the actual cost at this time of maintaining a normal mix of open space types.
- 2.2 Cala Homes has proposed to pay a reduced figure of £11.79/m² in relation to phases 1a, 1b and 2a, following which they would pay the full rate for the remaining seven phases. This represents an overall reduction of £162,684 on the total figure calculated using the standard rate, which should be seen in context of a total commuted sum in excess of £2.5M that will be payable over the life of the development and would represent something like a 6% reduction over an estimated 20-year period. The exact sum is unknown as it will increase in line with inflation and the dates of future land transfer are uncertain, but the total maintenance sum for the whole development will be more than £2.5M (see section 11.20).
- 2.3 The majority of the open space falls within the Parish of Headbourne Worthy and the proposal is for the land and funding to transfer to Headbourne Worthy Parish Council. The maintenance sums involved are significant and this council would also be transferring the majority of the risks and financial implications to the parish council. This is explored further in section 11.8).

2.4 A proportion of the open space falls within St Barnabas ward, in the area of land marked B in appendix 1. The exact total area of this open space land is unknown at this stage as some of the phases are yet to be designed in detail, but it is likely to represent approximately 3% of the total open space provision at Kings Barton. A proportion of the £2.5M+ sum for future maintenance will be linked to this land, based on the rate per square metre of land proposed in this report. Based on the estimated 3% of open space, this would equate to a sum of approximately £75k. Under the proposed arrangements, the appropriate and proportional maintenance sum would be transferred to HWPC each year to meet the costs it incurs in maintaining this land. This would continue until such time as a Community Governance Review determines the long-term governance arrangements for the area.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Local Government Act 1972 defines open space by reference to the definition given in s336(1), Town and Country Planning Act 1990, as: *"any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground"*. The land at Kings Barton falls within this definition.
- 3.2 The open space at Kings Barton is being laid out by the developer Cala Homes and will be transferred at no cost, in accordance with a s106 agreement linked to the planning permission.
- 3.3 A legal agreement will be required between the council and Headbourne Worthy Parish Council setting out the terms of the arrangement by which the parish council will maintain and be responsible for the areas of open space at Kings Barton that fall within St Barnabas ward.
- 3.4 There are no direct procurement implications related to this decision.
- 4 WORKFORCE IMPLICATIONS
- 4.1 Should this land be adopted by the council, it would be maintained and paid for via the grounds maintenance contract. By transferring the land to the parish council, the work involved in overseeing and monitoring this maintenance does not become a long-term obligation for the council.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The open space has been secured at nil cost through an s106 agreement between the council and the developer to meet the needs of the new community.
- 5.2 The council's 'Open Space Assessment', a supporting policy document to the Local Plan, identifies the land as protected open space, which would see the land remain as accessible public open space in perpetuity.

- 5.3 It is proposed that the freehold of the open space land within the boundary of Headbourne Worthy parish (excluding the Barton Meadows land to the east of the railway line) is transferred directly from Cala Homes to Headbourne Worthy Parish Council, or its successor.
- 5.4 It is proposed that the freehold of the open space land within the town ward of St Barnabas is transferred to the council, with responsibility passed to the town account. The management and maintenance for the land would be undertaken by Headbourne Worthy Parish Council, via a legal agreement with the council, in order for it to be managed with all other amenity open space at Kings Barton.
- 5.5 These arrangements would remain in place until the outcome of a future Community Governance Review, which would determine the future ownership of land and assets within the area.

6 <u>CONSULTATION AND COMMUNICATION</u>

- 6.1 The proposals for management and maintenance of open space at Kings Barton have been developed through ongoing dialogue with Headbourne Worthy Parish Council. The parish council resolved to agree to these proposals at its meeting on 22 May 2023.
- 6.2 Cala Homes is also aware of the intention to transfer the freehold of some land, and the management and maintenance responsibility of the remainder, to Headbourne Worthy Parish Council.
- 6.3 Report WTF318 to Winchester Town Forum on 15 June 2023 set out the proposal for Headbourne Worthy Parish Council to maintain the open space at Kings Barton that sits within St Barnabas ward, and was noted.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 A management plan and/or maintenance schedule will be made available for the site by the developer, and this will be passed the parish council who will undertake management in substantial accordance with this plan.
- 7.2 The land will remain as protected open space through the S106 legal agreement and Local Plan and will continue to function in such a way as to deliver benefits for both wildlife and people. In addition, the site provides a range of other environmental services including flood attenuation, carbon capture and urban cooling.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 An EQIA has been completed, which highlights potential in open space provision and management for discrimination on the basis of age, gender or disability. However, mitigation measures are in place to ensure these are managed and addressed. A copy of the EQIA can be found at appendix 2.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.
- 10 RISK MANAGEMENT
- 10.1

Risk	Mitigation	Opportunities
<i>Financial Exposure</i> WCC does not have sufficient funds to meet maintenance cost of land within the town area.	Funds are available through s106 and will be ring fenced for this purpose. Agreement with Cala Homes is index linked to ensure future contributions are adequate.	
Exposure to challenge The decision is challenged. Appropriate legal arrangements cannot be completed.	The proposal is in accordance with the options set out in the s106 agreement. Discussions have been ongoing with the parish council, who have agreed to take the land including responsibility for its maintenance. The parish council have appointed a solicitor.	
<i>Innovation</i> N/A	N/A	N/A
Reputation That there may be a need for the parish council to seek advice in the management of the site.	The council will provide support at the outset to the parish council to ensure they have all the necessary tools to undertake effective and	Council reputation is enhanced through successful transfer and empowerment of the parish council.

	efficient management of the site.	
Achievement of outcome That the parish council fails to maintain the land to the expected standard. That the commuted sum is invested unwisely and is unable to sustain maintenance for the expected length of time.	The council will provide support at the outset to the parish council to ensure they have all the necessary tools to undertake effective and efficient management of the site. A maintenance schedule will be provided to the parish council, which will form part of the terms of the agreement and ensure the site continues to be effectively managed. Direction from the council on the type of investment advice that the parish council should seek.	The parish council's ability to respond to local need/demand ensures the open space is managed more effectively. This council can focus its resources on securing and delivering new areas of open space as they become available through the development management process.
Property That the land owned by this council is not maintained to the expected standard.	A maintenance schedule will be provided to the parish council, which will form part of the terms of the agreement and ensure the site continues to be effectively managed. The legal agreement will contain conditions related to the rectification of any poorly maintained land.	The parish council's ability to respond to local need/demand ensures the open space is managed more effectively. This council can focus its resources on securing and delivering new areas of open space as they become available through the development management process.

That the parish council does not have or does not retain support of the community.	Ongoing discussion at parish meetings and development forum ensures community awareness. The council to provide advice where necessary.	There is a likelihood of greater community involvement in the site and increased sense of ownership.
<i>Timescales</i> Delay in decision and completion of the agreement.	Inspections undertaken to identify any remedial work required ahead of transfer. All other parties have already approved the terms of the agreement. Fallback position is initial maintenance rests with WCC.	Previous discussion has allowed the parish council to fully prepare for the transfer.
Project capacity Additional council time required if transfer is prolonged.	Council officer work programme to accommodate possible additional time.	

11 SUPPORTING INFORMATION:

- 11.1 Once complete, the Kings Barton development will comprise 2,000 new homes, along with a range of amenities including 24 hectares of recreational and public open space. The site was granted outline consent by the Secretary of State on 2nd October 2012 ref. 09/02412/OUT and was subject to a number of conditions and two s106 Legal Agreements (WCC and HCC). The current phasing plan for the development is shown in appendix 1.
- 11.2 The vast majority of the development sits within the Parish of Headbourne Worthy, with a small parcel of land sitting within the town ward of St Barnabas (marked B in appendix 1).
- 11.3 The long-term governance arrangements for the area have not yet been decided and it is likely that this will not be resolved until 2025 or 2026. This will be achieved via a governance review that may lead to a change in

boundaries and responsibility for Kings Barton but, in the meantime, there is a need to formalise arrangements for open space maintenance and management.

Ownership of the land

- 11.4 A s106 agreement sets out a number of options for the future management and maintenance of the open space land:
 - a) The ownership management and maintenance of the features by a management company; or
 - b) The ownership management and maintenance of the features by a trust that has sufficient capital resources to ensure its ability to manage the features in the long-term; or
 - c) The ownership management and maintenance of the features to the (City) Council following the Council certifying the completion of the open space and the maintenance thereof for a period of 12 months thereafter by the owner to the reasonable satisfaction of the Head of Planning Management... and including the payment by the owner to the Council of a reasonable commuted sum in relation to their future maintenance; or
 - d) A combination of any of the options referred to above; or
 - e) Any other mechanism agreed between the Council and the owner.
- 11.5 In Winchester district, normal practice is for parish councils to own and manage public open space within their parish. This allows the local community to have more control and influence over the management of open space and for it to be able to enhance the area going forward, in a way which best meets local needs. This approach sees both resident management companies and parish councils manage public open space successfully in many areas.
- 11.6 Headbourne Worthy Parish Council is keen to take on responsibility for the public open space within its boundary at Kings Barton and 11.5(e) above reflect the option within the s106 that allows this, subject to the agreement of both the City Council and the owner. Cala Homes has confirmed its willingness to agree to this.
- 11.7 There are risks to this approach, one being the inexperience of the parish council in managing public open space. While there will eventually be 24 hectares of recreational and public open space, this will come in phases so the parish council will initially be managing only small areas, reducing the risk of problems. There will be a detailed maintenance plan provided by the developer so the required specification of works will be clear, and council officers with experience of managing open space will offer advice and

assistance during the early stages to ensure a smooth transition when the land is transferred.

- 11.8 The maintenance sums involved are significant so there are also risks around the protection of large financial reserves, particularly in context of a small parish council who are unable to be treated as a "professional" investor for treasury management purposes. These risks have been explained to the parish council and it has been advised to seek treasury management advice.
- 11.9 The measures proposed above should support the parish council and mitigate risk to the successful management of the open space. The benefits of management at a local level far outweigh the risks, so it is recommended that the freehold of the open space land within the Parish of Headbourne Worthy is transferred directly from Cala Homes to Headbourne Worthy Parish Council, along with the associated maintenance sum, for management in perpetuity as public open space.

Land within the Winchester Town area

- 11.10 The area marked B in appendix 1 sits within St Barnabas ward and will include a small amount of public open space land, which represents approximately 3% of the open space across the whole development. This land comprises areas of grassland, swales and detention basins, shrubs and a number of established and newly planted trees. Part of this land falls within phase 1a and will be ready for transfer to the council in the near future.
- 11.11 The principle of parish councils owning and managing public open space is applied within the town wards by this responsibility sitting with Winchester Town Forum. In line with that established approach, it is recommended that any open space within the area marked B in appendix 1 is transferred to the City Council when ready and responsibility is allocated to the Town Account, along with a share of the commuted sum for open space maintenance that is proportionate to the size of the land.
- 11.12 Should the freehold of the majority of the open space be transferred to Headbourne Worthy Parish Council, this would leave amenity open space in Kings Barton in two different hands. The parish council has offered to also take on management and maintenance responsibility for the open space land within St Barnabas ward, to simplify open space management and bring all amenity land under a single management regime. There would be additional advantages in not having multiple contractor teams visiting the site to maintain different pieces of land, which would be less cost-effective and also confusing to residents and other stakeholders.
- 11.13 It is therefore proposed that the City Council enters into a management agreement with Headbourne Worthy Parish Council in relation to the maintenance of open space at Kings Barton that sits within St Barnabas ward. This agreement would also see an appropriate and proportional amount of the commuted sum paid to the parish council which is to be used towards the maintenance of the land. The agreement would be for a period of between

two to three years and would be reviewed once the outcome of the governance review is known.

Barton Meadows nature reserve

- 11.14 The land to the east of the railway line falls outside of the boundary of the Kings Barton development site and has been used to create a nature reserve known as Barton Meadows, which enabled Cala Homes to mitigate the environmental impact of its development. This nature reserve is being managed by Hampshire and Isle of Wight Wildlife Trust due to the specialist nature of the management required, and will eventually be transferred to the City Council, so is not included within the land that will transfer to Headbourne Worthy Parish Council.
- 11.15 When the nature reserve was established it was agreed with Cala Homes that the cost of establishing the site would be reimbursed through an equivalent reduction in the commuted sum payable for future maintenance of the public open space at Kings Barton. This agreement was confirmed by an exchange of letters in 2014 and the cost has subsequently been confirmed as £75k..
- 11.16 It is recommended that the sum of £75k is deducted from the sums payable for phases 1a, 1b and 2a and that the sum for each phase is reduced by a sum of £25k.

Commuted sum for future management and maintenance

- 11.17 The s106 agreement requires, "payment by the owner to the Council of a **reasonable** commuted sum in relation to their future maintenance".
- 11.18 This is unusual, in that other s106 agreements for similarly large developments have set out a specific sum that would be payable in respect of a commuted sum for future maintenance, and means that the council has had to negotiate with Cala Homes on this matter. The basis of the council's position is an agreed formula, based on the actual cost of maintaining such land through the grounds maintenance contract with idverde. A representative figure of £13.77/m² has been calculated, which reflects the actual cost at this time of maintaining a normal mix of open space types. This formula is used successfully with various developers when agreeing commuted sums for new public open space.
- 11.19 Phases 1a and 1b of the development are well progressed and the first tranches of public open space are almost ready for transfer by Cala Homes. Negotiations on the commuted sum have not been easy and viability issues mean that the developer feels unable to pay the usual £13.77/m² for all public open space across this large development. Following prolonged negotiation, Cala Homes has proposed to pay a reduced figure of £11.79/m² in relation to phases 1a, 1b and 2a, following which they would pay the full rate for the seven phases that follow.

	Area	Rate	Negotiated sum	Sum payable after deduction of £75k for Barton Meadows
Phase 1a	43,233m ²	£11.79/m ²	£509,717.07	£484,717.07
Phase 1b	26,279m ²	£11.79/m ²	£309,829.41	£284,829.41
Phase 2a	12,652m ²	£11.79/m ²	£149,167.08	£124,167.08
Phase 2b				
Phase 3a				
Phase 3b	120,500m²	£13.77/m²	£1,659,285.00	£1,659,285.00
Phase 4a				
Phase 4b				
	202,664m ²		£2,627,998.56	£2,552,998.56

11.20 The proposed commuted sums for management and maintenance of open space at Kings Barton are summarised as follows:

- 11.21 All of the rates above would apply as at the date of this decision and would be subject to inflation at the point of transfer. They are also subject to the deduction of £25k from each of the three phases 1a, 1b and 2a as described in section 11.16.
- 11.22 Headbourne Worthy Parish Council has been involved in the negotiations, as a key stakeholder and recognising its potential role in managing the open space and therefore as the potential recipient of this money. The parish council is particularly keen to secure agreement with Cala Homes so that transfer of land can commence and to have certainty over future ownership of the land. In particular, the parish council is keen to avoid potential for the land to end up in the ownership of a management company – an outcome which it doesn't feel is in the best interests of local residents. For those reasons, the parish council is satisfied that the latest proposal agreed by Cala Homes represents the best possible outcome and is supportive of the recommendation that this be approved.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 The s106 agreement does not specify the sum to be paid by Cala Homes for the future maintenance of the land, but instead requires Cala to provide a 'reasonable sum'. The terms set out in the recommendations have been

negotiated with Cala but fall a little short of the amount that would normally be expected for open space of this scale. There was an option to continue negotiating in the hope of a better settlement but, with no obligation to pay a specific rate, Cala could have refused to offer more. The likely outcome of this scenario was a transfer of the land to a private management company, which is the least preferred option for the parish council as they feel it would not be in the best interests of residents. For that reason, it was agreed with the parish council that the negotiated figure was the best outcome that could be achieved and terms with which they would be happy to manage the land.

- 12.2 There is an option for the council to retain the freehold and management responsibility for all open space at Kings Barton, rather than it being transferred to the parish council. This has been discounted for the following reasons:
 - a) Whilst the council has an effective grounds maintenance contract, it does not allow for local variation and/or subtlety of management. This can be more readily achieved when land is managed by local people for local people.
 - b) The council is no longer the default recipient or transferee of new residential on-site open spaces, where those open spaces could be more appropriately managed by a local parish council or a resident management company.
 - c) Allowing local people to have a more direct say in how their open space is managed engenders a better sense of ownership and responsibility and reduces issues such as anti-social behaviour and vandalism.
 - d) The existing commuted sum is sufficient to help support the management of the site for the foreseeable future but there will be a need to use local precept at some point to sustain effective management of the site.
- 12.3 The default option for management and maintenance of open space land within the town wards is for responsibility to sit with the City Council and be managed as part of the Town Account budget. This could be done for the 3% of Kings Barton's open space but would mean an additional maintenance regime being introduced for land at the development. This would be an inefficient use of resources, as the council's grounds maintenance contractor IdVerde would be required to visit the site to maintain this relatively small amount of land, when other contractors were already visiting the site. It would also be simpler for residents to know that all open space issues at Kings Barton were the responsibility of the parish council.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

WTF318 - Public open space at Kings Barton – 15 June 2023

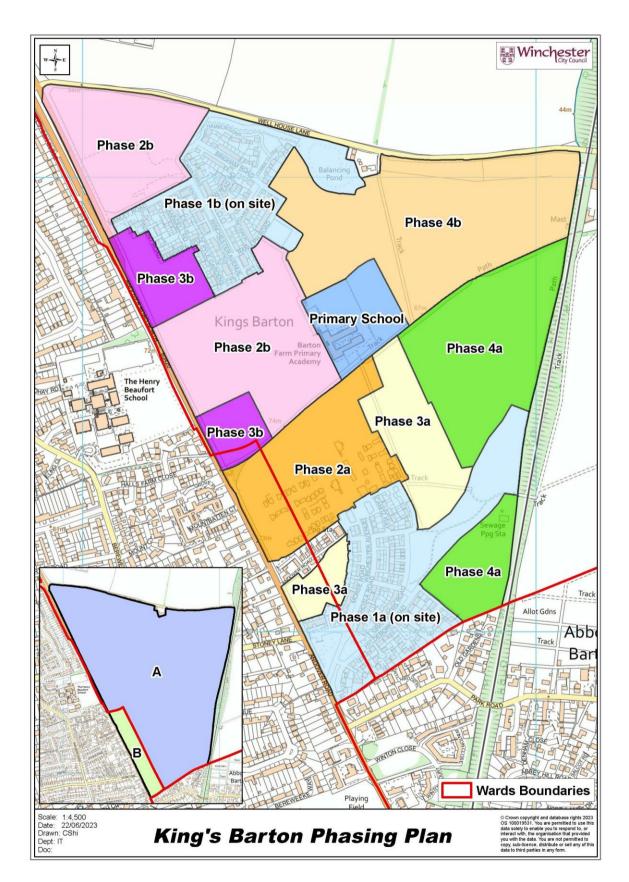
Other Background Documents:-

1. Section 106 Barton Farm final executed agreement – <u>https://planningapps.winchester.gov.uk/online-</u> <u>applications/files/0FEEA5D0275BA0E4E480E052812155DE/pdf/09_02412_OUT</u> <u>-S106_Barton_Farm_final_executed_agreement_080311-257106.pdf</u>

APPENDICES:

Appendix 1: Site plan

Appendix	2:	Equality	impact	assessment
			-	



This page is intentionally left blank



Winchester City Council

Equality Impact Assessment Template (EqIA)

Section 1 - Data Checklist

When undertaking an EqIA for your policy or project, it is important that you take into consideration everything which is associated with the policy or project that is being assessed.

The checklist below is to help you sense check your policy or project before you move to Section 2.

		Yes/No	Please provide details
1	Have there been any complaints data related to the policy or project you are looking to implement?	No	N/A
2	Have all officers who will be responsible for implementing the policy or project been consulted, and given the opportunity to raise concerns about the way the policy or function has or will be implemented?	Yes	Colleagues from Finance, Legal, Procurement and Planning have been consulted.
3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	No	N/A
4	Do you have any concerns regarding the implementation of this policy or project? (<i>i.e. Have you completed a self-assessment and</i> <i>action plan for the implementation of your policy or</i> <i>project?</i>)	No	N/A
5	Does any accessible data regarding the area which your work will address identify any areas of concern or potential problems which may impact	No	I am not aware of any data regarding Kings Barton that highlights any specific areas of concern.

		Yes/No	Please provide details
	on your policy or project?		
6	Do you have any past experience delivering similar policies or projects which may inform the implementation of your scheme from an equality impact point of view?	Yes	Recent improvements to public open space in other parts of the city have highlighted improvements in relation to provision for people with varying types of disability. This learning is being embedded into our business as usual approach going forward, including the design of the open spaces that are the subject of this report. The same good practice principles will be shared with Headbourne Worthy Parish Council should this decision be approved.
7	Are there any other issues that you think will be relevant?	No	N/A

Section 2 - Your EqIA form

Directorate:	Your Service Area:	Team:	Officer responsible	Date of assessment:
Place	Community & Wellbeing	Natural Environment	for this assessment:	6 June 2023
			Katie Morgans	

	Question	Please provide details
1	What is the name of the policy or project that is being assessed?	Future management of public open space including play areas at Kings Barton.
2	Is this a new or existing policy?	New
3	Briefly describe the aim and purpose of this work.	To agree arrangements for the management of open space that is created as part of the major development at Kings Barton.
4	What are the associated objectives of this work?	Provision of high quality public open space.
5	Who is intended to benefit from this work and in what way?	Residents at Kings Barton will benefit from high quality open space.
		Headbourne Worthy Parish Council will benefit from the opportunity to manage the open space within their area of benefit.
6	What are the outcomes sought from this work?	Well managed public open space. Increased levels of physical activity. Empowerment of local community.
7	What factors/forces could contribute or detract from the outcomes?	Capability of the parish council to effectively manage the open space. Prudent management/investment of the commuted sum.
8	Who are the key individuals and organisations responsible for the implementation of this work?	WCC - Natural Environment / Planning Headbourne Worthy Parish Council Cala Homes
9	Who implements the policy or project and who or what is	WCC - Natural Environment / Planning

responsible for it?

			e sele	ct your answer in bold . Please provide detail
		here.	1	
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of race.
				The council has begun to install communication boards in play areas that allow children facing language barriers to communicate more effectively. Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
10b	What existing evidence (either presumed or otherwise) do you have for this?	N/A	1	
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?	Y	N	There is evidence that the design of public open space can be discriminating towards some users of all gender groups. Design guidelines are being developed to standardise the approach.
				Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
11b	What existing evidence (either presumed or otherwise) do you have for this?			 - 'Safer parks: Improving access for women and en Flag Award

Page 134

12a	Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way? you may wish to consider: Physical access Format of information Time of interview or consultation event Personal assistance Interpreter Induction loop system Independent living equipment Content of interview)	Y	N	It has long been recognised that the design of public open space can discriminate against people with disabilities. Specific accessibility requirements are included in play area design briefs and consultation is undertaken with relevant stakeholders when designs are being developed. The council has begun to install communication boards in play areas that allow children facing language barriers to communicate more effectively. Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
12b	What existing evidence (either presumed or otherwise) do you have for this?	Desig	n brief	is.
13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of sexual orientation. Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
13b	What existing evidence (either presumed or otherwise) do you have for this?	N/A		
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	N	Some open spaces are designed to cater for specific age groups, for example play areas for children. However, across the Kings Barton development there are a wide range of open space types to cater for all ages.

				Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
14b	What existing evidence (either presumed or otherwise) do you have for this?		Landscape and Open Space Strategy for Kings Barton Design Code for Kings Barton	
15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of religious belief.
				Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
15b	What existing evidence (either presumed or otherwise) do you have for this?	N/A		
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of gender reassignment.
				Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
16b	What existing evidence (either presumed or otherwise) do you have for this?	N/A		
17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of marriage and civil partnership.
				Parish councils are equally accountable as the City Council so will be required to manage in a

				fair and equitable way.
17b	What existing evidence (either presumed or otherwise) do you have for this?	N/A	·	
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?	Y	N	Public open space is available to all, and the design includes no element that could discriminate on the basis of pregnancy and maternity.
				Parish councils are equally accountable as the City Council so will be required to manage in a fair and equitable way.
18b	What existing evidence (either presumed or otherwise) do you have for this?	N/A		
19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	Y	N	Age, gender and disability
20	Can this negative impact be justified on the grounds of promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Race: N/ASex: No justificationDisability: No justificationSexual orientation: N/AAge: No justificationGender reassignment: N/APregnancy and maternity: N/AMarriage and civil partnership: N/AReligious belief: N/A
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	Design brief for open spaces is focussed on designing out negative impact and/or ensuring a range of open space provision to meet the needs of all.		
22	Do any negative impacts that you have identified above impact on your service plan?	Ý	Ν	

Signed by completing officer	Kalvie Murgans
Signed by Service Lead or Corporate Head of Service	824

Agenda Item 11

CAB3412 CABINET

REPORT TITLE: SHELAA REPORT

18 JULY 2023

REPORT OF CABINET MEMBER: Cllr Jackie Porter, Cabinet Member for Place and Local Plan

Contact Officer: Bethany Stokes Tel No: 01962 814909 Email bstokes@winchester.gov.uk

WARD(S): ALL (OUTSIDE SOUTH DOWNS NATIONAL PARK)

<u>PURPOSE</u>

The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a key part of the evidence base for the new Local Plan. The SHELAA is a register of the sites that the Council has been advised by developers and landowners that **could be** potentially available for development and will inform how the Council shapes the development strategy in the Plan.

The SHELAA only identifies sites that have been submitted to the Council, it does **NOT** allocate sites for development. The inclusion of the site in the SHELAA does not imply that the Council would necessarily grant planning permission as it is only a register of sites that developers/landowners have put forward for development.

The updated 2023 SHELAA includes:

- sites that have been rolled forward from the previous 2021 SHELAA;
- new SHELAA sites;
- details of any SHELAA sites that have been withdrawn from the process in terms of owner/site promoter confirming that they no longer want their site being included in the SHELAA; and
- any amendments requested by the owners/site promotors to the site boundaries have also been included in this update.

The purpose of this report is to seek approval of the 2023 Strategic Housing and Employment Land Availability Assessment (SHELAA) and permission for it to be published.

RECOMMENDATIONS:

That Cabinet:

- 1. Approves the 2023 Strategic Housing and Employment Land Availability Assessment (SHELAA) which is attached at Appendix 1 and for it to be published as part of the evidence base for the new Local Plan; and
- 2. Delegate authority to the Strategic Planning Manager, in consultation with the Cabinet Member for Place and Local Plan, to make any necessary edits and minor alterations prior to the publication of the SHELAA.

IMPLICATIONS:

- 1 <u>COUNCIL PLAN OUTCOME</u>
- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 The SHELAA is a technical document which only identifies which sites have been submitted to the Council and does not allocate sites for development. The Local Plan is informed by the SHELAA and the Sustainability Appraisal in determining which sites would help to deliver the Council's Climate Emergency and create a Greener District through selecting sites which are sustainable and are able to make use of public transport, walking and cycling and integrate the development of homes, jobs, services and facilities, to reduce car use.
- 1.3 Homes for all
- 1.4 The preparation of a new Local Plan provides an opportunity to align it with the Council Plan. The Local Plan is a key delivery tool to those elements of the Council Plan that are reliant on the use of land and spatial planning. The SHELAA is a critical part of the evidence base for the Local Plan as it identifies land that is available and potentially suitable for development, to help support the aims of the Council Plan and the development that needs to be identified through the Local Plan process.
- 1.5 Vibrant Local Economy
- 1.6 The SHELAA covers employment land and as such, sites will be assessed in order to determine how they would support a Vibrant Local Economy.
- 1.7 Living Well
- 1.8 If sites are considered suitable for development as part of the next stage of work, part of the assessment process will consider the need for either new or improvements to, existing open space/green infrastructure, which will all contribute towards supporting Living Well.

- 1.9 Your Services, Your Voice
- 1.10 The publication of the SHELAA is a key part of being an open and transparent Council as it informs the public, communities, and Parish Council's and other interested groups which sites have been put forward for development by landowners and developers for future development.

2 <u>FINANCIAL IMPLICATIONS</u>

2.1 The SHELAA has been produced in-house using existing staff resources and, once agreed and published, it will form part of the evidence base for the Local Plan. The resources needed to undertake preparation of the Local Plan have been approved as part of the budget process.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Section 17 of the Planning and Compulsory Purchase Act 2004 requires the Council to prepare local development documents that will form part of the Council's Local Plan.
- 3.2 The SHELAA will be used to assist with the identification of potential sites that could be allocated for development in the Local Plan and has been produced taking account of the guidance contained in the Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) both of which are produced by Government.
- 3.3 The Local Plan itself is subject to various statutory requirements and processes, including examination of "soundness" by a planning inspector. As part of the evidence base for the Local Plan it is important that, the SHELAA is robust and has been produced in accordance with Government advice as it is a key source of information that will underpin the Plan's development strategy.
- 4 There are no procurement implications as a result of this report.
- 5 WORKFORCE IMPLICATIONS
- 5.1 The SHELAA has been produced in-house within the resources available for production of the Local Plan and associated evidence studies. There are no further workforce implications in connection with producing the SHELAA. Work will continue through the Local Plan process to establish development needs and assess the sites in the SHELAA for their suitability to meet these needs.

6 PROPERTY AND ASSET IMPLICATIONS

6.1 The role of the Council as local planning authority is separate from that of the Council as a body which may promote the use of land or property in its

ownership through the planning process. There are five Council owned sites in the SHELAA and these have been assessed using the same criteria to be used to assess all of the other sites that are included in the SHELAA.

7 <u>CONSULTATION AND COMMUNICATION</u>

- 7.1 The council undertook a Regulation 18 consultation which included a Call for Sites to be submitted between 2 November to 14 December 2022. The Regulation 18 consultation was promoted on the planning policy pages of the council's website along with a new standalone website for the new Local Plan. The Regulation 18 Consultation was also widely promoted through social media advertising, posters on noticeboards across the district, radio adverts and advertisements in the Local papers. Details of how to take part and submit any representations on the Regulation 18 Consultation were emailed directly to consultees and interested parties. The SHELAA was not consulted on during this consultation period.
- 7.2 The SHELAA will only cover the part of the District which is NOT within the South Downs National Park. The South Downs National Park Authority (SDNPA) produces their own SHLAA (Strategic Housing Land Availability Assessment).

8 ENVIRONMENTAL CONSIDERATIONS

8.1 The purpose of the SHELAA is to identify sites that have been put forward by landowners and developers as available for development and identifies any significant constraints which may affect their suitability or deliverability. The first stage of the assessment has been carried out to identify sites where high levels constraints could prevent or limit the development potential of the land. Environmental considerations will be a key element of this process as part of the Sustainability Appraisal and Habitats Regulation Assessment.

9 PUBLIC SECTOR EQUALITY DUTY

9.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

(i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;

(iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

Being part of the Local Plan evidence base the SHELAA will inform the preparation of the new Local Plan, which itself will be subject to an Equality Impact Assessment. This will ensure that the emerging policies and proposal will have addressed the above requirements.

10 DATA PROTECTION IMPACT ASSESSMENT

10.1 None required. Data from submissions is held securely in sharepoint, which is not visible to or accessible to the general public.

11 RISK MANAGEMENT

11.1 The SHELAA has been produced in-house. The only significant risk other than those listed below is that the purposes of the SHELAA may be misunderstood with the public believing that it is allocating sites for development or endorsing the development of the sites listed. This could lead to risks in terms of undermining community support and the Council's reputation but can be avoided by emphasising that the SHELAA does not make judgements or decisions about the sites to be included in the new Local Plan and does not therefore allocate them for development. The preparation of the SHELAA needs to follow legislative/government policy requirements and it will be published as part of the consultation on the Local Plan and be examined by an independent Planning Inspector in due course. While some sites may be contentious, failure to include them in the SHELAA at this stage means they would not be properly considered which could in turn make the Local Plan process insufficiently robust and comprehensive which could leave the process open to challenge or the Local Plan being found unsound.

Risk	Mitigation	Opportunities
Exposure to challenge None	- Will check there have been no missed submissions. This is only a list of sites and isn't consulted on	-
Reputation As for "community support" below.	As for "community support" below.	As for "community support" below.
Achievement of outcome None	- We are following a project plan which controls the outputs of the Local Plan documents in a way to measure time and budget targets.	-

Property None	-	-
Community Support Risk that the SHELAA is mistakenly viewed as allocating land for development leading to public objections/comments.	Emphasise that the SHELAA lists sites available for development but it does not allocate site for development as this is the role of the Local Plan which will follow on in accordance with due process.	Inclusion of all available and potentially suitable sites in the SHELAA can help to avoid future "soundness" challenges and enable communities to be able to consider a full range of different sites some of which they may want to support for development through the Local Plan process.

12 SUPPORTING INFORMATION:

What has changed since the 2021 SHELAA?

- 12.1 The updated 2023 SHELAA includes:
 - sites that have been rolled forward from the previous 2021 SHELAA;
 - new SHELAA sites;
 - details of any SHELAA sites that have been withdrawn from the process in terms of owner/site promoter confirming that they no longer want their site being included in the SHELAA; and
 - any amendments requested by the owners/site promotors to the site boundaries have also been included in this update.
- 12.2 A total of **16 sites** have been requested to be removed from the SHELAA document e.g. a landowner has notified us that they no longer wish to pursue a site, received an notification that they no longer represent the land owner. **10 new sites** were submitted and **5 sites** have been provided by Denmead Parish Council following their call for sites. This means that there are 396 sites included in the 2023 SHELAA. For ease the new sites and removed sites are listed in Appendix D of the SHELAA report.
- 12.3 There are also further changes to the sites in the SHELAA document. The ward boundary between Curdridge and Whiteley has been changed. This change came in on 1st April 2023. Four sites that were previously within Curdridge ward are now in the Whiteley ward. The affected sites are CU14, CU24, CU34, CU45. For consistency the reference numbers of the sites have not been changed in the SHELAA.
- 12.4 Corrections have also been made to the SHELAA assessment for sites within Wickham. This revised version now correctly notes that sites WI05, WI15, WI18, WI24 and WI26 fall within the settlement gap as defined in policies SH4

6

and CP18 of the adopted Local Plan, and therefore the SHELAA appraisal for those sites shows the Policy Constraint Settlement Gap (CP18) as being "AMBER".

Background

- 12.5 The SHELAA is a register of sites that are potentially available for development in the District that have been put forward by developers and landowners. A SHELAA is a mandatory part of the Local Plan process and it will form an important part of the evidence base for the new Plan. The SHELAA consists of all land that has been put forward to the Council as being potentially available and suitable for development following a call for sites between November and December 2022. The SHELAA will only identify sites which have been submitted to the Council, it does NOT allocate sites. The inclusion of a site in the SHELAA does not imply that the Council would necessarily grant planning permission
- 12.6 The SHELAA provides details of all the sites that are available and might be suitable for development. An initial high-level assessment has been carried out by the Council which identify sites which are constrained by key designations or constraints such as SSSIs (Site of Special Scientific Interest) or land within Flood Zones 2 and 3.
- 12.7 Only a small proportion of sites which have been put forward will need to be allocated for development depending on the needs identified for housing, employment or other land uses through the Local Plan making process. This is due to the number of houses WCC need to provide under the standard methodology which is currently 692 per year.
- 12.8 It is important that all available and potentially suitable sites are considered through the SHELAA process even if some of them are seen as contentious. The consideration of sites at this stage is does not in itself determine whether a site should be allocated for development. It is critical to the future soundness of the Local Plan that the process for selecting/rejecting sites is robust and transparent and sites are not rejected before they have been properly assessed.

The SHELAA Methodology and Content

12.9 The Government's Planning Practice Guidance (PPG) updated in July 2019, contains guidance on the production of housing and economic land availability assessments. It explains that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.

- 12.10 An assessment should:
- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 12.11 It is important that the PPG is read in conjunction with separate guidance on the application of town centre planning policy, which includes the sequential test for locating town centre use as well as guidance on making the most effective use of land.
- 12.12 The call for sites had no minimum threshold in order to allow for the submission of small sites, given the new requirement in the NPPF requiring councils to provide 10% of their housing on small sites. Previous SHELAAs would only accept sites that were 0.25ha or more in size or likely to provide at least 5 dwellings or 500m² of employment floor space.
- 12.13 All sites are detailed in the SHELAA, with each having a location plan and a summary sheet containing information about site size, constraints, availability, timescale for development etc.

Stage 1 – Identification of sites and broad locations

12.14 Stage 1 involves determining assessment area and site size and conducting a desktop review of existing information and opening a call for sites/broad locations and completing a site/board location survey.

Stage 2 – Site / broad location assessment

12.15 Stage 2 involves assessing the sites but, as the SHELAA does not aim to allocate or reject sites for development, this focusses on assessing their likely capacity, availability and achievability (viability). The capacity of each site takes account of any constraints and of their location, with sites in the main town and village centres for example being assumed to be developable at a higher density. No sites have been excluded at this stage.

Stage 3 – Windfall assessment.

12.16 Stage 3 involves making an allowance for windfall sites (land not specifically allocated for development). A windfall assessment was completed in February 2021. This assessment aims to identify housing windfall trends within the area of the Winchester District outside the South Downs National Park. This is done by analysing completions between April 2012 to March 2019 and the implications for the contribution that such sites may make to housing supply in the future. The windfall allowance is a self-contained exercise within the Council's annual 5-year land supply calculation, which means that it can be updated as necessary without requiring the SHELAA to be renewed.

Stage 4 – Assessment review.

- 12.17 Stage 4 involves pulling together all the site information to develop a trajectory of how and when the sites are expected to be developed and contribute to the housing numbers. Government guidance suggests that if this does not identify adequate sites or broad locations to meet development requirements it will be necessary to revisit some of the assumptions used.
- 12.18 The number of sites submitted for consideration through the SHELAA is considerably in excess of what is likely to be required in order to achieve the quantum of development included in the Local Plan when account is taken of existing consents, allocations and windfall sites. Not all sites were submitted for housing purposes, 15 sites were submitted for employment or retail purposes.

Stage 5 – Final evidence base.

- 12.19 Stage 5 sets out the conclusions of the SHELAA in relation to the total number of available sites. These are set out by settlement / area and there are separate lists of sites within current settlement boundaries (which could be brought forward and developed in accordance with current policies) and those outside settlement boundaries, which will be assessed by the Local Plan as potential allocations if required. Government guidance sets out detailed advice on determining the 5-year housing land supply and this is published each year in the Authorities Monitoring Report.
- 12.20 These steps have now been completed and the SHELAA 2023 is attached in Appendix 1.

Next Steps

- 12.21 Subject to Member approval, the sites which have been included in the SHELAA 2023 would be published on the city council's website. The Local Plan process is set out in the Local Development Scheme <u>https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/local-development-scheme</u>
- 13 OTHER OPTIONS CONSIDERED AND REJECTED
- 13.1 The preparation of a SHELAA is required by Government as part of the Local Plan evidence base. In effect therefore there is no option but to prepare one and failure to do so could result in successful challenges to the Local Plan.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3316 Cabinet 8th December 2021 Approval of Strategic Housing & Employment Land Availability Assessment (SHELAA) for publication Wednesday,

CAB3157 Cabinet Committee 19th June 2019. Approval of Strategic Housing and Employment Land Availability Assessment (SHELAA) 2019 for publication

CAB3085(LP) Cabinet (Local Plan) Committee 3 December 2018. Approval of Strategic Housing & Employment Land Availability Assessment (SHELAA) 2018 for publication.

Other Background Documents:-

None

APPENDICES:

Appendix 1: 2023 Strategic Housing and Employment Land Availability Assessment (SHELAA).

Appendix 1



Strategic Housing and Employment Availability Assessment (SHELAA)

2023

July 2023

Winchester City Council

m h r

Contents

1. Introduction	3
What has changed since the 2021 SHELAA	3
What is a Strategic Housing and Employment Land Availability As (SHELAA)?	
What area does the SHELAA cover?	4
2. Policy Context	5
National Planning Policy Framework	5
Planning Practice Guidance	6
3. Methodology	6
4. Stage 1: Identification of sites and broad locations	8
Determine assessment area and site size	8
Desktop Review of Existing Information	9
Call for Sites/Broad Locations	9
Site/Broad Location Survey	
5. Stage 2: Site/broad location assessment	
Estimating the development potential of each site	
Assessing suitability for housing	
Ecological Buffer Zones:	15
Landscape Appraisal	
Highways and Access	
Archaeological Assessment:	
Built Heritage	
Next Steps	
Assessing the availability for development	
Assessing achievability - including economic viability	
Overcoming constraints	
6. Stage 3: Windfall Assessment	40
7. Stage 4: Assessment review	
-	

1. Introduction

What has changed since the 2021 SHELAA?

- 1.1 The updated 2023 SHELAA includes:
 - sites that have been rolled forward from the previous 2021 SHELAA;
 - new SHELAA sites that were submitted during the Regulation 18 consultation which was widely publicised;
 - details of any SHELAA sites that have been withdrawn from the process in terms of owner/site promoter confirming that they no longer want their site being included in the SHELAA; and
 - any amendments requested by the owners/site promotors to the site boundaries have also been included in this update.
- 1.2 10 new sites were submitted through the Regulation 18 consultation and 5 sites have been provided by Denmead Parish Council following their call for sites. These sites from Denmead Parish Council have been included within the SHELAA for consistency. This means that the 2023 SHELAA includes a total of 15 new sites. The sites allocated in the Regulation 18 Local Plan have also been included within the updated SHELAA.
- 1.3 The table in appendix D details by ward the new sites that have been submitted and including any amended sites and allocated sites. This appendix document also includes any sites that have been removed from the SHELAA and the reason for removal. A total of 16 sites have been removed from the SHELAA document.
- 1.4 There are also further changes to the sites in the SHELAA document. The ward boundary between Curdridge and Whiteley has been changed. This change came in on 1st April 2023. Four sites that were previously within Curdridge ward are now in the Whiteley ward. The affected sites are CU14, CU24, CU34, CU45. For consistency the reference numbers of the sites have not been changed in the SHELAA, however, these sites are now included in the Whiteley housing number and proformas. A map showing the boundary change is attached at Appendix E.
- 1.5 Corrections have also been made to the SHELAA assessment for sites within Wickham. This revised version now correctly notes that sites WI05, WI15, WI18, WI24 and WI26 fall within the settlement gap as defined in policies SH4 and CP18 of the adopted Local Plan, and therefore the SHELAA appraisal for those sites shows the Policy Constraint Settlement Gap (CP18) as being "AMBER".

What is a Strategic Housing and Employment Land Availability Assessment (SHELAA)?

- 1.6 The SHELAA is a register of the sites that the council has been advised by developers and landowners **could be** potentially available for development. The inclusion of a site in the SHELAA does not imply the council would necessarily grant planning permission or include the site in the emerging Local Plan.
- 1.7 The green sites submitted as part of the 2021 'call for sites' are not included in the

SHELAA, as the SHELAA focuses upon land available for residential and employment uses. These green sites were previously included in a separate green sites register, however, they have not been included in the register for this SHELAA as we do not have the landowners consent.

- 1.8 This updated SHELAA forms an important part of the evidence base that will help to inform the preparation of the new Local Plan. Its purpose is to enable realistic assumptions to be made about how much housing and employment space could potentially come forward on sites that are suitable, available and achievable to meet the council's housing and employment needs.
- 1.9 The SHELAA has been prepared in accordance with the National Planning Practice Guidance (Housing and Economic Land Availability Assessment (Section ID3).

What area does the SHELAA cover?

1.10 This SHELAA only covers the part of Winchester district that is outside of the South Downs National Park, as the South Downs National Park Authority is responsible for this area and has undertaken its own Strategic Housing and Employment Land Availability Assessment. Figure 1 below details the area of Winchester District which is within the South Downs National Park.

Appendix 1

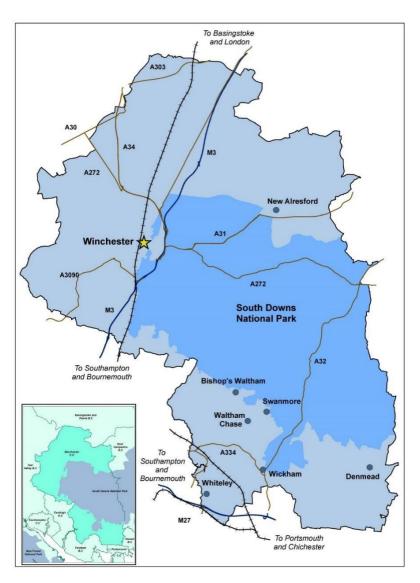


Figure 1 Winchester District Area, and South Downs National Park boundary.

2 Policy Context National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a SHELAA to establish realistic assumptions about the suitability, availability and the economic viability of land to meet the identified need for housing and employment land over the plan period.
- 2.2 In accordance with the NPPF, the council has undertaken and updated a SHELAA to inform the council's Local Plan Review process. The NPPF also requires the council to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of their housing requirements (with an additional buffer of 5% or 20%, moved forward from later in the plan period, if required) as well as identify a

supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15. This is set out in the council's Authorities' Monitoring Report which is updated in December each year. <u>https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/annual-monitoring-report-amr</u>

2.3 The NPPF (para 70) acknowledges that Local Planning Authorities may make an allowance for windfall sites in the five year housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHELAA, historic windfall delivery rates and expected future trends, and consideration should be given to policies to resist development of residential gardens.

Planning Practice Guidance

2.4 The Government's Planning Practice Guidance (PPG) provides guidance on housing and economic land availability assessment and, in relation to potential housing land, sets out a methodology to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This SHELAA has been undertaken in the context of the latest guidance contained in PPG updated in July 2019.

3 Methodology

- 3.1 This 2023 SHELAA is the latest iteration of a number of land availability studies undertaken by the council over the last 20 years or so.
- 3.2 The SHELAA has been drafted in accordance with the methodology set out in PPG in Figure 2. The council also consulted with stakeholders on the methodology for the SHELAA and has taken the results into account in refining the methodology and undertaking the assessment.
- 3.3 The following chapters set out the work undertaken at each stage of the SHELAA and the Housing Land Supply section considers the various sources of expected housing provision.

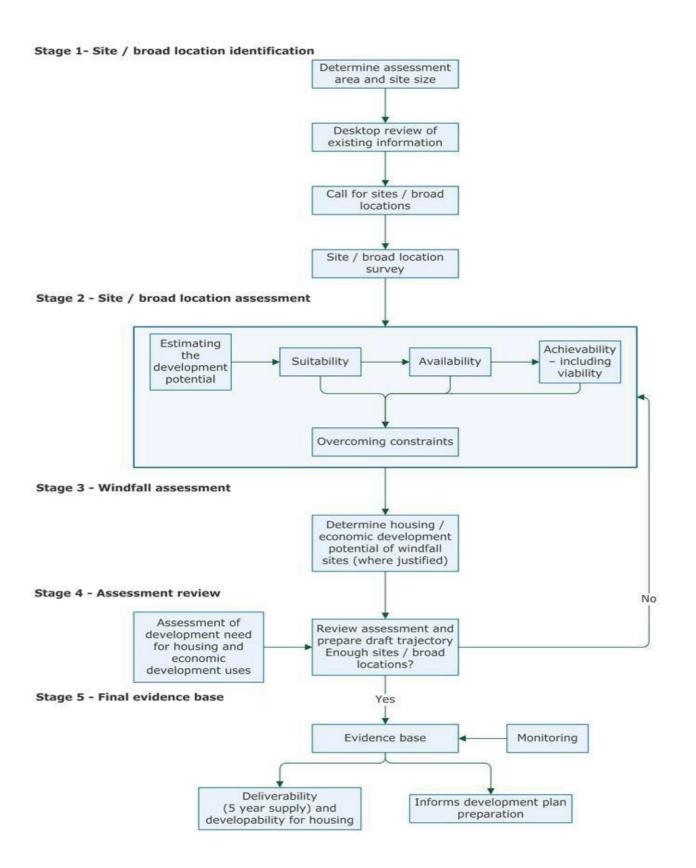


Figure 2 Housing and Economic Land Availability Assessment-Methodology Flowchart (Planning Practice Guidance 2019)

4 Stage 1: Identification of sites and broad locations Determine assessment area and site size

- 4.1 The PPG indicates that the area selected for assessment should be based on the housing market area and functional economic market area this could be the local planning authority area or an alternative area.
- 4.2 The Strategic Housing Market Assessment ('SHMA') for Winchester District (Iceni Project Ltd, February 2020) identifies three housing 'sub-markets' in the district, (each of which demonstrates different characteristics). The information in this SHELAA report has been organised according to parish council boundaries, which in general align with the three housing sub-markets as follows:

Housing Market – Sub Market Area	Parishes in this Sub Market Area
Northern Sub Market Area	Wonston, Micheldever, Northington, South
	Wonston, Crawley, Sparsholt, Littleton &
	Harestock, Headbourne Worthy, Kings
	Worthy, Itchen Valley, Itchen Stoke &
	Ovington, Old Alresford, New Alresford,
	Bighton, Bishops Sutton, Hursley, Olivers
	Battery, Compton & Shawford, Colden
	Common, Owslebury,
	Upham, Bishops Waltham (part)
Southern Sub Market Area	Durley, Curdridge, Whiteley, Wickham,
	Shedfield, Swanmore, Bishops Waltham
	(part), Boarhunt, Southwick & Widley,
	Denmead, Soberton (however areas in
	SDNP park are in Northern Sub Market
	area).
Winchester Town Sub Market Area	Winchester Town Parishes including
	Badger Farm

Table 1 Housing Sub-Market Areas of Winchester District (SHMA 2020)

4.3 In accordance with Government guidance, this SHELAA relates only to the Winchester district, and to land outside the South Downs National Park boundary. In some circumstances sites have been submitted both to Winchester and a neighbouring local

authority. In these instances this SHELAA only assesses sites within the planning administrative area.

- 4.4 An initial assessment of the SHELAA sites has been undertaken by planning officers in the Strategic Planning team, other specialised officers from within the council and with the assistance of Hampshire Council County and an external Consultant who have all provided advice and information as necessary.
- 4.5 The PPG encourages plan makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. Paragraph 69 of the NPPF recognises the important contribution that small and medium sized sites can make to meeting local housing requirements and that they are often built out quickly. Local authorities are required to identify land to accommodate at least 10% of their housing target on site no larger than 1ha unless it can be shown that there are strong reasons why this target cannot be achieved. Appendix Three provides a schedule of all sites of less than or equal to 1ha included in the SHELAA, along with the site area and development capacity.

Desktop Review of Existing Information

4.6 Experience over the years has indicated that typically sites identified through sources such as desktop reviews (e.g. from aerial photography, GIS and the former Urban Capacity Study) are less likely to be developed than those promoted by landowners through the call for sites. Therefore, the only sites that are included in this SHELAA as a result of desktop review are those from the 'Brownfield Register' that is published on the WCC website in December 2022 (sites DE36, KW12, WIN22). This is consistent with Government advice and adopted planning policy in LPP1, which give priority to the development of previously developed land - in particular vacant and derelict sites and buildings.

Call for Sites/Broad Locations

- 4.7 The council undertook a Regulation 18 consultation which allowed for new sites to be submitted between 2 November to 14 December 2022. The Regulation 18 consultation was promoted on the planning policy pages of the council's website along with a new standalone website for the new Local Plan. The Regulation 18 Consultation was also widely promoted through social media advertising, posters on noticeboards across the district, radio adverts and advertisements in the Local papers. Details of how to take part and submit any representations on the Regulation 18 Consultation were emailed directly to consultees and interested parties.
- 4.8 Sites which were included in the published 2021 SHELAA were rolled forward for inclusion and assessment in this updated 2023 SHELAA unless the council received a request to remove individual sites. A table showing the sites which have been added or removed is attached in appendix D.
- 4.9 The Regulation 18 consultation asked for comments to be submitted online via Citizen Space which hosted a form with various questions. A 'new sites' section set out questions for the site promotor to answer about the land being submitted. The answers to the questions help assess the suitability, achievability and viability of the

promoted sites. The questions included:

- Site Constraints (what constraints are there to development, what is needed to overcome there and how long might this take)
- Availability and landownership (is the site currently available and proposed for development, is it under single or multiple ownership)
- Map/Site Plan (to identify the site and to confirm the boundaries)

Site/Broad Location Survey

4.10 All of the sites that were put forward as part of the Regulation 18 consultation were plotted on a Geographical Information System (GIS) and grouped together according to Parish along with any constraints so that the range of options in particular settlements could be viewed in context.

5 Stage 2: Site/broad location assessment

- 5.1 Stage 2 of the process (Site/ Broad Location Assessment) involves the following steps and considerations:
 - Estimating the development potential of each site
 - Assessment of suitability
 - Assessment of Availability
 - Assessment of Achievability (including viability); and
 - Overcoming Constraints

Estimating the development potential of each site

- 5.2 An estimated development density has been calculated for each site based on the net developable area. This density differs depending on the location (as set out below) to take account of the diverse nature of the settlements and land supply across the district. The PPG states that the estimates should be guided by existing or emerging plan policy. Whilst the 2006 Local Plan Review policy on density (H7) is no longer saved, the densities referred to provide a useful guide for the initial assessment. Other local authorities have used different densities depending on the site location (distance to services) and characteristics of the surrounding area or have used exemplar sites as examples of densities they would wish to achieve.
- 5.3 The following average densities were applied to the sites based on the settlement hierarchy of LPP1. The estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham were reduced from 40 dwellings per hectare to 30 to reflect the general character of these settlements. These

densities were applied to all sites, except in a small number of cases where site specific information indicated that an alternative density was more realistic.

Location of site		Estimated density dwellings per Hectare
	Town Centre (Policy DM7 area)	75
Winchester Town and Whiteley	Within 100m of town centre	50
	Elsewhere within the settlement	40
Bishops Waltham and New	Town/Village Centre (Policy DM7 area)	50
Alresford	Elsewhere within and outside the settlement	40
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

Table 2 Average densities used for sites in the district

5.4 The resulting housing estimates for the sites were then refined further by using a density multiplier recommended by URBED ("Tapping the Potential: Best Practice in Assessing Urban Housing Capacity", 1999, The Urban and Economic Development Group) to produce a more accurate estimate of the housing capacity for each site. The density multiplier (shown in Table 3 below) accounts for the requirement for infrastructure and open space, which increases with the size of the site, therefore a larger site is more likely to require more land to be used for open space, for example.

Table 3	Density	Matrix	based	on	URBED	estimations
---------	---------	--------	-------	----	-------	-------------

Site Area (Ha)	0 - 0.4	0.4 - 1	1 - 1.5	1.5 - 2	2 - 4	4 - 6	6 - 8	8 - ∞+
Density multiplier	1	0.9	0.8	0.75	0.65	0.6	0.55	0.5

- 5.5 For example site DE48 has a site area of 0.44ha and is located within the countryside.
 Therefore, the calculation would be 0.44 (the site area) x 0.9 (from the density matrix table 3) x 30 (from the average densities table 2)
- 5.6 In order to inform the density assumptions a stakeholder consultation took place July and September 2018 on the SHELAA methodology which included questions on density assumptions. This process highlighted some criticism of the use of blanket density assumptions, but there were conflicting views on appropriate density levels, particularly in rural areas. Work on preparation of Local Plan Part 2 during 2012/14 confirmed that the existing density estimates produced a good starting point for estimating the density of sites

that were taken forward as Local Plan allocations. Given that this is only an initial assessment of the sites and a detailed assessment will in time be undertaken, this broad assessment of potential density is considered to a reasonable and pragmatic starting point. If a site is considered to be suitable for future allocation a more detailed assessment will be undertaken taking into account any constraints and the character of the area.

Assessing suitability for housing

- 5.7 When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints could be overcome.
- 5.8 In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:
 - physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 5.9 An initial assessment of each site's suitability for development has been made. Sites have been scored using a 'Red/Amber/Green ('RAG') rating system as set out below in Table 4
- 5.10 It is important to reiterate that this is only a high level initial assessment as a result of this if a site has received a 'Red' in one box for example, a site is located in a Conservation Area, this does not mean that it is impossible to achieve development when a more finer grained analysis is undertaken. In a similar vein, at this stage of the process, as this is only a high level initial assessment under the heading 'Policy' there are only two criteria (Amber and Green) as the very nature of the SHELAA means that sites have been put forward that are in for example, located in the countryside so there is no 'Red' score.

Constraint	Criteria	Score
Natural Environment		
	Site is wholly or largely within SPA	Red
Special Protection Areas (SPA)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within SAC	Red
Special Areas of Conservation (SAC)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within SSSI	Red

Table 4 Initial Suitability Assessment Criteria

Sites of Special Scientific Interest (SSSI)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within Ramsar Sites	Red
Ramsar Sites	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within SINC	Red
Sites of Importance for Nature Conservation (SINCs)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within NNR	Red
National Nature Reserve (NNR)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Local Nature Reserve (LNR)	Site is wholly or largely within LNR	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within Ancient Woodland	Red
Ancient Woodland	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely covered by TPO/ Areas	Red
Tree Preservation Orders/ Areas	Site is adjacent or partially covered by TPOs	Amber
	Site is not adjacent or covered by TPOs	Green
Historic Environment	_	
Sites on the English Heritage Degister of Historia	Site is wholly or largely within Historic Park & Garden within	Red
Sites on the English Heritage Register of Historic Parks & Gardens	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly within area of Listed Buildings/ Heritage Assets	Red
Listed Buildings/Heritage Assets	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within Conservation Area	Red
Conservation Areas	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green

	Site is wholly or largely within Area of High Archaeological Potential	Red
Area of High Archaeological Potential	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within Historic Battlefield	Red
Historic Battlefields	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site wholly or largely covered by Scheduled Ancient Monument	Red
Scheduled Ancient Monuments	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Flooding		
	Site is wholly or largely within Flood Zone 2	Red
Flood Zone 2	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within Flood Zone 3	Red
Flood Zone 3	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Policy		
Countryside (MTRA4)	Site is not within the defined Settlement Boundary	Amber
	Site is within defined Settlement Boundary	Green
Air Quality Management Area (AQMA)	Site is adjacent or within the AQMA	Amber
	Site is not adjacent or within AQMA	Green
Settlement Gap (CP18)	Site is adjacent or within the Settlement Gap	Amber
	Site is not adjacent or within Settlement Gap	Green
Designated Open Space (DM5)	Site is within a Designated Open Space	Amber
	Site is not within a Designated Open Space	Green
Mineral Safeguarding Area	Site is within a Mineral Safeguarding Area	Amber
	Site is not within a Mineral Safeguarding Area	Green
	Site is within a Waste Consultation Zone	Amber

Waste Consultation Zone	Site is not within a Waste	Croop
	Consultation Zone	Green

- 5.11 In accordance with advice in the PPG (Paragraph: 018 Reference ID: 3-018-20190722), sites located wholly or largely within any one of the following designations score red:
 - Ancient Woodland
 - Sites of Importance for Nature Conservation (SINCs)
 - Sites of Special Scientific Interest (SSSI)
 - Special Protection Areas (SPA)
 - Special Areas of Conservation (SAC)
 - Ramsar Sites
 - Local Nature Reserve (LNR)
 - National Nature Reserve (NNR)
 - Scheduled Ancient Monuments
 - Sites on the English Heritage Register of Historic Parks and Gardens
 - Historic Battlefields

Ecological Buffer Zones:

5.12 Utilising data from the Hampshire Biodiversity Information Centre (HBIC) the sites have been assessed to identify whether they are in proximity to sensitive habitats and/ or European protected species records. All sites located within the following buffer zones have scored amber for "ecological buffers' indicating the need for further assessment and possible mitigation. Please refer to Appendix C for details of sites falling within these buffer zones.

Table 5 Ecological Buffer Zones – Initial Assessment Criteria

Statutory Sites (LNR, NNR, National Parks, Ramsar, SSSI, SPA, SAC)	1km	Amber
Non Statutory Sites (SINCs and Solent Waders and Brent Goose Strategy Sites)	500m	Amber
HBIC Priority Habitats	200m	Amber
European Protected Species records	100m/200m	Amber
Moving and Static Water	100m	Amber

Landscape Appraisal:

- 5.13 An initial desk based assessment is being undertaken by the council's landscape team to identify whether or not sites are likely to be landscape sensitive.
- 5.14 The landscape team have used RAG ratings (red, amber and green), however, for the purpose of the SHELAA assessments any site scoring red is noted as amber. The SHELAA is a high level assessment of sites and therefore is it not considered appropriate at this stage to rate a site red for the SHELAA assessments due to the limited level of information provided, whether the whole site would be developed and any mitigation not being known. The sites were also assessed this way in the 2021 SHELAA and therefore for consistency the same approach has been used.

Table 6 Landscape Appraisal – Initial Assessment Criteria

Site likely to be landscape sensitive	Amber
Site not likely to be landscape sensitive	Green

Highways and Access

5.15 An initial high level desk based assessment is being undertaken to identify whether there is access from the site to the main highway, location of the site to a bus stop, local shops and facilities, and local primary schools. Based on these considerations, each site has been given an overall accessibility ranking of less than 800m was 'Green' and greater than 800m was 'Amber'.

Table 7 Highways and Access – Initial Assessment Criteria

Greater than 800m	Amber
Less than 800m	Green

Archaeological Assessment:

- 5.16 All of the sites have been assessed to provide an initial indication of the level of archaeological harm that may be caused. Assessments considered both the potential for harm to the asset itself and to its setting. This assessment considered whether:
 - there are any designated or non-designated heritage assets within or adjacent/close to their boundaries;
 - the site has the potential for currently unknown archaeology; and
 - there might be other archaeological issues and opportunities.

Table 8 Archaeological Assessment – Initial Assessment Criteria

Development of the site is likely to result in harm to/on the significance/setting of a scheduled monument, or; Development will result in substantial harm to/on the setting of a non- designated heritage asset(s) and it is unlikely that impacts can be mitigated.	Red
Development of the site may result in substantial harm to/on the significance/setting of a non-designated heritage asset(s). Constraints may mean that the allocation can only be partially delivered / is problematic or, that mitigation may be so burdensome as to affect the deliverability of the allocation.	Amber
Development of the site may result in less than substantial harm to/on the significance/setting of a scheduled monument; a non-designated heritage asset. It is likely that impacts can be mitigated.	Green
Development of the site is likely to result in minimal or no impact to/on the significance/setting of a scheduled monument; a non-designated heritage asset. It is likely that no mitigation is required as there is no impacts.	White

Built Heritage:

5.17 In addition to the initial assessment of potential built heritage impacts identified above, a further high level desk top assessment of potential impacts on heritage assets and their settings has been undertaken, including consideration of whether it might be possible to mitigate adverse impacts. If any SHELAA sites were short listed for inclusion in the emerging Local Plan a more detailed heritage assessment has been undertaken. The criteria and RAG rating are provided below.

Table 9: Built Heritage Initial Appraisal Criteria

Development of the site is likely to lead to substantial harm to a designated heritage asset and/or its setting which it would not be possible to mitigate. The site will not be taken forward for further consideration at this stage	Red
Development of the site is likely to lead to less than substantial harm to a designated heritage asset and/or its setting but it is likely that these impacts can be adequately mitigated. The site will be taken forward for further consideration in the SHELAA with the proviso that further work will be required which could include a desk based historic environment assessment and where necessary a field evaluation. The site could still be ruled out, as being unsuitable for development.	Amber
Development of the site is likely to lead to no harm to a designated heritage asset and/ or its setting and in such cases it is possible that no mitigation will be required. A green rating will also apply to sites where there are no identified designated heritage assets either on or adjacent to the site.	Green

Next Steps

5.18 Once all of the initial suitability assessments identified above have been completed, an updated SHELAA report will be published, with a summary score for each site and all of the Site Assessment Summarises in Appendix Two completed. The Updated SHELAA will be used alongside the Development Strategy for the new Local Plan.

Assessing the availability for development

5.19 The PPG states that a site is considered available for development:

"when on the best information available, (confirmed by the call for sites and information from landowners and legal searches where appropriate) there is confidence that there are no legal or ownership problems, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop or the landowner has expressed an intention to sell. "When assessing whether a site is available for development consideration needs to be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. A site which benefits from planning permission will not automatically be assumed to be available as people who do not have an interest in the land can submit planning applications.

5.20 One of the questions in the call for sites asked site promoters to confirm whether they own the site/ have landowner consent to promote it for development, and estimate when it will be available for development.

Assessing achievability - including economic viability

- 5.21 An achievable site is one where there is a reasonable prospect that the particular proposal will be developed on the site at a particular point in time. This includes a judgement about the economic viability of a site (taking into consideration whether there are any constraints on the site), and the capacity of the developer to complete, let or sell the development over a certain period.
- 5.22 The Regulation 18 consultation asked about issues affecting that may restrict or prevent development, a summary of which is provided in the site assessments in Appendix Two. This information will be further utilised in the next stage of the more detailed assessment of sites.

Overcoming constraints

5.23 For all sites, the constraints were identified from GIS information provided by other agencies and the council's policy maps. As part of the initial sieving exercise, consideration is being given to the existence of constraints to development and whether there is a reasonable expectation that these could be overcome/ adverse effects mitigated.



6 Stage 3: Windfall Assessment

- 6.1 The PPG indicates that the housing/economic development potential of windfall sites can be included in the SHELAA where justified. An updated 'Assessment of Windfall Trends and Potential' <u>https://www.winchester.gov.uk/assets/attach/28099/Windfall-Assessment-Report.pdf</u> has been produced as part of the evidence base for the emerging Local Plan. This found that in the period assessed (2012-2019) windfall sites across the District (excluding the South Downs National Park) averaged over 200 dwellings per annum, considerably higher than estimated in the previous Windfall Study.
- 6.2 Having undertaken a detailed analysis of past windfall trends and likely future delivery, the Assessment concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust. This estimate has already been reduced to ensure there is no double counting of sites identified within the SHELAA.

7 Stage 4: Assessment review

- 7.1 The information from the SHELAA will form an important part of the evidence base for the new Local Plan, indicating where there are any sites that are available within the settlement boundaries, which could be brought forward for development and other sites which have potential to be allocated to meet future employment, housing, or other needs.
- 7.2 The scale of the housing requirement for the district over the next 20 years will be determined through a standard methodology set by Government the 'local housing need assessment'. This 'local need' is currently 692 dwellings per annum (March 2023), although this figure could change before the new Local Plan is finalised. As this is the case the council is currently planning for about 700 dwellings per annum. The SHELAA provides a 'long list' of potential sites that developers/landowners have put forward for consideration for future development. However, the number of sites that have been put forward in the SHELAA is far in excess of what is likely to be required in the new Local Plan. The Local Plan site selection process and Sustainability Appraisal and Habitats Regulations Assessment will help the council to identify which sites should be allocated for development in the new Local Plan.

8 Stage 5: Final Evidence Base

8.1 Table 10 below summarises the number of residential dwellings which could be delivered on *all* of the SHELAA sites included in this SHELAA. At this interim stage, the table include those sites which have been deemed unsuitable, as listed in Appendix 5. These figures will be updated once all initial suitability assessments are complete, to remove sites which are deemed unsuitable for development.

Parish	Theoretical Residential Capacity of SHELAA Sites (2021 SHELAA) (no. of dwellings)	Theoretical Residential Capacity of SHELAA Sites (updated 2023 SHELAA)
Bighton	78	(no. of dwellings)
Bishop Sutton	285	285
Boarhunt	344	330
Bishops Waltham	4060	3896
Colden Common	1107	992
Crawley	424	424
Compton and Shawford	1,267	1267
Curdridge	6,425	9716
Denmead	3669	(see note below) 3984
Durley	4,844	4,844
Hursley	2,220	1957
Headbourne Worthy	2,710	5099
Itchen Stoke and Ovington	49	49
Itchen Valley	195	195
Kings Worthy	676	676
Littleton and Harestock	2774	2969
Micheldever	8997	8997
New Alresford	333	783
Newlands	N/A	1650
Northington	42	42
Old Alresford	67	67
Olivers Battery	239	239
Otterbourne	738	734

Table 10 Residential Capacity of SHELAA Sites, by parish

Shedfield	3744	3845
Soberton	27	27
Sparsholt	188	188
South Wonston	382	382
Swanmore	1689	1789
Southwick and Widley	243	243
Upham	1050	1050
Whiteley	124	346 (see note below)
Wickham	3325	3530
Winchester Town	875	1464
Wonston	178	222
Total	53,363	62,359

- 8.2 Due to the change in boundary between Curdridge and Whiteley, the sites that now lie in Whiteley (CU14, CU24, CU34, CU45) have been added to the Whiteley housing number.
- 8.3 Table 11 below lists the sites submitted to the SHELAA for employment land uses:

New and allocated sites that have been added since the 2021 SHELAA are highlighted in red.

SHELAA Site Reference	Address	Floor Space Proposed or floor space specified in Local Plan allocation
BW24	Tollgate Sawmill	Not specified
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	Up to 1001 - 1500 sqm of floorspace for B1/B8 uses.
CS09	Land at Woodlands Park, Poles Lane, Otterbourne	Up to 390m2 of commercial floor space.

HW06	Meyrick Estates, Down Farm,	Up to 100,000 sqm of
	Headbourne Worthy	commercial floor space.
IS01	Folly Hill Farm, Itchen Stoke	Up to 1000 – 1500 sqm of floor space for B uses.
KW06	Land north of North Winchester Farm	Up to 3000 – 4500 sqm of floorspace for B1/B8 uses.
NA11	The Dean, New Alresford	Not specified (mixed use)
NA12	Sun Lane, New Alresford	5 hectares for business use and access
SH54	Land to the north of Chase Road, Waltham Chase	2001+ sqm of employment floorspace
SH55	Oak Farm, Winchester Road, Shedfield	Not specified
SH56	Morgans Yard, Walthams Chase	Not specified (part of a mixed use)
WIN31	Central Winchester Regeneration, Winchester Town	Not specified (mixed use)
WIN32	Bushfield, Winchester Town	Not specified
WIN33	Station Approach	Not specified
WIN34	Bar End Road, Winchester Town	Not specified (mixed use)
WIN35	Winnall	Not specified
WIN36	Barton Farm, Winchester	Not specified (mixed use)
DU23	Land west of Parsonage Lane, nearest postcode: SO32 2AD	2001+ sqm of employment floorspace

DU24	Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE	501 -1000 sqm of employment floorspace
SWA09	Land south of The Lakes, Swanmore	Not specified (part of a mixed use concept)
SWA17	Land at White Cottage, Lower Chase Road, Swanmore	1501 - 2000 sqm (part of a mixed use concept)
SWA19	Oakfields Stables, Forest Road, Swanmore, SO32 2PL	2001+ sqm of floorspace (as part of a mixed use concept)
WH09	Little Park Farm, Whiteley	Approx. 4,000 sq.m
WH10	Solent 1 Business Park	Approx. 11,000 sq.m
CC15b	Land Adjoining 85 Church Lane, Colden Common	Up to 1000sqm of employment floorspace
CC19	Clayfield Park	Not specified
CR05	Arqiva, Crawley Court, Winchester, SO21 2QA	2001m2 or more of employment, 250m2 or less retail, 500m2 or less leisure.
CS10	Land adjacent Bushfield Camp, Badger Farm Road	Not specified (part of a mixed use concept)
SW103	Portsdown main site, James Callaghan Drive	25,000m2 of commercial floor space – approx. 15,000m2 in Winchester District part of the site

9 Conclusion

- 9.1 The new Local Plan covers the period from 2019 to 2039 which means that some of the required dwellings for the new Local Plan have already been built or have planning permission.
- 9.2 The initial SHELAA work has indicated that there is a theoretical capacity (if all of the SHELAA came forward) within the district to deliver approximately 62,359 dwellings .

There is an increase in the housing number compared to the previous 2021 SHELAA report. The previous number of dwellings was 53,363, it is considered that there is an increase in the number of dwellings due to the allocated sites being added to the SHELAA. Using the Government's standard methodology there is currently a requirement to provide in the region of 692 dwellings per annum (over the plan period this would equate to 14,000 dwellings over a 20 year Plan period) and, whilst this housing figure may change as a result of updates to the input data or Government changes to the standardised methodology, there will only be a requirement to allocate a relatively small fraction of the sites that have been put forward in the SHELAA.

9.3 It is important to reiterate that at this stage in the process that any sites which have scored amber and green in the updated SHELAA still require further assessment in respect of their suitability. Any sites identified as suitable for inclusion in the new Local Plan would also need planning permission and their inclusion within this document does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The SHELAA is a list of sites which have been assessed as potentially available, suitable and deliverable, but the document **does not** recommend which sites should be allocated for development in the new Local Plan.

Monitoring

9.3.1 Housing land availability information will be monitored annually through the Authorities' Monitoring Report.

Authorities' Monitoring Report (AMR) - Winchester City Council

APPENDIX A:

SITE MAPS AND INITIAL ASSESSMENT SUMMARIES – SEE SEPARATE PDF MAPS

APPENDIX B:

SCHEDULE OF SMALL SITES <1HA

Paragraph 69 of the NPPF expressly recognises the role that small and medium sized sites can play in meeting housing requirements. Local authorities are required to identify (through the Local Plan and brownfield registers) land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown there are strong reasons why this target cannot be achieved.

Three new sites have been added since the 2021 SHELAA, these are shown in red. 9 sites have been removed

Parish	Site Reference No.	Name	Site Area (hectares)	Capacity (no. Dwellings)
Bighton	BI01	Gaywood, Bighton Lane, Gundleton	0.85	23
Bishops Waltham	BW04	Hermitage Heights, Churchill Avenue	0.49	18
Bishops Waltham	BW19	Land Adjacent to Romany Way, Wintershill	0.16	6
Bishops Waltham	BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	0.81	N/A (Employment)
Bishops Waltham	BW28	Land to the rear of Mill House, Winchester Road	0.44	16
Bishops Waltham	BW29	and at Mill House, Winchester Road	0.07	3
Bishops Waltham	BW34	Old Gas Works Site	0.64	23
Boarhunt	BO01	Land adjacent Springfield Trampers Lane	0.29	9
Boarhunt	BO09	Land to the west of Firgrove Lane, North Boarhunt	0.42	11
Boarhunt	BO10	Land to the south of Oakley House, Trampers Lane, North Boarhunt PO17 6BY	0.6	16

Colden Common	CC11	Land to the east of Main Road, Colden Common	0.95	26
Colden Common	CC14	Queens Head, Portsmouth Road, Fishers Pond	0.95	26
Colden Common	CC15a	Land Adjoining 85 Church Lane, Colden Common	0.157	5
Colden Common	CC15b	Land Adjoining 85 Church Lane, Colden Common	0.87	23
Colden Common	CC17	Land to the South of Nob's Crook, Nob's Crook, Eastleigh, Hampshire SO21 1TH	0.145	4
Colden Common	CC18	Land to the North of Nob's Crook, Nob's Crook, Eastleigh SO21 1TH	0.73	20
Crawley	CR03	Black Barns, Old Spitfire Hanger, Crawley Road	0.55	15
Curdridge	CU12	Curdridge Grange, Curdridge Lane	0.26	8
Curdridge	CU24	Buckswood Cottage, Ridge Lane, Curbridge	0.25	8
Curdridge	CU25	Adjacent Calcot Mount Business Park, Calcot Lane, Curdridge	0.13	4
Curdridge	CU29	Land off Hole Lane, Lockhams Road, Curdridge	0.54	15
Denmead	DE02	Land between Springside & Woodlands Bunkers Hill	0.14	4
Denmead	DE04	Land to the south of Manor House, Hambledon Road	0.37	11
Denmead	DE26	61 Anmore Road, Denmead	0.23	7
Denmead	DE31	Orchard Field, Soake Road, Denmead	0.05	2
Denmead	DE32	Soake Farm, Soake Road	0.87	23
Denmead	DE35	Land rear of 65 Anmore Road	0.32	9

27

Denmead	DE36	Denmead Health Centre, Hambledon Road	0.29	9
Denmead	DE38	Lot D Dirty Lane Denmead PO7 4QT	0.93	25
Denmead	DE39	Lot E Dirty Lane Denmead PO7 4QT	0.92	25
Denmead	DE40	Land lying to the east of Thompsons Lane, Anthill Common, Denmead	0.6	16
Denmead	DE41	Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane, Denmead, PO7 6TS	0.33	10
Denmead	DE44	School Lane	0.53	14
Denmead	DE45	School Lane	0.40	11
Denmead	DE46	Land at Inhams Lane	0.67	18
Denmead	DE48	Anmore Road	0.44	12
Durley	DU01	Rozel Forge, Stapleford Lane, Durley SO32 2BU	0.45	12
Durley	DU04	Land adjacent Sunnyside, Durley Street	0.79	21
Durley	DU08	Land adjacent Little Acre, Heathen Street	0.48	13
Durley	DU17	Land adjacent Red House, Durley Brook Road	0.36	11
Durley	DU18	Land adjacent Elmdene, Durley Brook Road	0.29	9
Durley	DU19	Land Adjacent to Lyons Cottage, Durley Brook Road	0.13	4
Durley	DU20	Land beside Farmers Home, Heathen Street, Durley	0.11	3
Durley	DU23	Land west of Parsonage Lane, nearest postcode: SO32 2AD	0.8	22

Durley	DU24	Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE	0.2	6
Durley	DU25	Cracklewood, Gregory Lane, Durley, Southampton SO32 2AA	0.13	4
Headbourne Worthy	HW07	Land East of Down Farm Lane, Headbourne Worthy	0.57	15
Headbourne Worthy	HW08	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy	0.17	5
Hursley	HU06	Former Allotment Gardens, Cemetery Lane, Hursley	0.3	9
Hursley	HU07	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	0.75	20
Hursley	HU08	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	0.99	27
Hursley	HU09	Land Adjacent to Pelican Court, Down Farm, Hursley, Winchester, Hampshire,	0.99	27
Hursley	HU10	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley,	0.99	27
Hursley	HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21	0.99	27
Hursley	HU14	119 Bunstead Lane	0.08	2
Itchen Stoke & Ovington	IS01	Folly Hill Farm, Itchen Stoke	0.98	27
Itchen Stoke & Ovington	IS02	Land at Manor Farm, Itchen Stoke	0.33	10
Itchen Stoke & Ovington	IS03	Lower Lodge Barn, Abbotstone Road, SO24 9TE	0.25	8
Itchen Valley	IV01	Land at Itchen Down Farm	0.83	22
Itchen Valley	IV02	Land off Northington Road	0.94	25
Itchen Valley	IV03	Nos.219-222 Spreadoak Cottages, Northington Road, Itchen Down, SO21 1BU	0.4	12
Kings Worthy	KW06	Land north of North Winchester Farm	0.96	N/A (Employment)

Kings Worthy	KW10	Plot 2 Land Nr Woodhams Farm, Springvale Road	0.42	12
Kings Worthy	KW11	Plot 3 Land Nr Woodhams Farm, Springvale Road	0.37	11
Littleton & Harestock	LH01	Land adjacent Applemead, South Drive, Littleton	0.46	12
Littleton & Harestock	LH02	Land adjacent to South Lodge, South Drive	0.73	20
Littleton & Harestock	LH03	Land at 10 Harestock Road	0.66	18
Littleton & Harestock	LH07	Land North of Church Lane	0.94	25
Littleton & Harestock	LH10	Land adjacent The Down House, 90 Harestock Road	0.79	22
Littleton & Harestock	LH13	Lower Farm, Stud Lane	0.91	25
Littleton & Harestock	LH14	Land off Kennel Road, Littleton	0.68	18
Littleton & Harestock	LH15	Land Adjacent Highland House, Main Road, Littleton	0.59	16
Littleton & Harestock	LH17	Land to the north of Deane Down Drove	0.92	27
Micheldever	MI01	Land North East of Vicarage	0.20	6
Micheldever	MI05	Land adjacent to Baring Close, East Stratton	0.46	12
Micheldever	MI06	Land adjacent to the Village green, East Stratton, Winchester	0.42	11
Micheldever	MI07	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton	0.86	23
Micheldever	MI08	Land opposite East Stratton Farm, Stratton Lane, East Stratton	0.53	14
Micheldever	MI09	Residential Garden Space opposite Cornfield House, Stratton Lane, East Stratton	0.32	10
Micheldever	MI10	Land rear of Devonia, Weston Lane Micheldever	0.40	11

Micheldever	MI11	Land to the rear of 7 - 10 Ellis Drive, Andover Road, Micheldever Station	0.18	6
New Alresford	NA02	Land at Perins School, Pound Hill	0.43	12
New Alresford	NA08	Land on the east side of Bridge Road	0.19	8
New Alresford	NA09	The Spinney Caravan Site, Arlebury Park , New Alresford	0.74	20
New Alresford	NA10	1 - 3 The Dean, Alresford	0.25	13
Northington	NO02	Totford Sawmill, Basingstoke Road, Totford, Northington SO24 9TJ	0.47	13
Shedfield	SH02	The land adjacent Ivy Cottage, Solomons Lane	0.32	10
Shedfield	SH04	Oakley Field, Sandy Lane, Waltham Chase	0.19	6
Shedfield	SH06	Land adjacent Abingdon Shirrell Heath	0.23	7
Shedfield	SH10	Land Adjacent Culverland Industrial Estate	0.66	18
Shedfield	SH12	Land south east of High Street, Shirrell Heath	0.49	13
Shedfield	SH18	Redwings, Winchester Road	0.81	22
Shedfield	SH20	Land adjacent Whingarth	0.98	27
Shedfield	SH28	Land at Pine Cottage, Turkey Island, Shedfield	0.49	13
Shedfield	SH38	Red House Field, Botley Road, Shedfield	0.96	26
Shedfield	SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	0.54	15
Shedfield	SH45	Site of Pine Cottage, Turkey Island, Shedfield SO32 2JE	1	27
Shedfield	SH47	Land Adjacent to the Old Ale House, Shirrel Heath	0.07	2

Shedfield	SH49	Land on the north side of Solomons Lane, Shirrell Heath, Southampton	0.63	17
Shedfield	SH54	Land to the north of Chase Road, Waltham Chase	0.32	N/A (Employment)
Soberton	SO01	Land off Chapel Road, Soberton Heath	0.57	15
Soberton	SO06	Land adjacent Forest View, Forester Road	0.42	11
South Wonston	SW03	Land off Chaucer Close, South Wonston	0.10	3
Swanmore	SWA01	Hill Pound/Old Mushroom Farm, Mislingford Road	0.05	1
Swanmore	SWA03	Land to the r/o Fullegar Cottages, Vicarage Lane	0.19	6
Swanmore	SWA08	Land adjoining Alexandra Cottage, Lower Chase Rd	0.38	11
Swanmore	SWA11	Greenfields Lodge, Church Road	0.19	6
Swanmore	SWA12	Swanmore Garden Nursery, Gravel Hill	0.81	22
Swanmore	SWA13	Hopelands, New Road, Swanmore	0.36	11
Upham	UP03	Sciviers Farm, Sciviers Lane, Upham	0.81	22
Upham	UP05	Stroudwood Villa, Winchester Road, Upham, Southampton, Hampshire, SO32 1HH	0.25	8
Whiteley	WH07	Land adjoining Lodge Green, Whiteley Lane, Whiteley	0.56	15
Wickham	WI01	Pine Cars, 1 southwick Road, Wickham	0.26	8
Wickham	WI05	Land at Dean Villas, Knowle	0.19	6
Wickham	WI10	Land at junction of Southwick & Hundred Acres Rd	0.22	7
Wickham	WI13	Land adjacent St Nicholas Church, Southwick Road	0.34	10

Wickham	WI20	Land between Forest Gate and Park View, Forest Lane, Wickham Common	0.32	10
Wickham	WI22	Land adjacent to Moorshill, Fontley Rd	0.41	11
Wickham	WI23	Land at the Old Rectory, Southwick Road, Wickham	0.28	8
Wickham	WI25	Land to the South East side of Game Lodge, Forest Lane, Wickham, Hampshire, PO17 5DN	0.09	3
Wickham	WI26	The Glen, Hoads Hill, Wickham, PO17 5BX	0.1	3
Winchester Town	WIN09	Old Manor Nursery and Old Orchard, Kilham Lane	0.47	13
Winchester Town	WIN10	Land south of 91-95 St Cross Road	0.26	11
Winchester Town	WIN11	The Masters Lodge St Cross Road	0.39	16
Winchester Town	WIN12	Land at Chilcomb Lane	0.96	26
Winchester Town	WIN22	St Peters Car Park	0.44	30
Winchester Town	WIN27	Brassey Road Multi Storey Car Park, Winchester	0.6	16
Winchester Town	WIN28	Land at Boscobel Road, Winchester	0.15	5
Winchester Town	WIN29	7/8 High Street, Winchester	0.09	6
Winchester Town	WIN30	Blackbridge Yard, College Walk, Winchester	0.38	11
Wonston	WO01	Land east of Old Stoke Road	0.68	18

APPENDIX C:

SUITABILITY ASSESSMENT - SITES LOCATED WITHIN ECOLOGICAL BUFFER ZONES

The new sites that have been added since the 2021 SHELAA are shown in red.

Parish	Site Reference Numbers
	Sites Within 100m of Static Water:
Bishops Waltham	BW11, BW27, BW29
Boarhunt	BOO4, BOO5, BOO7, BOO9, BO10,
Colden Common	CCO1, CCO7, CC08, CC14, CC17, CC19
Compton and Shawford	CS11, CS14
Crawley	CR01,
Curdridge	CU08, CU09, CU11, CU13, CU22, CU23, CU25, CU28, CU29, CU32, CU33, CU34, CU37, CU38, CU39, CU43, CU45, CU46
Denmead	DE03, DE04, DE06, DE08, DE10, DE12, DE19, DE22, DE23, DE24, DE25, DE30, DE32, DE33, DE47, DE48, DE50, DE51
Durley	DU02, DU03, DU04, DU0, DU11, DU12, DU15, DU21, DU22, DU23,
Headbourne Worthy	HW02, HW03, HW07
Hursley	HU01, HU12,
Kings Worthy	KW05, KW11,
Littleton and Harestock	LH13, LH16,
Micheldever	MI04, MI13,
New Alresford	NA01, NA04, NA05, NA07,
Old Alresford	OA01,
Otterbourne	OT02, OT08, OT04, OT09
Shedfield	SH12, SH26, SH44, SH14, SH17, <mark>SH49</mark> , SH52, <mark>SH56</mark>
Soberton	SO06
Swanmore	SWA01, SWA07, SWA18, SWA04, SWA16, SWA09A, SWA09B, SWA12, SWA14, SWA01, SWA06, SWA21, SWA17, SWA21b
Upham	UP01, UP02, UP03
Whiteley	WH05, WH07,WH11

Wickham	WI15, WI18, WI25, WI03, WI14, WI23, WI24, WI08, WI09, WI19, WI27, <mark>WI29</mark>	
Winchester Town	WIN11, WIN09, WIN16, WIN22, WIN25,	
Sites Within 100m of Moving Water:		
Bishops Waltham	BW02, BW09, BW11, BW13, BW15, BW18, BW19, BW22, BW26, BW27, BW28, BW30, BW31, BW36	
Boarhunt	BO01	
Colden Common	CC08, CC14, CC17	
Compton and Shawford	CS09	
Curdridge	CU06, CU10, CU18, CU24, CU38, CU43, CU46	
Denmead	DE08, DE10, DE12, DE15, DE19, DE22, DE23, DE31, DE32, DE33, DE43, DE47	
Durley	DU02, DU07, DU08, DU11, DU13, DU14, DU22	
Headbourne Worthy	HW03	
Kings Worthy	KW05	
New Alresford	NA01, NA04, NA05, NA07	
Northington	NO02	
Old Alresford	OA01	
Otterbourne	OT01, OT02, OT03, OT04, OT06, OT08, OT09	
Shedfield	SH09, SH41, SH42, SH44, SH53	
South Wonston	SW05	
Southwick and Widley	SWI01, SWI02	
Swanmore	SWA05	
Upham	UP02	
Whiteley	WH05	
Wickham	WI08, WI09, WI13, WI15, WI24, WI27	
Winchester Town	WIN10, WIN11, WIN22, WIN23	
Wonston	WO10	
	Sites within 1km of an SPA: None	
Sites wi	thin 1km buffer of South Downs National Park	
Bishops Waltham	BW02, BW10, BW24, BW18, BW24, BW30, BW09, BW13, BW15, BW04, BW32, BW37, BW17, BW35, BW36, BW12, BW11, BW28, BW22, BW24, BW26, BW39, BW40	

Colden CommonCC01, CC CC18, CCCompton & ShawfordCS10, CSDenmeadDE28, DE DE19, DE DE53Headbourne WorthyHW02, HWItchen Stoke and OvingtonIS02, IS01Itchen ValleyIV01, IV02Kings WorthyKW01, KW	005, BO06, BO08a, BO08b, BO09, BO10 002, CC07, CC04, CC05, CC03, CC03B, CC08, CC17, C15, CC15B, CC03/CC03b, CC19 07, CS06, CS14, CS04, CS15 29, DE42, DE38, DE39, DE45, DE27, DE06, DE10, 04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, 04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, 053, HW09, HW10 1 2, IV03, IV04, IV05
CC18, CCCompton & ShawfordCS10, CSDenmeadDE28, DEDE19, DEDE53Headbourne WorthyHW02, HWItchen Stoke and OvingtonIS02, IS01Itchen ValleyIV01, IV02Kings WorthyKW01, KW	215, CC15B, CC03/CC03b, CC19 07, CS06, CS14, CS04, CS15 29, DE42, DE38, DE39, DE45, DE27, DE06, DE10, 04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, W03, HW09, HW10
DenmeadDE28, DE DE19, DE DE53Headbourne WorthyHW02, HWItchen Stoke and OvingtonIS02, IS01Itchen ValleyIV01, IV02Kings WorthyKW01, KW	29, DE42, DE38, DE39, DE45, DE27, DE06, DE10, 04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, W03, HW09, HW10
DE19, DE DE53Headbourne WorthyHW02, HWItchen Stoke and OvingtonIS02, IS01Itchen ValleyIV01, IV02Kings WorthyKW01, KW	04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, W03, HW09, HW10
Itchen Stoke and OvingtonIS02, IS01Itchen ValleyIV01, IV02Kings WorthyKW01, KV	1
OvingtonItchen ValleyIV01, IV02Kings WorthyKW01, KV	
Itchen ValleyIV01, IV02Kings WorthyKW01, KV	2, IV03, IV04, IV05
New Alresford NA01, NA	V02, KW04, KW05, KW12
	02, NA05, NA07, NA06, NA09, NA12
Otterbourne OT03, OT	04, OT05, OT09, OT02, OT06
-	09, SH54, SH11, SH41, SH53, SH06, SH12, SH26, 37, SH20, SH10, SH45, <mark>SH55</mark>
Soberton SO01, SC	006
SWA04, S	GWA10, SWA20, SWA03, SWA11, SWA01, SWA06, GWA09A, SWA09B, SWA12, SWA14, SWA19, GWA18, <mark>SWA21b</mark>
Upham UP01, UP	02, UP03, UP04, UP05
	19, WI07, WI11, WI02, WI06, WI07, WI09, WI24, 21, WI13, WI03, WI23, WI20, WI25, WI10, <mark>WI28, WI29</mark>
-	/IN11, WIN12, WIN22, WIN23, WIN27, WIN28, /IN30, WIN31, WIN33, WIN35
Sites within 200	m of Protected Species Records
BW19, BV	V04, BW10, BW11, BW12, BW15, BW17, BW18, V22, BW24, BW25, BW27, BW28, BW29, BW30, V32, BW33, BW34, BW35, BW36, BW37, BW38,
Boarhunt BO01, BC	002, BO08a, BO08b, BO10
CC10, CC	C02, CC03a, CC03b, CC04, CC05, CC07, CC08, C11, CC14, CC15, CC15b, CC17, CC18, O3b, CC19
Crawley CR01, CR	

Compton & Shawford	CS04, CS05, CS06, CS07, CS09, CS10, CS11, CS12, CS13, CS14
Curdridge	CU01, CU06, CU08, CU09, CU10, CU11, CU12, CU13, CU14, CU15, CU16, CU17, CU18, CU22, CU23, CU24, CU25, CU26, CU27, CU28, CU29, CU31, CU32, CU33, CU34, CU35, CU36, CU37, CU38, CU39, CU40, CU42, CU43, CU44, CU45, CU46
Denmead	DE02, DE03, DE04, DE05, DE06, DE08, DE09, DE10, DE11, DE12, DE13, DE14, DE15, DE19, DE22, DE23, DE24, DE25, DE26, DE27, DE28, DE29, DE30, DE31, DE32, DE33, DE35, DE36, DE38, DE39, DE40, DE41, DE42, DE43, DE44, DE45, DE46, DE47, DE48, DE51, DE52
Durley	DU01, DU02, DU03, DU04, DU05, DU06, DU08, DU09, DU11, DU12, DU13, DU14, DU15, DU16, DU17, DU18, DU19, DU20, DU22, DU23, DU24, DU25
Headbourne Worthy	HW01, HW02, HW03, HW05, HW06, HW07, HW08, HW09, HW05, HW10
Hursley	HU01, HU02, HU03, HU05, HU06, HU07, HU08, HU09, HU10, HU12, HU13
Itchen Stoke & Ovington	IS02, IS03
Itchen Valley	IV01, IV02, IV03, IV04
Kings Worthy	KW01, KW02, KW04, KW05, KW06, KW09, KW10, KW11, KW12
Littleton and Harestock	LH01, LH02, LH03, LH04, LH05, LH07, LH08, LH09, LH10, LH11, LH13, LH14, LH15, LH16, LH17, LH18
Micheldever	MI01, MI03, MI04, MI05, MI06, MI07, MI08, MI09, MI10, MI11, MI12, MI14
New Alresford	NA01, NA02, NA04, NA05, NA06, NA07, NA08, NA09, NA10, NA11, NA12
Northington	NO01, NO02
Old Alresford	OA01, OA02
Olivers Battery	OB1, OB2
Otterbourne	OT01, OT02, OT03, OT04, OT05, OT06, OT08, OT09
Shedfield	SH02, SH04, SH06, SH09, SH10, SH11, SH12, SH13, SH14, SH15, SH17, SH18, SH20, SH26, SH33, SH34, SH37, SH38, SH40, SH41, SH42, SH43, SH44, SH45, SH47, SH48, SH49, SH50, SH51, SH52, SH53, SH54, SH55, SH56, SH57
Soberton	SO01

Sparsholt	SP01
South Wonston	SW01, SW02, SW03, SW06, SW07
Swanmore	SWA01, SWA03, SWA04, SWA05, SWA06, SWA07, SWA08, SWA09a, SWA09b, SWA10, SWA11, SWA12, SWA13, SWA14, SWA15, SWA16, SWA17, SWA19, SWA20, SWA21, SWA21b
Southwick and Widley	SWI01, SWI02
Upham	UP01, UP02, UP03, UP04, UP05
Whiteley	WH05, WH06, WH07, WH08, WH11
Wickham	WI01, WI02, WI03, WI05, WI06, WI07, WI09, WI10, WI11, WI13, WI14, WI15, WI17, WI18, WI19, WI20, WI21, WI22, WI23, WI24, WI25, WI26, WI27, WI28, WI29
Winchester Town	WIN09, WIN10, WIN11, WIN12, WIN15, WIN16, WIN18, WIN19, WIN22, WIN23, WIN25, WIN26, WIN27, WIN28, WIN30, WIN31, WIN33, WIN34, WIN35
Wonston	WO01, WO05, WO10
	Sites Containing a SSSI
Curdridge	CU38, CU39
	Sites within 1km of a SSSI
Bishops Waltham	BW11, BW12, BW17, BW28, BW31, BW33, BW34, BW36, BW38,
Bishop Sutton	BS01
Colden Common	CC02, CCO3A, CCO3B, CCO4, CC05, CC08, CC15, CC15B, CC03/CC03b, CC19
Compton & Shawford	CS04, CS06, CS07, CS10, CS11, CS15
Curdridge	CU01, CU06, CU08, CU09, CU10, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Denmead	
Headbourne Worthy	HW02, HW03, HW05, HW07, HW09, HW05, HW10
Itchen Stoke and Ovington	IS01, IS02, IS03
Itchen Valley	IV01, IV02, IV03, IV05
Kings Worthy	KW01, KW02, KW04, KW05, KW11

Micheldever	MI04, MI11, MI22
New Alresford	NA01, NA02, NA05, NA06, NA07, NA09, NA10, NA11, NA12
Old Alresford	OA01, OA02
Otterbourne	OT02, OT03, 0T04, 0T05, OT06
Shedfield	SH03, SH04, SH06, SH09, SH11, SH12, SH13, SH14, SH18, SH28, SH41, SH44, SH48, SH49, SH50, SH52, SH54, SH56
Southwick and Widley	SW103
Swanmore	SWA04, SWA05, SWA09a, SWA09b, SWA10, SWA12, SWA15, SWA16, SWA17, SWA19, SWA20, SWA21b
Whiteley	WH05, WH06, WH07, WH08, WH10, WH11
Wickham	WI05, WI15, WI17, WI18, WI22, WI29
Winchester Town	WIN10, WIN11, WIN12, WIN22, WIN23, WIN27, WIN28, WIN29, WIN30, WIN31, WIN33, WIN34, WIN35
Wonston	WO05, WO10, WO11
	Sites Containing Priority Habitats
Bishops Waltham	BW24, BW30, BW31, BW36, BW22, BW40
Bishop Sutton	BS01
Boarhunt	BO06, BO10
Colden Common	CC08, CC03, CC03B, CC14, CC01, CC11, CC03/CC03b
Compton & Shawford	CS06, CS11, CS09, CS14, CS15
Curdridge	CU43, CU29, CU37, SH14, CU10, CU38, CU39, CU09, CU45, CU14, CU34, CU24, CU46
Crawley	CR02, CR05
Denmead	DE12, DE15, DE43, DE33, DE32, DE42, DE30, DE40, DE51, DE52
Durley	DU02
Headbourne Worthy	HW02, HW03, HW07, HW08
Hursley	HU05
Kings Worthy	KW01, KW02

Littleton and Harestock	LH05, LH16, LH03
Micheldever	MI04, MI11, MI12, MI13, MI06
New Alresford	NA04, NA12
Northington	NO01
Old Alresford	OA01
Otterbourne	OT03, OT05, OT09, OTO2
Shedfield	SH09, SH13, SH15, SH38, SH49, <mark>SH55</mark>
Southwick and Widley	SWI01, SWI02
Sparsholt	SO01
Swanmore	SWA06, SWA21, SWA21b
Upham	UP03
Wickham	WI17, WI18, WI15, WI24, WI15, WI21, WI14, WI28
Winchester Town	WIN16, WIN19, WIN25, WIN26, WIN18
	Sites Within 200m of Priority Habitats
Bighton	BI01, BI02
Bishop Sutton	BS01
Bishops Waltham	BW02, BW04, BW09, BW10, BW11, BW12, BW13, BW15, BW17, BW18, BW19, BW22, BW24, BW25, BW26, BW27, BW28, BW29, BW30, BW31, BW32, BW33, BW34, BW35, BW36, BW37, BW38, BW39, BW40
Boarhunt	BO01, BO02, BO04, BO05, BO06, BO08a, BO08b, BO09, BO10
Colden Common	CC01, CC02, CC03a, CC03b, CC04, CC05, CC07, CC08, CC10, CC11, CC14, CC15, CC15b, CC17, CC18, CC03/CC03b, CC19
Crawley	CR01, CR02, CR03, CR04, CR05
Compton & Shawford	CS04, CS05, CS06, CS07, CS09, CS10, CS11, CS12, CS13, CS14, <mark>CS15</mark>
Curdridge	CU01, CU06, CU08, CU09, CU10, CU11, CU12, CU13, CU14, CU15, CU16, CU17, CU18, CU22, CU23, CU24, CU25, CU26, CU27, CU28, CU29, CU31, CU32, CU33, CU34, CU35, CU36, CU37, CU38, CU39, CU40, CU42, CU43, CU44, CU45, CU46

Denmead	DE02, DE03, DE04, DE05, DE06, DE08, DE09, DE10, DE11, DE12, DE13, DE14, DE15, DE19, DE22, DE23, DE24, DE25, DE26, DE27, DE28, DE29, DE30, DE31, DE32, DE33, DE38, DE39, DE40, DE41, DE42, DE43, DE44, DE45, DE46, DE47, DE48, DE49, DE50, DE51, DE52
Durley	DU01, DU02, DU03, DU04, DU05, DU06, DU07, DU08, DU09, DU11, DU12, DU13, DU14, DU15, DU16, DU17, DU18, DU19, DU20, DU21, DU22, DU23, DU24, DU25
Headbourne Worthy	HW01, HW02, HW03, HW05, HW06, HW07, HW08, HW09, HW05, HW10
Hursley	HU01, HU02, HU03, HU05, HU06, HU08, HU09, HU10, HU12, HU13
Itchen Stoke & Ovington	IS02, IS03, IS04
Itchen Valley	IV01, IV02, IV04
Kings Worthy	KW01, KW02, KW04, KW05, KW06, KW07, KW09, KW10, KW11, KW12
Littleton & Harestock	LH01, LH02, LH03, LH04, LH05, LH07, LH08, LH09, LH10, LH11, LH13, LH14, LH15, LH16, LH17, LH18
Micheldever	MI01, MI03, MI04, MI05, MI06, MI07, MI08, MI09, MI10, MI11, MI12, MI13, MI14
New Alresford	NA01, NA02, NA04, NA05, NA06, NA07, NA08, NA09, NA10, NA11, NA12
Northington	NO01, NO02
Old Alresford	OA01, OA02
Olivers Battery	OB1, OB2
Otterbourne	OT01, OT02, OT03, OT04, OT05, OT06, OT08, OT09
Shedfield	SH02, SH03, SH04, SH09, SH10, SH11, SH12, SH13, SH14, SH15, SH17, SH18, SH20, SH26, SH28, SH33, SH34, SH37, SH38, SH40, SH41, SH42, SH43, SH44, SH45, SH47, SH48, SH49, SH50, SH51, SH52, SH53, SH54, SH55, SH56, SH57
Soberton	SO01, SO06
Sparsholt	SP01
South Wonston	SW01, SW02, SW05
Swanmore	SWA01, SWA03, SWA04, SWA05, SWA06, SWA07, SWA08, SWA09a, SWA09b, SWA10, SWA11, SWA12, SWA13, SWA14, SWA15, SWA16, SWA17, SWA18, SWA19, SWA20, SWA21, SWA21b

Southwick & Widley	SWI01, SWI02
Upham	UP01, UP02, UP03, UP04, UP05
Whiteley	WH05, WH06, WH07, WH08, WH11
Wickham	WI01, WI02, WI03, WI05, WI06, WI07, WI08, WI09, WI10, WI11, WI13, WI14, WI15, WI16, WI17, WI18, WI19, WI20, WI21, WI22, WI23, WI24, WI25, WI26, WI27, WI28
Winchester Town	WIN09, WIN10, WIN11, WIN12, WIN15, WIN16, WIN18, WIN19, WIN22, WIN23, WIN25, WIN26, WIN27, WIN28, WIN18, WIN31, WIN33
Wonston	WO01, WO05, WO10, WO11
	Sites Within 1km of a SAC: None
	Sites Within 1km of a RAMSAR site:
Curdridge	CU01, CU06, CU08, CU09, CU10, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Shedfield	SH14
Sites with	nin 1km of a Solent Waders and Breen Geese Site
Curdridge	CU01, CU08, CU09, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU32, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Shedfield	SH2, SH14
	500m Proximity to SINC
Bishops Waltham	BW30, BW18, BW26, BW22, BW28, BW17, BW12, BW33, BW34, BW38, BW32, BW37, BW04, BW15, BW13, BW09, BW02, BW10, BW19, BW24, BW39, BW40
Bighton	BI01, BI02
Bishop Sutton	BS01
Boarhunt	BO01, BO02, BO04, BO05, BO06, BO08A, BO08, BO09, BO10
Colden Common	CC08, CC04, CC05, CC11, CC01, CC02, CC07, CC10, CC15, CC15B, CC14, CC17, CC18, CC03/CC03b, CC19
Compton & Shawford	CS10, CS07, CS11, CS04, CS15
Curdridge	CU22, CU25, CU26, CU35, CU40, CU11, CU27, CU36, CU44, CU28, CU43, CU12, CU33, CU29, CU43, CU44, CU06, CU15, CU31, CU37, CU13, CU08, CU09, CU10, CU38, CU39, CU01,

	CU16, CU23, CU32, CU29, <mark>CU46</mark>
Crawley	CR02, CR03
Denmead	DE38, DE39, DE44, DE45, DE06, DE27, DE13, DE40, DE24, DE30, DE04, DE46, DE09, DE19, DE05, DE02, DE36, DE08, DE11, DE35, DE14, DE22, DE23, DE41, DE03, DE33, DE43, DE31, DE32, DE47, DE25, DE12, DE28, DE29, DE42, DE48, DE49, DE50, DE51, DE52
Durley	DU02, DU04, DU05, DU03, DU12, DU15, DU17, DU13, DU09, DU19, DU11, DU01, DU22, DU07, DU08, DU23, DU16, DU25, DU14
Headbourne Worthy	HW01, HW05, HW02, HW03, HW07, HW08, HW05, HW10
Hursley	HU05, HU12, HU01, HU08, HU09, HU10, HU13
Itchen Stoke and Ovington	ISO2, IS03
King Worthy	KW06
Littleton and Harestock	LH04 LH03, LH05, LH04, LH08, LH09, LH10
Micheldever	MI03, MI04, MI12, MI14
New Alresford	NA01, NA06, NA09, NA10, NA11, NA12
Old Alresford	OA01
Olivers Battery	OB02 OB01
Otterbourne	OT03, OT04, OT08, OT09, OT02, OT06, OT05
Shedfield	SH14, SH35, SH17, SH38, SH15, SH42, SH10, SH45, SH51, SH20, SH37, SH26, SH49, SH52, SH11, SH40, SH41, SH53, SH34, SH55, SH57
Soberton	SO01, SO06
South Wonston	SW05
Sparsholt	SP01
Swanmore	SWA07, SWA18, SWA14, SWA12, SWA01, SWA21, SWA06, SWA19, SWA04, SWA15, SWA16, SWA13, SWA09A, SWA09B, SWA17, SWA08, SWA11, SWA03, SWA10, SWA20, SWA21b
Upham	UP01, UP02, UP03, UP04, UP05
Wickham	WI02, WI06, WI07, WI08, WI11, WI16, WI19, WI27, WI15, WI17, WI18, WI22, WI24, WI26, WI13, WI01, WI23, WI03, WI21, WI14, WI20, WI25, WI10, WI28

Winchester Town	WIN18, WIN25, WIN26, WIN16, WIN19, WIN09, WIN16, WIN10, WIN11, WIN18, WIN35
Whiteley	WH05, WH06, WH08, WH11
Wonston	WO01, WO05

Appendix D

New and removed sites table

New sites by ward	
Site reference	Reason
Bishops Waltham	
BW39 The Vineyard/Tangier Lane	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
BW40 Albany Farm	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Colden Common	
CC03c	Change to the site boundaries - Additional land added to the south of the site
CC19	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Compton and Shawford	· · ·
CS15	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Curdridge	· · · · ·
CU01	Change to the site boundaries – removal of an area to the south east of the site
CU46	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Denmead	
DE48	New site submitted through the Regulation 18 consultation
DE49	New site, submitted through the Denmead Parish Council 'call for sites'
DE50	New site, submitted through the Denmead Parish Council 'call for sites'
DE51	New site, submitted through the Denmead Parish Council 'call for sites'
DE52	New site, submitted through the Denmead Parish Council 'call for sites'
DE53	New site, submitted through the Denmead Parish Council 'call for sites'
Hursley	
HU01	Change to the site boundaries removal of land around South Winchester Lodges
HU03	Change to the site boundaries

HU14	New site submitted through the Regulation 18
	consultation
Headbourne Worthy	•
HW05	Change to the site boundaries - Additional area to the north of the site
HW10	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Littleton and Harestock	· · · · · · · · · · · · · · · · · · ·
LH17	New site submitted through the Regulation 18 consultation
LH18	New site submitted through the Regulation 18 consultation
Micheldever	
MI14	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
New Alresford	
NA11	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
NA12	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Newlands	
NE01	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Otterbourne	
OT04	Change to the site boundaries - Boundary changed to exclude house to the north west
Swanmore	
SWA21b	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Shedfield	
SH34	Added back into SHELAA at agents request
SH49	Change to the site boundaries - additional area to the north of the site
SH55	New site submitted through the Regulation 18 consultation
SH56	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
SH57	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Southwick and Widley	
SW103	New site submitted through the Regulation 18 consultation
Whiteley	

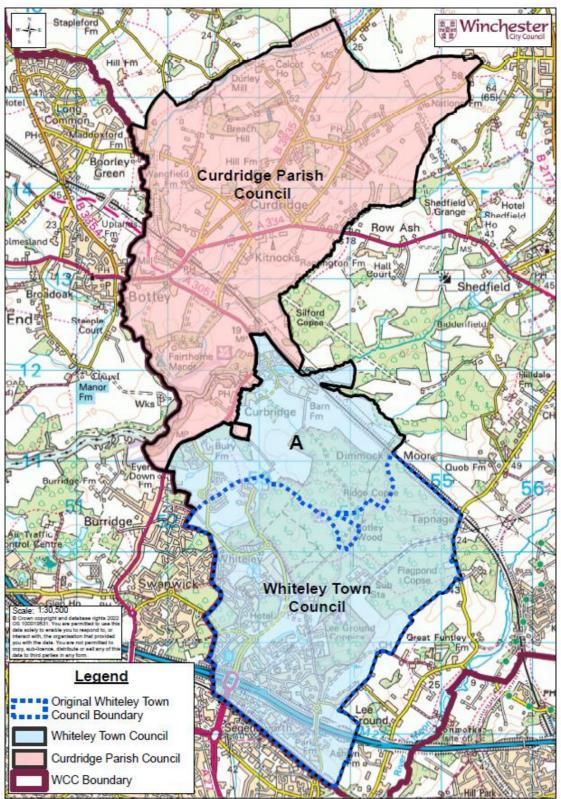
WH08 Whiteley Green	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH10 Solent Business Park	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH09 Little Park Farm	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH11 Whiteley Lane	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Wickham	
WI19	Change to the site boundary – small change to the corner of the boundary
WI28 Winchester Road Housing and Open Space Allocation	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WI29 The Glebe	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Winchester	
WIN18	Change to the site boundaries - Additional area to the south added to the site
WIN29	New site submitted through the Regulation 18 consultation
WIN30	New site submitted through the Regulation 18 consultation
WIN31	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN33	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN34	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN35	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Wonston	· · · · · · · · · · · · · · · · · · ·
WO11	New site submitted – Reg 18

Sites removed – the reference to these sites have been removed from the updated SHELAA report.

Site reference	Reason
DE34	The agent confirmed this site has been built out and can be removed
HU11	Removed due to the site (HU03) being promoted by the

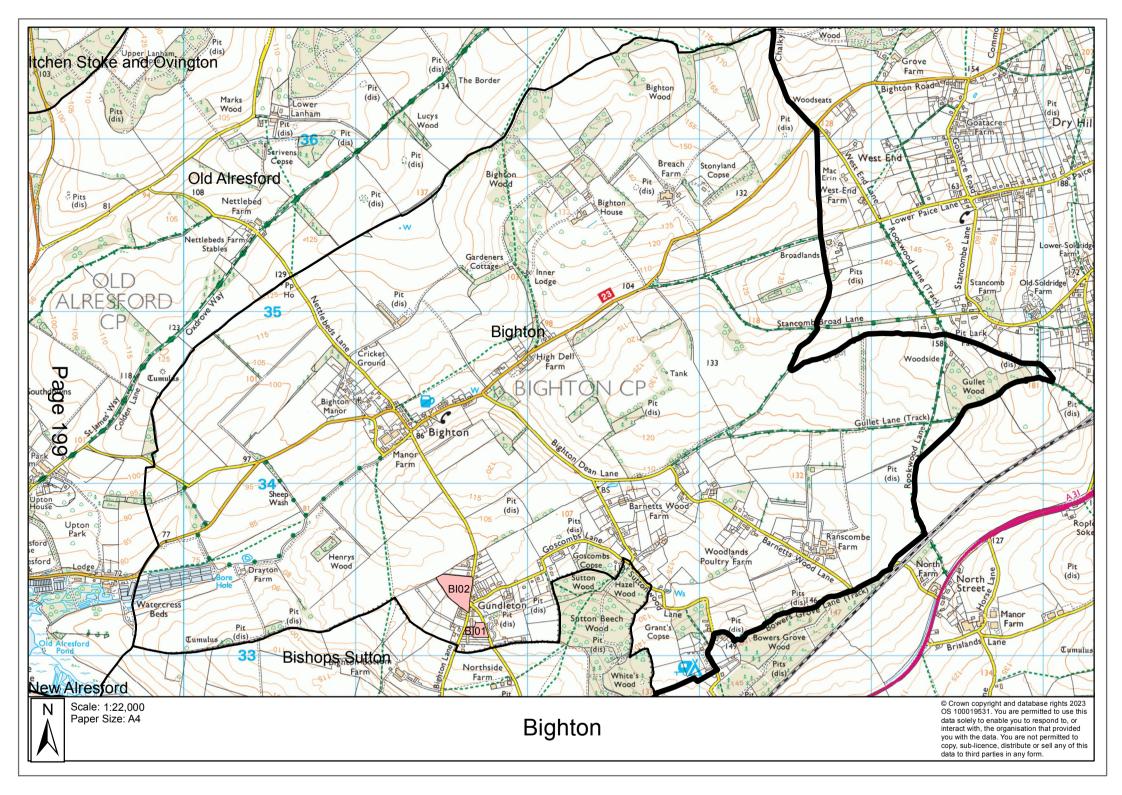
	same site promotor
BO07	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
BW01	Site removed as no contact details for the applicant or agent
BW03	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
BW20	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
CC16	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
CU41	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
DE07	Site removed as no contact details for the applicant or agent
DE20	Site removed as no contact details for the applicant or agent
SH39	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
SH46	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
WIN17	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
WIN20	Site removed as no contact details for the applicant or agent
WIN21	Site removed as no contact details for the applicant or agent
WO06	Agent confirmed that the site is no longer being promoted/owned by the applicant

Appendix E



Map showing Curdridge and Whiteley boundary change

APPENDIX F – separate PDF maps showing new sites and removed sites from settlements where there have been new or removed sites

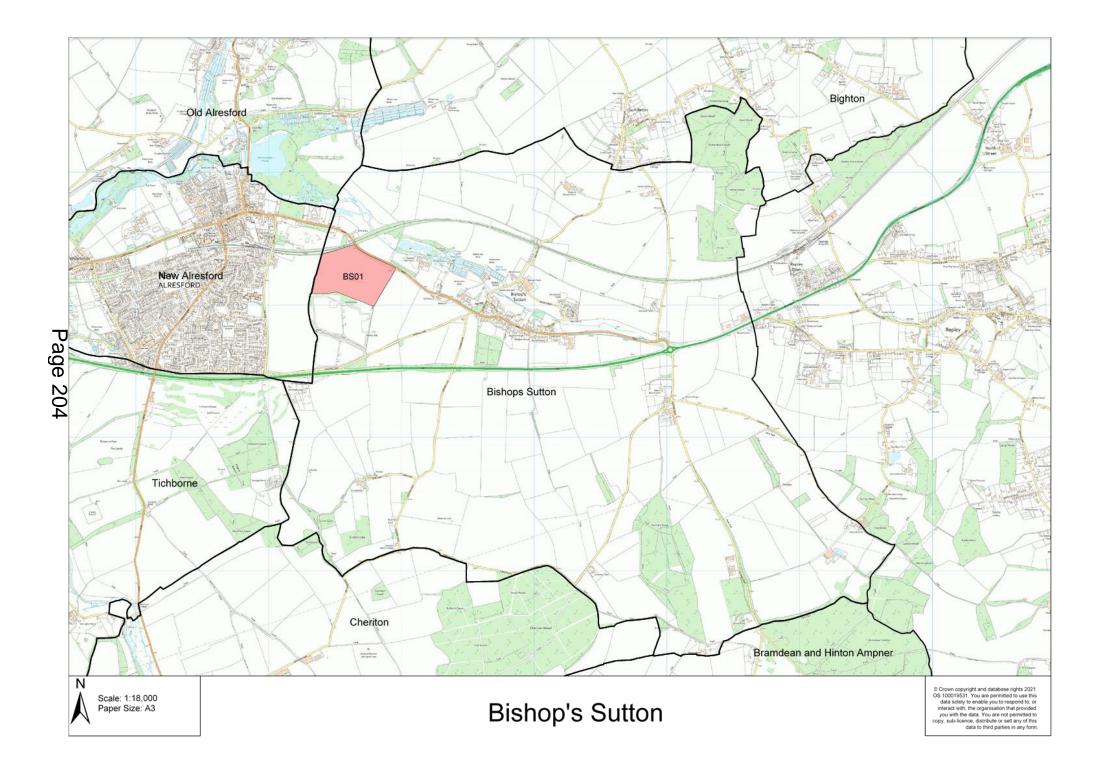


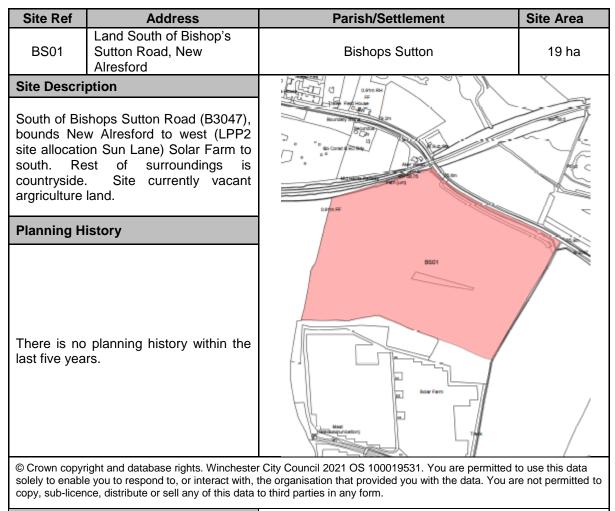
Site Ref		Address	I	Parish/Settlement	Site Area		
BI01	Gaywo	od, Bighton Lane, Gundleton	Bighton 0.86				
north of the distric residential proper	ct. The site ty (C3) ar	e of Gundleton in the is currently in use a id a majority of the isidential properties.	Read Hill	Pro Gabies			
Planning History	1				<		
dwellinghouse and dwellings; 20/023 existing dwelling planning unit. Th dwelling with det dwelling with deta	d redevelop 99/FUL - T and the he erection tached gara ached gara e. The layir	ition of the existing oment to provide two he demolition of the subdivision of the of a replacement rage, and one new ge and new access og of a driveway and il 2021		Hawton	Apple Tree Cot		
solely to enable you to copy, sub-licence, dist	o respond to, tribute or sell	or interact with, the organis any of this data to third par	ation that pro ties in any for				
Site promotors p	proposed u	ISE	C3 - Resi	Idential			
Environmer	ntal						
Constrain		Historical Cons	traints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area Historic	GREEN	Protected Open Space Mineral Safeguarding	GREEN		
SAC Ramsar	GREEN GREEN	Park/Garden Scheduled Ancient Monument	GREEN GREEN	Area Waste Consultation Zone	GREEN GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high I assessme		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 by the landowners and have indicated that the site is immediately available for development.							consent by the landowners and have indicated that the					he
Achievability (ec viability; market cost factors; del factors)	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.												
Site Capacity		23												
Potential Density Yield (including development typ		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.												
Phasing	0 – 5	5 Years	23	6 – 10 Years	0	10 – 15 Years	0							

Site Ref		Address		Pari	sh/Settlement	Site Area	
BI02	Rural Hill Gundleto	, Bighton Lane, n			Bighton	2.8	ha
Site Descrip	tion				A.	Det Cotte	7
Site is in the village of Gundleton, fronting Bighton Lane. The site is mostly argiculture, with residential in the south-eastern corner. It is bounded by a farm to the south, residential to the north and Bighton Lane and the residential properties of Gundleton to the east.					Hitteen Hert Down	v Fluct for Large No Fluc	Robin Hill Agen
Planning His	story			/	Duz	Harris Altraine	and concon
There is no p years.	lanning his	story within the last five			Page and Arrived Arriv	ing Levit	
solely to enable	you to respo	ase rights. Winchester City nd to, or interact with, the or or sell any of this data to thi	rgani	isation that pr	ovided you with the data.		
Site promote	ors propo	sed use		C3 - Res	idential		
Suitability							
Environn Constra		Historical Constraints		F	Policy Constraints (Continued	
SPA	GREEN	Conservation Area		GREEN	Protected Open Sp	ace	GREEN
SAC	GREEN	Historic Park/Garder	۱	GREEN	Mineral Safeguardi	ng Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument		GREEN	Waste Consultation	n Zone	GREEN
SSSI	GREEN	Historic Battlefields		GREEN	Physical	Constraints	
SINC	GREEN	Listed Building		GREEN	Flood Zone 2 and 3	3	GREEN
LNR	GREEN	Policy Constraints			Other Consider	ations	
NNR	GREEN	Countryside (MTRA4	4)	AMBER	Archaeology		GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)		GREEN	Accessibility		AMBER
TPO	GREEN	AQMA		GREEN	Landscape		AMBER
Initial higi assessr		The s	site	is deemed	as deliverable/devel	lopable	
Availability (legal/ownership issues) do			have the	ot owned by the pro consent by the land at the site is immed t.	downers and	have	
Achievability (economic viability;					rs of the site have no viability in developin		ny issues

Site Capacit	у		55				
Potential De developmen	ensity and Yield (in it type)	-	Given the sites location within the Countryside a densi of 30 dph was applied providing a yield of 55 dwellings			,	
Phasing	0 – 5 Years	55		6 – 10 Years	0	10 – 15 Years	0





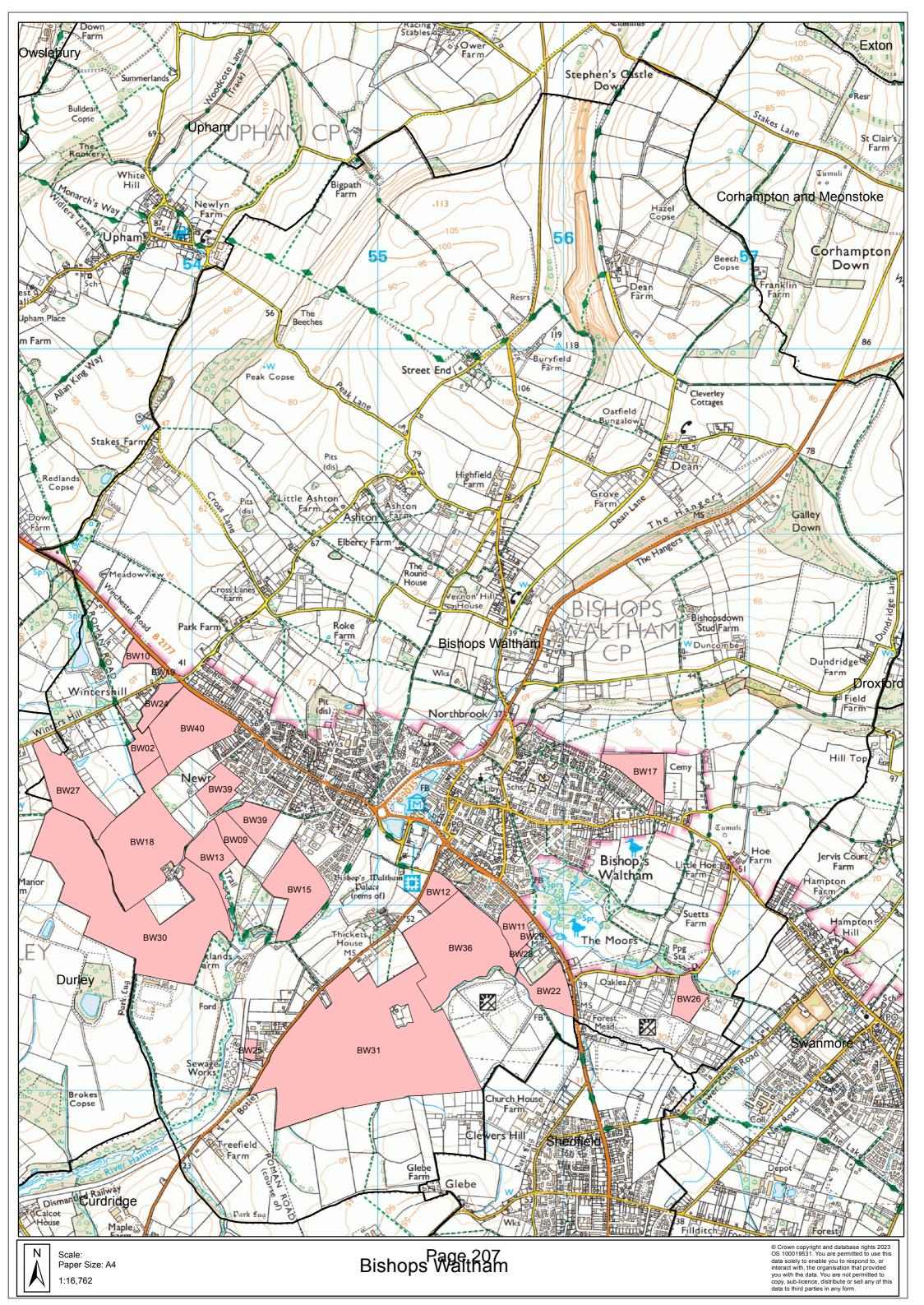
Site promotors proposed use

C3 - Residential

Suitability

Environr Constra		Historical Cons	straints	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 Constrain	ts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	G/A	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial hig assess		Th	e site is de	eemed as deliverable/developable		
Availability	(legal/ow	nership issues)		Γhe site is not owned by the pro nowever they do have the conse		

				landowners and have indicated that the site is immediately			
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 Capac	ity			285			
	Potential Density and Yield (including development type) Given the sites location within the Countrys of 30 dph was applied providing a y of 285 dwellings.						
Phasing	0 – 5 Years	285	6 -	6 – 10 Years 0 10 – 15 Years			



Site Ref		Address		Parish/Settlement	Site Area
BW02		galow, Woodlea s, Wintershill		Bishops Waltham	2.757 ha
located to the so currently in horticu	uth of the ultural use. and surrou agriculture	f Bishop's Waltham, District. The site is The site is accessed nding uses comprise	A and a second		Ř
dispatch unit - No 2020; 18/00064/L importation of woo 2018. © Crown copyright and solely to enable you to	objection r DC mixed bod and p Istore. Ap	or interact with, the organis	ation that pr	100019531. You are permitted to us ovided you with the data. You are not	
copy, sub-licence, dist		any of this data to third par		sidential	
Suitability					
Environmer Constrain		Historical Const	traints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high I assessme		The site	is deeme	d as deliverable/developable	
Availability (legal/ownership issues)				The site is being promoted behalf of the sole landown stated that the site is imme available for development.	er has ediately

Achievability (ec cost factors; del	The promoter of the site has not identified any issues regarding the viability of the site.					
Site Capacity		72				
Potential Density type)	opment		a der	cation within the nsity of 30 dph was a yield of 72		
Phasing	0 – 5 Years	72	2 6 – 10 Years 0 10 – 15 Years		10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
BW04	Hermitag Churchill	e Heights, Avenue		Bishops Waltham	0.498 ha		
Site Descript				\/ \			
Waltham, loc District. The si space. The sit	ated to th te is curren e is access urrounding	orth of Bishop's ne south of the tly in use as open sed from Churchill uses comprise of e.	A STATE		Path (Unit)		
Planning Hist	tory		S.	BW04 Play Area			
There is no planning history within the last five years.			whoms Alban	that provided you with the data. You ar	o use this data		
Site promoto	rs propose	ed use	C3 - Residential				
Suitability							
Environm Constra		Historical Con	straints	Policy Constraints Co	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessn		The	e site is de	emed as deliverable/developable	9		
Availability (I		rship issues)	:	The site is being promoted on sole landowner has stated tha immediately available for deve	t the site is		

	(economic viability factors; delivery fac			The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capacity 18								
Potential Density and Yield (including development type)) dph v	tion within the Countrys was applied providing a			
Phasing	0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address		F	Parish/Settlement	Site Area		
BW09	Land adjo Bishops \	pining Tangier Lane, Waltham			Bishops Waltham	3.221 ha		
Site Description	n					Q7-3		
located to the s currently in agric from Tangier comprise of agric	south of th cultural use Lane an culture and	of Bishop's Waltham, he District. The site is e. The site is accessed d surrounding uses I the housing allocation er Lane) to the north		G.				
Planning Histor	ry		•		Bar swas	X		
There is no planning history within the last five years.				orov	ided you with the data. You are no			
Site promotors		Il any of this data to third parti	C3 - Residential					
Suitability	<u> </u>		1					
Environme Constrair		Historical Constr	raints Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREE	N	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREE	N	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN		Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN		Physical Constrai	nts		
SINC	GREEN	Listed Building	GREE	GREEN Flood Zone 2 and 3				
LNR	GREEN	Policy Constrai	ints		Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER		AMBER		Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18) GRE		N	Accessibility	AMBER		
TPO				Ν	Landscape	GREEN		
	Initial high level The site is				s deliverable/developable			
Availability (legal/ownership issues)				Tł pr cc in	ne site is not owned by the comoter however they do h onsent by the landowners dicated that the site is imm vailable for development.	nave the and have		

Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	84						
Potential Density and Yield (including development type)				Given the sites Countryside a applied providi dwellings.	dens	ity of 30 dph was	
Phasing	0 – 5 Years	84	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
BW10		he rear of Way, Wintershill		Bishops Waltham	1.576 ha		
Site Descriptio							
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently vacant. The site is accessed from Winters Hill and surrounding uses comprise of residential and agriculture.			,:0"				
Planning Histo	ory		9				
There is no planning history within the last five years.				BMO			
solely to enable you	u to respond to		rganisation th	I OS 100019531. You are permitted to at provided you with the data. You are any form.			
Site promotors	s proposed	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	Policy Constraints Con	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The	site is deemed as deliverable/developable				
Availability (legal/ownership issues)				The site is not owned by the however they do have the co			

	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				50			
Potential Dens development t	Given the sites location within the Countryside a density of 40 dph was applied providing a yield of 50 dwellings.						
Phasing	0 – 5 Years	0	6 – 1	0 Years	50	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
BW11	Land adja	acent Mill House		Bishops Waltham	3.428 ha		
Site Description	on			I have	/ 11		
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Coppice Hill and surrounding uses comprise of residential and agriculture.							
Planning Histo	ory						
five years.	and database	ry within the last e rights. Winchester City o, or interact with, the or ell any of this data to thir	ganisation the	OS 100019531. You are permitted to at provided you with the data. You are ny form.	use this data not permitted to		
Site promotors	s proposed	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level assessment		The	site is deen	ned as deliverable/developable			

Availability (legal/ownership issues)				The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capacity				89			
Potential Density and Yield (including development type)					dens	ation within the ity of 40 dph was yield of 89 dwellings.	
Phasing	0 – 5 Years	89	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BW12		acent Crown Hill otley Road		Bishops Waltham	2.622 ha
Site Descripti			10	Seatante Cara	SAN S
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.					
Planning Hist	ory				Capper Hil
five years.	t and databas			21 OS 100019531. You are permitted to that provided you with the data. You are	
copy, sub-licence,	distribute or	sell any of this data to t	hird parties in	any form.	
Site promotor	rs propose	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER

The site is deemed as deliverable/developable

Initial high level

assessment

Availability (le	the landowne	The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.					
Achievability factors; cost f	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			68	68			
Potential Den development	Given the site Countryside a providing a yie	densi	ity of 30 dph was appli	ed			
Phasing	0 – 5 Years	68	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
BW13	-	acent Tangier ngier Lane		Bishops Waltham	5.347 ha
Site Descriptio			\langle		\sum
located to the s currently in a accessed from	outh of the gricultural Tangier La	f Bishop's Waltham, District. The site is use. The site is ne and surrounding al and agriculture.	10/		
Planning Histo	ory		Xe		\bigtriangledown
years.		ry within the last five	ouncil 2021	OS 100019531. You are permitted to	
solely to enable you	u to respond t		anisation tha	at provided you with the data. You are	
Site promotors	s proposed	d use	C3 - Re	sidential	
Suitability					
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constru	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	,	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The sit	e is deen	ned as deliverable/developable	
Availability (le	gal/owners	ship issues)		The site is not owned by the however they do have the c	

				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	Site Capacity				128			
Potential Density and Yield (including development type)				Countryside a	den	ation within the sity of 40 dph was a yield of 128 dwelling	gs.	
Phasing	0 – 5 Years	128	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
BW15	Land at E Botley Ro	Brooklands Farm, bad		Bishops Waltham 10.215 ha				
Site Description			K	Ref Stran	inner			
located to the s currently in a accessed from	outh of the gricultural Botley Roa	f Bishop's Waltham, District. The site is use. The site is ad and surrounding al and agriculture.						
Planning Histo	ory		\sim	Polity Park				
© Crown copyright solely to enable you	and database		anisation that	DS 100019531. You are permitted to or provided you with the data. You are not of form.				
Site promotors	sproposed	duse	C3 - Res	idential				
Suitability								
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	AMBER	Policy Constru	aints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high assessm		The Archaec	ological Ass	sessment has assessed this si	te as.			

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.			
Site Capacity				204			
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 204 dwellings.			
Phasing	0 – 5 Years	150				10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
BW17	Land nor	th of Rareridge		Bishops Waltham	5.231 ha		
Site Descript	•		200	1	8		
Waltham, loo District. The s space. The Rareridge I	cated to t site is curre site is Lane via uses comp	orth of Bishop's he south of the ently vacant open accessed from Matlock and rise of residential		BW17			
Planning History		and a	EXIPA ~				
five years.		tory within the last		Bishops Waltham Hoe	Cemetery And And And And And And And And And And		
solely to enable	you to respon		e organisatio	021 OS 100019531. You are permitted t n that provided you with the data. You ar in any form.			
Site promoto	ors propos	ed use	C3 - Residential				
Suitability							
Environm Constra	-	Historical Con	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial higi assessr		The		emed as deliverable/developable			
Availability (legal/own	ership issues)		The site is not owned by the p however they do have the cons			

		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			126					
Potential Density and Yield (including development type)				dph v	ion within the Countrysi vas applied providing a s.			
Phasing	0 – 5 Years	126	6 –	10 Years	0	10 – 15 Years	0	

BW18 Land at Tangier View Farm, Tangier Lane Bishops Waltham 20.2 Site Description The site is located south of Bishop's Waltham, located to the south of the District. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses. Bishops Waltham 20.2 Planning History Bishops Waltham 20.2	
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses.	.260 ha
Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Tangier Lane and surrounding uses comprise of agricultural and leisure uses.	X
Planning History	X
	J.
There is no planning history within the last five years.	
© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use thi solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not pe copy, sub-licence, distribute or sell any of this data to third parties in any form.	

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Con	tinued
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 GRE	
LNR	GREEN	Policy Const	raints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	AQMA GREEN Landscape		GREEN
Initial high level assessment		The	e site is dee	emed as deliverable/developable	

Availability (legal/ownership issues)				The site is being promoted on behalf of the landowner has stated that the site is immediately available for development.				
Achievability factors; cost		The promoter of the site has not identified any issues regarding the viability of the site.						
Site Capacity				405				
Potential Density and Yield (including development type)) dph w	on within the Countrys as applied providing a		
Phasing	0 – 5 Years	200	6 –	10 Years	205	10 – 15 Years	0	

Site Ref		Address		Site Area	
BW19	Land Adj Way, Wir	acent to Romany		Bishops Waltham	0.160 ha
Site Description			/	1 all	
junction of WIn Road which is Waltham. The si Winchester Roa Wintershill. Ther	tershill wit the main ite is boun ad and t re is a resi en land to t	ountryside at the the Winchester road into Bishops ded to the east by to the south by dential property to he north. The site ential curtilage.		BW19 ^{1/vet}	
Planning Histor	у			Romany	
There is no planning history within the last five years.			Contraction of the second seco	CE 100010E21. You are permitted to 1	
solely to enable you	to respond to		anisation tha	OS 100019531. You are permitted to a at provided you with the data. You are a ay form.	
Site promotors	proposed	use	C3 - Re	sidential	
Suitability					
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The si	te is deen	ned as deliverable/developable	
Availability (leg		hip issues)		The site is not owned by the however they do have the o the landowners and have in	onsent by

				that the site i for developm		mediately available	!
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capacity				6			
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 40 dph was yield of 6 dwellings.	
Phasing	0 – 5 Years	0	6 – 1	0 Years	6	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
BW22		Winchester shop's Waltham		Bishops Waltham	4.624 ha		
Site Descrip			R.				
sporadic fronting the V and to the s	residential Vinchester outh and b d west. The	is bounded by					
Planning Hi	story		1	\bigvee	Ref IV		
	lar photovo equipme				CINER Part =) farter		
solely to enable copy, sub-licent	e you to respo ce, distribute o	nd to, or interact with, or sell any of this data	the organisat to third partie				
Site promot	ors propo	sed use	C3 - Residential				
Suitability				Γ			
Environm Constra		Historical Con	straints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	its		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial hig assess		Tł	ne site is de	eemed as deliverable/developable)		
		ership issues)		The site is not owned by the pro	omoter		

				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capacit	ty			111			
Potential Density and Yield (including development type)			ng		h was	on within the Countrysid applied providing a yie	
Phasing	0 – 5 Years	111	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement Site A		
BW24		Sawmill, Winters		Bishops Waltham	2.494 ha	
Site Description						
currently alloca Plan Part 2. T which is no long by the housing Winchester Roa	boundary of Bishop's Waltham and is currently allocated for employment in Local Plan Part 2. The site is a former sawmill which is no longer in use. The site is bounded by the housing allocation BW4 to the east, Winchester Road to the north with agricultural uses to the south and west.			San Jan		
Planning Histo	ory					
There is no planning history within the last five years.						
solely to enable you copy, sub-licence, o	© Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the c copy, sub-licence, distribute or sell any of this data to th			at provided you with the data. You are ny form.		
Site promotors	s proposed	duse	C3 - Res	idential		
Suitability						
Environmo Constrai		Historical Cons	straints	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	AMBER	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The s	site is deen	ned as deliverable/developable	1	
Availability (legal/ownership issues)			1	The site is not owned by the however they do have the co the landowners and have ind the site is immediately availa development.	nsent by icated that	

	economic viability; n elivery factors)		The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capacity			50			
Potential Dens development t	ity and Yield (includi ype)	ing	settlement	boundar	ation within the y a density of 40 dph ng a yield of 50	
Phasing	0 – 5 Years	0 – 5 Years 50 6 –			10 – 15 Years	0

Site Ref	Addre ss	Parish/Settlement	Site Area
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	Bishops Waltham	0.801 ha
Site Descript	tion		
The site is Sewage Trea	ocated within the countryside. bounded by Dog Kennels, atment Works and residential. rrently in use for B8 Storage and dustrial.	Sec District	
Planning His	story	DW25 (Mercen)	
comprising the within the site Light Industri	C - Operational development ne creation of a hardstanding ; Change of use of land to B1(c) al; and Change of use of land to B8 storage - Permitted 14th		
solely to enable		Council 2021 OS 100019531. You are permiti ganisation that provided you with the data. Yo d parties in any form.	
Cite means of	ors proposed use	Employment	

Environme Constrai		Historical Con	straints	Policy Constraints Co	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assess		The site is deemed	as delivera	rable/developable			

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 promoter of the site has not identified any issues regarding the viability of the site.			
Site Capac	ity			1,001-1,500sqm			
Potential D developme	Density and Yield (ent type)	including		There is a pote sqm of floorspa		yield of 1001 - 1500 or B1/B8 uses.	
Phasing	0 – 5 Years	1,001- 1,500sq m	6 – 1	10 Years	0	10 – 15 Years	0

Olto Dof				Parish/Settlement	Site Area		
Site Ref BW26	Land off	Address Freehills, 1 Lane, Bishop's	reehills, 1				
Site Descrip	otion		/		·		
The site is b	oounded ag outh, east ar	the countryside. ricultural uses to d west. The site riculture.					
Planning Hi	story			HAN Y			
and building: use compris of tractors ar plant and together with ancillary to buildings to caravan and September 2	s from agric ing of agric nd plant, sto mechanic the use o ogether wit d stables. 2020		City Council 2021 OS 100019531. You are permitted to use this data e organisation that provided you with the data. You are not permitted				
Site promot	ors propos	ed use	C3 - Res	idential			
Suitability			1				
Environr Constr		Historical Con	straints	Policy Constraints Co	ontinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland GREEN Settlement Gap (CP18)			AMBER	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 by the landowners and have indicated that the site is immediately available for development.			site
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capacity	,		5	59			
Potential Density and Yield (including development type)			b b		sity o	on within the settlemen f 40 dph was applied 9 dwellings.	It
Phasing	0 – 5 Years	59	6 – 10	Years	0	10 – 15 Years	0

Site Def Address Derich/Settlement Site Are								
Site Ref BW27		Address am Farm,		Parish/Settlement Bishops Waltham	Site Area 9.122 ha			
Site Descr			/		1-4			
The site is located south of Bishop's Waltham, located to the south of the District. The site is currently in agricultural uses. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.			ALL P					
Planning H	listory		1		A 1			
Planning History 20/01068/FUL - Agricultural and equestrian development comprising the repair, extension and change of use of existing buildings, the erection of an ancillary toilet block, the reinstatement and extension of a dilapidated manege and associated works - Permitted 28th September 2020 © Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this database solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted								
Site promo	otors propo	osed use	C3 - Res	idential				
Suitability								
Environ Const		Historical Cor	straints	Policy Constraints Co	ntinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN Mineral Safeguarding Area GREE					
Ramsar	GREEN	Scheduled Ancient Monument	GREEN Waste Consultation Zone GREE					
SSSI GREEN Historic Battlefields GREEN Physical Constraints								

		Area			-	
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 Constrain	ts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
NNR Ancient Woodland	GREEN GREEN		AMBER GREEN	Archaeology Accessibility	GREEN AMBER	
Ancient		(MTRA4) Settlement				

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.			e
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capaci	ity			182			
Potential Density and Yield (including development type)				sity of	on within the settlement 40 dph was applied 2 dwellings.		
Phasing	0 – 5 Years	182	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BW28		ne rear of Mill /inchester Road		Bishops Waltham	0.444 ha
Site Description				~ /	
The site is located south east of Bishop's Waltham, located to the south of the District. The site is currently in agricultural use. The site is accessed from Winchester Road (B2177) and surrounding uses comprise of residential and agriculture.					
Planning Histo	ory		////		// /
five years.	and database u to respond t		organisation t	1 OS 100019531. You are permitted to hat provided you with the data. You are any form.	
Site promotors			C3 - Res	-	
Suitability			<u> </u>		
Environme Constrai		Historical Con	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is dee	med as deliverable/developable	9
Availability (le		ship issues)	1	The site is being promoted or the landowner has stated tha immediately available for dev	t the site is

Achievability (factors; cost fa		The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capacity			9			
	Potential Density and Yield (including development type)			nsity	tion within the settleme of 40 dph was applied 9 dwellings.	
Phasing	0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BW29	Land at N Winchest	/ill House, er Road		Bishops Waltham	0.073 ha
Site Description			-		I
Waltham, located The site is current is accessed from	d to the so tly in agrice m Winches	east of Bishop's outh of the District. ultural use. The site ster Road (B2177) prise of residential			
Planning Histor	у			DW39	
There is no planr years.	ning history	r within the last five			1
solely to enable you copy, sub-licence, dis	to respond to stribute or sel	or interact with, the orga any of this data to third	nisation that parties in any		
Site promotors	proposed	use	C3 - Res	idential	
Suitability					
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The si	te is deem	ed as deliverable/developable))
Availability (leg		nip issues)		The site is being promoted of the landowner has stated site is immediately available development.	I that the

Achievability (e cost factors; de		The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capacity			1			
Potential Density and Yield (including development type)			settlement b	ounda	ation within the ary a density of 40 dpl ling a yield of 1	h
Phasing	0 – 5 Years	1	6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BW30	Tangier F Lane, Bis	Farm, Tangier hops Waltham, pton, SO32 1BU		Bishops Waltham	40.49 ha
Site Descrip		,	TV	CALLE Marrie	
In countryside south-west of Bishops Waltham. Site is in agricultural use with farm buildings. Accessed via Tangier Lane.			A.A.A.		
Planning His	story		2.	V V X	14 /
five years.	ght and databa you to respon	ory within the last ase rights. Winchester Id to, or interact with, th r sell any of this data to	ne organisatio	2021 OS 100019531. You are permitted to n that provided you with the data. You are in any form.	o use this data e not permitted to
Site promote	ors propos	sed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	A/G
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assessi		The	e site is de	emed as deliverable/developable)

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			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capacity	y			810			
Potential Density and Yield (including development type)				sity c	on within the settlemen f 40 dph was applied 10 dwellings.	nt	
Phasing	0 – 5 Years	810	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
BW31	Locks Farm, Botley Road, Bishops Waltham, Southampton, SO32 1DR	Bishops Waltham	61.35 ha
Site Descrip		And	$\overline{\mathbf{X}}$
In countryside south of Bishops Waltham. Site is in agriculatural use with farm builidngs. Solar farm to eastern boundary. Botley Road (B3035) on northern boundary, mostly open, with a few residential properties fronting.			
Planning His	story		James warmen after
development SETTING OF - To be dete Request for relation to th "solar farm a	IL - Solar farm and associated (MAY AFFECT THE F A PUBLIC RIGHT OF WAY) ermined; 20/00931/SCREEN - an EIA Screening Opinion in the proposed development of nd associated development" - g an EIA; 18/01337/FUL -		·

 Not requiring an EIA; 18/01337/FOL

 Development of a gas powered standby

 generation facility and associated

 infrastructure (for a period of 25 years from

 date of commissioning) - Refused 28th

 June 2019

 © Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are period of the period

© 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.

Site promotors p	proposed us	е
------------------	-------------	---

C3 - Residential

Suitability

Environn Constra		Historical Cons	straints	Policy Constraints Co	ntinued		
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	I GREEN I Physical Cor				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constr	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape AMBER			
-	Initial high level The site is			emed as deliverable/developable			
Availability	Availability (legal/ownership issues)			The site is not owned by the p however they do have the cor			

				landowners and have indicated that the site is immediately available.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter of the site has not identified any issues regarding the viability of the site.			
Site Capacit	у		1,227	1,227			
Potential Density and Yield (including development type)			boundary	a density	tion within the settleme of 40 dph was applied 1,227 dwellings.		
Phasing	0 – 5 Years	1,227	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
BW36	Land at Botley Road, Bishops Waltham	Bishops Waltham	9.24 ha Development Land 11.78ha Offset Land
South of Bishops Waltham. Surrounded by countryside, apart from residential within Bishops Waltham bounding the north-eastern edge of the site.			
Planning Hi	istory	er Inwor	
There is no planning history within the last five years.			
solely to enable	ght and database rights. Winchest you to respond to, or interact with ce, distribute or sell any of this data	er City Council 2021 OS 100019531. You are permitted , the organisation that provided you with the data. You a a to third parties in any form.	to use this data re not permitted to
Site promot	tors proposed use	C3 - Residential	

Site promotors	proposed	use
----------------	----------	-----

C3 - Residential

Suitability

Environmental Constraints		Historical Cor	straints	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	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)				The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.			ite
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoter of the site has not identified any issues regarding the viability of the site.				
Site Capaci	Site Capacity			185			
Potential Density and Yield (including development type)			Given the sites location within the settlement boundary a density of 40 dph was applied providing a yield of 185 dwellings.				
Phasing	0 – 5 Years	185	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BW39	The Vine	yard/Tangier Lane		Bishops Waltham	7.4ha
Site Descri	ption		\wedge	A Standard	EE WAS
The site is located in the western part of Bishops Waltham, south of the B2177 Winchester Road.					
	gricultural	te was previously purposes and is	Allor 6		
Planning H	istory		ad a		all the for
and is under 16/01327/O 16/00053/So 18/01144/Ri matters - pe © Crown copyr solely to enable copy, sub-licen Site promot	r constructi UT – 66 dv CREEN – E EM – 66 o rmitted	vellings - permitted EIA screening dwellings reserved base rights. Winchester (ond to, or interact with, th or sell any of this data to	e organisatior		
Suitability					
Environr Constra		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
			CDEEN	Landscapo	CDEEN

GREEN

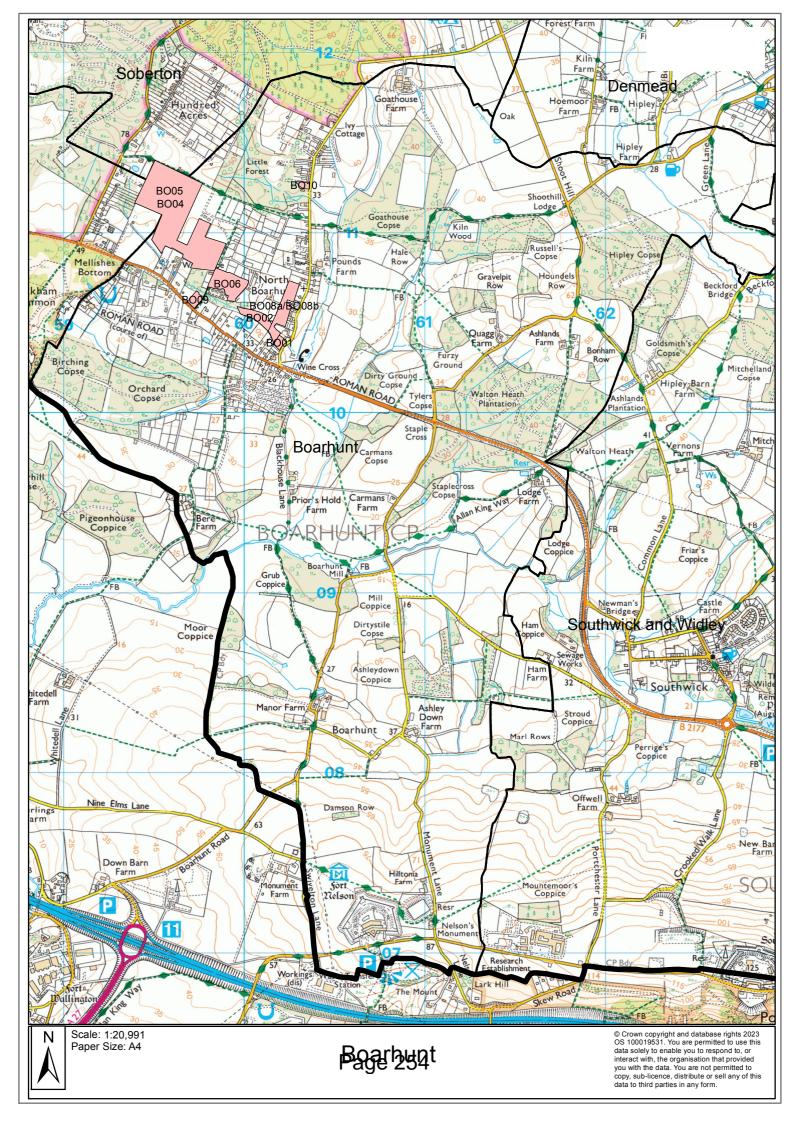
TPO

Achievabili factors; cos						
Site Capaci		120 (site pa	rt builf	:)		
Potential Do developme	cluding					
Phasing	0 – 5 Years	6 – 10	Years		10 – 15 Years	

Site Ref		Address		Parish/Settlement	Site	
	 				Area	
BW40	Albany F	arm		Bishops Waltham	11.8ha	
Site Descript	ion			1 a a charles	13	
Winchester R Current Use:	oad. The site w	the southwest of as previously used w key agricultural	Drain Drain Rim and Salar			
	4		Anjas		AS SEA	
Planning His	-		Xa		6.2.2	
		s been granted for I is currently under				
15/00053/OUT Outline Planning Application (All matters reserved except access): Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage			Handra Roman wold	Alter Gotta		
	atters appli T for the including	• • • • •	X			
© Crown copyright solely to enable y	ht and databa /ou to respond	se rights. Winchester City	rganisation that	DS 100019531. You are permitted to use provided you with the data. You are not / form.		
Site promoto	ors propos	ed use	Residentia	1		
Suitability						
Environn Constra		Historical Con	straints 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		

0001	OREEN	Battlefields	ORLEN	r nysical constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN

Initial hig assess						
Availability (I	egal/ownership issu	es)				
	(economic viability delivery factors)	market factors	\$;			
Site Capacity	,		120 (site part	built)		
Potential Den development	sity and Yield (inclu type)	ıding				
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years	



Site Ref		Address		Parish/Settlement	Site Area		
BO01	Land adja Trampers	acent Springfield		Boarhunt 0.296 ha			
Site Description							
The site is within North Boarhunt, located to the south of the District. This site is in agricultural use. It fronts onto Trampers Lane, adjoins Springfield (a residential dwelling) to the north, agricultural land to the west, Mayfield (residential dwelling) to the south and with Wine Cross Farm House opposite to the east.				Heath Lodge			
Planning History			/	B001 22.0p	1		
dwelling houses v determined; 20/01 small family dwell Trampers Lane, N development infi continuously devel	vith access 230/PRE - ings (10) orth Boarh lling a s oped road database rig respond to, o	hts. Winchester City Counc	ation that pro	00019531. You are permitted to use vided you with the data. You are not m.			
Site promotors p	roposed u	se	C3 - Residential				
Suitability							
Environmen Constrain		Historical Const	traints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	TPO AMBER AQMA		GREEN	Landscape	GREEN		
Initial high le assessme		The site	is deemed	l as deliverable/developable			
Availability (legal	/ownershi	p issues)		The site is being promoted sole landowner and has sta			

				the site is im development		liately available f	or
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				9			
Potential Density and Yield (including development type)				a der	cation within the Isity of 30 dph was a yield of 9	3	
Phasing	0 – 5 Years	9	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
BO02		he rear of Id Trampers Lane		Boarhunt 1.1		
Site Description		11/	P / A	Lat		
The site is located within the settlement of North Boarhunt. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the south and east. To north and west is land in agricultural use.				Dan 5 Ha BCG2	H	
Planning Hist	ory		/		$\neg \downarrow$	
five years.		ry within the last		OS 100019531. You are permitted to	ALL	
solely to enable yo	ou to respond t		rganisation th	at provided you with the data. You are		
Site promotor	s propose	d use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Con	straints	Policy Constraints Co	ntinued	
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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	

Page 257

GREEN

Landscape

The site is deemed as deliverable/developable

The site is being promoted by the sole

landowner and has stated that the site is

GREEN

AQMA

GREEN

Availability (legal/ownership issues)

Initial high level

assessment

TPO

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.			ty
Site Capacity		27					
Potential Density and Yield (including development type)					dens	ation within the ity of 30 dph was yield of 27 dwellings.	
Phasing	0 – 5 Years	27	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BO04		g to the north of k Road, North		9.986 ha	
Site Description	n		()	V BULYNON	\sum
The site is adjacent to the Hundred Acres settlement and is surrounded by residential land uses to the west, and agriculture to the north, south and east.					H H
Planning History			E	BOOH // C	V/ /
No Objection Crown copyright solely to enable you	and database		nisation that	S 100019531. You are permitted to a provided you with the data. You are form.	
Site promotors			C3 - Res		
Suitability	, proposed		00 1100		
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA			GREEN
Initial high		The site	e is deeme	ed as deliverable/developable	
Availability (legal/ownership issues)				The site is not owned by th but they have consent of th landowner. The site is avai immediately.	ne .

Achievability (e cost factors; de		issue	he site have not es regarding the ing the site.				
Site Capacity		150					
Potential Densi type)	Potential Density and Yield (including development type)				den	ation within the sity of 30 dph was a yield of 150	
Phasing	0 – 5 Years	150	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BO05		g to the north of k Road, North		Boarhunt	9.986 ha
Site Description	า		13	m) /1/ (X-24)	The
The site is located adjacent to the settlement of Hundred Acres. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the west. To north, soth and east is land in agricultural use.					A A
Planning Histor	у		E		1
past five years		ng history within the	HANNER W	BOOS	A BANATA
solely to enable you	to respond to	ights. Winchester City Cou or interact with, the organi l any of this data to third pa	sation that pr	100019531. You are permitted to u ovided you with the data. You are n orm.	se this data ot permitted to
Site promotors	proposed	use	Sui-Gen	eris	
Suitability					
Environme Constrair		Historical Const	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	onstraints Other Consideration		ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The site	is deemed	as deliverable/developable	
Availability (legal/ownership issues)				The site is not owned by th promoter but they have co	

				the landown immediately		he site is available	Э
Achievability (e cost factors; de		issu	the site have not es regarding the bing the site.				
Site Capacity				150			
Potential Density and Yield (including development type)				Countryside a	a der	cation within the hsity of 30 dph was a yield of 150	
Phasing	0 – 5 Years	150	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
BO06 Firgrove	the east of Lane, North ht, PO17 6JU	Boarhunt	2.3 ha
Site Description			
Site is outside Boarhunt east of Firgrove Lane. The site mostly comprises residential caravans, to the north of existing caravan site.Otherwise countrysdie surrounds.		The the	+
Planning History			57
bedroomed bungalow, to its curtilage - September 2020; Retention of buildin dwellinghouse - September 2019; Stationing of resid (retrospective) - December 2019; Retention of buildin dwellinghouse as the home at no.6A The Old no wheels or A-frame been extensively altere has been continuously residential use for or Permitted 26th Se 18/01691/FUL - Contin residential gypsy ca complying with Condit permission ref. 1	idential caravans 20/01510/FUL - icement three- with adjustment Approved 18th 19/01564/LDC - g as a single Approved 13th 19/02250/FUL - ential caravans Refused 19th 19/01684/LDC - g as a single original mobile Piggery has had since 2011; has ed and extended; occupied in C3 ver four years - eptember 2019; ued siting of 4 no. aravans without ion 3 of planning 1/01875/FUL - er 2018	City Council 2021 OS 100019531. You are permitted t	THE AND

© 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.

Site	promotors	proposed	use
------	-----------	----------	-----

Sui-Generis

Suitability

Environm Constra		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	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		

NNR	GREEN	Countrys (MTRA4		AMBER	Archaeology			GREEM	۷
Ancient Woodland	GREEN	Settlem Gap (CF		GREEN	Accessibility			AMBEF	२
TPO	GREEN	AQMA		GREEN	Landscape			GREEM	N
-	Initial high level The site is assessment				leemed as delive	erable	/developable		
Availability (Availability (legal/ownership issues)				The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.				:
Achievability factors; cost					The promoters of the site have not specified any issues regarding the viability in developing the site.			ng	
Site Capacity	/				45				
	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 45 dwellings.				
Phasing	0 – 5 \	rears	45	6 – 1	0 Years	0	10 – 15 Y	(ears	0

Site Ref		Address		Parish/Settlement	Site Area
BO08a	Trampers	R/O Ron's Place, s Lane, North c, PO17 6DH		Boarhunt	1.6 ha
Site Description	on		1		Bele
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Curently in use for agriculture/paddock			1	North Boarhurs North North Nor	
Planning Histo	ory		YFB	Track Concerns	17
There is no plar five years.	nning histo	ry within the last		BODGarBOOSD Born Born Born Born Born Born Born Born]}
solely to enable you	u to respond t	e rights. Winchester City to, or interact with, the or ell any of this data to thir	rganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.	use this data not permitted to
Site promotors	s propose	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
	1	Conconvotion			

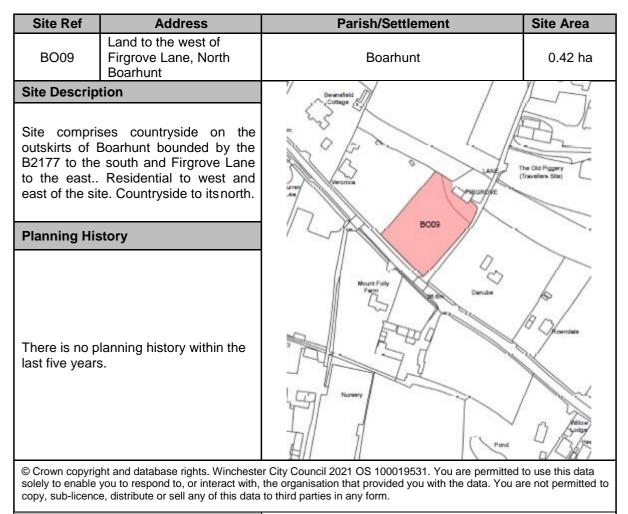
Environme Constrai		Historical Cons	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
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		1			

Availability (le	The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.						
Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				36			
	Potential Density and Yield (including development type)				dens	ation within the ity of 30 dph was yield of 36 dwellings.	
Phasing	0 – 5 Years	36				10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
BO08b	Tramper	R/O Ron's Place, s Lane, North t, PO17 6DH		Boarhunt	1.6 ha
Site Description	on			Most Most	Dele Mue
Site along rear of residential properties on Trampers Lane at North Boarhunt. Countryside to north, west and south of site. Curently in use for agriculture/paddock				North Bowhure North Bowhure North Bowhure Rowen of Dak Tree Catholic Caspor Breet Rowen of Dak Tree Catholic Caspor Breet Rowen of Rowen of Rowen of Rowen of Caspor Rowen of	
Planning Histo	ory		YFB	Track ORIGEN	TT
There is no planning history within the last five years.				BODBarBOORD]}
solely to enable yo	u to respond	e rights. Winchester City to, or interact with, the o ell any of this data to thi	rganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.	use this data not permitted to
Site promotor	s propose	d use	C3 - Res	idential	
Suitability					
Environme Constra		Historical Con	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN

Constrai	nts	Thistorical Cons	straints	Foncy constraints continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The	site is deen	eemed as deliverable/developable		

Availability (le	The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.						
Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				36			
	Potential Density and Yield (including development type)				dens	ation within the ity of 30 dph was yield of 36 dwellings.	
Phasing	0 – 5 Years	36				10 – 15 Years	0



Site promotors proposed use	C3 - Residential
-----------------------------	------------------

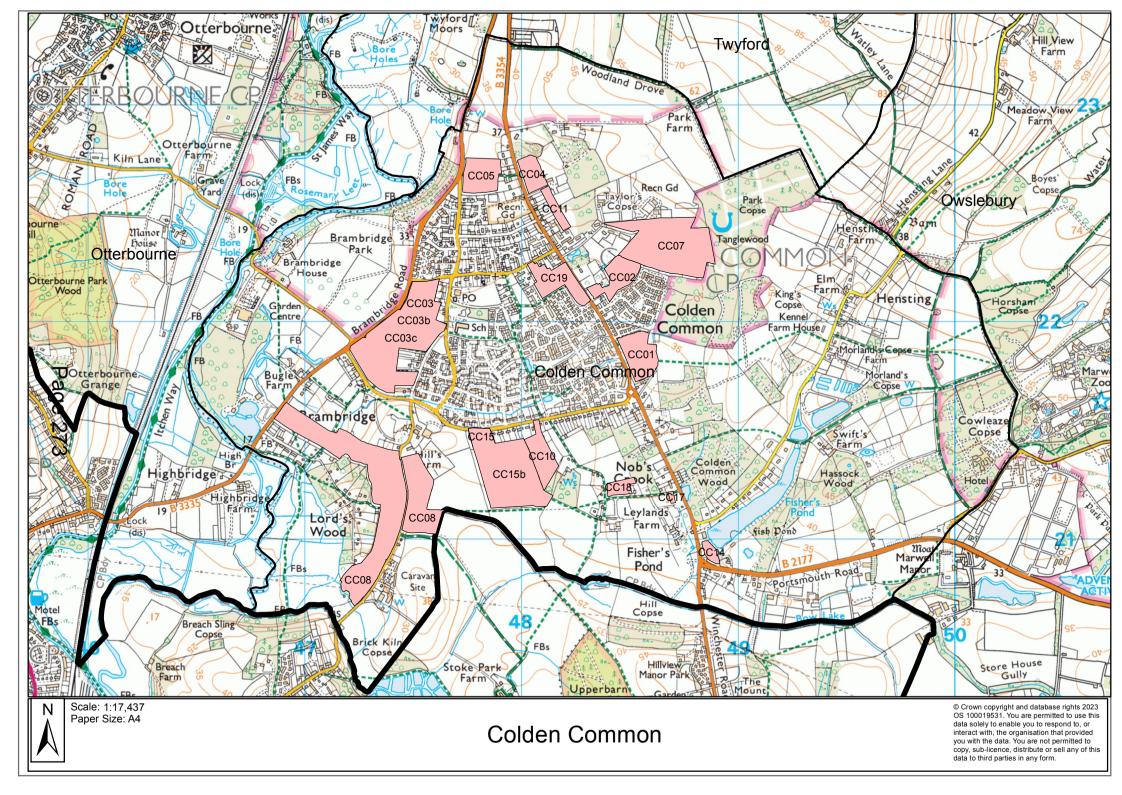
Suitability

Environm Constra		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	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		Т	he site is d	eemed as deliverable/developable	9		

Availability (sues	5)	The site is not owned by the promoter but they have consent of the landowner. The site is available immediately.					
Achievability factors; cost			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacit	у			11				
Potential De developmen	nsity and Yield (ind t type)	cludi	ng			on within the Countrysid applied providing a yie		
Phasing	0 – 5 Years	11	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
BO10	Oakley H	ne south of ouse, Trampers rth Boarhunt Y		Boarhunt	0.6 ha
Site Descriptio	n				Sewage
site. Agricultura	I Land bo	to the north of the unds the western, ndaries of the site.	=	Industry	sok (Pisygrou Sports C
Planning Histo	ry			B010	
solely to enable you	ed. and database	rights. Winchester City	ganisation tha	OS 100019531. You are permitted to at provided you with the data. You are hy form.	
Site promotors	proposed	luse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	RED	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		SINC and Ancien	t Woodland	d – Both designations wholly c	over the site
Availability (leç		ship issues)		The site is not owned by the but they have consent of the The site is available immedia	landowner.

Achievability (e cost factors; de		The promoters of the site have not specified any issues regarding the viability in developing the site.			ty		
Site Capacity	1	16					
	Potential Density and Yield (including development type)					ation within the ity of 30 dph was yield of 16 dwellings.	
Phasing	0 – 5 Years	16 6 – 10 Years 0				10 – 15 Years	0



Site Ref		Address		Parish/Settlement	Site Area
CC01	Land Op Close, M	posite Scotts ain Road		Colden Common	2.790 ha
Site Description			2 FEBILU	antitle .	7
Colden Commo undeveloped lan residential devel opposite side	on. The d which is opment to of Main ngs to the s park to	ide to the east of site is currently a SINC. There is the west of the Road, scattered south a residential the north and		Gan Para Bache Administra Casan Cannon	
Planning Histor	у				
© Crown copyright ar solely to enable you to	nd database to respond to		ganisation that	CCCT CCCT CCCT CCCT CCCT CCCT CCCT CCC	
Site promotors	proposed	use	C3 - Resid	dential	
Suitability	<u> </u>		I		
Environmer Constrair		Historical Con	straints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		A SINC and	Ancient Wo	oodland covers the whole of the	e site.

Availability (leg	al/ownership issues)		ТВС						
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	Site Capacity					54			
Potential Densit development ty		densi	tion within the ity of 30 dph was yield of 54 dwellings	s.					
Phasing	0 – 5 Years	54	6 – 1	10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
CC02	Colden C Main Roa	common Farm, 99 ad		Colden Common	2.300 ha
Common, I District. T agricultural from Main Sandyfields	is located ocated to he site use. The Road a developm	d within Colden the south of the is currently in site is accessed and adjoins the nent to the south ies to the north.	All		
last five yea	planning h Irs.	istory within the base rights. Winchester	City Council	2021 OS 100019531. You are permittee on that provided you with the data. You	d to use this data are not permitted to
	nce, distribute	or sell any of this data t		s in any form.	
Suitability			00 - 1(03		
Environn Constr		Historical Con	straints	Policy Constraints Co	ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC Ramsar	GREEN GREEN	Historic Park/Garden Scheduled Ancient	GREEN GREEN	Mineral Safeguarding Area Waste Consultation Zone	AMBER GREEN
SSSI	GREEN	Monument Historic Battlefields	GREEN	Physical Constra	aints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assess	-	Th	e site is de	emed as deliverable/developab	le

Availability	(legal/ownership) iss	sues)	The site is being promoted by the sole landowner and has stated that the site is immediately available for development.			
	ty (economic vial st factors; deliver			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capac	ity			45			
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 45 dwellings.			
Phasing	0 – 5 Years	0	6 – 1	0 Years	45	10 – 15 Years	0

Site Ref	A	Address		Parish/Settlement	Site Area
CC03	Land eas Road	st of Highbridge		Colden Common	2.326 ha
accessed v surrounded	in agricult ia Highbri by resider ast and ag	tural use and is dge Road. It is ntial uses to the ricultural land to			
Planning H	istory				
There is no planning history within the last five years.			th, the organis	sation that provided you with the data. You a	to use this data are not permitted to
Site promo		e or sell any of this da	C3 - Res		
Suitabilit y					
Environn Constr		Historical Cor	nstraints	Policy Constraints Con	tinued
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	AMBER
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrain	its
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	GREEN
LNR	GREE N	Policy Cons	straints	Other Consideratio	ns
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN
TPO	AMBE R	AQMA	GREE N	Landscape	AMBER
Initial hig assess			The site is	deemed as deliverable/developable	9

Availability	(legal/ownersh	ip is:	sues)	they do have the	cons ed tha	by the promoter howev ent by the landowners at the site is immediate nent.	
	ty (economic vi st factors; deliv			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capaci	ity			45			
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 45 dwellings.			
Phasing	0 – 5 Years	45	6 -	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
CC03b	Land eas	t of Highbridge Road		Colden Common	6.7 ha
Site Description .The site is in agricultural use and is accessed via Highbridge Road. It is surrounded by residential uses to the north and east and agricultural land to the south and west.			2		
Planning H	istory			The the	
There is no planning history within the last five years. © Crown copyright and database rights. Winchester Cit to enable you to respond to, or interact with, the organis licence, distribute or sell any of this data to third parties			sation that pro		
Site promo	tors propo	osed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Constraints		Policy Constraints Contin	nued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Const	raints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	5
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial hig assess		The	site is dee	med as deliverable/developabl	e
Availability	(legal/ow	nership issues)	have the c	not owned by the promoter onsent by the landowners an that the site is immediately a ent.	nd have

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 Capac	ity		111				
	Potential Density and Yield (including development type)					in the Countryside a dens g a yield of 111 dwellings	
Phasing	0 – 5 Years	111		6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address	I	Parish/Settlement	Site Area
CC03c	Land eas	t of Highbridge Road		Colden Common	10.97ha
west of the	ated within (district. Th	Colden Common to the e site lies between	689		
Highbridge Roa	d and Upper	Moors Road.	24.		E .
The site bounda of the site.	ary has beer	n extended to the south	and the second sec		
Planning Histo	ry				
years.	and database ri			P531. You are permitted to use this do the data. You are not permitted to co	
Site promotors	proposed	use	C3 – Resid	dential	
Suitability					
Environm Constra		Historical Constr	aints	Policy Constraints Co	ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	ints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
		Settlement Gap	GREEN	Accessibility	GREEN
Ancient Woodland	GREEN	(CP18)		, ,	
Ancient	GREEN AMBER	(CP18) AQMA	GREEN	Landscape	AMBER

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 promotors of the site have not specified any issues regarding the viability in developing the site.
Site Capacity	164
Potential Density and Yield (including development type)	Given t he aଞ୍ଜଳ େହିଙ୍କିହନ୍ଦି within the Countryside a density of 30 dph was applied providing a yield of 164 dwellings.

Phasing	0 – 5 Years	164	6 – 10 Years		10 – 15 Years	
---------	-------------	-----	--------------	--	---------------	--

Site Ref		Address		Parish/Settlement	Site Area		
CC04	Land at N Common	lain Road, Colden		Colden Common	1.448 ha		
Site Descriptio	n		Atten	and the	41		
.The site is located within Colden Common, in the south of the District. The site is currently used for grazing. The site is accessed from Main Road. The site is bounded by residential properties to the South and West and agricultural land to the East.			ACU T				
Planning Histo	ory		AL		-		
There have been two applications (14/01943/OUT and 15/01151/OUT) both for 31 dwellings on the site. Both applications were refused being contrary to MTRA4 the 2015 application was appealed and was dismissed for being contrary to the development plan.							
solely to enable you copy, sub-licence, c	u to respond to distribute or se	o, or interact with, the or ell any of this data to thir	ganisation tha d parties in ar	-			
Site promotors	s proposed	duse	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	traints 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 Monument		GREEN	Waste Consultation Zone	GREEN			
SSSI	SSI GREEN Historic Battlefields		GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The s	site is deem	ned as deliverable/developable)		

Availability (legal/ownership issues) The site is not owned by the promoter however they do have the consent by	assessment				
the landowners and have indicated that	Availability (legal/owners		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.			ty	
Site Capacity	Site Capacity			35			
Potential Density and Yield (including development type)			Given the sites Countryside a applied provid	dens	ation within the ity of 30 dph was yield of 35 dwellings.		
Phasing	0 – 5 Years	35	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CC05	Land at Lower Moors Road	Colden Common	2.542 ha
Site Descrip	tion		T F
Common, in The site is cu The site is ac Road. The residential pr	s located within Colden the south of the District. urrently in agricultural use. ccessed from Lower Moors site is bounded by coperties to the South and ricultural land to the East		
Planning His	story	1	71
on the sit 15/01149/OL dwellings an 2015 applica appeal (16/ subsequently	JT) both were for 45 d both were refused. The ttion was a subject of an 00011/REF) which was dismissed.		
solely to enable		ter City Council 2021 OS 100019531. You are permitted a, the organisation that provided you with the data. You a to third parties in any form.	

Site promotors proposed use C3 - Residential

Environmental Constraints		Historical Co	nstraints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
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	GREEN			
LNR	GREEN	Policy Constraints		Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high level Th			The site is o	deemed as deliverable/developable	9			

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.				
Site Capaci	ty			50				
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 50 dwellings.					
Phasing	0 – 5 Years	50	6 – 10 Years		0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CC07	Tanglewood Equestrian Centre	Colden Common	9.153 ha
Site Description			/
in the south currently in a accessed fro adjoins the S the south ar	ocated in Colden Common, of the District. The site is equestrian use. The site is om Boyes Lane. The site Sandyfields development to ad the Bowling Green and Ground to the north.		2
Planning Hi	story		
last five year		City Causel 2021 OS 100010E21 Vau ara pareitad	G

© 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.

Site promotors pro	posed use	C3 - Residential
--------------------	-----------	------------------

Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields GREEN Physical Constra			its			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high level The site is deemed as deliverabl				eemed as deliverable/developable				
Availability	Availability (legal/ownership issues)			The site is not owned by the pro however they do have the cons				

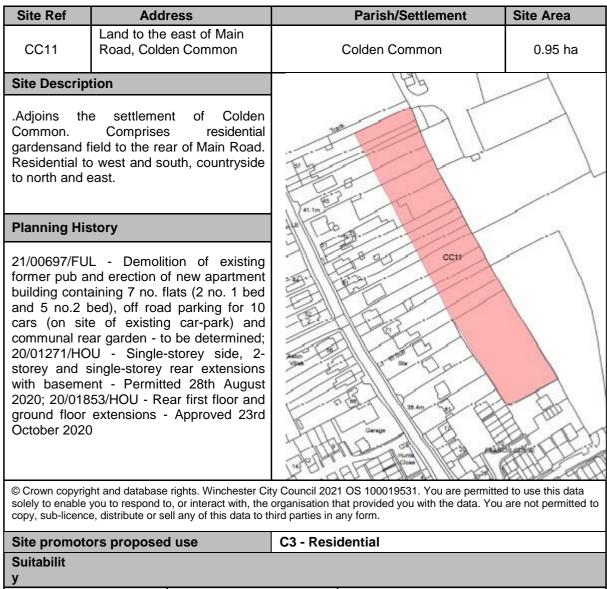
			landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	у			137				
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 137 dwellings.				
Phasing	0 – 5 Years	137	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
CC08		Bishopstoke Highbridge Farm		Colden Common	17.887 ha		
Site Descrip		lightinge i ann					
Colden Com District. Th agricultural from Highbri Lane. The si	nmon, in the site i use. The s dge Road te is bound	n the parish of he south of the s currently in site is accessed and Bishopstoke ed by agriculture ttial to the south.					
Planning History			- Z//		ccos		
There is no planning history within the last five years.		City Council	2021 OS 100019531. You are permitted	ed to use this data			
	ce, distribute c	or sell any of this data t			are not permitted to		
Suitability							
Environm		Historical Con	straints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	aints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	raints	Other Considera	tions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		Th	e site is de	emed as deliverable/developal	ble		
Availability	(legal/own	ership issues)		The site is not owned by the however they do have the co			

		landowners and have indicated that the site is immediately available for development.								
Achievabilit factors; cos			The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacit	Site Capacity					268				
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 268 dwellings.						
Phasing	0 – 5 Years	268	6 –	10 Years	0	10 – 15 Years	0			

Site Ref		Address		Parish/Settlement	Site Area		
CC10	Waterwe Lane	lls Farm, 57 Church		Colden Common	2.199 ha		
Site Descripti			T	ALLAN TO	ENA		
Common, in the is currently (caravanning) Church Lane.	ne south of in agricu use. The s The site a is located of	he south of Colden the District. The site ltural and leisure ite is accessed from djoins residential to close to the edge of undary.	I A A A A A A A A A A A A A A A A A A A		the second		
Planning Hist	ory			dem	10%		
There is no planning history within the last five years.					a for the second		
solely to enable ye	ou to respond		anisation th	OS 100019531. You are permitted to a at provided you with the data. You are not form.			
Site promotor	rs propose	d use	C3 - Residential				
Suitability							
Environm Constra		Historical Cons	traints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessn		The sit	ite is deemed as deliverable/developable				
Availability (le	egal/ownei	ship issues)		The site is being promoted by andowner and has stated tha			

				available for development in six to ten years.				
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	Site Capacity				43			
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 43 dwellings.				
Phasing	0 – 5 Years	0	6 – 1	0 Years	43	10 – 15 Years	0	



У							
Environme Constrai		Historical Cons	straints	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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Consid	derations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		

ТРО	AMBE R	AQMA	QMA GREEN Landscape					GREEN	٧
Initial high level assessment				The site is deemed as deliverable/developable					
Availability (legal/ownership issues)							ns part of the in 0-5 years.	site only. T	he
	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.					e.
Site Capac	ity			26					
	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	26 6 – 10 Years 0 10 – 15				10 – 15	Years	0

Site Ref		Address		Parish/Settlement	Site Area		
CC14		Head, Portsmouth shers Pond		Colden Common	0.957 ha		
Site Description			F	29.9m Fisher's Pond Restaurant			
Common, in the s currently in use as accessed from Por adjoins residential	south of th a Public H rtsmouth R I to the sou	ne south of Colden e District. The site is louse (A4). The site is oad (B2177). The site uth and east with the north and agriculture	FB=	(RH) Sluice	FB		
Planning History			et. A	WAIN ROAD	Pond		
erection of a care l access, landscapi Awaiting Decision	home (with ng and oth	of existing pub and in Class C2), parking, er associated works -		Colden Cor	amers Cottage		
solely to enable you to copy, sub-licence, dist	respond to, or ribute or sell a	or interact with, the organisa any of this data to third partie	tion that pro es in any for	vided you with the data. You are not m.			
Site promotors p	roposed u	ISE	C3 - Residential				
Suitability							
Environmen Constrain		Historical Const	traints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high le assessme		The site i	s deemed	as deliverable/developable			
Availability (lega		ip issues)		The site is not owned by the promoter however they do consent by the landowners have indicated that the site immediately available for development.	have the s and		

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	Site Capacity						
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph wa a yield of 26	S
Phasing	0 – 5 Years	26	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area			
CC15	Land Adjoining 85 Church Lane, Colden Common	Colden Common	0.157 ha			
Site Description	1		FT 15			
Common, in the is currently in a accessed from surrounded by re	ated to the south of Colden south of the District. The site agricultural use. The site is Church Lane. The site is esidential to the north and east to the south and west.					
Planning Histor	у	1 (3	144			
Village comprisin affordable hous	16/00819/OUT) for A Garden ig up to 13 open market and 8 es, including a community or new public open space was ne 2016.	Codes Compon				
solely to enable you		uncil 2021 OS 100019531. You are permitted to a nisation that provided you with the data. You are parties in any form.				
Site promotors	proposed use	C3 - Residential				
Suitability						
Environme	ontal					

Environme Constrair		Historical Cons	traints	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	EN Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The sit	e is deem	ned as deliverable/developable			
Availability (legal/ownership issues) Availability (legal/ownership issues) The site is not owned by the promote 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.			
Site Capacity				5			
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	5	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
CC15b		oining 85 .ane, Colden		Colden Common	0.87 ha
Site Descrip	otion			ALL STATISTICS	出的形式
The site is located to the south of Colden Common, in the south of the District. The site is currently in agricultural use. The site is accessed from Church Lane. The site is surrounded by residential to the north and east with agriculture to the south and west.					
Planning Hi	istory				
Planning History There is no planning history within the last five years.				CC156	
solely to enable	e you to respo		n, the organisa ta to third part	-	
Site promot	ors propo	sed use	Mixed U	se	
Suitability					
Environn Constra		Historical Cor	nstraints	Policy Constraints Con	itinued
004		Conservation	ODEEN	Desta sta d On en Onessa	ODEEN

Environmental Constraints		Historical Cor	nstraints	Policy Constraints Con	tinued	
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 Constrain	its	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
_	Initial high level The site is assessment			deemed as deliverable/developable	Э	
Availability	(legal/owr	nership issues)		The site is not owned by the pro however they do have the conse		

			landowners and have indicated that the site is immediately					
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 Capaci	ty			23				
Potential Density and Yield (including development type)					on within the Countryside applied providing a yield			
Phasing	0 – 5 Years	0	6 – 10 Years 0 10 – 15 Years				0	

Site Ref		Address		Parish/Settlement	Site Area		
CC17	Crook, N	he South of Nob's ob's Crook, , Hampshire H		Colden Common	0.145 ha		
Site Description	n		11		$\sim 1/$		
.Site lies within the countryside to the south of Colden Common. Site fronts Nob's Crook road. Site comprises a field, with residential to the north and east and countryside to the south and west			H-	Notes	Con		
Planning Histor	ry		00	CO17	11		
There is no plani years.	ning history	within the last five			a la		
				OS 100019531. You are permitted to at provided you with the data. You are			
		Il any of this data to third			not permitted to		
Site promotors	proposed	use	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The s	site is deemed as deliverable/developable				
Availability (leg	jal/owners	hip issues)		The site is not owned by the however they do have the co			

		the landowners and have indicated that the site is immediately available.					
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				4			
Potential Density and Yield (including development type)			Countryside a	dens	ation within the sity of 30 dph was yield of 4 dwellings.		
Phasing	0 – 5 Years	4	6 – 10 Years 0 10 – 15 Years				0

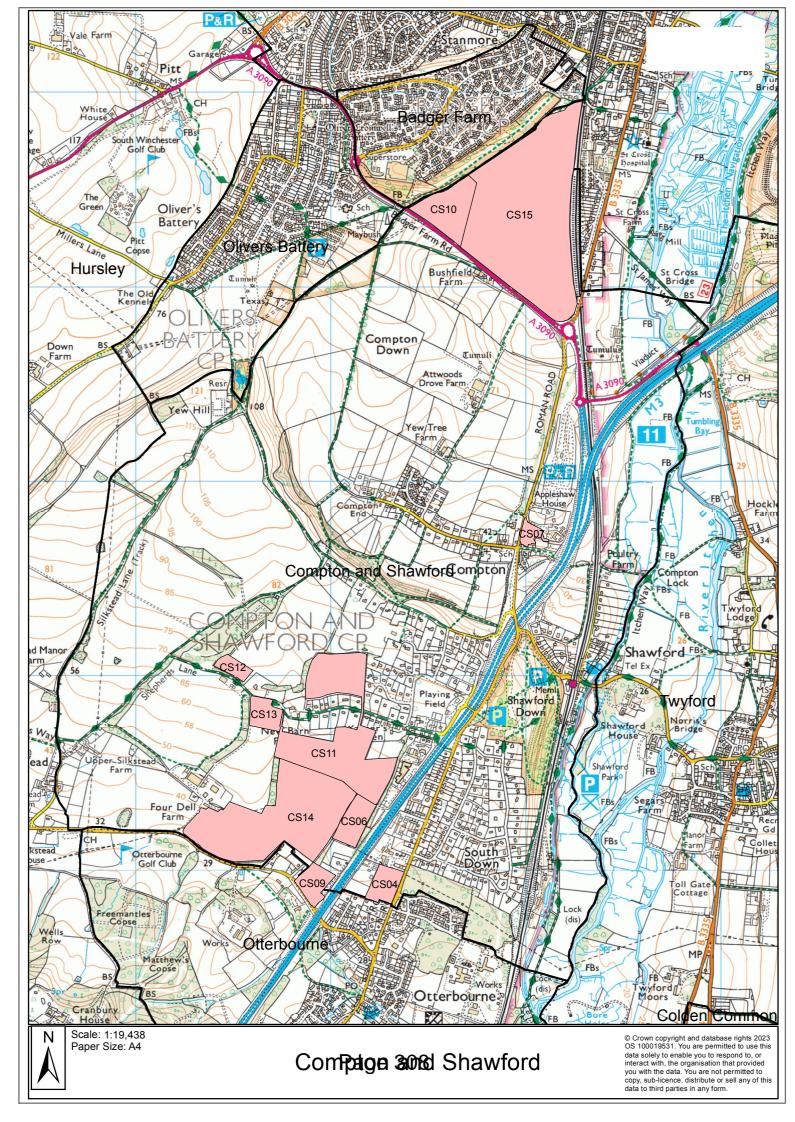
Site Ref		Address		Parish/Settlement	Site Area		
CC18	Crook, N	ne North of Nob's ob's Crook, SO21 1TH		Colden Common	0.732 ha		
Site Description	• •			/			
.Site lies within the countryside to the south of Colden Common. Site is bounded to its south and west by Nob's Crook road. Site comprises part of a larger field. It lies opposite Leyland's Business Park. There is residential to the west and east.			1h				
Planning Histo	ory		T.		T		
five years.	and databas			1 OS 100019531. You are permitted to	o use this data		
copy, sub-licence,	distribute or s	ell any of this data to th	ird parties in		e not permitted to		
Site promotor	s propose	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high		The	site is deel	med as deliverable/developable			
Availability (legal/ownership issues)				The site is not owned by the however they do have the co landowners and have indicate site is immediately available.	promoter nsent by the		

Achievability (factors; cost f	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	20	20				
Potential Density and Yield (including development type)				dens	tion within the ity of 30 dph was appli 30 dwellings.	ied
Phasing	0 – 5 Years	20	6 – 10 Years	0	10 – 15 Years	0

Site Ref	A	ddress	Paris	sh/Settlement	Site Area	
CC19	Clav	field Park				
Site Description	Ciay		BIT MAN		2.7ha	
The site is located to the south east of Spring Lane and the west of the B3354. The northern part of the site has existing buildings on it whilst part is an undeveloped field plot.					3	
Current Use: Com	nercial		all t	EL	1 6	
Planning History			the read		105	
enable you to respond to	atabase rights , or interact wi	th, the organisation	that provided you with th	531. You are permitted to use this data. You are not permitted to compare the data.		
licence, distribute or sell						
Site promotors pro Suitability	posea use	;	Residential and e	empioyment		
Environmental Co	nstraints	Historica	I Constraints	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservatio n 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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN		Constraints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
		Settlement				

Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level	assessmei	nt			
Availability (legal/c	wnership	issues)			
Achievability (ecor factors; delivery fa		ility; market fa	actors; cost		
Site Capacity				48 residential dwelling	<u>g</u> s
Potential Density a	nd Yield (i				

Phasing 0 – 5 Years 6 – 10 Years 10 – 15 Years
--



Site Ref		Address		Parish/Settlement	Site Area
CS04		George Beckett s, Otterbourne	Co	ompton and Shawford	2.466 ha
Site Description			A	JAK (
of Otterbourne, ir site is currently u accessed from bounded by agric residential to the S	n the south sed for ag Otterbour ulture to th South. The	Southdown and north of the District. The riculture. The site is rine Road and is e north and east and Site is located within <i>y</i> n settlement gap.			
Planning History	,			/	anafwylfelo V
years. © Crown copyright an solely to enable you to	d database ri o respond to,		sation that pro	tool19531. You are permitted to use by by b	
Site promotors p	proposed	use	C3 - Res	idential	
Suitability					
Environmer Constrain		Historical Cons	traints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	Ancient GREEN Settlement Gap			Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high I assessme			ne coalesc	ement gap and development ence of Compton and Otterbo	urne.
Availability (lega	l/ownersh	ip issues)		The site is being promoted sole landowner and has sta	

	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				48			
Potential Density and Yield (including development type)				den	ation within the sity of 30 dph was a yield of 48		
Phasing	0 – 5 Years	48	6 – 10 Years 0 10 – 15 Years				0

Site Ref	Address	Parish/Settlement	Site Area
CS06	Land adjacent to Windrush Cottage, Shepards Lane	Compton and Shawford	3.14 ha
Site Description			Status and Status
the south of the used as a resid accessed from SI	d to the east of Southdown, in District. The site is currently dential property. The site is nepherds Lane and is bounded the south, east and west to the s a school.	- A	- a
Planning History	/	1 2	1 1/2
Permitted 7th Replacement dw 2021; An applica renewal of o	Renewal of 16/03444/OUT - May 2020 20/02336/FUL - elling - Permitted 7th January ation (16/03444/OUT) for the utline planning permission r a replacement dwelling which March 2017.		
solely to enable you t		Incil 2021 OS 100019531. You are permitted to isation that provided you with the data. You are arties in any form.	

Site promotors proposed use C3 - Residential

Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	raints	Other Considerati	ions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The sit	e is deeme	ed as deliverable/developable			
Availability (lega	al/ownersł	nip issues)		The site is not owned by the promoter however they do consent by the landowners	have the		

		indicated that the site is immediately available for development.					
Achievability (ee cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				61			
Potential Densit type)	Countryside a	den	cation within the Isity of 30 dph was a yield of 61 dwelling	gs.			
Phasing	0 Years	0	10 – 15 Years	0			

Site Ref		Address		Parish/Settlement	Site Area
CS07	Compton	Manor Farm , Otterbourne	С	compton and Shawford	1.049 ha
Site Description	•				The Coach House
is bounded to the and by country	he west by side and sp e north, ea	the countryside. It Otterbourne Road poradic residential st and south. The ural use.	THE		Corporate
Planning Histo	ory		FI		Kan
five years.	and databas		organisation t	1 OS 100019531. You are permitted to hat provided you with the data. You are any form.	
Site promotor	s propose	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	AMBER	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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		The	site is deel	med as deliverable/developable	9
assessm Availability (le				The site is being promoted by landowner and has stated that immediately available for dev	y the sole at the site is

Achievability (factors; cost f	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		25	25			
	Potential Density and Yield (including development type)				ation within the ity of 30 dph was applied 25 dwellings.	
Phasing	Phasing 0 – 5 Years 25 6 –				10 – 15 Years 0	

Site Ref	Address	Parish/Settlement	Site Area
CS09	Land at Woodlands Park, Poles Lane, Otterbourne	Compton and Shawford	2.496 ha
Site Descri	iption	\sim $> / /$	/
and is bound motorway a west by sca Access is of currently in	ocated within the countryside nded to the east by the M3 and to the north, south and attered residential dwellings. onto Poles Lane. The site is use for landscaped grounds on with a dwelling house.		172
Planning H	listory		
last five yea		City Council 2021 OS 100019531. You are permitted t	

© 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.

Site promotors proposed use

Employment

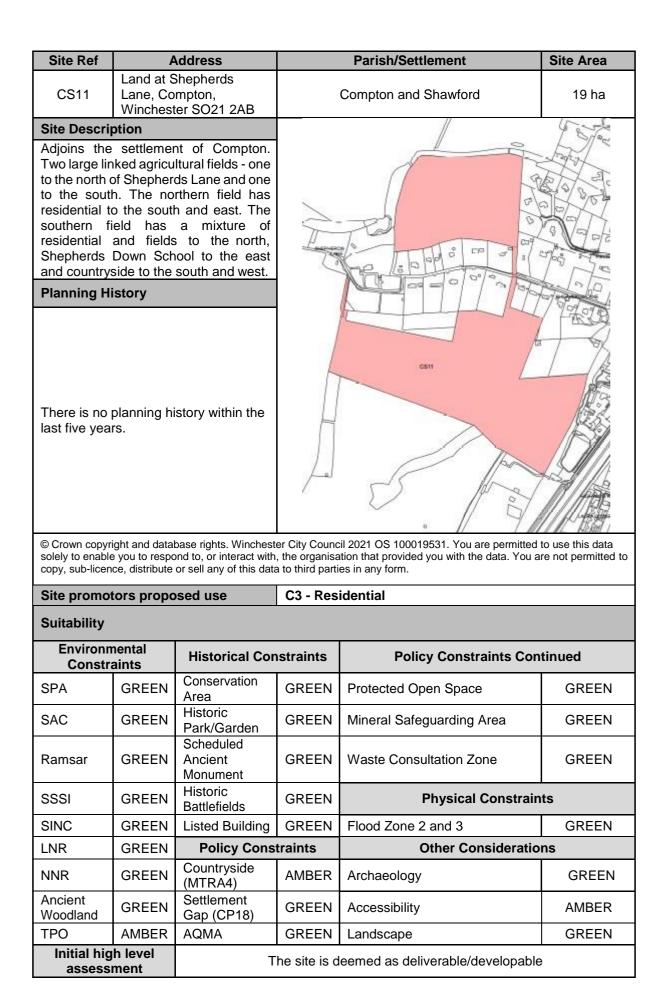
Suitability

Environr Constr		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideratio	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial hig assess	•	The	e site is de	emed as deliverable/developable			
Availability (legal/ownership issues)				The site is not owned by the pro however they do have the cons			

			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 Capac	ity			390m ²			
	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

Site Ref	A	ddress		Parish/Settlement	Site Area
CS10	Land adja	acent Bushfield adger Farm		ompton and Shawford	6.036 ha
Site Descri	ption		Y	ARIESTADY	1
by Bushfiel south and w suburb of	d Camp an rest by cour Badger Access to m Road. Th	nded to the east nd to the north, ntryside with the Farm in close the site is onto ne site is	J		
Planning H	istory		SDA		
There is no planning history within the last five years.					
solely to enabl	e you to resp		n, the organisatio	2021 OS 100019531. You are permitted n that provided you with the data. You a in any form.	
Site promo	tors propo	osed use	Mixed Use		
Suitability					
Environn Constr		Historical Co	onstraints	Policy Constraints Co	
					ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SPA SAC		Area Historic		-	
	GREEN	Area Historic Park/Garden Scheduled Ancient Monument	GREEN	Protected Open Space	GREEN
SAC	GREEN GREEN	Area Historic Park/Garden Scheduled Ancient	GREEN GREEN	Protected Open Space Mineral Safeguarding Area	GREEN GREEN GREEN
SAC Ramsar	GREEN GREEN GREEN	Area Historic Park/Garden Scheduled Ancient Monument Historic	GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	GREEN GREEN GREEN
SAC Ramsar SSSI	GREEN GREEN GREEN GREEN	Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	GREEN GREEN GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constra	GREEN GREEN GREEN ints GREEN
SAC Ramsar SSSI SINC	GREEN GREEN GREEN GREEN AMBER	Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	GREEN GREEN GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constra Flood Zone 2 and 3	GREEN GREEN GREEN ints GREEN
SAC Ramsar SSSI SINC LNR	GREEN GREEN GREEN GREEN AMBER GREEN	Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Con Countryside	GREEN GREEN GREEN GREEN GREEN straints	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constra Flood Zone 2 and 3 Other Considerati	GREEN GREEN GREEN ints GREEN ions

Initial hig assess		The site is deemed as deliverable/developable							
Availability (legal/ownership issues)				es)	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.				
Site Capac	ity				100				
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 100 dwellings.						
Phasing	0 – 5 Y	ears	100	6 –	– 10 Years 0 10 – 15 Years 0				



Availability	issue	s)	The site promoter is not the landowner but has the landowners consent to submit. Immediately available.					
	ty (economic viab st factors; deliver			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ty			285				
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				

Site Ref		Address		Parish/Settlement	Site Area
CS12		st of Meadowbarn, ds Lane, Compton	С	ompton and Shawford	1.3
of a larger Shepherds L	ryside outs agricultura ane.	ide Compton. Part I field north of Surrounded by ial property to the			
Planning Histo	ry		1		
years. © Crown copyright a solely to enable you	and database		ganisation tha	OS 100019531. You are permitted to tt provided you with the data. You are by form.	
Site promotors	proposed	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm				ble for inclusion in the SHELA nership will be required at a lat	
Availability (le	gal/owners	ship issues)		Ownership details not speci submission.	fied in

Achievability (cost factors; d	specified an	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	31	31				
Potential Dens development ty	countryside	Given the sites location within the countryside 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

CS13		Address	F	Site Area	
0010		uth of Meadownbarn, ds Lane, Compton	Со	mpton and Shawford	2.3
	countryside arger agric Lane.	e outside Compton. ultural field south of Surrounded by			
Planning H	listory				11
© Crown copy solely to enab copy, sub-lice	right and data le you to resp nce, distribute	ond to, or interact with, the or sell any of this data to th	organisation than hird parties in an	-	
Site promo	otors propo	osed use	C3 - Resid	lential	
Suitability	mentel				
Environmental Constraints					
	raints	Historical Cons	straints	Policy Constraints C	ontinued
	raints GREEN	Historical Cons Conservation Area	straints GREEN	Policy Constraints C Protected Open Space	GREEN
Constr	1	Conservation Area Historic Park/Garden		-	
Constr SPA	GREEN	Conservation Area Historic	GREEN	Protected Open Space Mineral Safeguarding	GREEN
Constr SPA SAC	GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient	GREEN GREEN	Protected Open Space Mineral Safeguarding Area	GREEN GREEN GREEN
Constr SPA SAC Ramsar	GREEN GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient Monument	GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	GREEN GREEN GREEN
Constr SPA SAC Ramsar SSSI	GREEN GREEN GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields	GREEN GREEN GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constr	GREEN GREEN GREEN aints GREEN
Constr SPA SAC Ramsar SSSI SINC	GREEN GREEN GREEN GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	GREEN GREEN GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constr Flood Zone 2 and 3	GREEN GREEN GREEN aints GREEN
Constr SPA SAC Ramsar SSSI SINC LNR	GREEN GREEN GREEN GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constr Countryside	GREEN GREEN GREEN GREEN GREEN caints	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constr Flood Zone 2 and 3 Other Considera	GREEN GREEN GREEN aints GREEN tions
Constr SPA SAC Ramsar SSSI SINC LNR NNR Ancient	GREEN GREEN GREEN GREEN GREEN GREEN	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constr Countryside (MTRA4) Settlement Gap	GREEN GREEN GREEN GREEN GREEN aints AMBER	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constr Flood Zone 2 and 3 Other Considera Archaeology	GREEN GREEN GREEN aints GREEN tions GREEN
Constr SPA SAC Ramsar SSSI SINC LNR NNR Ancient Woodland	GREEN GREEN GREEN GREEN GREEN GREEN GREEN AMBER gh level	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constr Countryside (MTRA4) Settlement Gap (CP18) AQMA The site is considered	GREEN GREEN GREEN GREEN GREEN AMBER GREEN GREEN GREEN	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constr Flood Zone 2 and 3 Other Considera Archaeology Accessibility	GREEN GREEN GREEN aints GREEN tions GREEN AMBER AMBER AMBER 021 but further

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 Capac	ity			45			
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 45 dwellings.				
Phasing	0 – 5 Years	45	6	– 10 Years	0	10 – 15 Years	0

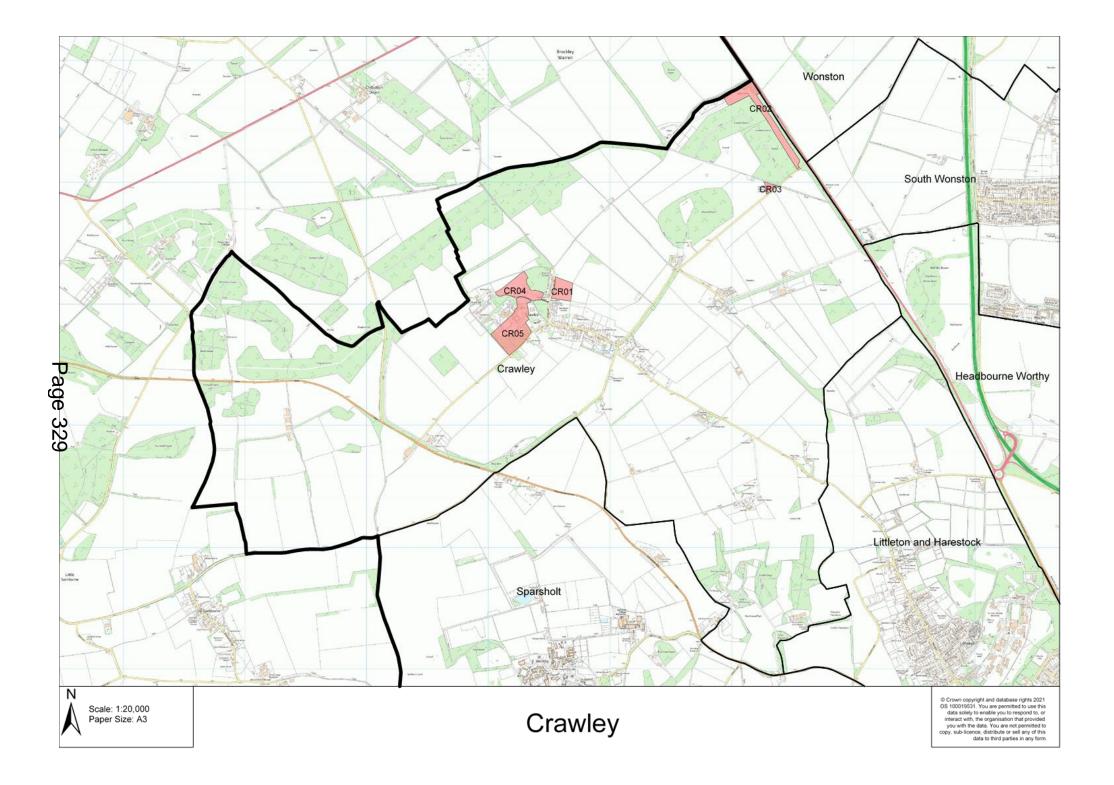
Site Ref	A	Address		Parish/Settlement	Site Area
CS14	North of Otterbou	Poles Lane, rne	C	Compton and Shawford	24.9
Site Descri	ption			A CALLER	0000
north of Surrounded residential	Poles La by count to the	Agricultural fields ne, Otterbourne. ryside with some south and east our Dells Farm to			
Planning H	istory		15	Set 1	The
© Crown copyr solely to enabl	right and data e you to resp		the organisatio	2021 OS 100019531. You are permitted to on that provided you with the data. You are in any form	
Site promo		·		dential and C2 Carehome	
Suitability					
Environn Constr		Historical Cons	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial hig assess				le for inclusion in the SHELAA 20 ership will be required at a later st	

issues)			Ownership details not specified in submission.					
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 Capac	ity			672				
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 672 dwellings.					
(including	development t	(ype)		30 dpn was applied p	roviain	g a yield of 672 dwellings.		

Site Ref	Address	Parish/Settlement	Site Area
CS15	Bushfield	Winchester Town	42.96ha
Site Descr	iption	ANA ANA	2 65
Winchester areas of St	Camp lies on the southern edge of Town, between the established t. Cross and Badger Farm. Part of vas previously occupied by the np.		
Current U	se: Former Army camp	arm	
Planning H	listory	State of the second	11 Star
	planning history on the site.	Duncil 2021 OS 100019531. You are permitted to	

Site promo	otors propo	sed use	Employme	ent				
Suitabilit y	Suitabilit y							
Environ Const		Historical Co	nstraints	Policy Constraints Con	tinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garde	n GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	straints	ints Other Consideratio				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	AMBER	AQMA	GREEN	Landscape	GREEN			
	Initial high level assessment							
Availability	/ (legal/owr	nership issues)						
Achievabil cost factor	ity (econor s; delivery	nic viability; market factors)	fægge 327	7				

Site Capacity							
Potential D type)	Pensity and Yield (including						
Phasing	0 – 5 Years	Years	10 – 15 Years				



Site Ref	A	ddress		Parish/Settlement	Site Area
CR01	Land from Lane, Cra	iting Hacks awley		Crawley	2.447 ha
Site Descriptio	n				
located to the no site is currently is accessed from the recreation	orth west of in agricultu m Hacks L ground perties to	th of Crawley, the District. The ure use. The site ane and adjoins to the south, the west and d east.			
Planning Histo	ry		\sim	L	
five years.	and database to respond to		organisation th	CROT	
Site promotors	proposed	luse	C3 - Resid	lential	
Suitability					
Environme Constraii		Historical Co	nstraints	Policy Constraints Cont	inued
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 Constraint	S
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	straints	Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER

TPO	GREEN	AQMA	GREEN	Landscape		AMBE	R
Initial high assessm			emed as delivera	ble/developable			
Availability (leg	gal/owners	ship issues)	landowner and	ng promoted by t I has stated that /ailable for devel	the site	is	
Achievability (cost factors; d			ket factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				48			
Potential Dens development t		eld (including	Countryside a c	location within the lensity of 30 dph v lg a yield of 48 dw	was		
Phasing	0 – 5	Years 48	6 -	10 Years	0 10 – 15 Y	'ears	0

Site Ref		Address		Parish/Settlement	Site Area
CR02Barton Ashes, CrawleySite Description.The site is located north of Crawley, in the north west area of the District. The site is accessed from Andover Road (A272) and is surrounded by agricultural uses the nearest settlements are Crawley and South Wonston.Planning HistoryThere is no planning history within the last five years.				Crawley	6.386 ha
solely to enable	e you to resp		, the organisatio	021 OS 100019531. You are permitted n that provided you with the data. You a in any form.	
Site promo	tors propo	osed use	C3 - Reside	ential	
Suitability					
Environ Constr		Historical Co	nstraints	Policy Constraints Co	ntinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Con	straints	Other Considerati	ons

AMBER

GREEN

GREEN

Archaeology

Accessibility

Landscape

The site is deemed as deliverable/developable

GREEN

AMBER

GREEN

Countryside

Gap (CP18)

(MTRA4) Settlement

AQMA

GREEN

GREEN

GREEN

NNR

TPO

Ancient

Woodland

Initial high level

assessment

Availability (legal/ownership issues)				The site is being p landowner and ha immediately availa	s stat	ted that the site is		
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 Capaci	ity			105				
Potential Density and Yield (including development type)						within the Countryside a oplied providing a yield of	f	
Phasing	0 – 5 Years	105	6	6 – 10 Years 0 10 – 15 Years 0				

Site Ref		Address	Pa	rish/Settlement	Site Area
CR03		rns, Old Spitfire Crawley Road		Crawley	0.557 ha
Site Descri			/	5	//
north west currently T Storage an accessed surrounded	area of the he site is d Distributio from Craw by agrio ettlements	th of Crawley, in the District. The site is currently used for on (B8). The site is /ley Road and is cultural uses the are Crawley and			
Planning H	listory			The Car	
There is no five years.	planning h	istory within the last		Harger	
solely to enabl	e you to respo	base rights. Winchester C ond to, or interact with, the or sell any of this data to	e organisation that	DS 100019531. You are permitted to provided you with the data. You are r form.	o use this data e not permitted to
Site promo	otors propo	osed use	C3 - Resider	ntial	
Suitability					
Environ Constr		Historical Co	nstraints	Policy Constraints C	ontinued
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 Constra	aints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	straints	Other Considera	tions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assess		The	site is deemed	as deliverable/developable	

Availability (legal/ownership issues)				The site is being pro and has stated that available for develo	the si	•	∍r	
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 Capaci	ity			15				
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	

Site Ref	Address	Parish/Settlement	Site Area
CR04	Land at Newlands, Crawley, SO21 2PY	Crawley	4.243 ha
Site Descrip	tion		
located to the The site is c The site is a and adjoins (residential p	located north of Crawley, e north west of the District. urrently in agriculture use. ccessed from Hacks Lane Crawley Court to the south, roperties to the east and the north and west.		
Planning His	story		
last five year		City Council 2021 OS 100019531. You are permitted t	

Site promotors proposed use

C3 - Residential

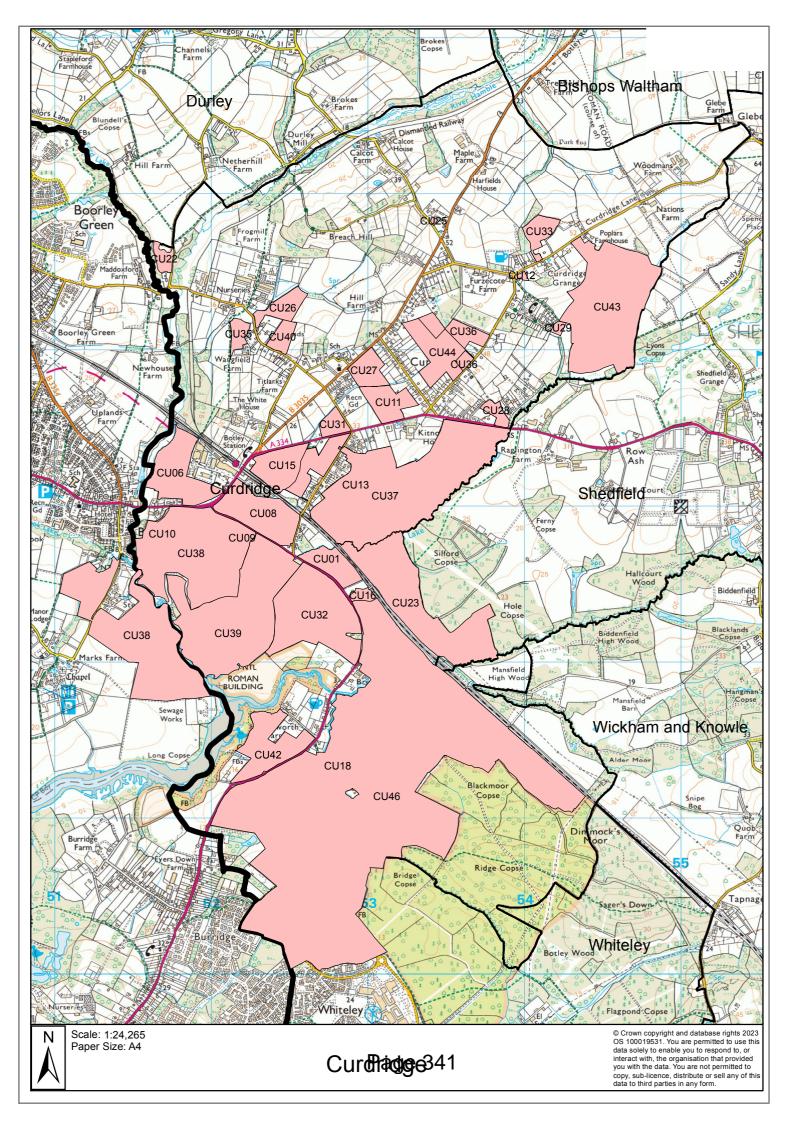
Environn Constra		Historical Cor	straints	Policy Constraints Continued						
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN					
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN					
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN					
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints						
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN					
LNR	GREEN	Policy Cons	traints	Other Considerations						
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN					
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER					
TPO	AMBER	AQMA	GREEN	Landscape	GREEN					
Initial high level assessment		The site is deemed as deliverable/developable								

Availability (sues	s)	The promoter owns part of the site only. Available in 6-10 years.					
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 Capacit	Site Capacity				76			
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 76 dwellings.				
Phasing	0 – 5 Years	76	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
CR05		rawley Court, er, SO21 2QA		Crawley	12 ha		
Site Description	•	·	6-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	λ.	~		
comprises part Crawley Cour parking/landsca uses are - the r north and coun	t of the bu t, currently aping by A remainder of tyside to th ainly res				E		
Planning Histo	ory			268 WAX	1-		
facade of cent the link building the glass, glazi upper levels fa with reflective of 2019; 18/0101 sycamore locat eastern bound 19/00701/TPO to 3m above th 1st May 2019; Fell - Permitteo © Crown copyright solely to enable yo	ral entrance g). This rel ng bars an cing the fro glass - Per 8/TPO - red in wood ary - Perm - To lift the he astrotur 19/01603/ I and database u to respond		sation that pro	100019531. You are permitted to us povided you with the data. You are not rm.			
Site promotor	s propose	d use	Mixed Use				
Suitability	<u> </u>						
Environm Constrai		Historical Constr	traints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constrai	ints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The site i	s deemed	as deliverable/developable			

Achievability (factors; delive	economic viability; ry factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	180					
Potential Dens type)		der	cation within the nsity of 30 dph wa a yield of 180	s		
Phasing	0 – 5 Years	180	0 6 – 10 Years 0 10 – 15 Yea		10 – 15 Years	0

This page is intentionally left blank



Site Ref		Address		Parish/Settlement	Site Area
CU01	Land at F Curbridge	airthorne Grange,		Curdridge	5.17 ha
Site Descriptio		-	A THE		Iss
to the south of th in agricultural/g accessed from	ne District. arden Iano Botley Roa	Curdridge, located The site is currently d use. The site is id and surrounding al and agriculture.	The Lodge	cuo1	Contraction of the second
Planning Histo	ry				
There is no plar years.	nning histor	y within the last five	~	Curdridge 13m	ange Fai Gran
solely to enable you	to respond to		anisation that I parties in any		
Site promotors	proposed	luse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Cor	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The si	ite is deem	ed as deliverable/developable	
Availability (leg		ship issues)		The site is not owned by the however they do have the co	

	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				93			
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 106 dwellings.			gs.
Phasing	0 – 5 Years	106	6 —	10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area			
CU06	Land at S Farm, Bo	Sherecroft Itley		Curdridge	11.724 ha			
Site Description The site is located south west of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Station Hill and surrounding uses comprise of residential, commercial and agriculture.								
Planning History An application (20/00494/FUL) for the construction of a mixed use commercial (B1, B2 and B8) employment development and D1 (health provision) and for 117 dwellings. The application has yet to be determined.			h, the organisat	ion that provided you with the data. You ar				
Site promote	ors propos	sed use	C3 - Residential					
Suitability				-				
Environm Constra		Historical Co	onstraints Policy Constraints Continued					
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Constraints		Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high level			The site is deemed as deliverable/developable					

			landowners and have indicated that the site is immediately available for development.				
	/ (economic viabilit factors; delivery fa			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacit	y			176			
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 176 dwellings.			
Phasing	0 – 5 Years	0				10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
CU08	Land at E	Botley Road		Curdridge	11.795 ha
located to th is currently accessed fro	located s e south of in agricultu om the A30	outh of Curdridge, the District. The site ral use. The site is 151 and surrounding ntial and agriculture.			J.
Planning Hi	story		E.		W. Den
five years.	There is no planning history within the last				
solely to enable	you to respon		organisation th	1 OS 100019531. You are permitted to nat provided you with the data. You are any form.	
Site promot	ors propo	sed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient	GREEN	Waste Consultation Zone	GREEN

Ramsar	GREEN	Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	AMBER	R Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial hig assess		The s	ite is dee	med as deliverable/developable	•	
Availability	(legal/own	ership issues)		The site is not owned by the however they do have the con landowners and have indicate	nsent by the	

	site is immediately available for development.							
Achievabilit factors; cos		The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacit	Site Capacity				177			
Potential De developmen	cludir	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 177 dwellings.						
Phasing	0 – 5 Years	177				10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
CU09	Land eas Farm	t of Pinkmead		Curdridge	2.552 ha
Site Descriptio			1		1
to the south of th in agricultural us	ne District. se. The site surrounding	Curdridge, located The site is currently e is accessed from g uses comprise of			
Planning Histo	ry			cume	IF-
There is no planning history within the last five years.					0
solely to enable you	© Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the or copy, sub-licence, distribute or sell any of this data to third			at provided you with the data. You are	
Site promotors	s proposed	luse	C3 - Re	sidential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO GREEN AQMA			GREEN	Landscape	AMBER
Initial high assessm		The s	ite is deer	med as deliverable/developable)
Availability (legal/ownership issues)				The site is not owned by the however they do have the co the landowners and have inc	onsent by

					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	Site Capacity			50				
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was yield of 50 dwellings		
Phasing	0 – 5 Years	50	6 - 1	10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CU10	Land West of Pinkmead Farm	Curdridge	8.585 ha
Site Descrip	otion		
Curdridge, le District. Th agricultural from Mill H	s located south west of bocated to the south of the le site is currently in use. The site is accessed lill and surrounding uses residential, commercial and		
Planning Hi	story	Curo Curo	KILA
last five year		er City Council 2021 OS 100019531. You are permitted	

Site promotors proposed use

C3 - Residential

Environm		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
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 Const	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape GREEN		
Initial hig assessi		Tł	ne site is o	deemed as deliverable/developable)	
Availability	Availability (legal/ownership issues)			The site is not owned by the prohowever they do have the const		

					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 Capacit	Site Capacity			129				
Potential Density and Yield (including development type)			ng		h was	on within the Countrysid s applied providing a yie		
Phasing	0 – 5 Years	129	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	Adress		Parish/Settlement	Site Area
CU11	Land at K Curdridge	Kitnocks Hill,		Curdridge	5.306 ha
Site Descrip		5	a de la companya de la company		E
located to the site is curren site is acces	e south of atly in agric ssed from rrounding u	st of Curdridge, the District. The ultural use. The Reading Room uses comprise of re.	100		
Planning His	story			$\langle \checkmark$	
© Crown copyrig solely to enable	S. ght and databa you to respon	tory within the ase rights. Winchester d to, or interact with, r sell any of this data	the organisati	2021 OS 100019531. You are perm on that provided you with the data. Y	itted to use this data You are not permitted to
Site promoto	ors propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Cor	straints	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 Cons	traints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consider	rations
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial hig assessr		Tł	ne site is de	eemed as deliverable/develop	bable

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.					
Site Capacity	/			96				
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 96 dwellings.					
Phasing	0 – 5 Years	96	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address			Parish/Settlement	Site Area	
CU12	Curdridge Lane	e Grange, Curdridge			Curdridge	0.261 ha	
Site Descrip					1 ASPENT	6.	
The site is located within Curdridge, located to the south of the District. The site is currently in use as residential garden. The site is accessed from Lockhams Road and surrounding uses comprise of residential and agriculture.					Provide a long	-	
Planning His	story			Curded	Cut2		
There is no planning history within the last five years.			1				
solely to enable	you to respor		rganisa	tion th	OS 100019531. You are permitted to at provided you with the data. You are nny form.		
Site promote	ors propos	sed use	C3 - Residential				
Suitability							
Environn Constra		Historical Const	traint	s	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	GRE	EN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GRE	EEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GRE	EEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GRE	EEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GRE	EN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints		Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AME	BER	Archaeology	GREEN	
Ancient Woodland	Ancient GREEN Settlement Gap			EEN	Accessibility	AMBER	
TPO				EN	Landscape	GREEN	
Initial hig assessr		The si	te is c	leem	ed as deliverable/developable		
		ership issues)		lan imn	e site is being promoted by th downer and has stated that th nediately available for develo	ne site is pment.	
		iic viability; market delivery factors)		any	promoters of the site have not issues regarding the viability ir site.		

Site Capacity			8	8				
Potential Density and Yield (including development type)			h wa	n within the Countrysic s applied providing a	de			
Phasing	0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area
CU13	Kitnocks Farm, Outlands Lane	Curdridge	50.081 ha
Site Descrip	otion		AOX
located to the site is current site is acce and surrout	ocated south of Curdridge, e south of the District. The ntly in agricultural use. The ssed from Outlands Lane nding uses comprise of commercial and agriculture.		
Planning Hi	story	andrea	and the second
last five year		er City Council 2021 OS 100019531. You are permitted t	

Site promotors proposed use

C3 - Residential

Environn Constr		Historical Con	straints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology GRE			
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO GREEN AQMA GREE			GREEN	Landscape	GREEN		
Initial hig assess	•	Tł	ne site is c	leemed as deliverable/developable			
Availability	Availability (legal/ownership issues)			The site is not owned by the pro however they do have the conse			

					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 Capacit	Site Capacity			751				
Potential Density and Yield (including development type)			ng		h was	n within the Countrysid applied providing a yie		
Phasing	0 – 5 Years	375	6 –	10 Years	376	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CU15	Land East of Station Hill	Curdridge	12.28
Site Descrip	tion	VICENT BOTTOM	
located to the site is current site is access surrounding to	located west of Curdridge, e south of the District. The htly in agricultural use. The ssed from Station Hill and uses comprise of residential, and agriculture.		
Planning His	story	FEIN	ANT IN
There is no p five years.	lanning history within the last		

Site promotors proposed use

C3 - Residential

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	GREEN			
LNR	GREEN	Policy Const	raints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high level The site is			e site is d	deemed as deliverable/developable				
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.					
Site Capacity				184				
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 184 dwellings.				
Phasing	0 – 5 Years	184	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	4	Adress		Parish/Settlement	Site Area		
CU16	Land at F Grange F	airthorne		Curdridge	1.073 ha		
Site Description							
The site is located south of Curdridge, located to the south of the District. The site is currently in residential/agricultural land use. The site is accessed from Botley Road and surrounding uses comprise of residential and agriculture.			/				
Planning His	story		٤	3 ATT	//////		
			City Council 2021 OS 100019531. You are permitted to use this data the organisation that provided you with the data. You are not permitted to to third parties in any form.				
Site promotors proposed use			C3 - Residential				
Suitability							
Environmental Constraints		Historical Con	nstraints Policy Constraints Contin		ntinued		
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	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerati	ons		
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 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.			
Site Capacity	y			26			
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

Site Ref	Address	Parish/Settlement	Site Area
CU18	Land at Ridge Farm Lane	Curdridge	2.368 ha
Site Descript	ion	// /	
located to the sis currently in accessed from surrounding u	ocated south of Curdridge, south of the District. The site agricultural use. The site is rom Ridge Lane and ses comprise of agriculture. joins the North Whiteley		
Planning His	tory		
There is no pla five years.	anning history within the last		

© 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.

Site promotors proposed use C3 - Residential

Suitability

		-				
Environmental Constraints		Historical Con	straints	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	AMBER	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level The site is			e site is de	eemed as deliverable/developable	9	
Availability (legal/ownership issues)				The site is being promoted by landowner and has stated that immediately available for deve	the site is	

Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			46	46				
	Potential Density and Yield (including development type)				ion within the Countrys was applied providing a			
Phasing	0 – 5 Years	46	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
CU22	High Hou Lane	se, Netherhill		Curdridge	1.657
Site Descripti	ion		1 .	a test ber	
countryside. property is loca is surrounded sides. The a	High Ho ated to the s by country access to e. The site i	located in the puse residential south and the site vside on all other the site is off is currently in use garden.		There	
Planning Hist	tory		K		
There is no planning history within the last five years.					
copy, sub-licence,	, distribute or	sell any of this data to t	hird parties in	-	e not permitted to
Site promotor	rs propose	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is dee	emed as deliverable/developable)
Availability (legal/ownership issues)			1	The site is not owned by the p however they do have the con andowners and have indicate	sent by the

			site is immed developmen		v available for		
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			37				
Potential Den development	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 37 dwellings.					
Phasing	0 – 5 Years	37	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
CU23	CU23 Land to the East of Fairthorne Grange Farm, Botley Road, Curdridge		Curdridge 28.138			
Site Descrip	otion			MIK		
The site is in the countryside to the east of Fairthorne Grange Farm and is surrounded by countryside. The access to the site is off Botley Road. The site is currently in use for agricultural use.			No contraction of the second s			
Planning Hi	story			200 00 00 00 00 00 00 00 00 00 00 00 00	K	
There is no planning history within the last five years.				2021 OS 100019531. You are permitted to on that provided you with the data. You are		
	ce, distribute o	or sell any of this data		s in any form.	·	
Suitability			00 - 1103			
Environn		Historical Con	straints	Policy Constraints Con	tinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	its	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial hig	h level	The site is deemed as deliverable/developable				

						ve indicated that the si able 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 Capacit	у			422			
Potential Density and Yield (including development type)				h was	on within the Countrysic s applied providing a yie		
Phasing	0 – 5 Years	422	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address	I	Parish/Settlement	Site Area	
CU25		Calcot Mount Park, Calcot Lane,		Curdridge	0.132 ha	
Site Description			3	Y 11 m	/	
to the south west in an area of spo	of Calcut M pradic resid site is off C	ntryside. It is located lount Business Park ential development. Calcot Lane. The site ure.		X.P.	1/ 1	
Planning History	,		21		D	
There is no planni years.	ing history	within the last five	/	20.764	Cites	
solely to enable you to copy, sub-licence, dist	o respond to, o ribute or sell a	or interact with, the organis	sation that pro ties in any for			
Site promotors p	proposed u	ISE	C3 - Residential			
Suitability				-		
Environmer Constrain		Historical Cons	traints	Policy Constraints Co	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	ÂQMÂ	GREEN	I Landscape GREE		
Initial high I assessme		The site	is deemed	l as deliverable/developable		
Availability (lega		ip issues)		The site is not owned by the promoter however they do consent by the landowners indicated that the site is in available for development.	have the s and have mediately	

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				3.96			
Potential Density and Yield (including development type)				Countryside a	a der	cation within the nsity of 30 dph was a yield of 4 dwelling	
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0

Curdridge	3.720 ha
Ind I have a little of the second sec	/
	5
Cuse Cuse	/
	u

copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors	proposed use
----------------	--------------

C3 - Residential

Suitability

Environme Constraii		Historical Const	traints	Policy Constraints Co	ontinued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Constra	aints	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 assessme		The site	e is deem	ed as deliverable/developable					
Availability (leg	jal/owners	hip issues)	The site is not owned by th however they do have the the landowners and have in that the site is immediately for development.	consent by ndicated					

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	73						
Potential Density and Yield (including development type)				Countryside a	den	ation within the sity of 30 dph was a yield of 73 dwelling	js.
Phasing	0 – 5 Years	73	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
CU27	Land at E Curdridge	Botley Road, e		Curdridge	3.982 ha	
Site Descript	ion				X C>	
is surrounded to the west, countryside to	by resider north an the south. ay Road. Th	ntryside. The site ntial development d east and by The access to the ne site is currently	1-1-1-	8		
Planning Hist	ory				× ×	
private self bu 1no three bed with associate	ild plot, 5no house and d landscapi	nstruction of 1no two bed houses, 2no one bed flats ing and access.		CU27		
solely to enable y	ou to respond		organisation t	21 OS 100019531. You are perm hat provided you with the data. Y any form.		
Site promoto	Site promotors proposed use			C3 - Residential		
Suitability						
Environmental Constraints Historical Const			straints	Policy Constraint	s Continued	

Environm Constra	•••••	Historical Con	straints	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	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site is de			site is de	emed as deliverable/developable		
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.				
	(economic viability; actors; delivery fact	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			78	78			
Potential Dens development	sity and Yield (inclue type)	ding	Countryside	a dens	tion within the ity of 30 dph was appli 78 dwellings.	ied	
Phasing	0 – 5 Years	78	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
CU28		ower Lockhams, Hill, Curdridge		Curdridge	1.588 ha
Site Description The site is located within the countryside. It is bounded to the north west and north east by residential development and to the south west and south east by countryside. The access to the site is off Kitnocks Hill. The site is currently in use for residential.			No.	27	
	_			Ca38	9 M
Planning History 20/00195/HOU - Changing the flanking walls to the main gate				B DO Th	
solely to enable you copy, sub-licence, o	u to respond t distribute or s	o, or interact with, the o ell any of this data to thi	rganisation th rd parties in a		
Site promotors	s propose	d use	C3 - Res	idential	
Suitability					
Environmo Constrai		Historical Con	straints	Policy Constraints Co	ontinued
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	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerati	ons
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 The s			site is deer	ned as deliverable/developable	9
Availability (legal/ownership issues)			1	The site is not owned by the however they do have the co the landowners and have ind the site is immediately availa development.	insent by licated that

Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.			ied			
Site Capacity		36					
Potential Dens development t	Given the sites Countryside a applied providi	dens	ition within the ity of 30 dph was yield of 36 dwellings.				
Phasing	0 – 5 Years	36	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
CU29		Hole Lane, s Road, Curdridge		Curdridge	0.542 ha
bounded by resid and countryside to	ted in the ential deve o the north, e is from He	e countryside. It is elopment to the west east and south. The ole Lane. The site is			Pelo Lang
Planning History	/		A.	cuas	
There is no plann years.	ing history	within the last five			
solely to enable you to copy, sub-licence, dis	o respond to, tribute or sell	or interact with, the organis any of this data to third par	sation that pro rties in any fo		
Site promotors p	proposed	use	C3 - Res	idential	
Suitability					
Environme Constrain		Historical Const	traints	Policy Constraints Co	ontinued
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	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high I assessme		The site	is deemed	as deliverable/developable	
Availability (lega		ip issues)		The site is not owned by the promoter however they do consent by the landowners indicated that the site is in available for development.	have the s and have nmediately

Achievability (ec cost factors; del	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		15					
Potential Density and Yield (including development type)					a der	cation within the hsity of 30 dph was a yield of 15	
Phasing	0 – 5 Years	15	6 – 10 Years 0 10 – 15 Years		0		

Site Ref		Address		Parish/Settlement	Site Area		
CU31		rm, Reading ne, Curdridge		Curdridge	2.266 ha		
Site Description The site is located in the countryside to the west of the Reading Room Lane from which it takes its access. The site is surrounded by countryside and is currently in use for agriculture.			\times		A DI		
Planning Histo	ry		/	VY PAL	1		
20/02842/FUL, 21/00042/FUL, 20/00185/FUL - There have been numerous planning applications on the site relating to residential (18/02707/LDC and 18/00656/FUL) which have been permitted.				OS 100019531. You are permitted to	Line this data		
solely to enable you	to respond to		anisation tha parties in an	It provided you with the data. You are by form.			
Site promotors	proposed	use	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO AMBER AQMA			GREEN	Landscape	GREEN		
	Initial high level The si assessment			ned as deliverable/developable)		
Availability (leç		hip issues)		The site is not owned by the however they do have the co the landowners and have in	onsent by		

				the site is immediately available for development.				
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity	Site Capacity				44			
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was yield of 44 dwellings	5.	
Phasing	0 – 5 Years	44	6 - 1	10 Years	0	10 – 15 Years	0	

Site Ref		Address	Parish/Settlement Site Area				
CU32	Grange F	arm & Land at rm, Botley Road		Curdridge	23.764 ha		
Site Description	on		10	Mar and Ma Mar and Mar	Y		
district. The Whiteley) is ad use of the site i	strategic ljacent to th is agricultuing of agric	the South of the allocation (North he site. The current re with surrounding cultural, residential ty centre.	2°				
Planning Hist	ory		F		M		
There is no pla five years.	anning histo	ory within the last	記 ゆ ノ く				
solely to enable yo	ou to respond		rganisation th	I OS 100019531. You are permitted to at provided you with the data. You are any form.			
Site promotor	s propose	ed use	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The s	site is deen	ned as deliverable/developable			
Availability (le	egal/owner	rship issues)		The site is not owned by the			

	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	Site Capacity				356			
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 356 dwellings.				
Phasing	0 – 5 Years	356	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
CU33	The Holli Lane	es, Curdridge		Curdridge	3.275 ha	
Site Descripti	ion					
close to the s site is curren property with	settlement of tly in use agricultural uses compi	outh of the district of Curdridge. The as a residential land to the rear. rise of residential	K		K	
Planning Hist	ory					
© Crown copyrigh solely to enable yo	of the Ge Order seeki a additional t dwelling t and databas		organisation t	1 OS 100019531. You are permitted to hat provided you with the data. You are any form.		
Site promotor	rs propose	d use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Cons	straints	Policy Constraints Co	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	EN Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
IFU	0		-			

	(economic viability; actors; delivery fact	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	64	64				
Potential Dens development	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 64 dwellings.				
Phasing	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
CU35		acent Wangfield Vangfield Lane		1.927 ha	
close to the settl currently in	n atd in the s lement of C use as es comprise	south of the district urdridge. The site is agricultural land. e of residential and			
Planning Histo	rv			- Cuite	221
20/01239/HOU annex; 19/02472	- Two store 2/HOU - An	nexe extension	inisation that	S 100019531. You are permitted to provided you with the data. You are form	
Site promotors			C3 - Res		
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		The sit	te is deeme	ed as deliverable/developable)
assessm Availability (leç				The site is not owned by th however they do have the c the landowners and have ir	e promoter consent by

		that the site is immediately available for development.					
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	43						
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 43 dwellings.			
Phasing	0 – 5 Years	43	6 – 1	0 Years	0	10 – 15 Years	0

CU36 Land at Summerlands Farm, Lockhams Road Curdridge 5.015 Site Description The site is located in the south of the district close to the settlement of Curdridge. The site is currently in use as agricultural land. Surrounding uses comprise of residential and agricultural uses. Image: Curdrid Cur	
The site is located in the south of the district close to the settlement of Curdridge. The site is currently in use as agricultural land. Surrounding uses comprise of residential and agricultural uses.	5 ha
district close to the settlement of Curdridge. The site is currently in use as agricultural land. Surrounding uses comprise of residential and agricultural uses.	
Planning History	Han M
)野
There is no planning history within the last five years.	レートレ

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environn Constra		Historical Cor	cal Constraints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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	GREEN		
LNR	GREEN	Policy Cons	traints	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 The site is assessment				deemed as deliverable/developable	e		
Availability	(legal/owr	nership issues)		The site is being promoted by the landowner and has stated that the immediately available for develo	ne site is		

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 Capaci	ty			90			
Potential Density and Yield (including development type)			ling	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 90 dwellings.			
Phasing	0 – 5 Years	90	6 –	10 Years	0	10 – 15 Years	0

Curdridge 55.74 ha
cuar cuar
1

copy, sub-licen	ce, distribute c	or sell any of this data t	o third partie	es in any form.			
Site promot	tors propos	sed use	C3 - Residential				
Suitability							
Environn Constr		Historical Con	straints	raints Policy Constraints Con			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial hig assess	•	Th	e site is d	eemed as deliverable/developable			
Availability (legal/ownership issues)				The site is not owned by the pro- however they do have the cons landowners and have indicated is immediately	ent by the		

	y (economic viabil t factors; delivery			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				836			
Potential Density and Yield (including development type)			ıg	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 836 dwellings.			
Phasing	0 – 5 Years	400	6 –	10 Years	436	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
	nkmead Farm, Station II, Botley	Curdridge	69.52 ha
Bounded by A3 River Hamble fi the site. The w to the west of large lake in commercial us including Eques	countryside near Botley. 34 and A3051 to the north. ows through the centre of estern part of the site lies Church Road and has a its centre. Site includes ses at Pinkmead Farm strian Centre, otherwise is use. Site also covers J9 and CU10		
accommodation rear and side of July 2019; 18/0 car drying equ Approved 2 18/02170/REM Received 19 matters applica 69 dwelling infrastructure cycleways, foo road, construct sub-station, su 2019; RETROSPECT lean-to building with the installa Permitted 2nd / - Non-material amend the wo outline p	- (Amended Plans June 2019) Reserved tion for the construction of		

Site promotors proposed use C3 - Residential										
Suitability										
Environ Constr		Historical Cons	straints	Policy Constraints Continued						
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN					
SAC	AMBER	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN					
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN					
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints						
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3 AMBER						

LNR	GREEN	Policy Constraints				Other Considerations				
NNR	GREEN	Countrysid (MTRA4)	e	AMBER		BER Archaeology			GREE	N
Ancient Woodland	AMBER	Settlement (CP18)	Gap	GREEN		Accessibility			GREEI	N
TPO	GREEN	AQMA		GRE	EN	Landscape			AMBEI	R
Initial hig assess			The	site is	s dee	med as deliver	able/d	evelopable		
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.					is
	Achievability (economic viability; market factors; cost factors; delivery factors)					e promoters of t ues regarding th				ıy
Site Capacity					1042					
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 1,043 dwellings.					
Phasing	0 – 5 Ye	ears 500 6-			10 Y	ears	742	10 – 15	Years	0

Site Ref		Address		Parish/Settlement	Site Area		
CU39	YMCA Fa	airthorne Manor, bad, Curdridge,		Curdridge	32 ha		
Site Description			.2				
The site is in the countryside outside the settlement of Curdridge. The site is surrounded by countryside and is currently in use as an outdoor activity venue for day visitors and residential trips, day nursery and pre-school, leisure and waterside access, ancillary office and staff accommodation.							
Planning Hi	istory		-	A work (-P)			
There is no planning history within the last five years.			Y	CUE			
solely to enable	you to respo		the organisat	I 2021 OS 100019531. You are permitted tion that provided you with the data. You a s in any form.			
Site promot	tors propo	sed use	C3 - Res	idential			
Suitability							
Environn	nental	Historical Con	etrainte	Policy Constraints Cor	tinued		
Constr	aints						
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	AMBER	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN Waste Consultation Zone GR			
SSSI	AMBER	Historic Battlefields	GREEN Physical Constraints				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	straints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig	NC covers the northern and south	nern boundary					

Initial high level
assessmentAncient Woodland and SINC covers the northern and southern boundary
of the site. SAC lies on the western part of the site. Whole site is a historic

	park and garden, development. Southern boundary of the site also lie within Flood Risk Zone 2 and 3.							
Availability (legal/ownership issues)				The site is promoted by the landowner and it is immediately available.				
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 Capacit	ty			480				
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 480 dwellings.				
Phasing	0 – 5 Years	480	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	Address	Parish/Settlement Site Are						
CU40	Land at V Curdridge	Vangfield Lane, Ə	7.25h (2.34ł Curdridge developr land 4.s offset la						
Site Descript	ion								
outside the se currently in us grassland. properties to	ettlement o se in agricu There a the south	the countryside f Curdridge. It is lture, permanent are residential and west and orth and east.	The second secon		1				
Planning His	tory		128						
© Crown copyrigits solely to enable sole	ht and databa		he organisation	2021 OS 100019531. You are permitted to that provided you with the data. You as in any form.					
		•	C3 - Res						
Site promoto	ns propos		C3 - Res						
Suitability									
Environm Constra		Historical Cor	straints	Policy Constraints Cor	ntinued				
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	e GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Cons	traints	Other Consideration	ons				
NNR	GREEN	Countryside (MTRA4)	AMBER Archaeology GRE						
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER				
TPO	GREEN	AQMA	GREEN	Landscape	GREEN				

Initial high assessn		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 by the landowners and have indicated that the site is immediately available.					
	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	1				45					
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 46 dwellings.					
Phasing	0 – 5 `	/ears 45 6 -			10 Years	0	10 – 15 Years	0		

Site Ref	A	ddress		Parish/Settlement	Site Area			
CU42	Land adja Harmswo Botley Rc Southam 2HB	rth Farm,		11.4 ha				
Site Descri	ption			/ NI / Into	1			
The site is of and has re the south scattered re	currently in esidential d with so esidential to	d within the h of Curdridge. equestrian use evelopment to me industrial, the north and west and east.						
Planning H	istory		1/1		mile			
land for do ancillary s equipment a existing bu November 2	19/01828/FUL - Change of use for land for dog training purposes and ancillary sale of dog training equipment and dog food. Retention of existing building - Permitted 14th November 2019			ation that provided you with the data. You a				
Site promo	tors propo	sed use	C3 - Res	idential				
Suitability								
Environr Constr		Historical Co	nstraints	Policy Constraints Con	tinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	AMBER	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER			
SSSI	GREEN	Historic Battlefields	GREEN Physical Constraints					
SINC	GREEN	Listed Building	GREEN	GREEN Flood Zone 2 and 3 GREEN				
LNR	GREEN	Policy Cons	straints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			

Initial hig assess		The site is deemed as deliverable/developable							
Availability (legal/ownership issues)				es)	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.				
Achievabili factors; cos					The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ity				171				
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 171 dwellings.						
Phasing	0 – 5 Ye	ars	171	6 -	10 Years	0	10 – 15 Years	0	

Site Ref Address	Parish/Settlement	Site Area
CU43 Land at Poplars Farm, Curdridge	Curdridge	35.66 ha
CI143 Land at Poplars Farm,		
equestrian, erection of 11 looseboxes with ancillary structures and associated parking area (retrospective) - Refused 8th July 2020; 21/00078/FUL - Change of use of land to equestrian, erection of 11 looseboxes with ancillary structures and associated parking area (retrospective) (resubmission) - Refused 26th May 2021; 20/02762/FUL - Conversion of a listed barn to a dwelling and associated alterations; establishment of a residential curtilage; the demolition of a barn; the erection of a new heritage carport and garden room/office; and associated works - To be determined; 20/02763/LIS - Conversion of a listed barn to a dwelling and associated alterations; establishment of a residential curtilage; the demolition of a barn; the erection of a new heritage carport and garden room/office; and associated works - To be determined; 20/02763/LIS - Conversion of a listed barn to a dwelling and associated alterations; establishment of a residential curtilage; the demolition of a barn; the erection of a new heritage carport and garden room/office; and associated works - To be determined	ganisation that provided you with the data. You a	
copy, sub-licence, distribute or sell any of this data to thir Site promotors proposed use	d parties in any form. C3 - Residential	

Suitability						
Environmental Constraints		Historical Constr	raints	Policy Constraints Continued		
SPA GREEN Conservation Area		GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	

Ramsar	GREEN	Scheduleo Monumen		GREEN	Waste Co	onsult	ation Zone	GREE	N
SSSI	GREEN	Historic Ba	attlefields	GREEN		Physical Constraints			
SINC	AMBER	Listed Bui	lding	GREEN	Flood Zor	ne 2 a	and 3	GREEN	V
LNR	GREEN	Poli	cy Constra	ints		Othe	r Considerat	tions	
NNR	GREEN	Countrysic (MTRA4)	de	AMBER	Archaeolo	ogy		GREE	N
Ancient Woodland	AMBER	Settlemen (CP18)	it Gap	GREEN	Accessibi	lity		AMBE	२
TPO	AMBER	AQMA		GREEN	Landscap	e		AMBE	२
Initial hig assess			The site	e is deeme	d as delive	rable	/developable		
Availability	(legal/ow	nership iss	sues)	they do l	have the c	onse	y the promo nt by the lan site is imme	downers a	
Achievabili factors; cos				The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capac	ity			534					
	Potential Density and Yield (including development type)				f 30 dph wa		vithin the Cou plied providin		f of
Phasing	0 – 5 Ye	ars 534	6	– 10 Years	5	0	10 – 15	Years	0

Site Ref	Address	Parish/Settlement	Site Area
CU44	Summerlands Farm, Lockhams Road, Curdridge, SO32 2BD	Curdridge	7 ha
Site Descrip	otion	ya >> ///	/
the northern currently in agriculture. development	cated in the countryside on a side of Curdridge. It is use for grazing and There is some residential to the west and south and tural land to the north and		
Planning Hi	story	cum	183
There is no p last five year	planning history within the s.		
solely to enable		r City Council 2021 OS 100019531. You are permitted t the organisation that provided you with the data. You ar to third parties in any form.	
Site promot	ors proposed use	C3 - Residential	

Site promotors	proposed use
----------------	--------------

C3 - Residential

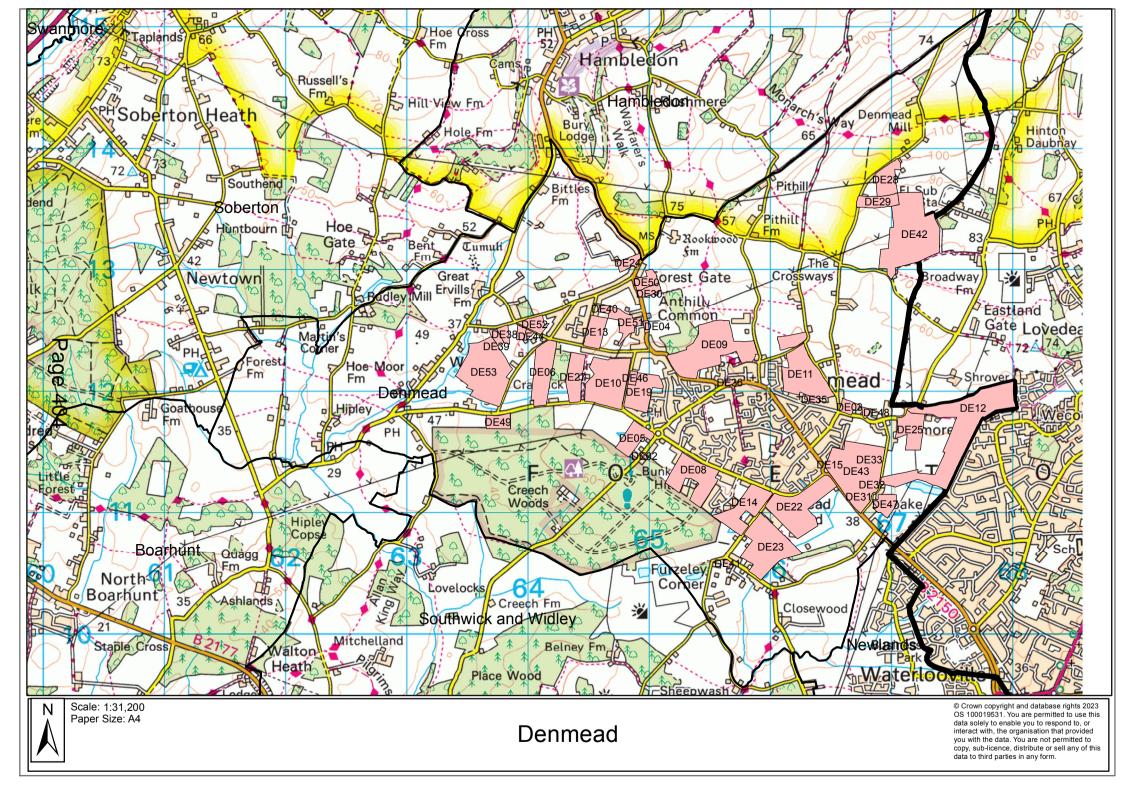
Suitability

Environn Constra		Historical Con	straints	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 Constrain	its				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Const	traints	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 hig assess		Tł	ne site is de	eemed as deliverable/developable					
Availability	(legal/own	ership issues)		The site is promoted by the land is immediately available.	downer and it				

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				116				
Potential Density and Yield (including development type)				h was	on within the Countrysic s applied providing a yie			
Phasing	0 – 5 Years	116	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress	Parish/S	Settlement	Site Area
CU46	North White	ley	North	Whiteley	202ha
Site Descrip	otion			Fre	Sher
and to the ea Current Use fields and v	ast of Southan :The site gen	erally consists of here are existing			Y
Planning His	story		2	Custribge	_17 X3
currently und	ler constructio		Council 2021 OS 100	CUR3-(8) CUR3-(8) CUR3-(8) Minteley D019531. You are permit	orth Whiteley (ren
solely to enable copy, sub-licenc	you to respond to e, distribute or se	o, or interact with, the or ell any of this data to this	rganisation that provid rd parties in any form.	led you with the data. Yo	
-	ors proposed	duse	Residential		
Suitability				1	
Environ Const		Historical C	Constraints	Policy Constra	aints Continued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical C	Constraints
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Co	nstraints		siderations
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
	nigh level ssment				
Availability Achievabilit factors; cos	(legal/owners y (economic t factors; del	ship issues) viability; market ivery factorsPac	je 402	2 200 of original	
Site Capacit	у		Approx.	. 3,300 of original	allocation

					remaining (at Apr 2021), approx. 190 additional proposed.			
Potential Density and Yield (including development type)								
Phasing 0 – 5 Years 6 – 10 Yea			rs		10 – 15 Years			



Site Ref		Address		Parish/Settlement	Site Area
DE02		ween Springside & ds Bunkers Hill		Denmead	0.144 ha
Site Description					
of the District. This onto Bunkers Hill,	site is curr adjoins res	, located to the south ently vacant. It fronts sidential dwellings to ricultural to the east			
Planning History			2/11	AN Y	
include 1 no. two s house and 2 no. detached houses and turning area u off Bunkers Hill. © Crown copyright and solely to enable you to	storey three two storey with assoc tilising exis database rigi respond to, o		tion that pro	00019531. You are permitted to use vided you with the data. You are not	
Site promotors p			-	sidential	
Suitability	•		<u> </u>		
Environmen Constrain		Historical Const	raints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high le assessme		The site i	s deemed	as deliverable/developable	
Availability (legal	/ownershi	p issues)		The site is being promoted sole landowner and has st the site is immediately ava development.	ated that

Achievability (ecc factors; delivery f	fac	tors; cost		issu	the site have not es regarding the bing the site.			
Site Capacity				4				
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph wa a yield of 4	S	
Phasing	0 – 5 Years	4	6 – 10 Years 0 10 – 15 Year				0	

Site Ref		Address		Parish/Settlement	Site Area
DE03	Land at A Denmead	nmore Road,		Denmead	1.354 ha
Site Description				-	
The site is north of Denmead, located to the south of the District. This site is in use for agriculture. It fronts onto Anmore Road, adjoins agricultural land to the north with residential dwellings to the south, east and west.					
Planning Histo	ory		15-1	~ 0	077
There is no planning history within the last five years.				OES OES OES OS 100019531. You are permitted to us	
copy, sub-licence, o	distribute or se	ell any of this data to thi	rd parties in a	•	ot permitted to
Site promotors	s proposed	duse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Con	tinued
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 Constrain	ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deer	ned as deliverable/developable	
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con	

	the landowners and have indicated that the site is immediately available for development.			nat			
Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.			ity			
Site Capacity				32			
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 32 dwellings.			
Phasing	0 – 5 Years	32	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE04		he south of Manor ambledon Road		Denmead	0.374 ha		
Site Description			Fatthouse		1		
the south of the vacant though agriculture. It from	District. T could hav onts onto al dwellings	Common, located to his site is currently ve been used for Hambledon Road, s to the north, south nd to the east.					
Planning History	y		The Haven	DED4			
There is no plann years.	ing history	within the last five	and the second se				
solely to enable you t	o respond to,		isation that	S 100019531. You are permitted to up provided you with the data. You are r form.			
Site promotors	proposed	use	C3 - Residential				
Suitability							
Environmer Constrain		Historical Cons	traints	Policy Constraints Co	ontinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN		GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	Ancient GREEN Settlement Gap			Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high l assessme		The site	e is deeme	ed as deliverable/developable			
Availability (lega		nip issues)		The site is being promoted sole landowner and has sta the site is immediately ava development.	ated that		

Achievability (ed cost factors; del	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				11			
Potential Density and Yield (including development type)				Countryside a	a den	cation within the Isity of 30 dph was a yield of 11 dwelling	gs.
Phasing	0 – 5 Years	11	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	l A	ddress		Parish/Settlement	Site Area
DE05	Land Sou Road	th of Forest		Denmead	4.265 ha
Site Descript	ion				
The site is south of Denmead, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and east, with agricultural land to the south and west.					
Planning His	tory		\sim	7 0000	VE.
There is no planning history within the last five years.			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
solely to enable y	ou to respon		he organisatio	2021 OS 100019531. You are permitted n that provided you with the data. You a in any form.	
Site promoto	Site promotors proposed use			idential	
Suitability					
Environm	ental	Historical Con	etrainte	Policy Constraints Co	ntinued

Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued	
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape AMBER		
Initial higl assessr		Th	e site is d	eemed as deliverable/developable	9	
Availability (legal/ownership issues)				The site is not owned by the pr however they do have the cons		

	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	1			77				
Potential Density and Yield (including development type)				dph w	on within the Countrysic as applied providing a	de		
Phasing	0 – 5 Years	77	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
DE06	Land at L Lane/For	ower Crabbick est Road		Denmead	7.557 ha	
Site Descriptio	n			(Van Astron	1919	
The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts onto Lower Crabbick Lane/Forest Road, adjoins residential dwellings to the north, with agricultural land to the east, south and west.			A.	dear contract of the second se		
Planning Histo	ry		/			
There is no planning history within the last five years.			nisation that	provided you with the data. You are r		
copy, sub-licence, d		ell any of this data to third p		y form. sidential		
-	proposee		00 - 110			
Suitability Environme	ntol					
Constrai		Historical Cons	traints	Policy Constraints Co	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts	
SINC	GREEN	Listed Building	GREEN		AMBER	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN		AMBER	
TPO	GREEN	AQMA	GREEN Landscape AMBER			
Initial high assessm		The site	ite is deemed as deliverable/developable			
Availability (leç	gal/owners	ship issues)		The site is being promoted landowner and has stated t		

	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				125				
Potential Density and Yield (including development type)				den	ation within the sity of 30 dph was a yield of 125			
Phasing	0 – 5 Years	125					0	

Site Ref	Address	Parish/Settlement	Site Area
DE08	Land at Edgecombe Cottage, Forest Road	Denmead	9.451 ha
Site Descrip	tion		The second second
the south o currently agr Forest Ro dwellings to residential to	buth of Denmead, located to f the District. This site is icultural in use. It fronts onto ad, adjoins residential the north, office and the east with agricultural buth and west.	DECE	
Planning His	story		La
last five year			
solely to enable		City Council 2021 OS 100019531. You are permitted t he organisation that provided you with the data. You ar o third parties in any form.	
Cite promot		C2 Decidential	

Site promotors	proposed use	
----------------	--------------	--

C3 - Residential

Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Con	tinued		
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment The site is deemed as deliverable/developable							

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.				
Site Capacit	у			142			
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 142 dwellings.				
Phasing	0 – 5 Years	142	6 –	10 Years	0	10 – 15 Years	0

Site Ref	A	Adress		Parish/Settlement	Site Area		
DE09	Land at H Road	lambledon		Denmead	17.542 ha		
The site is r to the south currently in onto Ham residential c west, with a	Site Description The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Hambledon Road, adjoins residential dwellings to the south and west, with agricultural/woodland to the north and east.		Å				
Planning H	Planning History				E		
© Crown copyr solely to enable	rs.		n, the organis	cil 2021 OS 100019531. You are permitted ation that provided you with the data. You are tips in any form			
Site promot	_		C3 - Residential				
Suitability							
Environn Constra		Historical Cor	nstraints	aints Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		Т	he site is o	deemed as deliverable/developable	Э		
Availability	(legal/ow	nership issues)		The site is not owned by the pro however they do have the conse			

			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 Capaci	ty			263			
Potential Density and Yield (including development type)			ling			on within the Countryside applied providing a yield	
Phasing	0 – 5 Years	263	6 –	10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area	
DE10	East of Ir	hams Lane		Denmead	12.201 ha	
located to the site is current fronts Inhams	south of A e south of t ntly in agr s Lane, ad the north, ast, south a	anthill Common, the District. This icultural use. It joins residential with agricultural nd west.	The Mark	DEID		
There is no p last five years		tory within the				
solely to enable	you to respon		the organisati	2021 OS 100019531. You are permitted to that provided you with the data. You are in any form.		
Site promoto	ors propos	ed use	C3 - Residential			
Suitability						
Environm Constra		Historical Cor	straints	Policy Constraints Con	tinued	
1		Concervation				

Constra		Historical Constraints Policy Constraints Cor			tinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	GREEN Mineral Safeguarding Area		
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 Cons	traints	Other Consideratio	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial higl assessr		Tł	ne site is de	eemed as deliverable/developable)	

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.				
Site Capacity	/			92			
Potential Density and Yield (including development type)			density of 30 dp of 183 dwellings	h wa: s. As l	on within the Countrysid s applied providing a yie half the site is within Floo mber has been reduced	ld od	
Phasing	0 – 5 Years	92	6 –	10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
DE11	Land nor Road, De	th of Anmore		Denmead	15.89 ha
Site Descri	•	, introduction of the second s			
to the south currently in onto Tanner	of the Dis agricultura s Lane, ac the south,	enmead, located trict. This site is al use. It fronts ljoins residential with agricultural ast.		- KARENAR	
Planning Hi	istory			b a	and y
There is no last five yea		story within the		DET VICE ICAN SOF	
solely to enable	e you to respo	base rights. Winchest and to, or interact with or sell any of this data	, the organisa	cil 2021 OS 100019531. You are permitte ation that provided you with the data. You es in any form.	d to use this data are not permitted to
Site promo	tors propo	sed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Cor	straints	Policy Constraints Co	ntinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	BER Archaeology GRI	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial hig assess		Т	he site is d	leemed as deliverable/developab	le
Availability	(legal/ow	nership issues)		The site is not owned by the pr however they do have the cons	

			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 Capaci	ty			238			
Potential Density and Yield (including development type)			ing			on within the Countryside applied providing a yiel	
Phasing	0 – 5 Years	238	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE12	Land at C Anmore F	Claredon Farm, Road		Denmead	25.654 ha
the south o currently in onto Anmo dwellings to agricultural la Planning Hi	past of Den of the Distr agricultura ore, adjo the south and to the istory	mead, located to rict. This site is al use. It fronts			
solely to enable	you to respo	base rights. Wincheste nd to, or interact with, or sell any of this data	the organisat	I 2021 OS 100019531. You are permitted tion that provided you with the data. You are sin any form.	to use this data are not permitted to
Site promot	ors propo	sed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
	1	Lliotorio	1		1

Ountability							
Environn Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
-	Initial high level The site is assessment			eemed as deliverable/developable			
Availability	Availability (legal/ownership issues)			The site is being promoted by th landowner and has stated that t immediately available for develo	he site is		

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				385			
Potential Density and Yield (including development type)		ng		h was	on within the Countrysid s applied providing a yie		
Phasing	0 – 5 Years	385	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DE13	Land at Thompsons Lane	Denmead	3.648 ha
Site Descripti	on		
to the south currently in Inhams Lane,	t of Anthill Common, located of the District. This site is agricultural use. It fronts adjoins residential dwellings adjoins and south, with ad to the east.		
Planning Hist	ory		/
There is no pla five years.	anning history within the last		

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Con	straints	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 GREEN Monument		Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Const	raints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	AMBER				
TPO	AMBER	AQMA GREEN		Landscape GREI					
Initial high assessn		The site is deemed as deliverable/developable							

Availability (le	egal/ownership issu	es)		The site is being promoted by the sole landowner and has stated that the site is immediately available for development.						
Achievability factors; cost	Ket	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	Site Capacity					71				
Potential Den development	Ċ	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 71 dwellings.								
Phasing	0 – 5 Years	71	6 – 10 Years		0	10 – 15 Years	0			

Site Ref	A	ddress		Parish/Settlement	Site Area			
DE14	Land at F Furzeley	orest Road and Road	Denmead 7.65					
Site Descr				HE HERE CORRECT	强制电影			
to the sout currently a onto Fore adjoins re- north, office	h of the Dis gricultural i st Road/ I sidential dy and reside	enmead, located trict. This site is in use. It fronts Furzeley Road, wellings to the ential to the west o the south and						
Planning H	listory		3/07	DE14				
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winchest								
		ond to, or interact with or sell any of this dat		ion that provided you with the data. You as in any form.	are not permitted to			
Site promo	otors propo	osed use	C3 - Resid	lential				
Suitability								
Environ Const		Historical Co	nstraints	Policy Constraints Co	ontinued			
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	GREEN Waste Consultation Zone				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
		Listed	ODEEN		ODEEN			

		Monument					
SSSI	GREEN	Historic Battlefields	GREEN		Physical Constraints		
SINC	AMBER	Listed Building	GREEN		Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints			Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER		Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREE	N	Accessibility	AMBER	
TPO	GREEN	AQMA	GREE	N	Landscape	GREEN	
Initial high level The site is					emed as deliverable/developable)	
Availability (legal/ownership issues)					ne site is not owned by the propowever they do have the conse		

			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			129					
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 129 dwellings.				
Phasing	0 – 5 Years	129	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Site Area			
DE15	Land sou	th of Maple Drive		Denmead			
south of the D agricultural in u Road, adjoins	of Denme istrict. Thi se. It front residential	ead, located to the s site is currently s onto Hambledon dwellings to the cultural land to the					
Planning Histo	ry		224	OE15			
There is no plan years.	ning histor	y within the last five	No.				
solely to enable you copy, sub-licence, d	to respond to istribute or se	o, or interact with, the org Il any of this data to third	anisation tha parties in an	-			
Site promotors	proposed	use	C3 - Res	sidential			
Suitability							
Environme Constrai		Historical Cons	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm			,	ithin a SINC. Flood Risk Zone ern boundary of the site.	2 and 3 are		
Availability (leg				The site is not owned by the however they do have the co the landowners and have in the site is immediately avail development.	onsent by dicated that		

Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	63						
Potential Densi development ty		Countryside a	dens	ation within the sity of 30 dph was yield of 63 dwellings	5.		
Phasing	0 – 5 Years	63	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE19	Land eas	t of Inhams		Denmead	6.264 ha
Site Description					VIII)
The site is the south currently u onto Inhan dwellings t	west of Den of the Dist sed for agri ns Lane, ac o the south	mead, located to rict. This site is iculture. It fronts djoins residential and east, with north and west.			
Planning H	listory		///		一喝
There is no planning history within the last five years.				il 2021 OS 100019531. You are permitted tion that provided you with the data. You a	
copy, sub-lice	nce, distribute	or sell any of this data	to third parti	es in any form.	
•	otors propo	osed use	C3 - Res	idential	
Suitability Environ	montel				
Const		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER

Archaeology

Accessibility

Landscape

The site is deemed as deliverable/developable

Other Considerations

The site is not owned by the promoter

however they do have the consent by the

GREEN

AMBER

GREEN

LNR

NNR

TPO

Ancient

Woodland

Initial high level

assessment

GREEN

GREEN

GREEN

GREEN

Availability (legal/ownership issues)

Policy Constraints

AMBER

GREEN

GREEN

Countryside

Settlement

Gap (CP18)

(MTRA4)

AQMA

			landowners and have indicated that the site is immediately available for development.						
	y (economic viab t factors; delivery			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				103					
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		

Site Ref	l A	Address		Parish/Settlement	Site Area		
DE22	Land Sou Road, De	uth of Forest	Denmead 13.227 ha				
Site Descri					Ø		
The site is south west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.							
Planning Hi	istory						
There is no planning history within the last five years.							
		ond to, or interact with, or sell any of this data		tion that provided you with the data. You a es in any form.	re not permitted to		
Site promot	tors propo	sed use	C3 - Res	idential			
Suitability							
Environn Constra		Historical Con	straints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
		re of the sit	h eastern part of the site. Flood Ri te. Development of the site could r een Denmead and Havant.				

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.				
Site Capaci	ty			198			
	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 198 dwellings.			
Phasing	0 – 5 Years	198	6 –	6 – 10 Years		10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area			
DE23	Furzeley Gold Course, Furzeley Road, Denmead	Denmead	13.4 ha			
Site Descrip	tion					
The site is south west of Denmead, located to the south of the District. This site is currently used as a golf course. It fronts onto Furzeley Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.			Y			
Planning His	story					
There is no p last five year	planning history within the s.					
© 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.						
Site promot	ors proposed use	C3 - Residential				

Suitability

Environmental Constraints		Historical Con	straints	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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Const	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	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 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.			
Site Capaci	ty			201			
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 201 dwellings.				
Phasing	0 – 5 Years	201	6 – 10 Years		0	10 – 15 Years	0

Address	Parish/Settlement	Site Area
Land at Barton Croft, Hambledon Road, Denmead	Denmead	1.56 ha
ion		>=//
rth of Denmead, located to the District. This site is residential use on a large plot . It fronts onto Road, adjoins residential he north and to the south is d agricultural land.		A Contraction
tory	17	IT
anning history within the		
	Land at Barton Croft, Hambledon Road, Denmead tion rth of Denmead, located to the District. This site is residential use on a large plot . It fronts onto Road, adjoins residential he north and to the south is d agricultural land. tory	Land at Barton Croft, Hambledon Road, Denmead tion rth of Denmead, located to the District. This site is residential use on a large plot . It fronts onto Road, adjoins residential he north and to the south is d agricultural land. tory

copy, sub-licence, distribute or sell any of this data to third parties in any form.

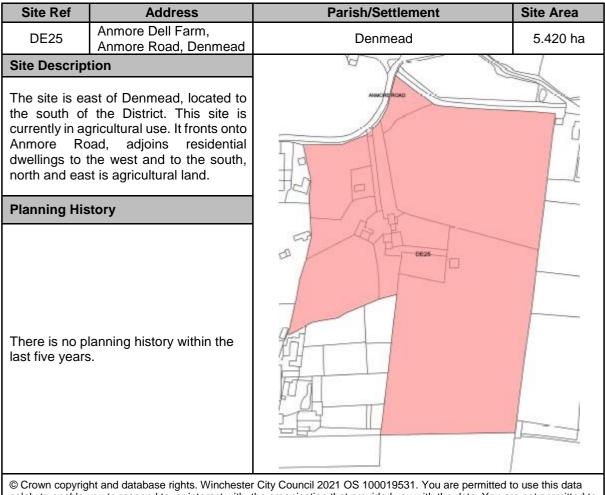
Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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	GREEN		
LNR	GREEN	Policy Cons	traints	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 (sues)	1	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.					
	y (economic viabilit t factors; delivery fa			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	у			35				
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 35 dwellings.					
Phasing	0 – 5 Years	35	6 –	10 Years	0	10 – 15 Years	0	



© 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.

Site promotors	proposed use	C3 - Residential

Suitability

Environmental Constraints		Historical Cor	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA GREEN		Landscape	GREEN		
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (sues)	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.			
Site Capacity	/			98			
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 98 dwellings.			
Phasing	0 – 5 Years	98	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE26	61 Anmo	re Road, Denmead		Denmead	0.231 ha
Site Description					•
located to the sou currently in resider	uth of the ntial use. If idential dw	ement of Denmead, District. This site is t fronts onto Anmore vellings to the west, agricultural land.	(total Allen	EEN DEN	
Planning History			10	Into sol	Π
located to the sou currently in resider	uth of the ntial use. If idential dw	ement of Denmead, District. This site is fronts onto Anmore vellings to the west, agricultural land.			
solely to enable you to copy, sub-licence, distr	respond to, o ibute or sell a	or interact with, the organisation of this data to third part	ation that pro ies in any for		
Site promotors p	roposed u	se	C3 - Res	sidential	
Suitability					
Environmer Constrain		Historical Const	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high lo		The site	is deemed	as deliverable/developable	
assessme Availability (legal				The site is not owned by the promoter however they do consent by the landowner have indicated that the site immediately available for development.	have the s and

Achievability (eco cost factors; deli	onomic viability; marke very factors)	t fao	ctors;		issu	the site have not es regarding the bing the site.	
Site Capacity				6.93			
Given the sites I				a der	nsity of 30 dph was		
Phasing	0 – 5 Years	7	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE27		th side of Forest wer Crabbick		Denmead	4.733 ha
Site Descriptio				In 1 Tupol	
south of the Dis agricultural use adjoins resident	strict. This . It fronts ial dwelling	ead, located to the site is currently in onto Forest Road, gs to the north and is agricultural land.			
Planning Histo	ry				$\langle \rangle$
© Crown copyright a solely to enable you copy, sub-licence, d	and database to respond to istribute or se	o, or interact with, the org Ill any of this data to third	Council 2021 (panisation that parties in an		use this data not permitted to
Site promotors	proposed	luse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm		The s	ite is deem	ed as deliverable/developable	

Availability (legal/ownership issues)				however they the landowne	v do l ers a medi	ned by the promote have the consent by nd have indicated th ately available for	/
Achievability (e cost factors; de	economic viability; ma elivery factors)	arket	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				85			
	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 - 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE28	Hill Crest	, Old Mill Lane,		Denmead	4.215 ha
Site Descript	•	,		/	
The site is no the south of currently in ag	orth of Den the Distr gricultural u	mead, located to ict. This site is ise. It fronts onto ricultural land.		E	
Planning His	tory				
development Voltage Dire transmission (France) and yet to be dete	of a new u ect Curren link betw the South rmined.	94/SCOPE) for nderground High t power cable een Normandie Coast which has se rights. Winchester (to, or interact with, th sell any of this data to	e organisatior	DE28 DE28 DE21 OS 100019531. You are permitted to that provided you with the data. You are n any form.	to use this data re not permitted to
Site promoto	rs propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessn		The	e site is de	emed as deliverable/developabl	e

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.			
	(economic viability factors; delivery fac			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				76			
	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 76 dwellings.			
Phasing	0 – 5 Years	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area		
DE29	Mill View Lane, De	Farm, Mill nmead		Denmead	3.214 ha		
the south of currently in	tion orth of Denr the Distri agricultura	nead, located to ict. This site is I use. It fronts oins agricultural			E		
Planning His	story		12	ALTIT L	F		
development High Voltag cable trans Normandie Coast which	of a ne e Direct smission (France) a has yet to l	94/SCOPE) for w underground Current power link between and the South be determined.					
solely to enable	you to respor		the organisat	I 2021 OS 100019531. You are permitted ion that provided you with the data. You a as in any form.			
Site promoto	ors propos	sed use	C3 - Residential				
Suitability							
Environm Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
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 Constrain	its		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessr		Т	he site is d	eemed as deliverable/developable	Э		

Availability (legal/ownership is	sues	5)	however they d landowners an	lo ha d hav	ed by the promoter ve the consent by the ve indicated that the si able for development.	
	y (economic viabili t factors; delivery t			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacit	у			63			
Potential Density and Yield (including development type)			ng	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 63 dwellings.			
Phasing	0 – 5 Years	63	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DE30	Lincoln Green Nursery, Willow House, Hambledon Road	Denmead	1.231 ha
Site Descrip	tion	L' R \	
the south of currently in u onto Haml residential dv	orth of Denmead, located to the District. This site is use as a nursery. It fronts bledon Road, adjoins vellings to the north and to residential and agricultural		
Planning His	story	DE30	- t-
last five years		r City Council 2021 OS 100019531. You are permitted t	

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessi		T	he site is d	eemed as deliverable/developable	9		
Availability (Availability (legal/ownership issues)			The site is not owned by the pro however they do have the conso			

					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 an issues regarding the viability in developing the site.								
Site Capacit	y			30				
development type)					on within the Countrysid s applied providing a yie			
Phasing	0 – 5 Years	30	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address	F	Parish/Settlement	Site Area
DE31	Orchard Denmead	Field, Soake Road,		Denmead	0.053 ha
Site Description	Deninead	<u>, </u>			
south of the Distri although previous curtilage of Soak fronts onto Soa residential (C3) storage and distr and by agricultura	ict. The site ily formed p ice Farmhouke Road, uses to the ibution (B8 al fields we so located	mead, located to the e is currently vacant, part of the residential use to the south. It and is bound by he south and east, b) uses to the north est. A builders yard to the north east of of Soake Road.	Derme	DEst	111
Planning History	1			_ base / / .	Route
© Crown copyright and solely to enable you to	d database rig o respond to, d	or interact with, the organia	sation that pro	100019531. You are permitted to us povided you with the data. You are no	
Site promotors p		any of this data to third pa ISE	rties in any fo		
Suitability	•				
Environmer Constrain		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
		24110100			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
	GREEN GREEN	Listed Building Policy Constra		Flood Zone 2 and 3 Other Considerati	
SINC LNR NNR		Listed Building Policy Constru- Countryside (MTRA4)			
SINC LNR	GREEN	Listed Building Policy Constra Countryside	aints	Other Considerati	ons
SINC LNR NNR Ancient	GREEN GREEN	Listed Building Policy Constru- Countryside (MTRA4) Settlement Gap (CP18) AQMA	AMBER AMBER GREEN	Other Considerati Archaeology Accessibility Landscape	ons GREEN AMBER GREEN
SINC LNR NNR Ancient Woodland	GREEN GREEN GREEN GREEN	Listed Building Policy Constru- Countryside (MTRA4) Settlement Gap (CP18) AQMA Western half of site 2 and 3 lie on wes	AMBER AMBER GREEN e lies in a S tern half of	Other Considerati Archaeology Accessibility	ONS GREEN AMBER GREEN Flood Risk Settlement

	consent by the landowners and have indicated that the site is immediately available for development.						
Achievability (ec cost factors; deli	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				1			
Potential Density type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1 dwelling.						
Phasing	0 – 5 Years	1	6 – 10 Years 0 10 – 15 Yea				0

	ddress		Parish/Settlement	Site Area
DE32 Soake Fa Road	rm, Soake		Denmead	0.867 ha
Site Description The site currently acco large warehouses a associated with a B8 distribution) use on the associated dwellin occupied by the landow	nd an office (storage and site as well an g currently wner (C3). The			~ 111
site is bound by agricu the north and west, wh neighboured by reside to the south and south builders yard (sui ger the site to the east. Planning History	nilst is it is also ntial (C3) uses east and a			
20/01511/LDC - App lawful development regularise the resident Coach House, a associated with Soa establish the building a dwelling. The Coach H occupied by the ap standalone dwelling ar condition 3 of planning 05/00456/FUL for ov 20/01512/LDC - Certifi Existing Use to regula Office use of an exist Soake Farm. Plannin (Ref: W05388/04) for use of former workroo retail sales and warehouse/office established the use o office building as prov retail sales to an exist used for an establish wholesale business (located on the site, building has been in ind as an office (B1(a) Use 10 years.	certificate to tial use of The granny-annex ake Farm, to as a standalone ouse has been oplicant as a nd in breach of permission ref: ver 4 years.; cate for Lawful arise the B1(a) ing building at ng permission the "change of om to ancillary replacement building" of the existing viding ancillary ing warehouse ned equestrian B8 use class) however, the dependent use Class) for over			
	ond to, or interact wit or sell any of this da	th, the organis		
Suitability				
Environmental Constraints	Historical Co	nstraints	Policy Constraints Con	tinued
SPA GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER

Ramsar	GREEN	Schedule Ancient Monumen	<u> </u>	GREEN	Waste Consul	Waste Consultation Zone			N
SSSI	GREEN	Historic Battlefield	ds	GREEN	I F	hysio	al Constrain	ts	
SINC	AMBER	Listed Building		GREEN	Flood Zone 2	Flood Zone 2 and 3		AMBE	R
LNR	GREEN	Policy Constraints			0	ther (Consideratio	ns	
NNR	GREEN	Countrysi (MTRA4)		AMBEF	R Archaeology	Archaeology		GREEN	
Ancient Woodland	GREEN	Settlemer Gap (CP1		AMBEF	R Accessibility	Accessibility			R
TPO	GREEN	AQMA		GREEN	Landscape	Landscape			N
Initial hig assess	-		-	The site i	is deemed as deliverable/developable				
Availability	(legal/own	ership iss	ues)		The site is not of they do have th and have indicated available for de	e con ited th	sent by the I nat the site is	andowners	5
Achievabili factors; cos					The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capac	ity				23				
	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 – 1	10 Years 0 10 – 15 Years				0

Site Ref	Address	Parish/Settlement	Site Area
DE33	Land west of Soake Road	Denmead	7.104 ha
Site Description	on		
to the north, ea site is neighbor north west and storage and	nd by further agricultural uses st, west and south west, The red by residential uses to the d south east as well as a distribution (B8) use and Sui Generis) to the south east.		
Planning Histo	ory		/
development of residential use granny-annex a to establish th dwelling. The occupied by th dwelling and i planning permi over 4 years.; 2 Lawful Existing Office use of a Farm. Plan W05388/04) for workroom to replacement established the building as pro- an existing established eq (B8 use class) the building has	- Application for a lawful certificate to regularise the e of The Coach House, a associated with Soake Farm, e building as a standalone Coach House has been e applicant as a standalone n breach of condition 3 of ssion ref: 05/00456/FUL for 20/01512/LDC - Certificate for Use to regularise the B1(a) in existing building at Soake ning permission (Ref: the "change of use of former ancillary retail sales and warehouse/office building" e use of the existing office viding ancillary retail sales to warehouse used for an uestrian wholesale business located on the site, however, s been in independent use as Use Class) for over 10 years.		

Site promotors proposed use			C3 - Residential						
Suitability									
Environmental Constraints		Historical Cons	straints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER				
LNR	GREEN	Policy Constr	aints	Other Consideration	ons				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				

Ancient Woodland	GREEN	Settlemer (CP18)	Settlement Gap (CP18) AMI		Accessibility	1		AMBE	R
TPO	GREEN	AQMA		GREEN	Landscape			AMBE	R
Initial high level The site is de					ned as delivera	able/c	levelopable		
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 cost factors; c	•		market	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.				ty
Site Capacity					117				
Potential Density and Yield (including development type)					Given the sites Countryside a applied providi	dens	ity of 30 dpł	n was	S.
Phasing	0 – 5	Years	117	6 – 1	0 Years	0	10 – 15	Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE35	Land real Road	r of 65 Anmore		Denmead	0.315 ha		
Site Descriptio	n						
located to the so currently used located on Anmo and is bound	buth of the as a gar bre Road, a by resid es. The the Denme	ment of Denmead, District. The site is den. The eite is a residential street, lential (C3) and site is currently ead	THE ST	D DE35			
Planning History			10	I / Dinante	-		
There is no planning history within the last five years.							
solely to enable you	to respond to						
Site promotors	proposed	l use	C3 - Res	idential			
Suitability							
Environme Constrai		Historical Con	straints	raints Policy Constraints Cont			
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The		ned as deliverable/developable			
Availability (legal/ownership issues)			1	The site is not owned by the however they do have the co the landowners and have ind the site is immediately availa development.	nsent by icated that		

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	9						
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 9 dwellings.			
Phasing	0 – 5 Years	9	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE36	Denmead Hambled	d Health Centre, on Road		Denmead	0.287 ha		
Denmead, loc District. The si Use. The site	within the ated to th te is curre is located	e settlement of ne south of the ntly in D1 Health d on Hambledon y residential (C3)					
Planning Histo	ory		ENOON		ren		
five years.	and database u to respond	o, or interact with, the o	organisation t	TI OS 100019531. You are permitted to hat provided you with the data. You are			
copy, sub-licence,	distribute or s	ell any of this data to th					
Site promotor	s propose	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The	site is dee	med as deliverable/developable	9		

Availability (le	gal/ownership issue	s)	landowner a	The site is being promoted by the sole landowner and has stated that the site is immediately available for development.				
Achievability (factors; cost fa	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			9	9				
Potential Dens development t	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.						
Phasing	0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	9		

Site Ref		Address		Parish/Settlement	Site Area	
DE38	Lot D Dir PO7 4Q1	ty Lane Denmead		Denmead	0.93 ha	
	n side Denm	ead. Field fronting . Surrounding uses	1 / 4	And the second s		
Planning Histor	·v		2		STORIN	
There is no plant years.	ning histor		anisation that	PS 100019531. You are permitted to provided you with the data. You are form		
Site promotors		•	C3 - Res			
Suitability						
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ontinued	
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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessme		The sit	te is deeme	ed as deliverable/developable)	
Availability (leg	al/owners	hip issues)		The site is being promoted landowner and has stated t		

	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	Site Capacity				25			
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 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement Site Ar		
DE39	Lot E Dir PO7 4QT	y Lane Denmead		0.92 ha		
fronting Dirty Surrounding u west, otherwise	outside Lane Ises reside e fields.	Denmead. Field (Uplands Road). ential property to		Becaulterer		
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the original sectors and the sector of the			rganisation tl	nat provided you with the data. You are		
		ell any of this data to thi		•		
Site promotor	s propose	duse	C3 - Res			
Suitability				r		
Environme Constrai		Historical Cons	straints	Policy Constraints Con	ntinued	
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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The	site is deer	ned as deliverable/developable		
Availability (le	gal/owner	ship issues)		The site is being promoted by landowner and has stated tha immediately available for dev	at the site is	

Achievability (cost factors; c	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		25					
Potential Dens development f		dens	tion within the ity of 30 dph was yield of 25 dwellings.				
Phasing	0 – 5 Years	25	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address	Parish/Settlement Site Are				
DE40	Thompso	g to the east of ons Lane, Anthill , Denmead		Denmead			
Site Description				LATI LATE	1000		
Within countryside, adjoining Denmead. Site comprises rear of residential gardens and access point to Thompsons Lane. Surrounding uses countryside to east, otherwise residential gardens.			E		AH A		
Planning Histo	ry		+++	SIG (1 de la		
© Crown copyright a solely to enable you	and database		inisation that	S 100019531. You are permitted to provided you with the data. You are form.			
Site promotors			C3 - Res				
Suitability							
Environme Constrai		Historical Cons	straints	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	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape GR			
Initial high assessm		The sit	The site is deemed as deliverable/developable				
Availability (leç		hip issues)		The site is not owned by th however they do have the c the landowners and have ir	consent by		

	that the site is immediately available for development.						
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	16						
Potential Densit type)	Countryside a	den	ation within the sity of 30 dph was a yield of 16 dwelling	js.			
Phasing	0 – 5 Years	16	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DE41	Corner, S	. 'Brooks', Furzeley Sheepwash Lane, d, PO7 6TS		Denmead			
Site Description							
Within countryside, near Denmead. At Furzeley Corner. Site at junction of Furzeley Road and Newlands Road. Site currently part of residential garden. Surrounding uses residential.							
Planning History	,		7/10-				
	d database rig	hts. Winchester City Counc		00019531. You are permitted to use			
copy, sub-licence, dist	ribute or sell a	any of this data to third parti	es in any forr		permitted to		
Site promotors p	roposed u	ISE	C3 - Res				
Suitability				1			
Environmer Constrain		Historical Const	raints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Consideration	erations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
		Settlement Gap	AMBER	Accessibility			
Ancient Woodland	GREEN	(CP18)	AIVIDER	Accessibility	AMBER		
Ancient	GREEN GREEN		GREEN	Landscape	AMBER GREEN		
Ancient Woodland	GREEN evel	(CP18) AQMA	GREEN	-			

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		10						
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph was a yield of 10	3	
Phasing	0 – 5 Years	10	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
DE42	Land at Little Denmead Farm, Denmead	Denmead	21.53 ha
Site Descript	ion		Wint new Carton La
end adjoinii agriculture.	Site adjacent to Lovedean te. SHELAA site is partially		
Planning His	tory		
underground power cable Normandie (F including fibr cables and stations. 21/01383/HO conservatory single storey		Ety Council 2021 OS 100019531. You are permitted to	

copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promoto	ors propos	ed use	C3 - Res	idential	
Suitability					
Environmental Constraints		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrair	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level				med as deliverable/developable	

Availability (I	egal/ownership iss	sues)		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.					
Site Capacity	1			323					
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 323 dwellings.						
Phasing	0 – 5 Years	323	6 – 10 Years 0 10 – 15 Years				0		

Site Ref		Address		Parish/Settlement	Site Area			
DE43	Land We	st of Soake Farm		Denmead	17.29 ha			
At junction of E Soake Road. S farm/commercia otherwise agric residences in I Business Park south east and (Site encompa DE31, DE32, D Planning Histo 18/00494/SCOF underground H power cable Normandie (Fra including fibre of and the erecti Scoping pro Application for certificate to reg The Coach associated with building as a sta House has been - Due to be of Certificate for regularise the E	stern bour Stern bour Site incluc al buildings ultural. Su Denmead and other otherwise asses sm E33). PE - Deve ligh Volta transmiss ance) and optic data t ion of co vided; or a lav gularise th House, Soake Fa andalone c n occupied determined Lawful S1(a) Office	adary of Denmead. mbledon Road and les residential and is in the east, but is rrounding uses are t othe west, Byng commercial to the open countryside. aller sites DE15, elopment of a new ge Direct Current ion link between the South Coast, ransmission cables nverter stations 20/01511/LDC - wful development e residential use of a granny-annex rm, to establish the lwelling. The Coach by the applicant as d; 20/01512/LDC - Existing Use to e use of an existing m - Due to be						
solely to enable you copy, sub-licence, o	u to respond t distribute or s	o, or interact with, the org ell any of this data to third						
Site promotors	s propose	duse	C3 - Res	Idential				
Suitability								
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued			
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 Constrai	nts			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Constr	aints	Other Considerati	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN			

TPO	GREEN	AQMA		GREEN	Landscape			AMBE	R
Initial high level The site is det					emed as deliverable/developable				
Availability (le	vailability (legal/ownership issues) The site is not owned by the promot however they do have the consent b the landowners and have indicated t the site is immediately available for development.					nsent by	/		
Achievability (cost factors; d			narket f	actors;	The promoters of the site have not specified any issues regarding the viability in developing the site.				lity
Site Capacity					259				
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 259 dwellings.				s.	
Phasing	0 – 5	Years	259	6 – 10 Years 0 10 – 15 Years				0	

Site Ref		Address		Parish/Settlement	Site Area
DE44	School La	ane		Denmead	0.526 ha
School Lane. Sur	rounding us	ead. Field fronting ses fields.			
Planning History	1			DE44	A.
There is no plann years.	ing history	within the last five	\	de la compañía de la	
solely to enable you to copy, sub-licence, dist	o respond to, o ribute or sell a	or interact with, the organise any of this data to third part	ation that pr ies in any fo		
Site promotors p	roposea l	ISE	C3 - Re	sidential	
Suitability					
Environme Constrain		Historical Const	raints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	R Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high I		The site	is deeme	d as deliverable/developable	
assessme Availability (lega		ip issues)		The site is promoted by th landowner and it is immed available.	liately
Achievability (ec cost factors; del		ability; market facto prs)	rs;	The promoters of the site ha specified any issues regardi viability in developing the sit	ng the

Site Capacity				14			
Potential Density type)	v and Yield (including c	level	opment		a der	cation within the nsity of 30 dph was a yield of 14	
Phasing	0 – 5 Years						0

Site Ref		Address		Parish/Settlement	Site Area
DE45	School La	ane		Denmead	0.404 ha
	tside Denm Surrounding	nead. Field fronting g uses residential e fields.		and	M FE
Planning Histo	ory			DE45	
© Crown copyright solely to enable you	- To be det	rights. Winchester City	Council 2021	OS 100019531. You are permitted to at provided you with the data. You are ny form.	
Site promotors	s proposed	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm			r clarificatio	verable/developable at this inition of ownership will be required	d.
Availability (le	gal/owners	ship issues)		Ownership details not specit submission.	ied in

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	Capacity 11						
	Potential Density and Yield (including development type)			ountryside a	dens	ation within the ity of 30 dph was yield of 11 dwellings.	
Phasing	0 – 5 Years	11	6 – 10 Years 0 10 – 15 Years			0	

Site Ref		Address		Parish/Settlement	Site Area
DE46	Land at li	nhams Lane		Denmead	0.67 ha
its west. Site c	omprises gs in Denn	onts Ingham Lane to a field that abuts nead settlment on it's se countryside.			
Planning History	,				
There is no plann years.	ing history	within the last five	Terret	DE48	
solely to enable you to copy, sub-licence, dist	o respond to, tribute or sell	or interact with, the organis any of this data to third par	ation that pro ties in any fo		
Site promotors p	proposed u	ISE	C3 - Res	sidential	
Suitability					
Environme Constrain		Historical Const	raints	Policy Constraints Co	ontinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constra	aints	Other Considerat	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high I assessme				able/developable at this initian of ownership will be required	
Availability (lega	-			Ownership details not spe submission.	
Achievability (ec cost factors; del		ability; market facto prs)	rs;	The promoters of the site has specified any issues regardivide viability in developing the site site site site site site site sit	ng the
Site Capacity				18	

Potential Density type)	y and Yield (including o	devel	opment C		den	ation within the sity of 30 dph was a yield of 18	
Phasing	0 – 5 Years	18	6 – 10 Y	/ears	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DE47	Land Eas PO7 6Q>	st of Soake Farm, <		Denmead	2.64 ha
Site Description	on				
fields and past buildings in Surrounding us north and north access to Soa	ure with d the so es are buil -east, resid ake Road, and resider	e comprises three isused agricultural uth-east corner. ders merchants to dential to west and Byngs Business ntial to south, and of the east.	- Colorest		N.
Planning Histo	ory			DE47	0
© Crown copyright solely to enable you	and database	vellinghouse - To e rights. Winchester City o, or interact with, the or ell any of this data to thir	Council 2021	OS 100019531. You are permitted to at provided you with the data. You are ny form.	use this data not permitted to
Site promotors	s propose	duse	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deen	ned as deliverable/developable)
Availability (le		ship issues)		The site is not owned by the however they do have the co the landowners and have inc	nsent by

				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	Site Capacity					51				
Potential Dens development t	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 51 dwellings.									
Phasing	0 – 5 Years	51	6 – 10 Years 0 10 – 15 Ye				0			

Site Ref	Address	Parish/Settlement	Site Area
DE48	Anmore Road	Denmead	0.44ha
Site Description	on		
	o the east of Denmead in the south The site is located to the north of		
Planning Histo	ory	A A A A A A A A A A A A A A A A A A A	
There is no playears.	anning history within the last five		

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotor	s proposed	use		C3 - Resid	dential					
Suitability					-					
Environn Constra			Historical Const	raints	Policy Constraints Continued					
SPA	GREEN	Cor	nservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	His	toric Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN		neduled Ancient nument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	His	toric Battlefields	GREEN	Physical Constra	ints				
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN		Policy Constra	ints	Other Considerat	ions				
NNR	GREEN		untryside FRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN		tlement Gap 218)	GREEN	Accessibility	AMBER				
ТРО	GREEN	AQ	MA	GREEN	Landscape	AMBER				
Initial higl assessr			This site is deemed deliverable and developable							
Availability (le issues)	gal/owners	hip	The site is promoted by the landowner who has stated that the land is immediately available for development.							
Achievability (viability; mark cost factors; c factors)	et factors;		The promotor of the site has not specified any issues regarding the viability in developing the site. The site promotor has highlight that part of the site is subject to the application 18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter station							
Site Capacity			12	12						
Potential Dens (including dev type)		ld	Given the sit eக அரை க ர்ஷ்லி thin 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	

Site Ref	l A	Adress		Parish/Se	ettlemen	It		Site	Area
DE49	Tanners	Meadow, Forest Road		Denn	nead			2	.28ha
Site Description	on					The			T
The site lies to Denmead.							0° 0° 0° 0° 0°		
Planning History									
years.	-	ry in the last five		1	Denme 4. 4. 4 4. 4 4. 4 4. 4 4. 4 4. 4				10 00 00 00 00 00 00 00 00 00 00 00 00 0
enable you to resp licence, distribute o	ond to, or inter or sell any of th	rights. Winchester City act with, the organisati is data to third parties	on that provided						
Site promotor	s proposed	luse							
Suitability									
Environm Constra		Historical Co	nstraints	Po	olicy Co	nstraint	s Cont	inue	ł

Environr Constra		Histori	cal Co	nstraints		Policy Co	onstraints Conti	nued	
SPA	GREEN	Conservat Area	ion	GREEN	Prote	ected Open	Space	GREEN	
SAC	GREEN	Historic Park/Gard	Historic Park/Garden GREEN		Mine	Mineral Safeguarding Area		AMBER	
Ramsar	GREEN	Ancient	Scheduled Ancient GREEN Monument		Was	Waste Consultation Zone		GREEN	
SSSI	GREEN	Historic Battlefields	Historic Battlefields GREEN			Phys	ical Constraints	5	
SINC	AMBER	Listed Buil	ilding GREEN		Floo	d Zone 2 an	d 3	GREEN	
LNR	GREEN	Polic	y Con	straints		Other Considerations			
NNR	GREEN	Countrysic (MTRA4)	le	AMBER	Arch	Archaeology		GREEN	
Ancient Woodland	GREEN	Settlemen (CP18)	t Gap	GREEN	Acce	Accessibility		AMBER	
ТРО	GREEN	AQMA		GREEN	Lanc	Landscape		AMBER	
Initial high	level asses	ssment							
Availability (I	egal/owner	ship issues)						
Achievability cost factors;			arket	factors;					
Site Capacity	,				44				
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		⁶ Påďe						

Site Ref		Address		Parish/Settlement				Site Area
DE50	The C	aks, Hamble Road	edon		C	Denmead		2ha
Site Descripti	on	Nodu						
The site is loc Road within De		east of Ham	bledon			Forest Ca	tue	
Planning Hist	ory			13	1-	The Oaks	1	
There is no planning history in the last five years.				Alexandr Alexandr			Green Nursery	
	ond to, or intera	act with, the orga	anisation t	that provided			permitted to use this are not permitted to o	
Site promotor	s proposed	use						
Suitability					_			
Environı Constr		Histori	cal Con	straints		Policy C	onstraints Conti	nued
SPA	GREEN	Conservat Area	ion	GREEN	Protected Open Space			GREEN
SAC	GREEN	Historic Park/Gard		GREEN	Mineral Safeguarding Area			AMBER
Ramsar	GREEN	Schedulec Ancient Monument		GREEN	Wast	e Consult	ation Zone	GREEN
SSSI	GREEN	Historic Battlefields	S	GREEN		Phy	sical Constraint	5
SINC	GREEN	Listed Buil	lding	GREEN	Flood	d Zone 2 a	and 3	GREEN
LNR	GREEN		y Cons	traints		Othe	er Consideration	S
NNR	GREEN	Countrysic (MTRA4)		AMBER	Archa	aeology		GREEN
Ancient Woodland	GREEN	Settlemen (CP18)	t Gap	GREEN	Acce	ssibility		AMBER
TPO	GREEN	AQMA		GREEN	Land	scape		AMBER
	n level asses							
Achievability	Availability (legal/ownership issues) Achievability (economic viability; market fac cost factors; delivery factors)							
Site Capacity					45			
Potential Den type)		ld (including	g develo	opment	45 Given the sites location within the Countryside a density of 30 dph was a providing a yield of 45 dwellings.			as applied
Phasing	0 – 5 Years		Pa	9e10 Yea	'S		10 – 15 Years	

Site Ref		Address			Paris	h/Settlem	ent	Site Area
DE51	Anthill	Farm, Hamb Road	ledon		C	Denmead		3.56ha
Site Descripti	ated to the		bledon	No and Annual	de		Hil Cogli House Hill Cogli House Alexandra House D Haranan House Haranan Haranan Haranan Haranan House Haranan Haranan House Haranan House Harananan Haranan Haranan Haranan Haranan Haranan Haranan H	
Planning Hist	ory			MON	/			Den
There is no planning history in the last five years.				and the second	ELT		Permanente Community Trave language	
enable you to resp licence, distribute	oond to, or intera or sell any of th	act with, the org is data to third p	anisation	that provided			are not permitted to	
Suitability								
Environ Constr		Histori	ical Con	straints		Policy C	onstraints Cont	inued
SPA	GREEN	Conservat Area	tion	GREEN	Prote	ected Ope	n Space	GREEN
SAC	GREEN	Park/Gard		GREEN	Mineral Safeguarding Area			GREEN
Ramsar	GREEN	Monumen		GREEN	Wast	e Consult	ation Zone	GREEN
SSSI	GREEN	Historic Battlefield		GREEN		Phy	sical Constraint	
SINC	RED	Listed Bui	lding	GREEN	Flood	d Zone 2 a	and 3	GREEN
LNR	GREEN		y Cons	traints		Othe	er Consideratior	IS
NNR	GREEN	(MTRA4)		AMBER	Archa	aeology		AMBER/ GREEN
Ancient Woodland	AMBER	Settlemen (CP18)	it Gap	GREEN	Acce	ssibility		AMBER
TPO	AMBER	AQMA		GREEN	Land	scape		GREEN
Initial high	n level asses	ssment						
Availability (le	Availability (legal/ownership issues)							
Achievability cost factors;			rket fac	tors;				
Site Capacity		·			69			
Potential Density and Yield (including develo				-	Country	/side a de	ocation within the nsity of 30 dph w of 69 dwellings.	as applied
Phasing	0 – 5 Years			6 – 10 Yea			10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
DE52	School Lane	Denmead	2.08ha
Site Description			
The site is locate and south of Upla	d to the north of School Lane Inds Road.	View County Coun	Hydon Sweni Pipes Wei Hydona (Pipes Bill ministration (Pipessing) Bill ministration (Pipessing)
Planning History	/		Kimberley
There is no plar years.	ning history in the last five	rance D The Plantation	Mondanad Mondanad Mondanad

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors	Site promotors proposed use							
Suitability								
Environm Constra		Historica	al Con	straints		Policy Constraints Continued		
SPA	GREEN	Conservatio Area	n	GREEN	Prote	ected Open Space		GREEN
SAC	GREEN	Historic Park/Garder	า	GREEN	Mine	ral Safegu	arding Area	AMBER
Ramsar	GREEN	Scheduled Ancient GREEN Monument		Wast	Waste Consultation Zone		GREEN	
SSSI	GREEN	Historic Battlefields GREEN				Phy	sical Constraint	6
SINC	RED	Listed Building GREEN		Floo	ood Zone 2 and 3		GREEN	
LNR	GREEN	Policy	Const	traints		Othe	r Consideration	s
NNR	GREEN	Countryside (MTRA4)		AMBER	Arch	Archaeology		GREEN
Ancient Woodland	GREEN	Settlement 0 (CP18)	Gap	GREEN	Accessibility			AMBER
ТРО	GREEN	AQMA		GREEN	Land	Landscape		AMBER
Initial high	level asses	sment			-			
Availability (le	gal/ownersh	nip issues)						
Achievability (cost factors; d			et fac	tors;				
Site Capacity					41			
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 41 dwellings.			
Phasing	0 – 5 Years		6 – 10 Yea			10 – 15 Years		

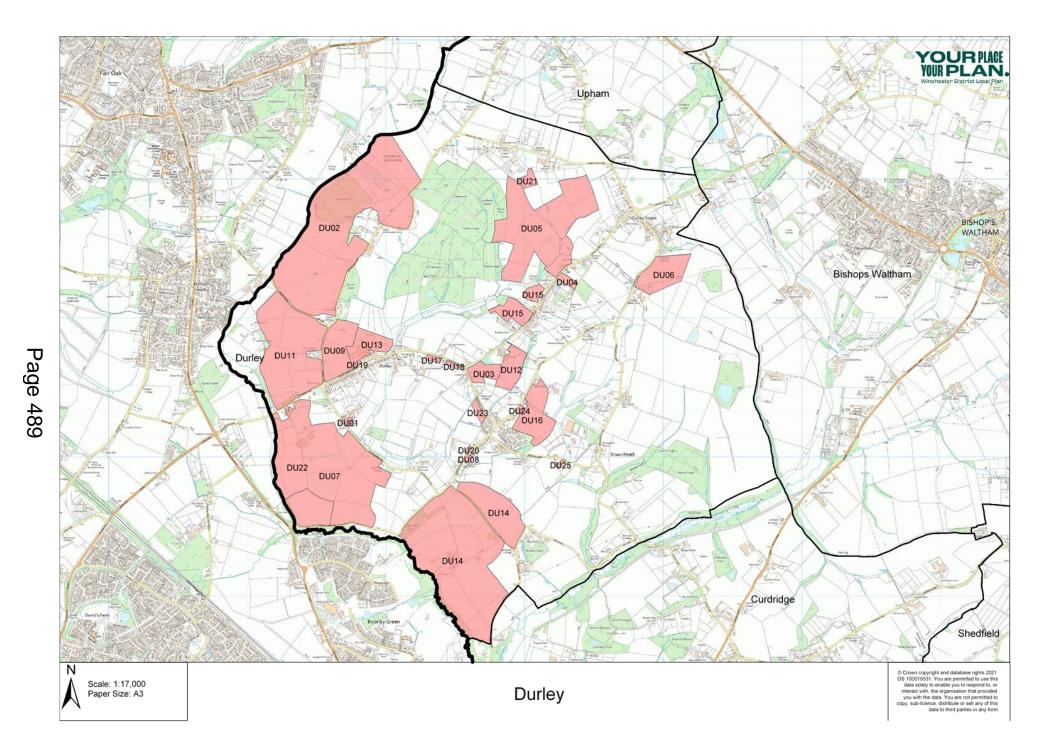
Site Ref	Address	Parish/Settlement	Site Area
DE53	Crabbick Farm, Lower Crabbick Lane	Denmead	19.4ha
Site Descrip	ption	Weil -	
	located to the west of Lower ne in Denmead.	Lavender Cottage Worlds End time titched	
Planning Hi	istory	Denmead	C Based
There is no years.	planning history in the last 5	Wein FB DE53	ASM The Cott

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

Suitability									
Environ Constr		Historic	al Co	nstraints		Policy Co	onstraints Conti	nued	
SPA	GREEN	Conservatio Area	on	GREEN	N Prote	cted Open Space		GREEN	
SAC	GREEN	Historic Park/Garde	en	GREEN	Miner	al Safeguard	ing Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	d GREEN		N Wast	Waste Consultation Zone		GREEN	
SSSI	GREEN	Historic Battlefields GREEN			1	Phys	sical Constraint	5	
SINC	GREEN	Listed Build	ding	GREEN	I Flood	Zone 2 and 3		AMBER	
LNR	GREEN	Policy	Cons	straints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	е	AMBEF	R Archa	rchaeology		GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18		GREEN	Acce	Accessibility		AMBER	
TPO	GREEN	AQMA		GREEN	Land:	scape	AMBER		
Initial high	level asses	ssment							
Availability	(legal/owne	ership issue	s)						
		ic viability; r lelivery facto		et					
Site Capaci	ty				291				
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 291 dwellings.				
Phasing	0 – 5 Years			6 – 10 Y	ears				

This page is intentionally left blank



Site Ref		Address		Parish/Settlement	Site Area		
DU01	Rozel Fo Durley S	rge, Stapleford Lane,		Durley	0.347 ha		
Site Description	Duriey O	302 200	11		4 1/		
Durley in the sout the countryside panels, B2 usage	h of the dis and curre , scrub lar	of the settlement of strict. Loccated within ntly has 800 solar nd, outbuildings. The trial, agricultural and			1		
Planning History			-5	DU01	,		
© Crown copyright and solely to enable you to	d database rig respond to, c		tion that pro	00019531. You are permitted to use vided you with the data. You are not m.			
Site promotors p	roposed u	ISE	C3 - Residential				
Suitability	-						
Environme Constrain		Historical Const	raints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN		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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO				Landscape	GREEN		
Initial high leasessme		The site is	s deemed	as deliverable/developable			
Availability (lega	l/ownershi	p issues)		The site is being promoted sole landowner and has st the site is immediately ava development.	ated that		

Achievability (economic viability; market facto factors; delivery factors)			tors; cost		issu	the site have not es regarding the bing the site.		
Site Capacity				12				
Potential Density type)	Potential Density and Yield (including development type)				den	cation within the sity of 30dph was a yield of 12		
Phasing	0 – 5 Years	12 6 – 10 Years 0 10 – 15 Years					0	

Site Ref	Address	Parish/Settlement	Site Area
DU02	East Horton Golf Course, Mortimers Lane	Durley	61.867 ha
Site Descri	ption		
course. Sur of agricul	is located within the and is in use as a golf rounding the site is a mix ltural land, industrial, and woodland.		
Planning H	istory	T R	GREENWOODLANE
There is no last five yea	planning history within the rs.		
solely to enable	ter City Council 2021 OS 100019531. You are permitted n, the organisation that provided you with the data. You ta to third parties in any form.		
Site promo	tors proposed use	C3 - Residential	

Suitability

Environr Constra		Historical Co	nstraints	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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	straints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		T	eemed as deliverable/developabl	e			

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 not immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have specified that the site is partially within Flood Zones 2 and 3 which may impact of the development of the site.					
Site Capaci	ity			928				
Potential Density and Yield (including development type)			Given the sites location within the countryside a density of 30dph was applied providing a yield of 928 dwellings.					
Phasing	0 – 5 Years	0	6 –	10 Years	10 – 15 Years	428		

Site Ref		Address		Parish/Settlement	Site Area		
DU03	Land at F Durley St	Parsonage Lane and reet		Durley	2.647 ha		
Site Description	_ , 2		\rightarrow		W.		
of the junction of Lane. The site	Durley St is in use ng and	untryside to the east reet and Parsonage e as agricultural / is surrounded by esidential.			S.		
Planning History	,		\sim	DUOS	4		
There is no planr years.	ning history	y within the last five					
solely to enable you to copy, sub-licence, dist	© Crown copyright and database rights. Winchester City Cou solely to enable you to respond to, or interact with, the organ copy, sub-licence, distribute or sell any of this data to third pa			ovided you with the data. You are no orm.	se this data ot permitted to		
Site promotors p	roposed ι	lse	C3 - Residential				
Suitability							
Environme Constrain		Historical Const	traints	Policy Constraints Co	ntinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high I assessme		The site	is deeme	d as deliverable/developable			
Availability (legal/ownership issues)				The site is being promoted sole landowner and has st the site is immediately availately	ated that ilable for		
Achievability (ec cost factors; del		ability; market facto prs)	rs;	The promoters of the site ha specified any issues regarding viability in developing the site site of the site o	ng the		

Site Capacity				52			
Potential Density type)	v and Yield (including o	devel	opment		den	cation within the sity of 30dph was a yield of 52	
Phasing 0 – 5 Years 52 6 – 1				0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DU04	Land adja Durley St	acent Sunnyside, reet		Durley	0.787 ha
Site Description					
Street. The site is The site has agr	currently in icultural la	east side of Durley n use for agriculture. Ind to the east and I properties to the			
Planning History	y			DUCH DUCH	\frown
	landscapi	on of six dwellings, ng and associated ppeal dismissed.	HIV		
solely to enable you t	o respond to,	ights. Winchester City Cou or interact with, the organ any of this data to third pa	isation that p	S 100019531. You are permitted to u rovided you with the data. You are r form.	ise this data not permitted to
Site promotors	proposed	use	C3 - Res	sidential	
Suitability					
Environme Constrain		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The site	e is deeme	d as deliverable/developable	
Availability (lega	al/ownersł	nip issues)		The site is not owned by th promoter however they do consent of the landowners indicated that the site is no	have the and have

				immediately development		lable for	
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				21			
Potential Density and Yield (including development type)				countryside a	den	ation within the sity of 30dph was a yield of 21 dwelling	gs.
Phasing	Phasing 0 – 5 Years 21 6 – 1					10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
DU05	Land at Durley Street	Durley	31.803 ha
Site Descripti	on		K
west of Durley	ated in the countryside on the Street. It is currently in use for he site is surrounded by nd.		TE
Planning Hist	ory		
five years.	anning history within the last		
solely to enable ye	t and database rights. Winchester City ou to respond to, or interact with, the o distribute or sell any of this data to thi	Council 2021 OS 100019531. You are permitted to rganisation that provided you with the data. You are rd parties in any form.	use this data not permitted to
Site promotor	rs proposed use	C3 - Residential	
Suitability			
	ontol		

Environn Constra		Historical Cons	straints	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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape AMBER			
Initial high level The site is de			site is deer	emed as deliverable/developable			
Availability (legal/ownership issues) The site is not owned by the promoter however they do have the consent of t							

			landowners and have indicated that the site is not immediately available for development.					
Achievability factors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity				477				
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 477 dwellings.				
Phasing	0 – 5 Years	477	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
DU06	Land Nor Farm	th of Durley Manor	Durley 7.049 ha			
and to the east currently in agric	ne north of of Mano ultural use the nort	f Durley Manor Farm r Road. The site is . There is residential h of the site and n west and east.				
Planning History	y					
There is no plan years.	ning histor	ry within the last five		DUOS	K ~	
solely to enable you t copy, sub-licence, dis	o respond to, stribute or sell	or interact with, the organis any of this data to third par	ation that pro ties in any for			
Site promotors proposed use			C3 - Residential			
Suitability						
Environme Constrain		Historical Const	raints	Policy Constraints Co	ontinued	
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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	nints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site			is deemed	as deliverable/developable		
assessme Availability (lega		<u> </u>		The site is not owned by the promoter however they do consent of the landowners indicated that the site is not immediately available for development.	have the and have	

Achievability (ec cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				116			
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 116 dwellings.			
Phasing	0 – 5 Years	116	6 – 10 Years 0 10 – 15 Year		10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
DU07	Snakemoor Farm, Snakemoor Lane	Durley	47.007 ha
Site Descri	otion		4
agricultural	is located within the and is currently in use. The site is largely by countryside with a vellings.		
Planning H	istory		the second second
last five yea		ar City Council 2021 OS 100019531. You are permitted t	a use this data
		er City Council 2021 OS 100019531. You are permitted t , the organisation that provided you with the data. You ar	

copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued			
Constraints				-			
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	AMBER	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	AMBER		
Initial high level The site is			he 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 not 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			705					
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 705 dwellings.				
Phasing	0 – 5 Years	500) 6 – 10 Years 205 10 – 15 Years				0	

Site Ref		Address	I	Parish/Settlement Site Ar				
DU08	Land adja Heathen	acent Little Acre, Street		Durley 0.262 ha				
Site Description		oncor	_	< / /	Y/ Ø			
and is currently equestrian use.	in use f The sit he north e	ast and south west	\sim					
Planning History	/		/	DUCS				
There is no plani years.	ning history	y within the last five						
solely to enable you to copy, sub-licence, dis	© 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.							
Site promotors p	proposed u	use	C3 - Res	idential				
Suitability								
Environme Constrain		Historical Const	traints	raints 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		Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	aints	Other Considerati	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO			GREEN	Landscape GREE				
Initial high level The site			is deemed	d as deliverable/developable				
Availability (lega		ip issues)		The site is not owned by the promoter however they do consent of the landowners indicated that the site is not immediately available for development.	have the and have			

Achievability (ec cost factors; del	The promoters of the site have specified that the access onto Heathen Street will need to be carefully designed which may have some impact on the deliverability of the site.						
Site Capacity				13			
Potential Density type)		den	cation within the sity of 30dph was a yield of 13				
Phasing	sing 0 – 5 Years 13 6 – 1				0	10 – 15 Years	0

Site Ref		Address	F	Parish/Settlement	Site Area		
DU09	Land at C	Chuch Farm - Area A		Durley	8.066 ha		
Road and is cut the east of the buildings, to	ted to the n irrently in us site is Chu the south	orth of Durley Brook se for agriculture. To rch Farm house and existing residential agricultural land.	Ŵ	A CONTRACT			
Planning Histo	ory			DUDO	AL		
years.	and database r			100019531. You are permitted to us			
copy, sub-licence, c	distribute or sel	any of this data to third par	ties in any fo		ot permitted to		
Site promotors Suitability	sproposeu	use	C3 - Residential				
Environm Constra		Historical Const	raints	Policy Constraints Co	ntinued		
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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The site	is deemed	as deliverable/developable			
				The site is not owned by the promoter however they do consent of the landowners	have the		

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 not immediately available for development.

Achievability (e cost factors; de	The promoters of the site have specified that improvements will be required between Bubb Lane and the site. This may impact on the deliverability of the site.			!			
Site Capacity				121			
Potential Densit type)		den	cation within the sity of 30dph was a yield of 121				
Phasing	0 – 5 Years	121	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DU11		Chuch Farm -		Durley	27.486 ha		
	ated in the se for agric	countryside and is sulture. The site is de.			A Internation		
Planning Hist	tory		1°0		h		
© Crown copyrigh solely to enable y copy, sub-licence	nt and databas ou to respond , distribute or	I to, or interact with, the sell any of this data to the	organisation t nird parties in		use this data e not permitted to		
Site promoto	rs propose	ed use	C3 - Residential				
Suitability							
Environm Constra		Historical Cons	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high assessn		The	site is dee	med as deliverable/developable			

Availability (I	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is not immediately available for development.								
	Achievability (economic viability; market factors; cost factors; delivery factors)					The promoters of the site have specified that there is a stream to the west of the site and improvements are required between Bubb Lane and the site which may affect the deliverability.			
Site Capacity				412					
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 412 dwellings.					
Phasing	0 – 5 Years	412	6 –	10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area		
DU12	Land adja	acent Durley Mews		Durley	4.230 ha		
Site Description							
	The site is	untryside to the east currently in use for					
Planning Histor	у		(J		280		
agriculture and	for the ste	use of land for orage of up to 21 lication permitted.					
solely to enable you t	o respond to,		nisation that p	S 100019531. You are permitted to u provided you with the data. You are r form.			
Site promotors	proposed	use	C3 - Res	sidential			
Suitability							
Environme Constrair		Historical Cons	traints	s 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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The site	e is deeme	ed as deliverable/developable			
Availability (lega		nip issues)		The site is not owned by th however they do have the o the landowners and have ir that the site is not immedia available for development.	consent of ndicated		

Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	76						
Potential Density and Yield (including development type)				countryside a	dens	ation within the sity of 30dph was a yield of 76 dwelling	gs.
Phasing	0 – 5 Years	76	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
DU13	Land at Brook Re	Quob Stables, Durley bad		Durley	4.699 ha		
Site Descriptio	n		fat				
Durley Brook R commercial sta	oad. It is bles. The e south a	the northern side of currently in use as a site has residential and is surrounded by orth and east.			10 mm		
Planning Histo	ry		1		AP2		
application for buildings and c plots together w for Durley prin Church includin and a new cross provide an offro school. (rese landscaping a application	the de onstructio vith open s nary scho g upgrade sing point ad 'park a rved ma and layo for nmercial/b	Class E/F usiness/service)					
solely to enable you copy, sub-licence, c	i to respond listribute or s	to, or interact with, the organ sell any of this data to third p	nisation that arties in any				
Site promotors	s propose	d use	C3 - Residential				
Suitability							
Environme Constraiı		Historical Const	raints	Policy Constraints Co	ntinued		
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN		
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	GREEN		
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN		
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrai	nts		
SINC	GREE	Listed Building	GREE	Flood Zone 2 and 3	GREEN		
LNR	GREE N	Policy Constra	•	Other Considerati	ons		
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN		
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	AMBER		
TPO	GREE	AQMA	GREE	Landscape	GREEN		
Initial high assessme	level	The site		d as deliverable/developable	L		
Availability (leg		ship issues)		The site is not owned by the however they do have the c the landowners and have in	onsent of		

	that the site is not immediately available for development.							
Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity				85				
Potential Dens type)	Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 85 dwellings.			
Phasing	0 – 5 Years	8 5	6 – 10) Years	0	10 – 15 Years	0	

Site Ref	Δ	ddress		Parish/Settlement	Site Area		
DU14		, Netherhill,		Durley	58.742 ha		
and is in ag	ption located in gricultural of by country	the countryside use. The site is vside with some wellings.	Tomas and				
Planning H	istory		- 34	$\langle \rangle \rangle$	KI -		
for a change	e of use for						
solely to enabl	e you to respo		n, the organisat	2021 OS 100019531. You are permitted ion that provided you with the data. You a s in any form.			
Site promo	tors propo	osed use	C3 - Residential				
Suitability							
Environi Constr		Historical Co	nstraints	Policy Constraints Con	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	straints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		

GREEN

Landscape

The site is deemed as deliverable/developable

AMBER

GREEN

Initial high level

assessment

TPO

AQMA

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 not 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 Capac	ity			881				
Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 881 dwellings.				
Phasing	0 – 5 Years	400	6 –	10 Years	481	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
DU15		acent Hunters		Durley	4.422 ha			
and is current agricultural. residential dev	cated within tly in use fo The site velopment t	n the countryside or residential and has existing o the east and is agricultural land.		Duts				
Planning Hist	tory)		Land Provide			
five years.	It and databas		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are any form.				
Site promoto	rs propose	d use	C3 - Res	idential				
Suitability								
Environm Constra		Historical Con	straints	raints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high assessn		The	site is dee	med as deliverable/developable)			
Availability (I		ship issues)	1	The site is being promoted by andowner and has stated tha immediately available for deve	t the site is			

	(economic viability; actors; delivery fact		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			80	80					
Potential Density and Yield (including development type)			Given the site countryside a providing a yie	densit	ty of 30dph was applied	d			
Phasing	0 – 5 Years	80	6 – 10 Years	0	10 – 15 Years	0			

Site Ref		Address		Parish/Settlement	Site Area		
DU16	Land at F Lane	indens Farm, Kytes		Durley	7.602 ha		
currently in use The site is loca FIndens Farm	Site Description The site is located within the countryside and is currently in use for agriculture and residential. The site is located to the south and east of FIndens Farm and has existing residential development to the south and west.						
Planning Histor	у			DU18	$\langle \rangle$		
There is no planning history within the last five years.				ovided you with the data. You are no			
Site promotors		· ·	C3 - Residential				
Suitability	<u> </u>						
Environme Constrair		Historical Const	raints	Policy Constraints Co	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО				Landscape	GREEN		
Initial high assessme		The site		as deliverable/developable			
Availability (lega	Availability (legal/ownership issues)			The site is being promoted sole landowner and has sta the site is immediately ava development.	ated that		

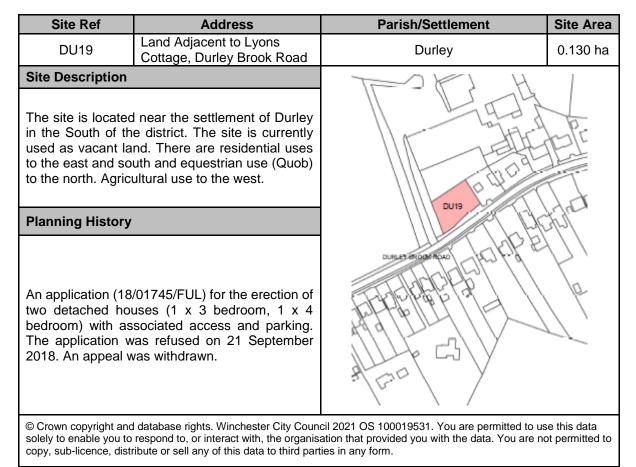
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				125			
Potential Density and Yield (including development type)				den	cation within the sity of 30dph was a yield of 125		
Phasing	0 – 5 Years	125	6 – 10 Years 0 10 – 15 Year			10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
DU17		acent Red House, rook Road		Durley	0.358 ha	
Site Description					,	
	agriculture property		11	A STATISTICS	10	
Planning History						
There is no planr years.	ning histor	y within the last five			\checkmark	
solely to enable you to copy, sub-licence, dist	respond to, or ribute or sell a	or interact with, the organisa any of this data to third parti	ition that pro es in any for			
Site promotors p	roposed u	ISE	C3 - Residential			
Suitability				T		
Environmer Constrain		Historical Const	raints	Policy Constraints Co	ntinued	
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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	ints	Other Consideration	ons	
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 The site i			as deliverable/developable		
Availability (legal/ownership issues)				The site is not owned by the promoter however they do consent of the landowners have indicated that the site immediately available for development.	have the and	

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	11	11					
Potential Density and Yield (including development type)				den	cation within the sity of 30dph was a yield of 11		
Phasing	0 – 5 Years	11	6 – 10 Years 0 10 – 15 Years			0	

Site Ref		Address		Parish/Settlement	Site Area		
DU18		acent Elmdene, ook Road		Durley	0.292 ha		
Site Description The site is located within the countryside and is currently in use for agriculture. The site is adjacent the residential property Elmdene and surrounded by agricultural uses.							
Planning History	,		-	DU18	-54		
There is no planr years.	ning history	within the last five					
solely to enable you to	respond to,		sation that pr rties in any fo				
Site promotors p	roposed ι	ISE	C3 - Residential				
Suitability							
Environme Constrain		Historical Cons	traints	Policy Constraints Co	ntinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high I assessme		The site	is deeme	d as deliverable/developable			
	assessment Availability (legal/ownership issues)			The site is not owned by the promoter however they do consent of the landowners indicated that the site is not	have the and have		

				immediately developmen		ilable for	
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				9			
Potential Density and Yield (including development type)			countryside a	den	cation within the sity of 30dph was a yield of 9 dwelling	js.	
Phasing	0 – 5 Years	9	6 – 10 Years 0 10 – 15 Years			0	



C3 - Residential

Suitability

Environmer Constrain		Historical Const	raints	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	GREEN			
LNR	GREEN	Policy Constra	aints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high le assessme		The site	is deeme	d as deliverable/developable				
Availability (legal/ownership issues)				The site is not owned by the promoter however they do consent of the landowners indicated that the site is not immediately available for development.	have the and have			

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	4						
Potential Density and Yield (including development type)			countryside a	den	cation within the sity of 30dph was a yield of 4 dwelling	gs.	
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DU20		ide Farmers eathen Street,		Durley	0.110 ha
Site Description	1			/	\swarrow
in the South of the used as vacant late to the east and so west.	ne district. and. There outh and ag	settlement of Durley The site is currently are residential uses pricultural use to the	Ì	DU20	EATHER STREEDS
Planning Histor	у			V Martin	
An application construction of a 23 April 2019.		3/OUT) for the ling was refused on			
solely to enable you t	to respond to,		isation that p	S 100019531. You are permitted to u rovided you with the data. You are r form.	
Site promotors	proposed	use	C3 - Res	idential	
Suitability					
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		The site	e is deeme	d as deliverable/developable	
assessme Availability (lega				The site is not owned by th however they do have the c the landowners and have ir	e promoter consent of

				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				3				
Potential Density and Yield (including development type)			countryside a	dens	ation within the sity of 30dph was a yield of 3 dwellings	S.		
Phasing	0 – 5 Years	3	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
DU21		Durley Street, and off Durley		Durley	1.088 ha		
Site Description				1 STAT	/ /		
south of the dis	trict. The hich also r	orth of Durley in the site is currently in makes up a majority					
Planning History	/						
years.		y within the last five		100019531. You are permitted to u	sa this data		
solely to enable you to copy, sub-licence, dis	o respond to, tribute or sell	or interact with, the organi any of this data to third pa	sation that pr rties in any fo				
Site promotors p	proposed	use	C3 - Residential				
Suitability							
Environme Constrain		Historical Const	traints	Policy Constraints Co	ntinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high I		The site	is deeme	d as deliverable/developable			
assessme Availability (lega				The site is not owned by th promoter however they do consent of the landowners	ie have the		

				indicated that available for		e site is immediate elopment.	ly
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	Site Capacity			26			
Potential Density and Yield (including development type)				den	cation within the sity of 30dph was a yield of 26		
Phasing	0 – 5 Years	26	6 – 1	6 – 10 Years 0 10 – 15 Years			0

Site Ref	A	Adress		Parish/Settlement	Site Area		
DU22	Land at S Farm, Bo	Snakemore otlev		Durley	43.69 ha		
Site Description The site is in the countryside and is currently in use as agricultural land. It is adjacent to the district boundary with Eastleigh and has the settlement of Boorley Green to the south and agricultural land with scattered residential dwellings to the other boundaries.					A A		
Planning History 21/00241/APN - New detached agricultural building - No objection			ter City Council	cil 2021 OS 100019531. You are permitted	to use this data		
solely to enable	e you to resp		h, the organis	ation that provided you with the data. You a			
Site promo	tors prop	osed use	C3 - Residential				
Suitabilit y							
Environr Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
SPA	GREE N	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREE	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREE N	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREE N	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	AMBE R	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREE N	Policy Cons	traints	Other Consideratio	ns		
NNR	GREE N	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBE R	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREE N	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		1	The site is d	leemed 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 Capac	ity			655					
	Potential Density and Yield (including development type)				Given the sites location within the countryside a density of 30dph was applied providing a yield of 655 dwellings.				
Phasing	0 – 5 Years	30 0	6 –	10 Years	35 5	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
DU23		st of Parsonage arest postcode: D		Durley	0.8 ha
Site Description			A	JAN T	/
The site is in the countryside and is currently in use as agricultural land. There is residential development to the south east and the remainder of the site is surrounded by agricultural land.				PARSCHEE LANE	
Planning History	y			1 2782) unde
years.	nd database ri			5 100019531. You are permitted to u	
	stribute or sell	any of this data to third p		form.	
Suitability					
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ontinued
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 Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	AMBER
Initial high assessme		The sit	e is deeme	ed as deliverable/developable)
Availability (lega	al/ownersh	nip issues)		The site is owned by the pr and have indicated that the	

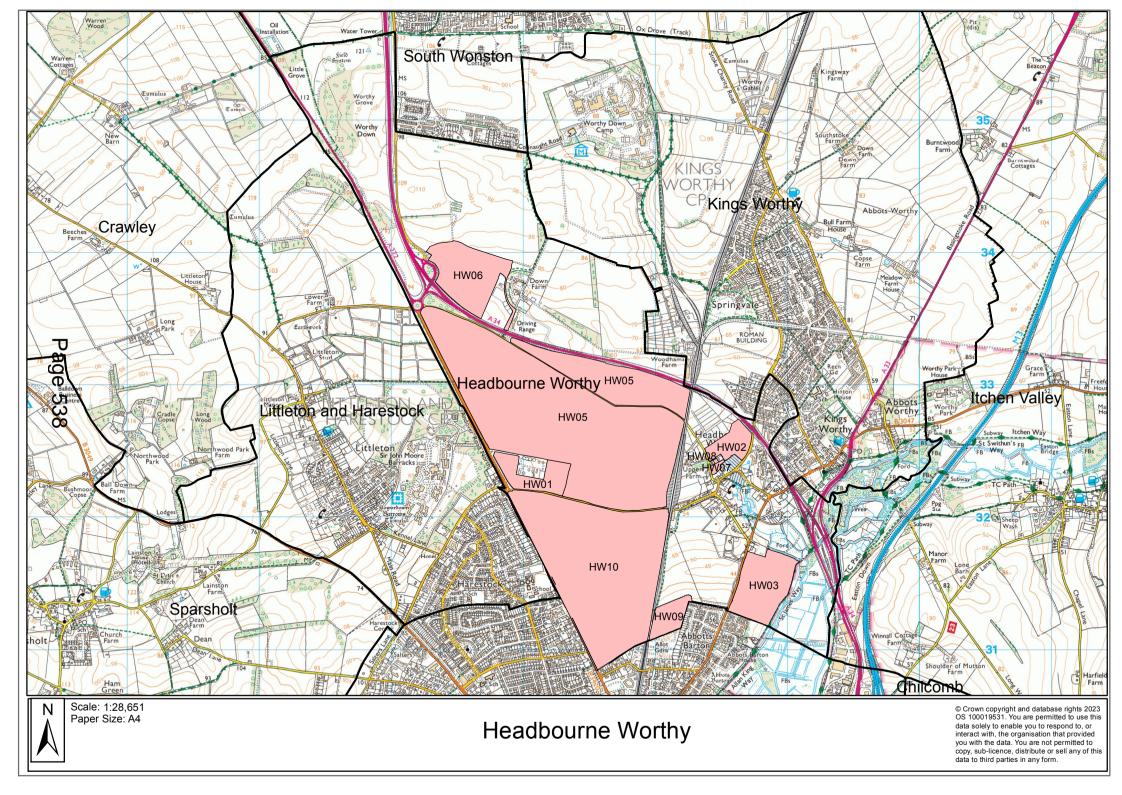
				immediately development		lable for	
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				22			
Potential Density and Yield (including development type)			countryside a applied provid Alternatively t	dens ling a he pi sity fo	ation within the sity of 30dph was a yield of 22 dwelling romoter has indicate or 2001+sqm of bace.		
Phasing	0 – 5 Years	0	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
DU24	Kytes La	th of The Nook, ne, Durley, pton, SO32 2AE		Durley	0.2 ha
Site Description	-		~		•
in use as an equ and ancilliary b development to	uestrian pa uildings. T the north e	de and is currently ddock with grazing here is residential ast and south west I land to the other	\rightarrow		\searrow
Planning Histor	Planning History			DU24	
detached infill Refused 11th / Erection of two two-bedrooms a © Crown copyright a solely to enable you	three-bedr April 2018 detached c nd one with nd database to respond to		anisation that	DS 100019531. You are permitted to a provided you with the data. You are by form.	
Site promotors	proposed	use	Mixed U	se	
Suitability					
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The si	te is deem	ed as deliverable/developable)
Availability (leg		hip issues)		The site is owned by the pro have indicated that the site immediately available for de	is

Achievability (e cost factors; de	specified	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	6	6					
	Potential Density and Yield (including development type)			de a d	dens	ation within the ity of 30dph was yield of 6 dwellings.	
Phasing	0 – 5 Years	6			10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
DU25		ood, Gregory rley, Southampton A		Durley	0.13 ha	
Site Description				/// X-		
of land between	2 residenti outh east.	e and forms a parcel al properties to the Fhere is agricultural oundaries.				
Planning History	Planning History					
years.	nd database r o respond to,	within the last five ights. Winchester City Co or interact with, the organ any of this data to third p	nisation that	DS 100019531. You are permitted to u provided you with the data. You are n / form.	use this data not permitted to	
Site promotors	proposed	use	C3 - Re	sidential		
Suitability						
Environme Constrain		Historical Cons	traints	Policy Constraints Co	ntinued	
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 Constrai	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	,	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high assessme		The sit	ite is deemed as deliverable/developable			
Availability (lega	al/owners	nip issues)		Ownership details not spec submission.	ified in	

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				4			
Potential Densit type)	Potential Density and Yield (including development type)			countryside a	dens	ation within the sity of 30dph was a yield of 4 dwellings	s.
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0



Site Ref		Address		Parish/Settlement	Site Area		
HW01	Land Nor Lane, Wi	th of Wellhouse nchester		Headbourne Worthy	9.206 ha		
Site Description	-		/	50 20	No. of Concession, Name		
located to the is currently i bounded by th	north of the n agricultu e Sewage d the Kings	ent to Harestock, e District. The site ural use and is Treatment Works Barton residential					
Planning Histo	Planning History			ES Sal			
There is no pla five years.	inning histo	ry within the last					
solely to enable yo copy, sub-licence,	ou to respond distribute or s	to, or interact with, the c ell any of this data to th	organisation tha ird parties in ar				
Site promotor	s propose	d use	C3 - Residential				
Suitability							
Environm Constrai		Historical Con	nstraints 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	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The	site is deem	ed as deliverable/developable			
Availability (le		ship issues)	1	The site is being promoted by andowner and has stated that sated that sated that a stated that sate and has stated that sate and sate and sate and sate as a			

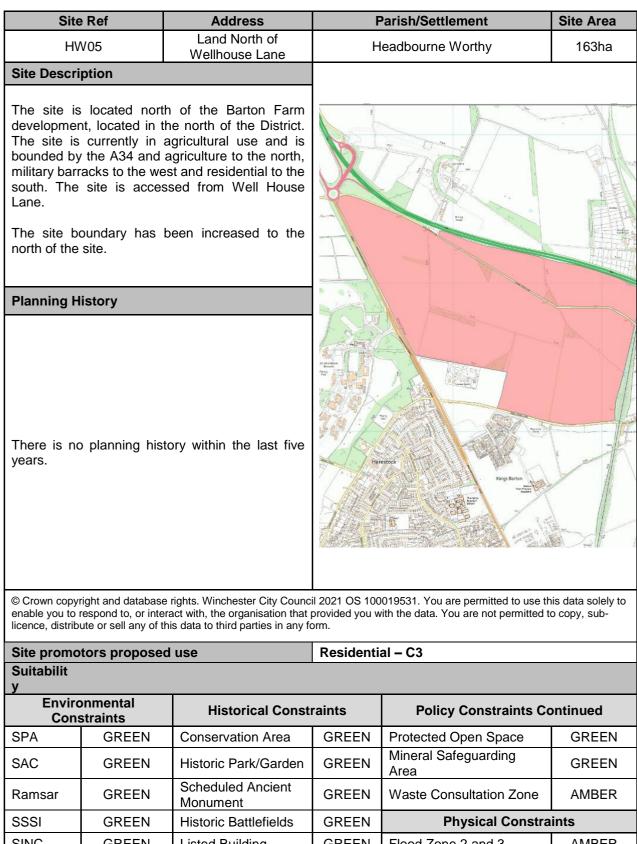
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				138.09				
	Potential Density and Yield (including development type)				Given the sites location 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	

Site Ref		Address		Parish/Settlement	Site Area
HW02	Land to to Springva	he west of le Road		Headbourne Worthy	6.232 ha
Site Description			22		
Worthy, located The site is curre bounded by the to the north an	d in the ne ently in agr e A34 to th d south an ne site is	ent to Headbourne orth of the District. ricultural use and is ne east, agriculture d the residential to s accessed from	S		
Planning History			X		
There is no planning history within the last five years.			THE F		
© Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the c copy, sub-licence, distribute or sell any of this data to th			ganisation th	at provided you with the data. You are	use this data not permitted to
Site promotors	s propose	d use	C3 - Res	sidential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO GREEN AQMA			GREEN	Landscape	AMBER
Initial high level The s			ite is deer	ned as deliverable/developable	
Availability (legal/ownership issues)				The site is not owned by the however they do have the co the landowners and have inc the site is immediately availa development.	onsent of licated that

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.			ty
Site Capacity				103			
Potential Density and Yield (including development type)				Given the sites Countryside a applied providi	dens	ation within the ity of 30 dph was yield of 103 dwellings	s.
Phasing	0 – 5 Years	103	6 – 10 Years 0 10 – 15 Years			0	

Site Ref		Address		Parish/Settlement	Site Area
HW03	Pudding Road	Farm, Worthy		Headbourne Worthy	18.983 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.			2		
Planning His	story			inna IAL	1
There is no planning history within the last five years.					E F
solely to enable	you to respor	ase rights. Winchester Id to, or interact with, th r sell any of this data to	he organisatio	2021 OS 100019531. You are permitted t on that provided you with the data. You ar ; in any form.	o use this data e not permitted to
Site promoto	ors propos	sed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial hig		Th	e site is de	emed as deliverable/developable)
Availability (legal/ownership issues)				The site is not owned by the pr however they do have the cons landowners and have indicated is immediately available for dev	ent of the I that the site

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 285							
Potential De developmen		and Yield (including e) Given the sites location within the Count a density of 30 dph was applied providin yield of 285 dwellings.			as applied providing a	de	
Phasing	0 – 5 Years	285	6 – 10 Years 0			10 – 15 Years	0



0001	GKLLN	Thistoric Dattieneius	GREEN	T Hysical Collstra	into	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constra	ints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER/G REEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER & GREEN	
Initial high level Page 545 assessment This site is deemed deliverable and developable.						

Availability issues)	(legal/ownership	The site has more than one land owner who have given their consent and have indicated the land is immediately available for development.					
	ty (economic arket factors; s; delivery	The promotors of the site have not specified any issues regarding the viability in developing the site.					the
Site Capaci	ity	2445					
	otential Density and Yield ncluding development /pe) Given the sites location within the Countryside a densiti 30 dph was applied providing a yield of 2445 dwellings.						
Phasing	0 – 5 Years		630	6 – 10 Years	940	10 – 15 Years	430

Site Ref		Address	F	Parish/Settlement	Site Area			
HW06		Estates, Down Farm, rne Worthy	н	eadbourne Worthy	21.893 ha			
Site Descri	•				Westwater Carrie Lana Day			
The site is located witihn the countryside. It is currently in use as a motor cross circuit and is 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 agricutlure and open fields.					D			
Planning H	istory		SIK (6	1			
five years.	right and data e you to resp		organisation that	DS 100019531. You are permitted to provided you with the data. You are reference of form.				
Site promo	tors prop	osed use	Employme	ent				
Suitability								
Environn Constr		Historical Cons	straints	Policy Constraints Co	a. You are not permitted to aints Continued pace GREEN ng GREEN n Zone GREEN			
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 Constra	I			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Considerat	ions			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	WHITE			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO GREEN AQMA			GREEN	Landscape	GREEN			
Initial hig assess		The si	te is deemed	as deliverable/developable				
Availability (legal/ownership issues)			h	he site is not owned by the owever they do have the co ndowners and have indicat	nsent of the			

			site is available for development in 0-5 years.				
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.			ty
Site Capac	ity			100,000m ²			
	Potential Density and Yield (including development type)			The owners have estimated that the site will yield 100,000m ² of commercial floor space.			
Phasing	0 – 5 Years	100,000m ²	6 – 10 Years 0 10 –			10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HW07	Land East of Down Farm Lane, Headbourne Worthy	Headbourne Worthy	0.574 ha
Site Description			VI
sporadic resident to the south. Acce	the countryside witin an area of ial develoment and a farm shop ess is via Down Farm Lane and ly in agricutlural use.		
Planning History	y		
the last 5 years (houses and gara Farm Lane. An a determination of	one planning application within 18/00940/FUL) for 4 detached ages with access onto Down ppeal has been lodged on non the application within 8 weeks. dismissed on 10 July 2019.		J. J. C. L.
solely to enable you t		ncil 2021 OS 100019531. You are permitted to us sation that provided you with the data. You are r rities in any form.	
Site promotors	proposed use	C3 - Residential	

Suitability

Environme Constrain		Historical Cons	traints	Policy Constraints Co	ontinued	
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 Constra	olicy Constraints Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high I assessme		The site	is deeme	d as deliverable/developable		
Availability (lega	al/ownerst	nip issues)		The site is not owned by the promoter however they do consent of the landowners indicated that the site is and development immediately.	have the and have	

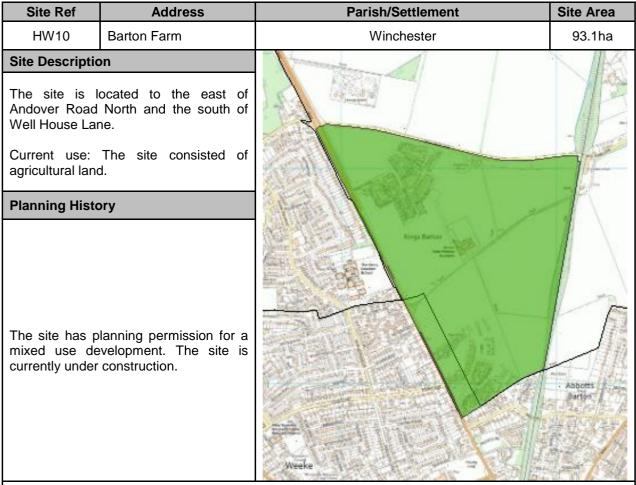
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				15			
Potential Density and Yield (including development type)				a der	cation within the sity of 30 dph was a yield of 15		
Phasing	0 – 5 Years	15	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
HW08	Cottages	acent to Vokes , Down Farm Lane, rne Worthy		Headbourne Worthy	0.170 ha		
Site Description	•	-	RANGE	ANE 📉 🔪	\		
The site is located in the countryside. It is bounded to the east and west by residential uses and to the north and south by open land. Access is via a lane leading onto Down Farm Lane. The site is currently in use as residential curtilage/ garden.					The second secon		
Planning Histor	у		-	HWOB	× `		
© Crown copyright ar solely to enable you to	nd database ri		nisation that p	S 100019531. You are permitted to upprovided you with the data. You are not form.			
Site promotors			C3 - Res				
Suitability							
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ot permitted to		
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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
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			ed as deliverable/developable			
assessme Availability (lega				The site is not owned by th however they do have the o the landowners and have in	e promoter consent of		

				that the site development				
Achievability (ec cost factors; del	The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity	Site Capacity				5			
Potential Density and Yield (including development type)			Countryside a	a der	cation within the Isity of 30 dph was a yield of 5 dwellings	s.		
Phasing	0 – 5 Years	5	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
HW09	Land off Winchest	Courtenay Road,		Headbourne Worthy	5.989 ha		
Site Descrip				///1	ll.		
Winchester. I to the east, associated	t has reside a country with the	side to the north of ential development park to the north Kings Barton ents to the south.		R	LONGHY		
Planning His	story				HIL T		
There is no p five years.	lanning hist	ory within the last	Child The second of the second				
solely to enable	you to respond		organisation	021 OS 100019531. You are permitted to that provided you with the data. You are n any form.			
Site promoto	ors propos	ed use	C3 - Re	sidential			
Suitability							
Environr Constra		Historical Con	straints	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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		The	site is de	emed as deliverable/developable	1		
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)			t	*LOCATE LETTER WITH ORIG SUBMISSION*	INAL		

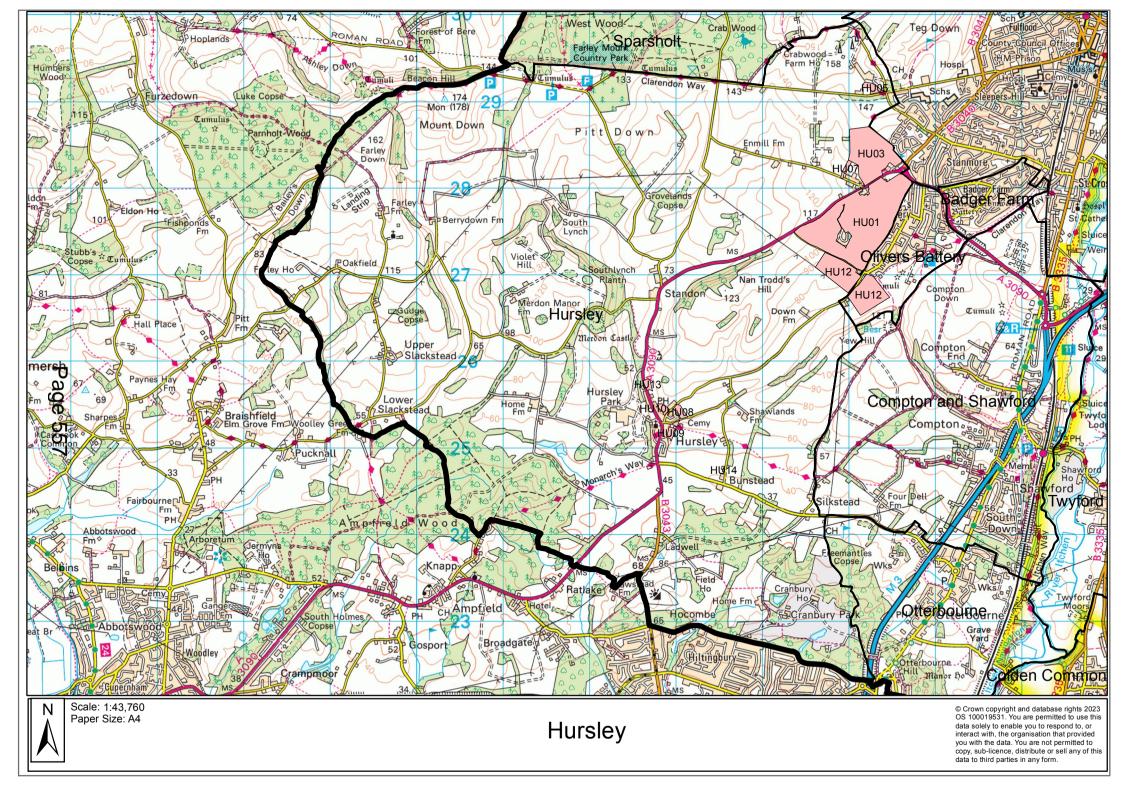
Site Capacity	108	108				
Potential Der development	nsity and Yield (incl type)	uding	Countryside a	Given the sites location within the Countryside a density of 30 dph was appli- providing a yield of 108 dwellings.		
Phasing	0 – 5 Years	108	6 – 10 Years 0 10 – 15 Years			



© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotor	s propose	d use	Mixed use				
Suitability							
Environm Constrai	•••••	Historical C	Constraints	onstraints Policy Constraints Continu			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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	GREEN		
LNR	GREEN	Policy Co	nstraints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high le	vel assess	sment					
Availability (le	Availability (legal/ownership issues)						
Achievability factors; cost f			_	555			
Site Capacity	· · ·	<u> </u>	Page	2000			

Potential Dens development t	ling				
Phasing	0 – 5 Years	6 –	10 Years	10 – 15 Years	



Site Ref		Address		Parish/Settlement	Site Area	
HU01		nchester Golf msey Road		Hursley	68.9 ha	
Site Descriptio	-					
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.			un (cauge -) say (age -)	And the second sec		
Planning Histo	ory		Hursley	HUD1	Oliver's Battery	
There is no plar five years.	nning histor	y within the last		Here and Andrew Andre	Over Balley	
solely to enable you	u to respond to		organisation th	1 OS 100019531. You are permitted to at provided you with the data. You ar any form.		
Site promotors	s proposed	d use	C3 - Resi	dential		
Suitability						
Environme Constrai		Historical Cor	straints	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 Constra	ints	
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerat	ions	
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 The			e site is deemed as deliverable/developable			
Availability (legal/ownership issues)				The site is being promoted b landowner and has stated th available for development.		

Achievability (factors; cost fa	any issu	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	1034	1034					
Potential Density and Yield (including development type)			Countrys	side a c	dens	ation within the sity of 30 dph was yield of 1034 dwe	llings.
Phasing	0 – 5 Years	0	6 – 10 Years 0 10 – 15 Years 10			1034	

Site Ref		Address		Parish/Settlement	Site Area		
HU03	Land at \ Road	/ale Road, Romsey		Hursley	24.8 ha		
accessed via I surrounded by r	ently in ag Romsey R residential ture to the	ricultural use and is oad (A3090). It is use to the west and north and south.	Track	Collis Copse RUG3 asiay HUG3 HUG3	Pro Sta Pro Sta		
solely to enable you copy, sub-licence, d	to respond to listribute or se	o, or interact with, the orga Ill any of this data to third p	nisation that parties in any				
Site promotors	proposed	luse	C3 - Res	idential			
Suitability							
Environme Constrai		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constru	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high		The sit	e is deeme	ed as deliverable/developable			
Availability (legal/ownership issues)				The site is not owned by th however they do have the o the landowners and have ir that the site is available for development in 0-5 years.	consent of ndicated		

Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		372					
Potential Density and Yield (including development type)					den	ation within the sity of 30 dph was a yield of 372	
Phasing	0 – 5 Years	372	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
HU05	Land at S Winchest	Sarum Road, er		Hursley	1.585 ha	
Site Descriptio	n		B			
located to the w currently occup site is accesse bounded by resi	vest of the ied by agri d from Sa idential pro	ent to Winchester, District. The site is cultural uses. The rrum Road and is perties to the west h, south and east.	<	HUS	54	
Planning History			hl	4.	TT	
There is no planning history within the last five years.					O O	
© Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the or copy, sub-licence, distribute or sell any of this data to thir			ganisation the	at provided you with the data. You are	use this data not permitted to	
Site promotors	proposed	luse	C3 - Res	sidential		
Suitability						
Environme Constrai		Historical Cons	straints	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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The s	ite is deer	ned as deliverable/developable)	
Availability (legal/ownership issues)				The site is not owned by the however they do have the co the landowners and have inc the site is available for devel immediately.	onsent of dicated that	

Achievability (e cost factors; de	factors;					
Site Capacity	36	36				
Potential Density and Yield (including development type)			Countryside	a dens	ation within the sity of 30 dph was yield of 36 dwellings	
Phasing	0 – 5 Years	36	6 – 10 Years 0 10 – 15 Years			

Site Ref		Address		Parish/Settlement	Site Area	
HU06		Ilotment Gardens, y Lane, Hursley		Hursley	0.300 ha	
Site Description		<u>,</u>		edit when the		
The site is located adjacent to Hursley, located to the south west of the District. The site is currently is a vacant overgrown plot which was formerly allotment gardens . The site is accessed from Collins Lane and is bounded by residential properties to the north, west and south with agriculture to the east.						
Planning Histor	у		7/31	HUOS T		
There is no planning history within the last five years.						
© Crown copyright and database rights. Winchester City C solely to enable you to respond to, or interact with, the orga copy, sub-licence, distribute or sell any of this data to third			inisation that	provided you with the data. You are i		
Site promotors	proposed	use	C3 - Res	sidential		
Suitability						
Environme Constrair		Historical Cons	straints 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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The sit			te is deem	ed as deliverable/developable	•	
Availability (legal/ownership issues)				The site is being promoted owner and is immediately a development.		

Achievability (e cost factors; de	specified an	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			9	9			
Potential Densit development ty	Countryside	a den	ation within the sity of 30 dph was a yield of 9 dwellings.				
Phasing	Phasing 0 – 5 Years 9 6 –		6 – 10 Years	0	10 – 15 Years	0	

		Address	_	Derick/Cottlement		
Site Ref	Longfield	Address		Parish/Settlement	Site Area	
HU07	Enmill La	ter, Hampshire,		Hursley	0.75 ha	
Site Description	ı					
use for agricult	ure. It has the east	e and is currently in s some residential but otherwise is and.		HUET		
Planning Histor	у			(F-V)		
storey flat roof ex replacement wi extension (depth eaves height 3.5 © Crown copyright at solely to enable you	xtension ar ith single : 6.0m, ma m) - To be nd database to respond to	rights. Winchester City Co	nisation that p	S 100019531. You are permitted to a provided you with the data. You are not form.	use this data not permitted to	
Site promotors	proposed	use	C3 - Res	idential		
Suitability	<u> </u>					
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ontinued	
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 Constra	ints	
SINC GREEN Listed Building		GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	CREEN Settlement Gap		GREEN	REEN Accessibility AMBI		
TPO GREEN AQMA			GREEN	Landscape	AMBER	
Initial high level The sit			e is deeme	ed as deliverable/developable)	

Page 566

Availability (leg	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.						
Achievability (e cost factors; de	conomic viability; mai livery factors)	rket f	actors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				20			
Potential Densit type)	Countryside a	a den	ation within the sity of 30 dph was a yield of 20 dwelling	js.			
Phasing	0 Years	0	10 – 15 Years	0			

Site Ref		Address		Parish/Settlement	Site Area		
HU08	and Collin	ween Port Lane ns Lane, Down Irsley Winchester, D21 2JS.	Hursley 0.99				
Site Description	l						
use for agriculture	e. It is boun nts to the se	e and is currently in ded by residential to outh and agricultural 					
Planning History	у		24	HUDS			
years. © Crown copyright ar solely to enable you t	nd database ri o respond to,	within the last five ghts. Winchester City Cou or interact with, the organi any of this data to third pa	isation that p	S 100019531. You are permitted to u rovided you with the data. You are n	ese this data not permitted to		
Site promotors			C3 - Residential				
Suitability			1				
Environmer Constrair		Historical Cons	traints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerat	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO GREEN AQMA			GREEN	Landscape	AMBER		
Initial high level The site			is deeme	d as deliverable/developable			
Availability (legal/ownership issues)				The site is not owned by the promoter however they do consent of the landowners	ne have the		

	indicated that the site is available for development immediately.						
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				27			
Potential Density and Yield (including development type)				a der	cation within the isity of 30 dph was a yield of 27		
Phasing	hasing 0 – 5 Years 27 6 –			0 Years	0	10 – 15 Years	0

Site Ref	-	Address		Parish/Settlement	Site Area
HU09	Court, Do Hursley,	acent to Pelican own Farm, Winchester, re, SO21 2JS		Hursley	0.995 ha
Site Descripti	on		1BX		
The site is in the countryside and is currently in use for agriculture. It is bounded by residential development to the north west and south and by agricultural land to the east.			ALC A		
Planning Hist	ory		H		
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winchester Ci solely to enable you to respond to, or interact with, the				that provided you with the data. You are	
Site promotor	s propose	ed use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО				Landscape	GREEN
Initial high level The The			site is dee	med as deliverable/developable	9

Availability (le	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.								
	(economic viability; factors; delivery fac		et	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				27					
Potential Den development	Given the sites Countryside a o providing a yiel	densi	ty of 30 dph was applie	ed					
Phasing	0 – 5 Years	27	6 —	– 10 Years 0 10 – 15 Years					

Site Ref		Address		Parish/Settlement	Site Area	
HU10	to the rea Down Fa	acent to Port Land, ar of Sussex Close, rm, Hursley, ær, Hampshire, S.		Hursley	0.995 ha	
Site Description	Ì		7			
use for agricultu	ure. The sopment to	e and is currently in site is bounded by the east, west and nd to the north.	HI HI			
Planning Histor	у		1 Alto		1	
There is no planning history within the last five years.			nisation that p	rovided you with the data. You are r		
Site promotors		any of this data to third p	C3 - Res			
Suitability	<u></u>					
Environme Constrair		Historical Cons	straints Policy Constraints Continued			
SPA	GREEN	Conservation Area	AMBER	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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland GREEN Settlement Gap (CP18)			GREEN	Accessibility	GREEN	
ТРО				Landscape	AMBER	
-	Initial high level The sit			d as deliverable/developable		
Availability (leg	al/ownersł	nip issues)		The site is not owned by th however they do have the o		

	the landowners and have indicated that the site is available for development immediately.						
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				27			
Potential Densit type)	Countryside a	den	ation within the sity of 30 dph was a yield of 27 dwelling	gs.			
Phasing	Phasing 0 – 5 Years 27 6 – 1			0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU12	Land south of Oliver's Battery, Winchester	Hursley	20.1 ha
Site Descripti	on	Pa.	Contraction of the second
currently in u residential dev and golf cou	n the countryside and is se for agriculture. It has relopment to the north east urse to the south west. surrounded by land in use		
Planning Hist	ory	HU12 HU12	- A
There is no pla five years.	nning history within the last	HU12 HU12 RASTRELARE	

© 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.

Site promotors proposed use	C3 - Residential
-----------------------------	------------------

Suitability

Environm Constra		Historical Con	straints	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	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA GREE		Landscape	AMBER		
-	Initial high level The site is assessment			eemed as deliverable/developable	e		
Availability (legal/ownership issues)				The site is not owned by the p however they do have the cor			

		landowners and have indicated that the site is available for development immediately.							
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				302					
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 302 dwellings.					
Phasing	0 – 5 Years	0	6 – 10) Years	0	10 – 15 Years	0		

Site Ref	Address			Site Area			
HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21 2JS		Hursley		0.995 ha		
Site Description			1	211 //			
use for agric	ulture. It the sout	h and west and		НИ13	(
Planning History			1	AAN NOIS			
solely to enable you to	d database rig	hts. Winchester City Cour	sation that pr	100019531. You are permitted to us ovided you with the data. You are n			
Site promotors p			C3 - Residential				
Suitability							
Environmen Constrain		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	AMBER	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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high I assessme		The site is deemed as deliverable/developable					
Availability (lega		ip issues)		The site is not owned by the promoter however they do consent of the landowners	have the		

				indicated that development		e site is available f nediately.	ior
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				27			
Potential Density and Yield (including develop type)		lopment		a der	cation within the isity of 30 dph was a yield of 27		
Phasing	0 – 5 Years	0	6 – 10 Years 0 10 – 15 Years			0	

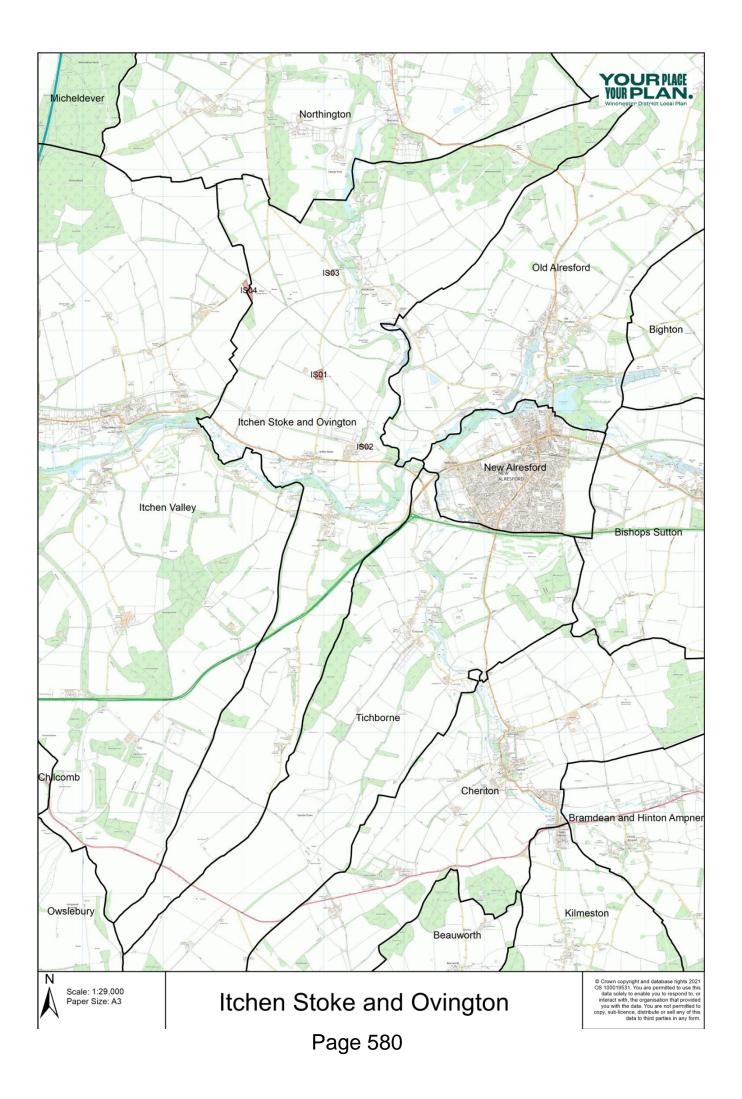
Site Ref		Ad	dress	F	Parish/Settlement	Site Area
HU14	119	Bun	stead Lane		Hursley	0.08ha
and 119 Bur	the east of istead lane e east of th	. Βι	ley, between 117 Instead Lane is and agricultural		BUNSTEAD LANE	
Planning Histo	orv					H I
enable you to resp	and database ond to, or intera	rights.	Winchester City Counc	il 2021 OS 100 provided you w	019531. You are permitted to use the	
Site promotor	s proposed	use		Residenti	al – C3	
Suitability		•				
Environm Constra			Historical Const	raints	Policy Constraints Co	ontinued
SPA	GREEN	Cor	servation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN		toric Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN		eduled Ancient	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	His	toric Battlefields	GREEN	Physical Constra	aints
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN		Policy Constra	ints	Other Considerat	ions
NNR	GREEN	(MT	untryside TRA4)	AMBER	Archaeology	WHITE
Ancient Woodland	GREEN		tlement Gap 218)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQ	MA	GREEN	Landscape	AMBER
Initial hig			This site	is deemed	deliverable and developable	
assessr Availability (le issues)		hip	The site is prom	oted by the	landowner who has stated le for development.	that the
Achievability (viability; mark					ot specified any issues rega	rding the

Availability (legal/ownership issues)	The site is promoted by the landowner who has stated that the land is immediately available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)	The promotor if the site has not specified any issues regarding the viability in developing the site.

2

Site Capacity

type) 30 dph v				es location within the applied providing a yie		of
Phasing	0 – 5 Years		2	6 – 10 Years	10 – 15 Years	



Site Ref		Address		Parish/Settlement	Site Area		
IS01	Folly Hill	Farm, Itchen Stoke	ltch	en Stoke and Ovington	0.985 ha		
Site Description	า			N	/		
the north of th occupied by bus from a lane Abbotstone an	e District. siness uses leading fr d is bo	Itchen Stoke, located to The site is currently s. The site is accessed rom Itchen Stoke to unded by residential agriculture to the north,	Tp		/		
Planning Histor	у		5	ISO1			
		y within the last 5 years.		00019531. You are permitted to use			
solely to enable you copy, sub-licence, di	to respond to stribute or se	o, or interact with, the organisat Il any of this data to third partie	ion that proves in any forr	rided you with the data. You are not n.	permitted to		
Site promotors	proposed	use	Employment				
Suitability							
Environme Constrair		Historical Constru	aints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN		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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constrai	nts	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO GREEN AQMA			GREEN	Landscape	AMBER		
Initial high assessme		The site is	deemed a	as deliverable/developable			
Availability (leg	al/owners	hip issues)		The site is being promoted sole landowner and has st			

				the site is av developmen		ble for	
Achievability (e factors; deliver	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				0			
Potential Densi type)	Potential Density and Yield (including development type)					al yield of 1000 – bace for B uses.	
Phasing	0 – 5 Years	1,000- 1,500m²	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
IS02	Land at N Stoke	Ianor Farm, Itchen	ltch	en Stoke and Ovington	0.332 ha		
Site Description				/ //	1		
to the north of th occupied by Ag accessed from a	e District. ricultural lane leadir hen Stoke	chen Stoke, located The site is currently uses. The site is og to the B3047 and Manor to the south east and west.					
Planning History	/						
No relevant planning history within the last 5 years.							
solely to enable you to	o respond to,		sation that p	S 100019531. You are permitted to u rovided you with the data. You are n form.			
Site promotors p	proposed	use	C3 – Residential				
Suitability							
Environme Constrain		Historical Const	traints	Policy Constraints Co	ntinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	ÂQMÂ	GREEN	Landscape	AMBER		
Initial high I		The site	is deeme	ed as deliverable/developable			
	Availability (legal/ownership issues)			The site is being promoted sole landowner and has state the site is available for dev	ated that		

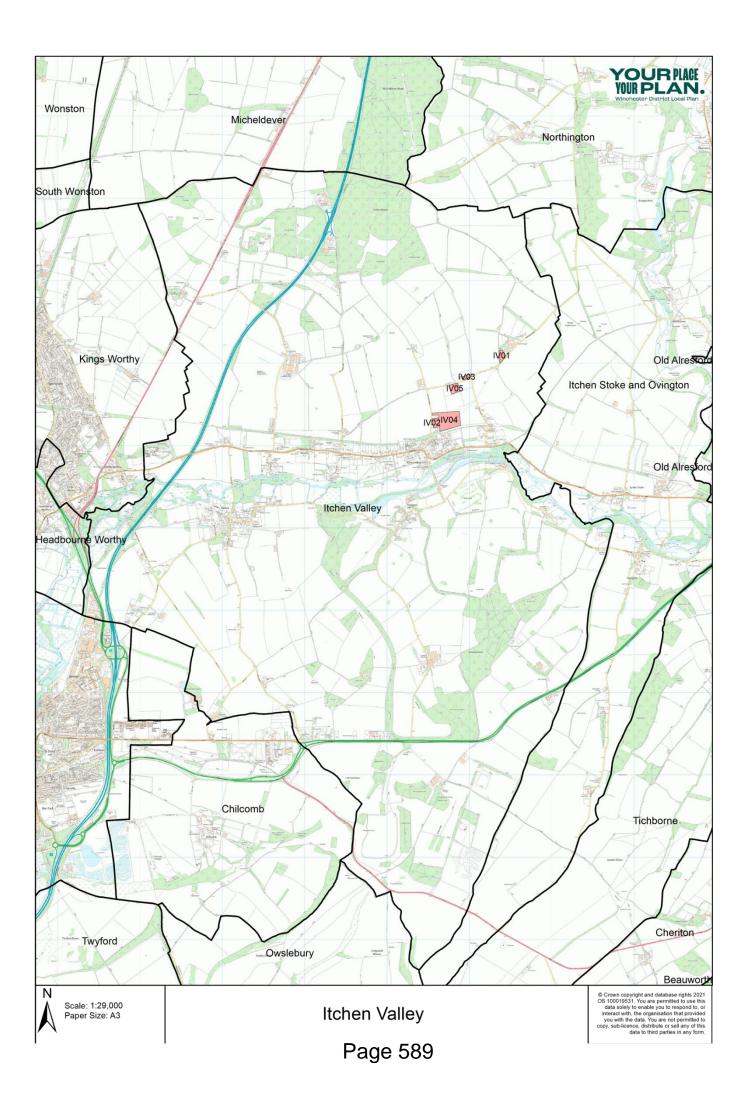
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				10			
Potential Density and Yield (including development type)				0	den	ation within the sity of 30 dph was a yield of 10	
Phasing	0 – 5 Years	10	6 – 1	0 Years	0	10 – 15 Years	0

IS03 Abbotsto 9TE	odge Barn, one Road, SO24	ltch	on Stoke and Ovington	0.25 ha		
		024 Itchen Stoke and Ovington				
Site Description				ľ		
The site is in the countrys in use for agriculture. It agricultural land.				, ,		
Planning History						
There is no planning his five years.			ISO3			
	to, or interact with, the or	ganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.			
Site promotors propose	d use	C3 - Residential				
Suitability						
Environmental Constraints	Historical Cons	straints	Policy Constraints Cor	ntinued		
SPA GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar GREEN	Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR GREEN	,	raints	Other Consideration	ons		
NNR GREEN	(MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment Availability (legal/owne		site is deen	ned as deliverable/developable	•		

Achievability (e cost factors; de	et factors;					
Site Capacity	8	8				
	Potential Density and Yield (including development type)			a dens	ation within the ity of 30 dph was yield of 8 dwellings.	
Phasing	0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
IS04		nes, Northington hen Down, SO21	ltch	en Stoke and Ovington	1.3 ha		
Site Description							
Planning Histor	у			604			
one dwelling required.	(PNACOL	,					
solely to enable you	© Crown copyright and database rights. Winchester City Co solely to enable you to respond to, or interact with, the orga copy, sub-licence, distribute or sell any of this data to third			provided you with the data. You are r			
Site promotors	proposed	use	C3 - Residential				
Suitability							
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessme		The site	e is deeme	ed as deliverable/developable			
Availability (leg		hip issues)					
	conomic v	iability; market fac	tors;				

Site Capacity			31				
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 31 dwellings.				
Phasing	0 – 5 Years	31	6 – 1	0 Years	0	10 – 15 Years	0



Site Ref		Address	Parish/Settlement	Site Area			
IV01	Land at It	tchen Down Farm		Itchen Valley	0.833 ha		
located to the nor currently in use a site is accessed fi	rth of the I as a reside rom Northi idential pro	of Itchen Abbas, District. The site is ential garden. The ngton Road and is operty to the north east and west.					
Planning History	,			IV01			
years.	d database rig	y within the last 5 ghts. Winchester City Co or interact with, the organ any of this data to third p	nisation that	PS 100019531. You are permitted to use provided you with the data. You are no form.	e this data t permitted to		
Site promotors p	proposed u	ise	C3 - Residential				
Suitability							
Environme Constrain		Historical Cons	straints	Policy Constraints Con	tinued		
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 Constrain	lts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high I assessme		The sit	te is deem	ed as deliverable/developable			
Availability (lega	l/ownersh	ip issues)		The site is being promoted be sole landowner and has state the site is available for devel	ed that		

Achievability (ec cost factors; deli	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				22			
Potential Density type)	Potential Density and Yield (including development					ition within the ity of 30 dph was yield of 22 dwelling	js.
Phasing	0 – 5 Years	0	6 – 1	0 Years	22	10 – 15 Years	0

	-				
Site Ref	-	ddress Northington		Parish/Settlement	Site Area
IV02	Road	Northington		Itchen Valley	0.937 ha
Site Descrip	tion				
Abbas, loca District. The agricultural la from Northing to a residenti	ted to the site is curr and. The s gton Road al property	orth of Itchen e north of the rently in use as ite is accessed and is adjacent to the north and east and west.		IVD2	A
Planning His	story			Part	
No relevant∣ last 5 years.	planning hi	story within the			
solely to enable	you to respor		the organisat	I 2021 OS 100019531. You are permitted i ion that provided you with the data. You a is in any form.	
Site promote	ors propos	sed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Cor	straints	Policy Constraints Con	tinued
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 Constrain	its
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TDO					

GREEN

Landscape

The site is deemed as deliverable/developable

AMBER

GREEN

AQMA

Woodland TPO

Initial high level assessment

Availability (legal/ownership issues)					has s	moted by the sole stated that the site is oment.	
	y (economic viabili t factors; delivery f					site have not specified a viability in developing the	
Site Capacit	у			25			
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 – 7				10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
IV03	Cottages	222 Spreadoak , Northington hen Down, SO21		Itchen Valley	0.4 ha
Site Descripti	on				
Itchen Abbas	and is cur ourposes.	ide to the north of rently in use for The site is I land.			
Planning Hist	ory				
© Crown copyright solely to enable yo copy, sub-licence,	t and databas bu to respond distribute or s	to, or interact with, the sell any of this data to t	organisation hird parties in	•	
Site promotor	s propose	d use	C3 - Res	idential	
Suitability					
Environm Constrai		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm		The	site is dee	med as deliverable/developable)

Availability (le	however they	do h nd ha	ed by the promoter ave the consent of th ave indicated that the development				
	(economic viability; factors; delivery fact		ket	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				12			
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.			əd
Phasing	0 – 5 Years	12	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
IV04	Land east of Northington Road, Itchen Abbas	Itchen Valley	5.89 ha
Site Descript	ion		Ŋ
Itchen Abbas	he countryside to the north of and is currently in use for is surrounded by agricultural		REC
Planning His	tory	IV04	
five years.	anning history within the last	ty Council 2021 OS 100019531. You are permitted to	

© 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.

Site promotors proposed use	C3 - Residential
-----------------------------	------------------

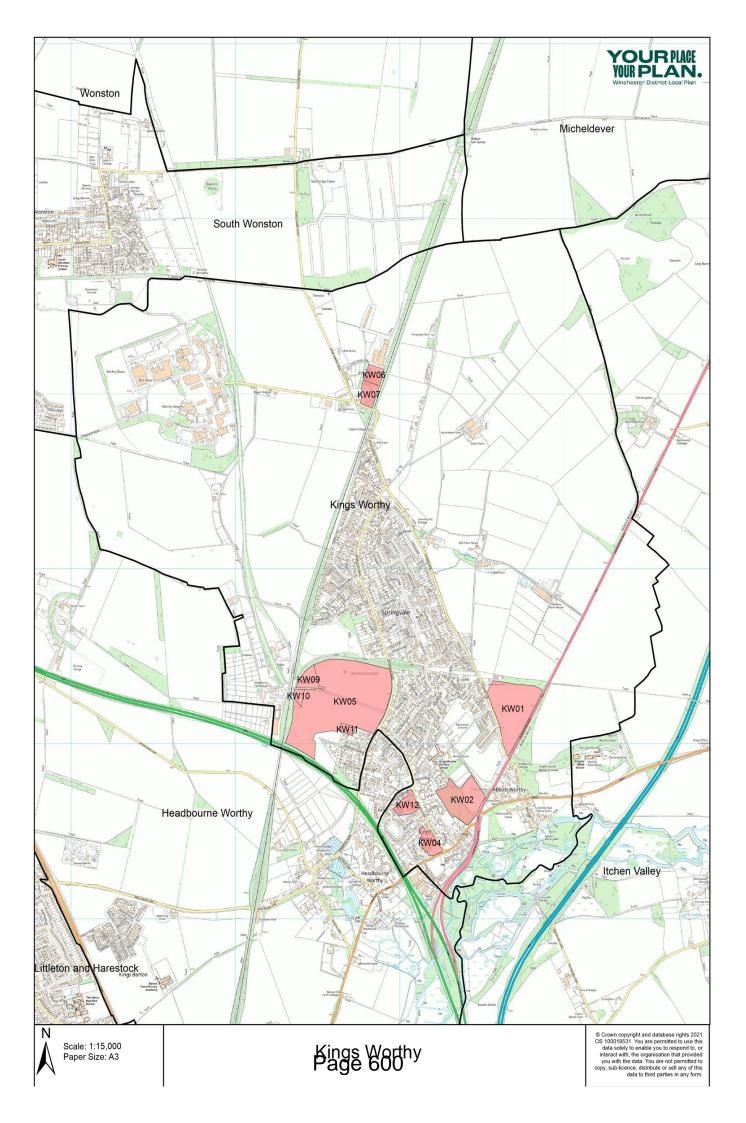
Suitability

		1					
Environm Constra		Historical Cons	straints	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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessn		The	site is dee	med as deliverable/developable			

Availability (l		however they	do h nd ha	ed by the promoter ave the consent of th ive indicated that the development				
	Achievability (economic viability; market factors; cost factors; delivery factors)					e site have not specifie g the viability in	ed	
Site Capacity				106.02				
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 106 dwellings.				
Phasing	0 – 5 Years	106	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	Δ	ddress		Parish/Settlement	Site Area			
IV05	Land and opposite Northingt	I buildings the Chalk Pitt, on Road, own, SO21		Itchen Valley				
Site Descrip	otion			//				
north of Itch	en Abbas a griculture. I	ntryside to the and is currently t is surrounded						
Planning Hi	story				,			
Planning History There is no planning history within the last five years.				IVD5				
solely to enable	you to respo		, the organisa	ation that provided you with the data. You a				
solely to enable	you to respondent	nd to, or interact with or sell any of this data	, the organisa	ation that provided you with the data. You a ies in any form.				
solely to enable copy, sub-licent	you to respondent	nd to, or interact with or sell any of this data	, the organisa a to third part	ation that provided you with the data. You a ies in any form.				
solely to enable copy, sub-licent	you to respondent to responden	nd to, or interact with or sell any of this data sed use	, the organisa a to third parti C3 - Res	ation that provided you with the data. You a ies in any form. idential	re not permitted to			
solely to enable copy, sub-licent Site promot Suitability	you to responded. ors proposition	nd to, or interact with or sell any of this data sed use Historical Cor	, the organisa a to third parti C3 - Res	ation that provided you with the data. You a ies in any form.	re not permitted to			
solely to enable copy, sub-licent Site promot Suitability Environr	you to responded. ors proposition	nd to, or interact with or sell any of this data sed use Historical Cor Conservation Area	, the organisa a to third parti C3 - Res	ation that provided you with the data. You a ies in any form. idential	re not permitted to			
solely to enable copy, sub-licent Site promot Suitability Environr Constra	you to respondent ors proposition nental aints	Historical Cor Conservation Area Historic	, the organisa a to third parti C3 - Res nstraints	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con	re not permitted to			
solely to enable copy, sub-licent Site promot Suitability Environr Constra SPA	you to respondent to responden	Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient Monument	, the organisa a to third parti C3 - Res nstraints GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space	tinued GREEN			
solely to enable copy, sub-licent Suitability Environr Constra SPA SAC	you to respondent ors proposition mental aints GREEN GREEN	Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient	, the organisa a to third part C3 - Res Straints GREEN GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area	tinued GREEN GREEN GREEN			
solely to enable copy, sub-licent Suitability Environr Constra SPA SAC Ramsar	you to respondent to responden	Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic	, the organisa a to third part C3 - Res OSTRAINTS GREEN GREEN GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	tinued GREEN GREEN GREEN			
solely to enable copy, sub-licent Suitability Environr Constra SPA SAC Ramsar SSSI	you to respondent of the second secon	Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	, the organisa a to third parti C3 - Res OSTRAINTS GREEN GREEN GREEN GREEN GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain	tinued GREEN GREEN GREEN ts GREEN			
solely to enable copy, sub-licent Suitability Environr Constra SPA SAC Ramsar SSSI SINC	you to respondent of the second secon	Area Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	, the organisa a to third parti C3 - Res OSTRAINTS GREEN GREEN GREEN GREEN GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3	tinued GREEN GREEN GREEN ts GREEN			
solely to enable copy, sub-licent Suitability Environr Constra SPA SAC Ramsar SSSI SINC LNR	you to respondent of the second secon	Historical Cor Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cons Countryside	, the organisa a to third parti C3 - Res OSTRAINTS GREEN GREEN GREEN GREEN GREEN	ation that provided you with the data. You a ies in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideratio	re not permitted to tinued GREEN GREEN GREEN ts GREEN ns			

Initial higl assessr		The site is deemed as deliverable/developable							
Availability ((legal/own	ership is	ssue	s)	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.				
Achievability factors; cos							site have not specified a riability in developing the	-	
Site Capacit	у				29				
Potential Density and Yield (including development type)				ing	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 29 dwellings.				
Phasing	0 – 5 Y	'ears	29	6 –	10 Years	0	10 – 15 Years	0	



Site Ref		Address		Parish/Settlement	Site Area
KW01		ne east of Loveden vedown Farm, Lane		Kings Worthy	7.6 ha
Site Description			NZ.		\square
The site is located to the east of Kings Worthy and is in agricultural use. Access is via Lovedon Lane or Basingstoke Rd. The site is adjacent to the Lovedon Lane housing allocation and is bounded by agriculture to the north, south and east.					
Planning History	,		DB.	KWD1	
years.		y within the last five		00019531. You are permitted to use	this data
copy, sub-licence, dist	ribute or sell a	any of this data to third partie	es in any for		permitted to
Site promotors p	roposed ι	ISE	C3 - Re	sidential	
Suitability					
Environme Constrain		Historical Const	raints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN		GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	ints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	GREEN
Initial high I		The site is	s deemed	as deliverable/developable	
Availability (legal/ownership issues)				The site is not owned by the promoter however they do the consent of the landown have indicated that the site	have ners and

				available for immediately.		elopment	
Achievability (economic viability; market fa factors; delivery factors)			ors; cost		issu	the site have not es regarding the bing the site.	
Site Capacity				125			
Potential Density and Yield (including de type)		levelo	pment		a der	cation within the nsity of 30 dph wa a yield of 125	S
Phasing	0 – 5 Years	125	6 – 10 Years 0 10 – 15 Years				

Site Ref		Address		Parish/Settlement	Site Area		
KW02	Land adj	Cart and Horses PH		Kings Worthy	4.737 ha		
Site Description			8. M	MARCO // MARC	e ws		
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.				HINTOLYHOUSE DRIVE			
Planning History	,		f?	КИЮ2	V.E.E.		
No relevant plan years.	ning histo	ry within the last 5					
© Crown copyright and database rights. Winchester City Coun solely to enable you to respond to, or interact with, the organis copy, sub-licence, distribute or sell any of this data to third par			ation that pro ties in any for	wided you with the data. You are no m.	se this data ot permitted to		
Site promotors p	proposed u	ISE	C3 - Residential				
Suitability		_					
Environme Constrain		Historical Const	raints	Policy Constraints Co	ntinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high I		The site	is deemed	as deliverable/developable	1		
assessme Availability (lega				The site is not owned by the promoter however they do consent by the landowner have indicated that the site immediately available for development.	have the s and		

Achievability (ec cost factors; deli	onomic viability; mark very factors)	et fac	ctors;		issu	the site have not es regarding the ping the site.	
Site Capacity				85			
Potential Density and Yield (including de type)			opment		a der	cation within the nsity of 30 dph was a yield of 85	
Phasing	0 – 5 Years	85					

Site Ref	Address	Parish/Settlement	Site Area
KW04	Kings Worthy House & Kingsworthy Court, Court Road	Kings Worthy	1.288 ha
Worthy, located The site is curre The site is acce	hin the settlement of Kings I to the north of the District. ently in use as an office (B1). essed from London Road and y residential properties.		
Planning Histo	ry	Sal (20) KNO4	
change of use	9/00489/PNCOU) for the from B1(a) office to C3 16 residential dwellings was April 2019.		
solely to enable you	č	Council 2021 OS 100019531. You are permitted to ganisation that provided you with the data. You and parties in any form.	

Site promotors	s proposed	l use	C3 - Res	idential		
Suitability						
Environm Constrai		Historical Cons	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	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	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level The site is deemed as deliverable/developabl)	
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				insent by		

				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	Site Capacity			31				
Potential Density and Yield (including development type)				Kings	ation within the Worthy a density of 3 oviding a yield of 31	30		
Phasing	0 – 5 Years	31	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
KW05	Land at S	Springvale Road		Kings Worthy	21.489 ha
Site Descript	tion		A		
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 His	story		Y		1.000
No relevant planning history within the last 5 years.			organisatio		
Site promoto				sidential	
Suitability	<u> </u>				
Environn Constra		Historical Cons	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	,	GREEN
TPO	GREEN	AQMA	GREEN	-	AMBER
Initial high level assessment Site is adjacent Age field system,			to a Sche banjo en	eduled Monument on northern bo closure and Romano-British villa, Woodham Farm).	500m east of
Availability (legal/owne	ership issues)		The site is not owned by the p however they do have the con	

		landowners and have indicated that the site is immediately available for development.				
	(economic viability factors; delivery fa		t The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	,		322			
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.	k		
Phasing	0 – 5 Years	322				

Site Ref		Address		Parish/Settlement	Site Area		
KW06	Land nor Winchest	th of North er Farm		Kings Worthy	0.963 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.			1				
Planning Hi	story			- KWD6	f		
No relevant planning history within the last 5 years.			11 BREAK		20		
© Crown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the o copy, sub-licence, distribute or sell any of this data to the			rganisation th	hat provided you with the data. You are			
Site promot	ors propo	sed use	Employment				
Suitability							
Environn Constra		Historical Const	raints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	WHITE		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig		The si	te is deem	ed as deliverable/developable			
Availability (legal/ownership issues)				The site is being promoted b landowner and has stated the available for development. The promoters of the site have	at the site is		
cost factors		nic viability; market f factors)	actors;	any issues regarding the viabili developing the site.			

Site Capacity			3000 – 4500m²				
	Potential Density and Yield (including levelopment type)		There is a potential yield of 3000 – 4500m ² of floorspace for B1/B8 uses.			n²	
Phasing	0 – 5 Years	3000 – 4500m ²	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
KW07	Land nor Winchest	th of North er Farm		Kings Worthy	1.230 ha
Site Descriptio	n				1
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 Histo	ry		5/	Bu KWOZ	
No relevant planning history within the last 5 years.				SOME EVALUTY ROAD	
solely to enable you	to respond to		anisation th	1 OS 100019531. You are permitted to at provided you with the data. You are any form.	
Site promotors	proposed	luse	C3 - Re	sidential	
Suitability					
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	WHITE
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The s	ite is dee	med as deliverable/developable	
Availability (leç	gal/owners	ship issues)		The site is being promoted be landowner and has stated the is available for development	at the site

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			30	30			
Potential Density and Yield (including development type)			Cour	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 Yea	rs	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
KW09		nd Nr Woodhams ringvale Road		Kings Worthy	1.223 ha		
Site Description			1				
There is resid opposite site otherwise it is	lential dev of Spring surrounde	the countryside. elopment on the gvale Road but d by open land. e for agriculture /	A A				
Planning Histo	ory						
5 years.	and databas			21 OS 100019531. You are permitted to			
copy, sub-licence,	distribute or s	ell any of this data to th	nird parties in	-	not permitted to		
Site promotor	s propose	d use	C3 - Residential				
Suitability							
Environm Constrai		Historical Con	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4) AMBER		Archaeology	RED		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level Scheduled Anc			-British vill	nent (Iron Age field system, ban a, 500m east of Woodham Farn TPO Areas lie on southern part	n) covers		

Availability (legal/ownership issues)				The site is being promoted by the landowner and has stated that the site is available for development.			
Achievability factors; cost f	any issu	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			29	29			
Potential Dens development	Country	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	0)	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
KW10		nd Nr Woodhams ringvale Road		Kings Worthy	0.426 ha		
Site Description	•				1		
There is resid opposite site otherwise it is s	ential dev of Spring urrounded	the countryside. elopment on the gvale Road but by open land. The for agriculture /					
Planning Histo	ory		78	XXX n			
years.	and databas		organisation th	t OS 100019531. You are permitted to the provided you with the data. You are any form.			
Site promotors	s propose	d use	C3 - Residential				
Suitability							
Environm Constrai		Historical Cons	straints 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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED		
Ancient Woodland GREEN Settlement Gap (CP18)		GREEN	Accessibility	AMBER			
TPO GREEN AQMA			GREEN	Landscape	AMBER		
Initial high level ARCH assessment				ASSESSMENT. The site is dee verable/developable	med as		

Availability (le	The site is being promoted by the landowner and has stated that the site is available for development.						
Achievability (factors; cost f	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				12			
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 – 1	10 Years	0	10 – 15 Years	0

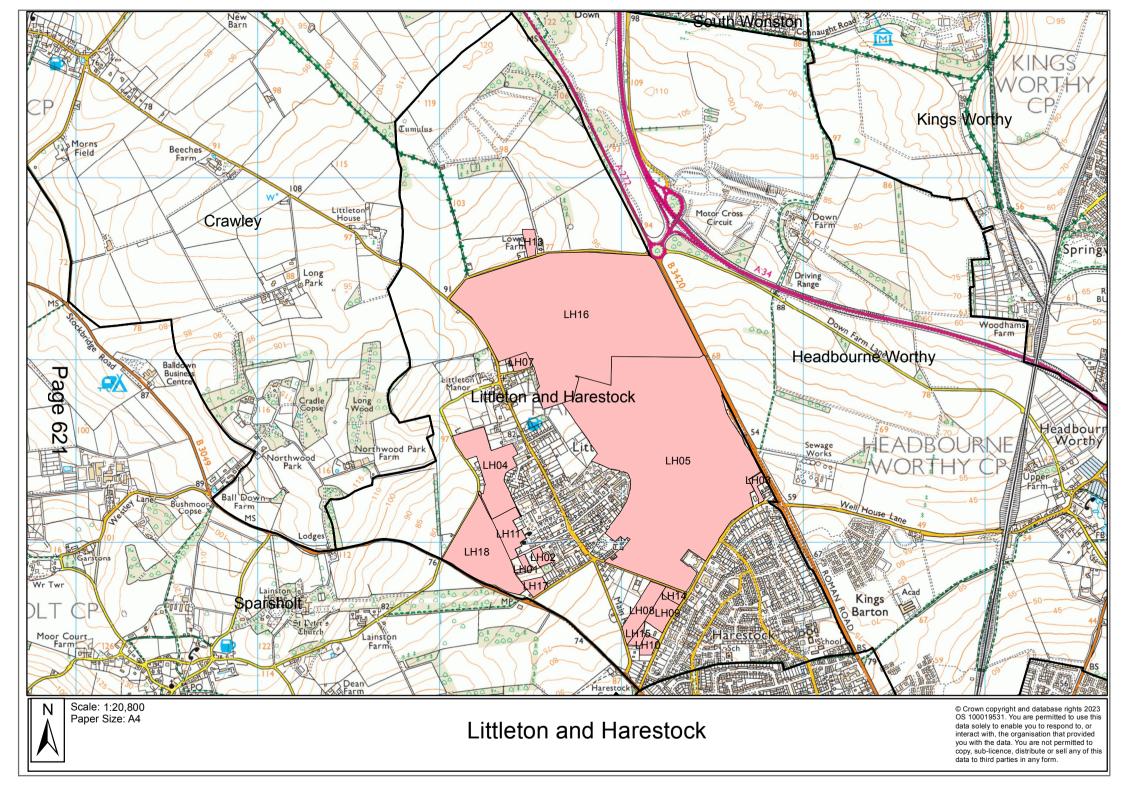
Site Ref	A	Address		Parish/Settlement	Site Area			
KW11	Plot 3 La Woodhar Springva	ms Farm,		Kings Worthy	0.367 ha			
Site Descrip	tion							
bounded to properties or east by prope and to the no	the south Springvale erties on Sp orth and we s currentl	countryside. It is by residential e Avenue, to the pringvale Avenue st by open land. y in use for						
Planning His	story							
No relevant planning history within the last 5 years.			Ropy V					
solely to enable	you to respon		he organisatio	2021 OS 100019531. You are permitted on that provided you with the data. You a in any form.				
Site promote	ors propos	ed use	C3 - Res	idential				
Suitability								
Environr Constra		Historical Con	straints	Policy Constraints Co	ntinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN Mineral Safeguarding Area GREEN					
Ramsar	GREEN	Scheduled Ancient	GREEN	Waste Consultation Zone	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	GREEN	
LNR	GREEN	Policy Const	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		ARCHAEOLOGICAL ASSESSMENT. The site is deemed as deliverable/developable				

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.			
Site Capacity	1			11			
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

Site Ref		Address		Parish/Settlement	Site Area
KW12	Cornerwa	ays and e, Church Lane,		Kings Worthy	1.273 ha
Site Descrip			- W	MORTINE ARCOST BY	
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.				MUUT RESERVE	
Planning His	story			2 403 KW12 5	- Suler
© Crown copyrig solely to enable	ht and databa		e organisatio	2021 OS 100019531. You are permitted to n that provided you with the data. You ar in any form.	
Site promoto	ors propos	ed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Con	straints 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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assess		Th	e site is de	emed as deliverable/developable	9
		ership issues)		The site is being promoted by landowner and has stated that available for development.	

Achievability factors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			31				
Potential Density and Yield (including development type)			of Kings Worthy	/ a de	on within the settlemen ensity of 30 dph was ield of 31 dwellings.	ıt	
Phasing	0 – 5 Years	31	6 –	10 Years	0	10 – 15 Years	0



Site Ref		Address		Parish/Settlement	Site Area	
LH01		acent Applemead, ive, Littleton	Li	ttleton and Harestock	0.462 ha	
Site Description		,	7	1 5 95 66	TT	
north of the Distric was occupied by accessed from S	t. The site i Agricultur outh Drive east, reside	ttleton, located to the s currently vacant but al uses. The site is and is bounded by ential to the north and buth.	F			
Planning History				LHOI	-Th	
© Crown copyright and solely to enable you to	l database rig respond to, c	or interact with, the organisa	tion that prov	00019531. You are permitted to use		
Site promotors p		any of this data to third partie	-	n. sidential		
Suitability						
Environmen Constrain		Historical Const	raints	Policy Constraints Co	ntinued	
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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	ints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high l assessme		The site i	is deemed as deliverable/developable			
Availability (lega	l/ownershi	ip issues)		The site is being promoted sole landowner and has st the site is available for development.		

Achievability (ec factors; delivery	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	Site Capacity					12			
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph wa a yield of 12	as		
Phasing	0 – 5 Years	12	6 – 1	0 Years	0	10 – 15 Years	0		

Site Ref	A	ddress	S Parish/Settlement Site Ard				
LH02		acent to South outh Drive		Littleton and Harestock	0.733 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.							
solely to enable	e you to respo	base rights. Winche ond to, or interact win or sell any of this da	th, the organia ata to third pa	-	to use this data are not permitted to		
Site promo	tors propo	osed use	C3 - Res	idential			
Suitability							
Environr Constr		Historical Co	nstraints	Policy Constraints Con	tinued		
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 Constrain	ts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	straints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER Archaeology GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	GREEN Accessibility AN			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level assessment The site is deemed as deliverable/developable							

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.			
Site Capaci	ty			20			
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

Site Ref	A	ddress		Parish/Settlement	Site Area		
LH03		0 Harestock		Littleton and Harestock	0.659 ha		
Site Descri				ROMANHARA			
located to the site is curre ancillary to site is access and is bour south, agrice	e north of t ntly used a the existing sed from F ided by res ulture to the	ast of Littleton, he District. The as garden land g dwelling. The larestock Road sidential to the e south and d to the east.	X	LHO3			
Planning H	istory		1				
No relevant planning history within the last 5 years.			=Street	THEE MAIN CLOSE THEE MAIN CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOSE THE CLOS	OVER ROAD NOR		
solely to enable	e you to respo	ond to, or interact wit or sell any of this da	h, the organis	sation that provided you with the data. You a	are not permitted to		
Site promo	tors propo	sed use	C3 - Residential				
Suitability							
Environn Constr		Historical Co	nstraints	Policy Constraints Con	tinued		
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	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	EN Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	nstraints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
		0.0040		L an da a an a			

GREEN Landscape

The site is deemed as deliverable/developable

GREEN

TPO

Initial high level

assessment

GREEN AQMA

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.			
Site Capaci	ty			18			
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

Site Ref		Address		Parish/Settlement	Site Area
LH04	Land to the View, Litt	he rear of Paddock leton	L	8.151 ha	
Site Description	1		Ø		<i>V</i>
the north of the used as pade shelters/buildings site is accessed	District. dock land s, fields ar d from Lit iculture to	nd garden land. The ttleton Lane and is the west, north and			
Planning Histor	у		-	and the second	AND
No relevant plan years.	ning histor	y within the last 5	and the second s		
solely to enable you	to respond to		isation that	S 100019531. You are permitted to up provided you with the data. You are r form.	
Site promotors	proposed	use	C3 - Re	sidential	
Suitability					
Environme Constrair		Historical Const	traints	Policy Constraints Co	ontinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high assessme		The site	is deeme	ed as deliverable/developable	
Availability (leg		hip issues)		The site is not owned by the promoter however they do consent by the landowners indicated that the site is im available for development.	have the and have

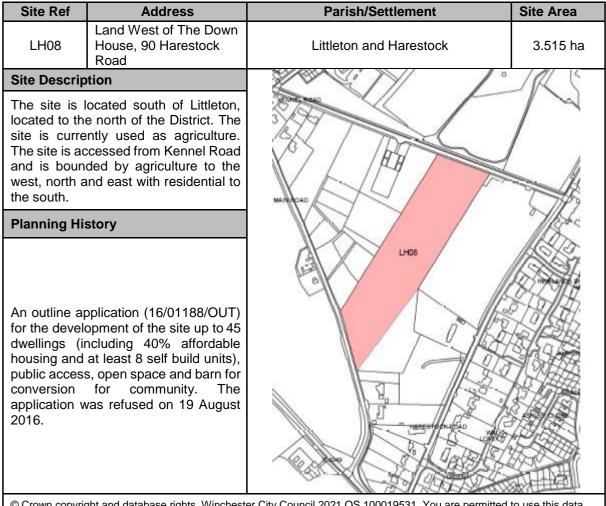
Achievability (e cost factors; de	conomic viability; ma livery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	122						
Potential Density and Yield (including development type)					den	cation within the Isity of 30 dph was a yield of 122	
Phasing	0 – 5 Years	122	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
LH05		Moore Barracks, ter		Littleton and Harestock	84.266 ha		
Site Descri The site is I the northwe It is bound farmland; to Littleton; ar and Weeke Barracks fo The site is North, whic into Winche Planning H 21/00519/S Scoping C Regulation Planning	Winchest ption located app est of Wincled to the west b ind to the set currently r the Army accessed h is a main ester. Istory COPE - pinion in 15 of The (Environ	ter broximately 4km to hester City Centre. north and east by by the settlement of outh by Harestock the site is used as Training Regiment. off Andover Road in north-south route Request for a accordance with Town and Country mental Impact	A	Littleton and Harestock	84.266 ha		
proposed in Moore (SJI behalf of Organisatio	redevelopn M) Barrack the Defe n. Scoppin right and data e you to resp	ions 2017 for the nent of Sir John is, Winchester, on nce Infrastructure g opinion issued.	he organisatio	2021 OS 100019531. You are permitted to on that provided you with the data. You are in any form.	e use this data e not permitted to		
Site promo	otors prop	osed use	C3 - Res	idential			
Suitability							
Environr Constr		Historical Cons	straints 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	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constr	raints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN Landscape GREEN				
Initial hig assess		The	e site is dee	emed as deliverable/developable			

Availability	r (legal/ownership	o issue	es)	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.			
Site Capac	ity			1264			
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	600	6 – 1	0 Years	664	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
LH07	Land Nor Lane	th of Church	L	ittleton and Harestock	0.943 ha	
Site Descripti					~	
to the north currently used accessed fro	of the Dis as agricu m Church griculture t	f Littleton, located trict. The site is lture. The site is a Lane and is o the west, north to the south.				
Planning Hist	ory		1 11/	LH07	ANT	
5 years.	t and databas		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are any form.		
Site promotor	s propose	ed use	C3 - Res	idential		
Suitability						
Environmo Constra		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The	site is dee	emed as deliverable/developable)	
Availability (le		rship issues)		The site is not owned by the p however they do have the con landowners and have indicate	sent by the	

			site is immediately available for development.					
Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	Site Capacity				25			
Potential Den development	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.						
Phasing	0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0		



© 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.

C3 - Residential

Site promotors proposed use

Suitability											
Environm Constra		Historical Co	nstraints	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 Constrain	its						
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN						
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns						
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN						
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER						
TPO	GREEN	AQMA	GREEN	Landscape	AMBER						

Initial higl assessr		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 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.			
Site Capacit	у				69			
Potential Density and Yield (including development type)				ling	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 69 dwellings.			
Phasing	0 – 5 ነ	'ears 69 6-			10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area		
LH09	Land Nor Down Ho Harestoc	use, 90		Littleton and Harestock	2.695 ha		
Site Descrip	tion		1		Y		
located to the site is current site is acces and is boun	e north of tly used as sed from l ded by ag	uth of Littleton, the District. The agriculture. The Harestock Road priculture to the ith residential to			The second se		
Planning His	story		~/		and the second s		
for the ere residential dw with two accord The application 2015.	ction of wellings Ple esses off H on was refu		he organisatio	2021 OS 100019531. You are permitted on that provided you with the data. You a s in any form.			
Site promoto	ors propos	ed use	C3 - Residential				
Suitability							
Environm Constra		Historical Con	straints	Policy Constraints Co	ntinued		
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 Constrain	nts		
SINC GREEN Listed Building			GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		

Initial high assessm		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 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.				
Site Capacity	1				53				
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 \	r ears	53	6 -	10 Years	0	10 – 15 Years	0	

Site Ref		Address	F	Parish/Settlement	Site Area		
LH10		acent The Down 0 Harestock Road	Litt	tleton and Harestock	0.798 ha		
Site Description			X	7 /	112		
the north of the D as agriculture. Harestock Road	District. The The site and is boun	Littleton, located to site is currently used is accessed from ded by agriculture to rith residential to the					
Planning Histor	у		NF.	LHIO AS	IT.		
erection of two Plot 1 and plot 2 Road. The appli 2015.	self build i with two acc cation was			100019531. You are permitted to us			
1.0		any of this data to third par	arties in any form.				
Site promotors	proposed	use	C3 - Res	Idential			
Suitability							
Environme Constrai		Historical Const	traints	Policy Constraints Co	ntinued		
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	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
		Countryside					
NNR	GREEN	(MTRA4)	AMBER	Archaeology	GREEN		

AMBER

GREEN

Accessibility

Landscape

The site is not owned by the

available for development.

promoter however they do have the

consent by the landowners and have indicated that the site is immediately

The site is deemed as deliverable/developable

AMBER

GREEN

Settlement Gap

(CP18)

AQMA

GREEN

GREEN

Availability (legal/ownership issues)

Ancient

TPO

Woodland

Initial high level

assessment

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				22			
Potential Density and Yield (including development type)					a der	cation within the hsity of 30 dph was a yield of 22	
Phasing	0 – 5 Years	22	6 – 10 Years 0 10 – 15 Yea			10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area			
LH11	Littleton I	Nursery	Li	Littleton and Harestock 2.862 ha				
they do have th	vned by the e consent	e promoter however by the landowners site is available for			Anna Carlos			
Planning Histor	ry				17 BE			
© Crown copyright a solely to enable you	and database to respond to		anisation that	DS 100019531. You are permitted to provided you with the data. You are <i>r</i> form.				
Site promotors	proposed	use	C3 - Res	idential				
Suitability	<u></u>		1					
Environme Constraiı		Historical Cons	straints	traints 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 Constra	ints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Constr	aints	Other Considerati	ions			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high		The si	te is deem	ed as deliverable/developable	9			
assessmo Availability (leg				The site is not owned by the however they do have the content of the however they do have the content of the landowners and have in	e promoter consent by			

				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	Site Capacity				56			
Potential Density and Yield (including development type)			Countryside a	den	ation within the sity of 30 dph was ı yield of 56 dwellings	s.		
Phasing	0 – 5 Years	56	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
LH13	Lower Fa	irm, Stud Lane	L	ittleton and Harestock	0.911 ha		
in the north o	ted north c of the Dis	of Littleton, located trict. The site is					
accessed from	Stud Lane ne west, no	use. The site is and is bounded by rth and south with					
Planning Histo	ory			LHI3			
No relevant planning history within the last 5 years.			Council 2021	OS 100019531. You are permitted to	use this data		
solely to enable you	u to respond t		rganisation the	at provided you with the data. You are			
Site promotors	s proposed	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Con	straints	traints 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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The	site is deen	ned as deliverable/developable)		
Availability (le		ship issues)	1	The site is not owned by the however they do have the co the landowners and have ind	nsent by		

				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.			ty
Site Capacity				25			
Potential Density and Yield (including development type)				dens	tion within the ity of 30 dph was yield of 25 dwellings.		
Phasing	0 – 5 Years	25	6 – 10 Years 0 10 – 15 Year			10 – 15 Years	0

Site Ref	l A	Adress		Parish/Settlement	Site Area			
LH14	Land off Littleton	Kennel Road,		Littleton and Harestock	0.678 ha			
Site Descrip	tion		1		A R			
located to the site is current site is acces and is boun	e north of tly used as sed from l ded by ag	uth of Littleton, the District. The agriculture. The Harestock Road priculture to the rith residential to	XII					
Planning His	story		/		0 X			
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. The application was refused on 19 August 2016.				LH14 LH14 2021 OS 100019531. You are permitted to on that provided you with the data. You ar				
copy, sub-licenc	e, distribute o	r sell any of this data	to third parties	s in any form.				
Site promoto	ors propos	sed use	C3 - Residential					
Suitability								
Environm Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued			
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	GREEN			
LNR GREEN Policy Cons			traints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Les March 1, 1, 1, 1, 1			1	· ·	I			

The site is deemed as deliverable/developable

Initial high level

assessment

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.			
Site Capacity	y			18				
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	

Site Ref		Address		Parish/Settlement	Site Area			
LH15		acent Highland Iain Road, Littleton	Lit	ttleton and Harestock	0.592 ha			
Site Description			W.		/			
the north of the used as agricultu Main Road and is	District. T ure. The sits bounded	Littleton, located to he site is currently te is accessed from by agriculture to the ntial to the east and	o Ele		the second			
Planning Histor	у			LHIS	The			
No relevant plan years.	ning histor	y within the last 5						
solely to enable you	to respond to stribute or sel	, or interact with, the orga I any of this data to third p	inisation that					
-	proposed	use	C3 - Res					
Suitability								
Environme Constrair		Historical Cons	straints	ints 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 Constra	ints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constr	aints	Other Considerat	ions			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high assessme		The sit	te is deeme	ed as deliverable/developable)			
assessmentThe site is decined us deriverable/developableAvailability (legal/ownership issues)The site is not owned by the prom however they do have the consen- the landowners and have indicate that the site is immediately availal 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				16			
Potential Density and Yield (including development type)				Countryside a	den	ation within the sity of 30 dph was a yield of 16 dwelling	s.
Phasing	0 – 5 Years	16	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
LH16	Littleton Stud Stud Lane Winchester SO21 2LS	Littleton and Harestock	70.3 ha
Site Descrip	tion	T IS III	AL TO
Littleton and in use for an site borders barracks to	in the countryside between Winchester and is currently n equestrian stud farm. The land associated with army the south and agricultural ner boundaries.		
Planning His	story		
There is no p last five year	planning history within the s.		
		City Council 2021 OS 100019531. You are permitted to he organisation that provided you with the data. You are	
	ce, distribute or sell any of this data t		

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	AMBER	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	GREEN
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	AMBER
Initial hig assessi		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)				The site is being promoted by the landowners and have indicated that the site is immediately available for development.	

Achievabilit factors; cos			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacit	у			1055				
Potential Density and Yield (including development type)			ng		dph wa	on within the Countrysic as applied providing a gs.	de	
Phasing	0 – 5 Years	500	6 –	10 Years	555	10 – 15 Years	0	

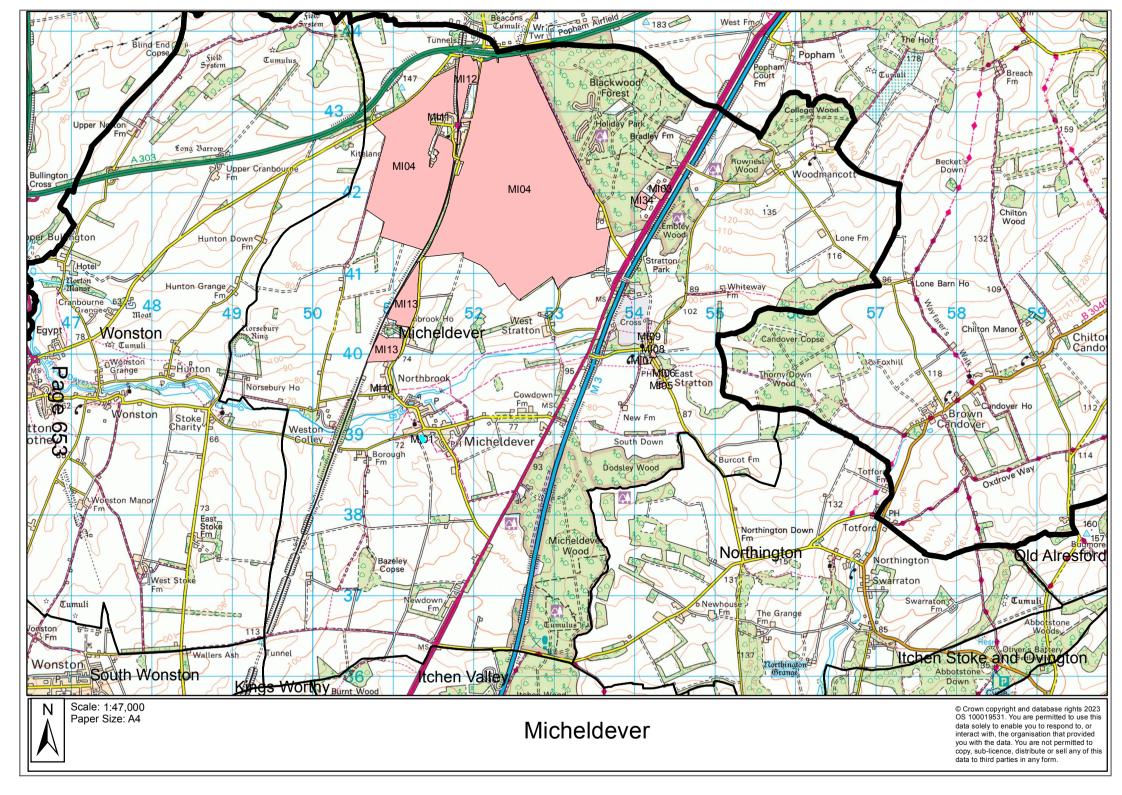
Site Ref		Address		Parish/Settlement	Site Area
LH17		e north of Deane	L	ittleton And Harestock	0.92ha
Site Descri	Down Dro	ve		to to to tot	atter
The site lies the centre to the north	The site lies to the south of Littleton, close to the centre of the district. The site is located to the north of Deane Down Drove and east of Stockbridge Road.				
Planning H	listory			to and lot	25380599
There is no five years.	o planning	history within the last			
enable you to	respond to, or		h that provided yo	100019531. You are permitted to use the output with the data. You are not permitted to	
Site promo	otors propo	osed use	Residentia	– C3	
Suitabilit v					
Environ Constr		Historical Cons	traints	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 Constra	aints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considera	tions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial hig assess	-	This	site is deem	ed deliverable and developable	
Availability			o has stated that the land is ir	nmediately	
Achievabil (economic market fac factors; de	viability; tors; cost	The promotor of the developing the	site has not s 650	pecified any issues regarding th	e viability in

factors)							
Site Capacity 27							
Potential D Yield (inclu developme	uding		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings				
Phasing 0 – 5 Years 27 6			27	6 – 10 Years	10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area
LH18	Land at Littleton	Littleton	11.2ha
Site Description		6	
	cated to the north of ad and east of Littleton	Uttleton and Harestox	
Planning History			alt
No planning history	<i>i</i> in the last 5 years.	HIB HIB HIB HIB HIB HIB HIB HIB	

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promot	ors propos	ed use			C3 – Reside	ential			
Suitability		-			l	-			
Environ Constr		His	storical C	ons	traints	Pol	Policy Constraints Continued		
SPA	GREEN	Conserva	ation Area	a	GREEN	Protecte	d Open S	pace	GREEN
SAC	GREEN	Historic F	Park/Gard	len	GREEN	Mineral	Safeguard	ding Area	GREEN
Ramsar	GREEN	Schedule Monume	ed Ancien nt	t	GREEN	Waste C	onsultatio	on Zone	GREEN
SSSI	GREEN	Historic E	Battlefield	s	GREEN		Physica	al Constraint	s
SINC	GREEN	Listed Bu	uilding		GREEN	Flood Zo	one 2 and	3	AMBER
LNR	GREEN	Р	olicy Cor	nstra	aints		Other C	onsideration	S
NNR	GREEN	Countrys (MTRA4)	Countryside		AMBER	Archaeology			GREEN
Ancient Woodland	GREEN	Settleme (CP18)	nt Gap		GREEN	Accessibility			AMBER
TPO	GREEN	AQMA			GREEN	Landscape			AMBER
Initial hig assess			Thi	is sit	e is deemed o	deliverable	e and dev	elopable.	
Availability	(legal/owne	ership iss	ues)		e site is in sin site is immed				
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 Capacit	y			168	8				
Potential De developmen		rield (incl	uding	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 168 dwellings.					
Phasing	0 – 5 \	rears	168		6 – 10 Ye	ars		10 – 15 Y	'ears



Site Ref		Address		Parish/Settlement	Site Area
MI01	Land Nor Vicerage	th East of		Micheldever	0.209 ha
Site Description	ricolago		FF	ALT BALL	
located in the nor currently used for accessed via a	rth of the D or agricult lane off S culture to th	of Micheldever, District. The site is ture. The site is Sloe Lane and is he south, east and e west.			
Planning History	,			MID1	r_
solely to enable you to	d database rig o respond to, d	ghts. Winchester City Cc	anisation that	DS 100019531. You are permitted to us provided you with the data. You are not form	
Site promotors p		,	C3 - Res		
Suitability					
Environmer Constrain		Historical Con	straints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high I assessme		The si	ite is deem	ed as deliverable/developable	
Availability (lega				The site is not owned by the	promoter

				that the site is immediately available for development.			
Achievability (ec cost factors; del	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				6			
Potential Density and Yield (including development type)			Countryside a	dens	ation within the sity of 30 dph was yield of 6 dwellings	s.	
Phasing	0 – 5 Years	6	6 - 1	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
MI03	Innersdov Basingsto	,		Micheldever	1.937 ha
Site Description			/		STA.
in the north of th used for agricult	e District. ure. The si ad (A33) a	licheldever Station, The site is currently te is accessed from and is bounded by	/		
Planning History			\sim	MIG3	
20/01969/FUL - residential par refused.	-	of use of land to site. Application	Toller Frank - Soo		3
solely to enable you copy, sub-licence, d	to respond to istribute or se	o, or interact with, the org Il any of this data to third	anisation that parties in a	OS 100019531. You are permitted to at provided you with the data. You are ny form.	
Site promotors	proposed	luse	C3 - Re	sidentiai	
Suitability				1	
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The si	ite is deen	ned as deliverable/developable)
Availability (leç		hip issues)		The site is not owned by the however they do have the c the landowners and have in the site is immediately avail development.	onsent by dicated that

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.			lity
Site Capacity		44					
Potential Densi development ty	sity and Yield (including sype) Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 44 dwellings			i.			
Phasing	0 – 5 Years	44	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Ad	dress		Parish/Settlement	Site Area			
MI04	Land at Mich Station	neldever		Micheldever	550.478 ha			
	borders the	settlement of the	And	Party and the second se	The second se			
District. The agriculture. from numer	e site is curr The site car	ently used for be accessed is bounded by			Terret Name Participant			
Planning H	istory		1	La Land	X			
21/01794/F	UL - Proposed nsideration.	l grain store,	A P	Hand Barrier B				
solely to enabl copy, sub-licer	e you to respond nce, distribute or s	to, or interact with, t sell any of this data t	the organisation to third parties	-				
Site promo	tors propose	d use	C3 - Residential					
Suitability								
	nmental traints	Historical Co	nstraints	Policy Constraints Co	ontinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	aints			
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	straints	Other Considerat	ions			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
	igh level ssment	Т	he site is d	eemed as deliverable/developa	ble			

				landowners and have indicated that the site is immediately available for development.				
	ty (economic viat st factors; deliver			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capac	ity			8257				
Potential Density and Yield (including development type)				dph was	on within the Country applied providing a			
Phasing	0 – 5 Years	2758	6 – 1	0 Years	2758	10 – 15 Years	2741	

Site Ref	Address	Parish/Settlement	Site Area
MI05	Land adjacent to Baring Close, East Stratton	Micheldever	0.461 ha
Site Descripti	on		
residential dev to the north a south and wes road to the eas	ated in the countryside. The relopment of Baring Close is nd countryside to the east, st. The site is bounded by a st from which access can be ite is currently in use for	Control Contro	$\langle /$
Planning Hist	ory	Badmach OSE	V
No relevant pla 5 years.	anning history within the last	MI05	
solely to enable yo		ity Council 2021 OS 100019531. You are permitted to organisation that provided you with the data. You are third parties in any form.	
Site promoto	rs proposed use	C3 - Residential	

Suitability

Environm		Historical Con	etrainte	Policy Constraints Cor	atinued	
Constra	ints		Straints		linueu	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
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	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The	site is dee	emed as deliverable/developable)	
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con landowners and have indicate site is immediately available fo development.	sent by the d that the	

Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	12.44700000	12.44700000000001				
Potential Den development	sity and Yield (inclu type)	ıding	Countryside a	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

Site Ref	A	ddress		Parish/Settlement	Site Area
MI06	Land adja Village gi	acent to the een, East Winchester		Micheldever	0.422 ha
Site Descrip			No.	M & K	•
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.				MIDE STREETIENCLOSE	
Planning His	story			C. C	
© Crown copyrig solely to enable	ght and datab you to respor	nd to, or interact with,	the organisat	12021 OS 100019531. You are permitted tion that provided you with the data. You are	
Site promote		r sell any of this data sed use	C3 - Res	-	
Suitability			I		
Environm Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA GR				Landscape	GREEN
Initial hig assessr		Т	he site is d	eemed as deliverable/developabl	e
Availability	(legal/own	ership issues)		The site is not owned by the pro however they do have the cons	

				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 species regarding the viability in develop site.							
Site Capacit	у			11			
Potential De developmen	nsity and Yield (ind t type)	cludi	ng	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

Site Ref		Address		Parish/Settlement	Site Area
MI07	Stratton	acent to East Village Hall, New ad, East Stratton		Micheldever	0.867 ha
Site Descripti	ion		~	1 P Lerley	Д
It is accessed is residential village hall to t the south and	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.				T T
Planning History					F
No relevant planning history within the last 5 years. © Crown copyright and database rights. Winchester (solely to enable you to respond to, or interact with, th				n that provided you with the data. You are	
Site promotor			-	sidential	
Suitability					
Environmo Constra		Historical Con	straints	Policy Constraints Con	ntinued
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
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 The			emed as deliverable/developable)
Availability (le	Availability (legal/ownership issues)			The site is not owned by the p however they do have the con landowners and have indicate	sent by the

			site is immed development		v available for		
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			23	23			
Potential Density and Yield (including development type)			Given the site Countryside a providing a yie	densi	ty of 30 dph was applie	ed	
Phasing	0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
MI08	Stratton	oosite East Farm, Stratton st Stratton		Micheldever	0.534 ha	
Site Descript	ion			C HHH		
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 His	Planning History			MIDE		
years.	ht and databas		r in the last 5 ghts. Winchester City Council 2021 OS 100019531. You are permitted to use this data or interact with, the organisation that provided you with the data. You are not permitted			
Site promoto			C3 - Res			
Suitability	propose					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
		Lliotorio				

340	GREEN	Park/Garden	GREEN	Milleral Saleguarding Alea	ANDLIN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN Waste Consultation Zone		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The	site is dee	eemed as deliverable/developable		
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con landowners and have indicate	sent by the	

			site is immed development		available for		
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			14	14			
Potential Density and Yield (including development type)			Countryside a	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				0	

Site Ref		Address		Parish/Settlement	Site Area
MI09	opposite	ial Garden Space Cornfield House, ₋ane, East		Micheldever	0.325 ha
Site Description	on				
within the con surrounded by and south ar fronting Stratto has a frontage	servation countryside nd by sc n Lane to onto Stratte site is cur den space a	rently in use as		MIDE	
No relevant planning history in the last 5 years.				hat provided you with the data. You are	
Site promotor	s propose	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Con	ntinued
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	GREEN
Initial high assessm		The	site is deer	ned as deliverable/developable)

Availability (le	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.						
	economic viability; r actors; delivery facto		et	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				10			
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

Site Ref		Address		Parish/Settlement	Site Area
MI10		r of Devonia, ₋ane		Micheldever	0.402 ha
Site Descrip					TRI
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.			/		
Planning His	story			F	275
specified ar viability in de © Crown copyrig solely to enable	ny issues veloping the ht and databa	e site. se rights. Winchester (e organisatio	2021 OS 100019531. You are permitted t in that provided you with the data. You ar in any form	
			C3 - Res		
Site promoto	ns propos		CJ - KeS		
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
		A O N 4 A			

GREEN

Landscape

The site is deemed as deliverable/developable

GREEN

GREEN

Initial high level

assessment

AQMA

TPO

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.				
Site Capacity	,			11					
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		

Site Ref		Address	Parish/Settlement Site A				
MI11	Ellis Drive	he rear of 7 - 10 e, Andover Road, ver Station		Micheldever	0.184 ha		
Site Description	1 <u> </u>						
the edge of the of Micheldever S rear gardens of and east, and	defined se Station. It i dwellings by open o	the countryside on ettlement boundary is bounded by the to the south, west countryside to the ntly in use as a	/	MI11			
Planning Histor	у						
years.	nd database to respond to		anisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.			
Site promotors	proposed	use	C3 - Re	sidential			
Suitability							
Environme Constrair		Historical Cons	straints 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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The si	site is deemed as deliverable/developable				
Availability (leg	al/owners	hip issues)		The site is owned by the pro- have indicated that the site immediately available for de	is		

Achievability (e cost factors; de	conomic viability; ma livery factors)	specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		6	6			
Potential Densi development ty	Countryside	a den	ation within the sity of 30 dph was a yield of 6 dwellings.			
Phasing	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0

Site Ref	ŀ	Address	Parish/Settlement Site Area					
MI12	Land at M Station S	Micheldever Sidinas		Micheldever	13.085 ha			
Site Descri	ption				- III			
The site is located north of the settlement of Micheldever Station in the north of the district. The site was in use as railway sidings and the land is currently vacant. To the north lies the A303, to the west lies the railway, to the south the settlement of Micheldever Station and to the east agricultural uses. Planning History			All and a second	MI2 0				
last 5 years and alloca	s. The site	history within the is safeguarded the Hampshire ocal Plan 2013.		C C C C C C C C C C C C C C C C C C C				
solely to enabl	e you to resp	abase rights. Winches ond to, or interact wit or sell any of this da	h, the organis	cil 2021 OS 100019531. You are permitted ation that provided you with the data. You a is in any form.	to use this data are not permitted to			
Site promo	tors prop	osed use	C3 - Residential					
Suitabilit y								
Environn Constra		Historical Co	nstraints	Policy Constraints Con	tinued			
SPA	GREE N	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREE	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREE N	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER			
SSSI	GREE N	Historic Battlefields	GREEN	Physical Constrair	its			
SINC	AMBE R	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREE N	Policy Cons	straints	Other Consideratio	ns			
NNR	GREE N	Countryside (MTRA4)	AMBER	Archaeology	AMBER			
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO AMBE AQMA R			GREEN	Landscape	GREEN			
Initial hig assess		٦	The site is c	leemed as deliverable/developable	9			

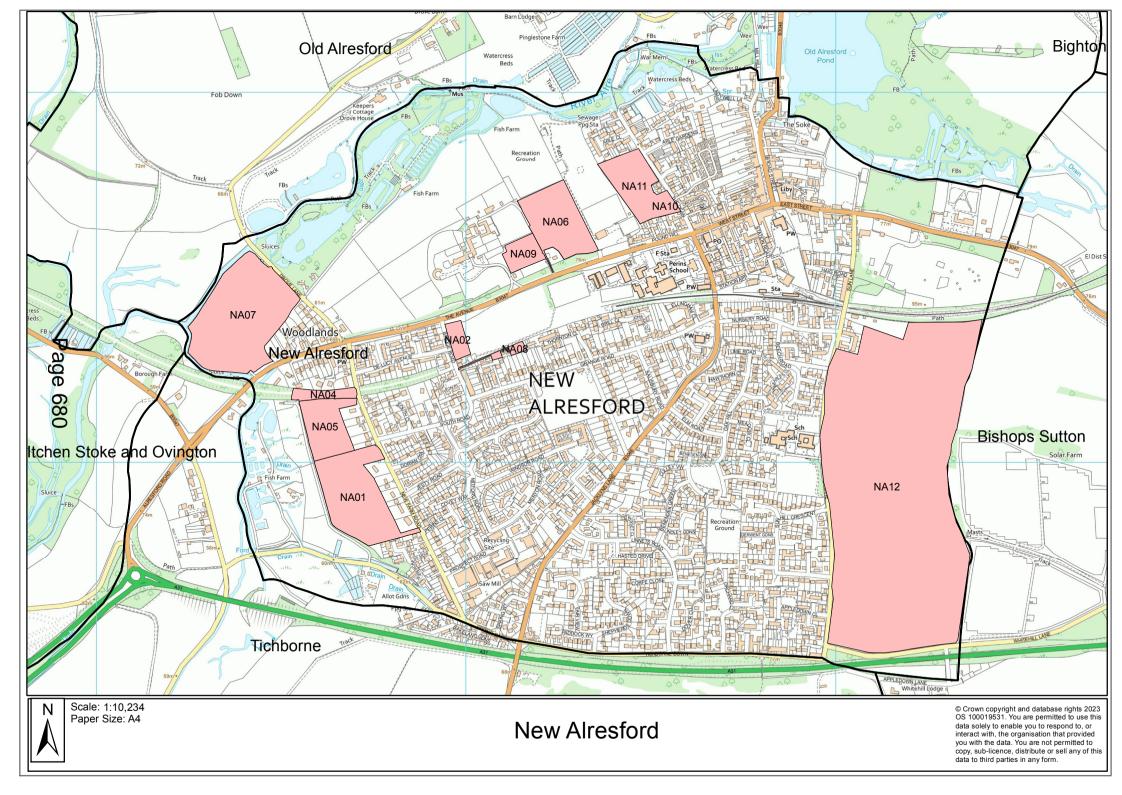
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
	ty (economic via st factors; delive			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capac	ity			196				
	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 196 dwellings			
Phasing	0 – 5 Years	19 6	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
MI13	Land at N Northbro	lorthbrook House, ok		Micheldever	27.039 ha
of Micheldeve	ed within th r. The si use and is	ne countryside north te is bisected by surrounded by by			
Planning Histo	ory		61	w13	
No relevant pla years.	nning histo	ry within the last 5			\langle
solely to enable you	u to respond t		anisation tha I parties in an	-	
Site promotors	s propose	d use	C3 - Res	idential	
Suitability					
Environmo Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high		The si	te is deem	ed as deliverable/developable	
assessm Availability (le				The site is owned by the pro have indicated that the site i immediately available for de	moter and

Achievability (cost factors; d	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	406						
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was yield of 406 dwelling	IS
Phasing	0 – 5 Years	406	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area			
MI14		rousel Park, licheldever		Micheldever	2.74ha			
Site Descrip	otion							
of the Distrct Village of Ea currently occ showpeople.	, and North st Stratton, cupied by tra	The site is		Purro House	ST L			
travelling s with the foll • avoid intensific defined e	eeting th showpeopl owing requ further cation beyc extent of the	e definition of e, and comply uirements: expansion or ond the currently-						
Planning Hi	story		d In	DIR SITC	\leq			
site 80/01376/OL PROPOSAL replace accommodat agricultural h © Crown copyrig	Change and to trave D Erection existing tion with tr nolding ght and databa	Iling showpeoples' of bungalow to substandard ansport cafe and		OS 100019531. You are permitted to u at provided you with the data. You are n				
	ce, distribute o	r sell any of this data to t	hird parties in a					
Suitability		beu use	Travening	showpersons use				
Environr	nontal							
Constra		Historical Con	straints	Policy Constraints Con	tinued			
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 Constrain	its			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
	level asse							
Availability	(legal/own	ership issues) pe						
Achievabilit	y (econom	ic viability; market	190010					
		lelivery factors)						

Site Capacity						
Potential developm	l Yield (inclu	uding				
Phasing	0 – 5 Years		6 – 10 Yea	rs	10 – 15 Years	



Site Ref		Address		Parish/Settlement	Site Area
NA01	Thody's, New Alre	New Farm Road, sford		New Alresford	3.853 ha
Site Description			20	Contraction of the second	THE
to the north of the use as agricultur from New Farm	District. Tl al land. Tl Road au e north, so	ew Alresford, located ne site is currently in ne site is accessed nd is bounded by buth and west with	AN		
Planning History	,			NACT A A	
No relevant plann years.	ing history	within the last 5			
solely to enable you to	respond to, o		ation that pro	100019531. You are permitted to uso ovided you with the data. You are no rm.	
Site promotors p	roposed ι	ISE	C3 - Res	sidential	
Suitability					
Environmen Constrain		Historical Const	traints	Policy Constraints Con	ntinued
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	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high leasessme		The site	is deemed	as deliverable/developable	
Availability (lega		ip issues)		The site is being promoted landowner and has stated site is available for develop	that the oment.
Achievability (ec cost factors; deli		ability; market facto rs)	rs;	The promoters of the site hav specified any issues regardin viability in developing the site	ng the

Site Capacity				75			
Potential Density and Yield (including development					a den	cation within the Isity of 30 dph was a yield of 75	
Phasing	0 – 5 Years	75	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
NA02	Land at F Pound Hi	Perins School,		New Alresford	0.434 ha
Site Descript	ion			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	A R
New Alresford District. The s school playing from Bridge agriculture to	l, located to site is curre field. The Road and the north, v	the settlement of the north of the ently in use as a site is accessed is bounded by with residential to laying field to the		1	
Planning Hist	tory		莊	NA02	
dwelling with a parking, follow	associated <i>v</i> ing demoli puildings a	uction of single landscaping and tion and removal nd structures -		C C C C C C C C C C C C C C C C C C C	
solely to enable y copy, sub-licence	ou to respond , distribute or	-			
Site promoto	rs propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessn		The	e site is de	emed as deliverable/developable)
Availability (I		rship issues)		The site is being promoted by andowner and has stated that available for development.	

Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	12	12				
Potential Density and Yield (including development type)			a density of 30	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

Site Ref		Address		Parish/Settlement	Site Area	
NA04		acent Princess New Farm Road		New Alresford	0.464 ha	
Site Descripti						
located to the is currently in The site is ac	north of the use as a cessible fr d by reside	of New Alresford, e District. The site disused railway. om Bridge Road ential to the north e to south.	er li	veneral and the second se		
Planning Hist	ory			NADA NADA		
5 years. © Crown copyrigh solely to enable ye	t and databas		organisation	D21 OS 100019531. You are permittee that provided you with the data. You		
Site promotor			C3 - Res			
Suitability	<u> </u>					
Environmo Constra		Historical Con	straints	Policy Constraints C	ontinued	
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 Constra	aints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considera		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	WHITE (Opportunity)	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The	e site is dee	emed as deliverable/developal	ble	
	assessment The site is decined as deriverable/developable Availability (legal/ownership issues) The site is being promoted by the landowner and has stated that the site is available for development.					

	(economic viability factors; delivery fac			gardir	he site have not specified ng the viability in		
Site Capacity			13	13			
Potential Den development	sity and Yield (inclu type)	uding	Countryside a	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				

Site Ref		Address		Parish/Settlement	Site Area
NA05	Netherbo Road	urne, New Farm		New Alresford	1.790 ha
located to the no currently in use a accessed from N by disused railw	ated west orth of the as agricultu ew Farm R ay to the	of New Alresford, District. The site is iral land. The site is oad and is bounded north, agriculture to idential to the east.			
Planning Histor	Planning History			NA05	A La
No relevant plan years.	ning history	v within the last 5	Martin -		T-Hel of the
solely to enable you copy, sub-licence, dis	to respond to stribute or sel	or interact with, the organ any of this data to third p	isation that p arties in any f		
Site promotors	proposed	use	C3 - Res	sidential	
Suitability					
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ontinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high assessme		The site	e is deeme	d as deliverable/developable	•
Availability (leg		nip issues)		The site is being promoted landowner and has stated site is available for develop	that the

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.						es regarding the	
Site Capacity 40							
Potential Densit type)	Density and Yield (including development Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 40 dwell			sity of 30 dph was	gs.		
Phasing	0 – 5 Years	40	6 – 10 Years 0 10 – 15 Years			0	

Site Ref		Address		Parish/Settlement	Site Area
NA06	Land adj	acent Arlebury Park		New Alresford	2.614 ha
Site Description				I F	
located to the no currently in use accessed from T	orth of the as agric he Avenue he east, a	of New Alresford, District. The site is ulture. The site is and is bounded by caravan park to the north.			and and and
Planning History			禹	NADE	Tet
submitted for up	to 60 resi nd open sp	6/01201/OUT) was dential dwellings, a ace The application ember 2016.			
solely to enable you	to respond to		nisation that	S 100019531. You are permitted to a provided you with the data. You are a form.	
Site promotors	proposed	use	C3 - Res	sidential	
Suitability					
Environme Constrair		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	AMBER	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 Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The sit	e is deeme	ed as deliverable/developable	•
Availability (leg		hip issues)		The site is not owned by the however they do have the o the landowners and have in that the site is immediately for development.	consent by indicated

Achievability (e cost factors; de	conomic viability; ma livery factors)	rket f	factors;		issue	he site have not es regarding the ing the site.	
Site Capacity 51							
Potential Densit type)	Density and Yield (including development Countryside a density of 30 dph was applied providing a yield of 51 dwellir			sity of 30 dph was	IS.		
Phasing	0 – 5 Years	51	6 – 10 Years 0 10 – 15 Years				0

Site Ref		Address		Parish/Settlement	Site Area
NA07	Land off	Drove Lane		New Alresford	6.177 ha
Site Description					
located to the no currently in use accessed from W	orth of the as agric inchester F	est of New Alresford, District. The site is ulture. The site is Road and is bounded and agriculture to the	1		
Planning History	/			11 7	
No relevant plann years.	ing history	within the last 5			
solely to enable you to	o respond to,		ation that pro ties in any fo		
Site promotors p	proposed	use	C3 - Res	idential	
Suitability					
Environmer Constrain		Historical Const	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	AMBER	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО				Landscape	AMBER
-				SESSMENT. The site is deer	ned as
assessment Availability (legal/ownership issues)				able/developable The site is being promoted landowner and has stated site is available for develo	that the pment.
	Achievability (economic viability; market facto cost factors; delivery factors)			The promoters of the site ha specified any issues regarding viability in developing the site	ng the

Site Capacity	Site Capacity					102			
Potential Density type)	/ and Yield (including o	devel	opment	Countryside a applied provid dwellings. Ho	a der ding wev	cation within the nsity of 30 dph was a yield of 102 er given the flooding site this was reduc	g		
Phasing	0 – 5 Years	51	6 – 10 Years 0 10 – 15 Years				0		

NA08 Land on the east side of Bridge Road New Alresford 0.195 ha Site Description The site is located within the settlement of New Alresford, located to the north of the District. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east. Image: Colspan="2">Output Planning History 20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four separate buildings. Application permitted. New Alresford 0.195 ha	Site Ref	Address	Parish/Settlement	Site Area
The site is located within the settlement of New Alresford, located to the north of the District. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east. Planning History 20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four	NA08		New Alresford	0.195 ha
New Alresford, located to the north of the District. The site is currently in use as a scout hut. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east. Planning History 20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four	Site Descriptio	on	1///	
20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four	New Alresford, District. The si scout hut. The s Road and is bou to the north, w	located to the north of the te is currently in use as a site is accessed from Bridge unded by school playing field <i>i</i> th residential to the west,	DEPROAD NADE	
(Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four	Planning Histo	ory	FILE COEL IT	$\left(\right) \right) \left(\right) $
	(Temporary - fo a four section til site. See Design application cond to the building discrete buildin	or 5 years) for the erection of mber workshop on a derelict in Statement. This is the 2nd cerning this site. The change involves splitting the single g with four rooms into four		

© 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.

Site promotors	s propose	d use	C3 - Res	C3 - Residential				
Suitability								
Environm Constrai	•••••	Historical Con	straints	Policy Constraints Co	ntinued			
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	GREEN			
LNR	GREEN	Policy Const	raints	Other Considerati	ons			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high level The site				emed as deliverable/developable	e			
Availability (legal/ownership issues)				The site is being promoted b landowner and has stated the available for development.				

	economic viability; r actors; delivery facto	pmic viability; market ; delivery factors) The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			8	8			
Potential Dens development t	ity and Yield (includ ype)	ing	Alresford a de	Given the sites location within the New Alresford a density of 40 dph was applied providing a yield of 8 dwellings.			
Phasing	0 – 5 Years	8	6 – 10 Years 0 10 – 15 Years				

Site Ref		Address		Parish/Settlement	Site Area
NA09		ney Caravan Site, Park , New		New Alresford	0.738 ha
Site Description	n			/// /	11
The site is in the countryside outside the settlement of New Alresford. Arlebury Park House and Barns (residential) are to the north and west, agricultural land to the east and Perins Secondary School to the south on the opposite side of The Avenue. The site is currently in use as a touring caravan and camping site.					
Planning Histo	ory		245	NADO TO NADO	\backslash
© Crown copyright solely to enable you	and database		anisation that	DS 100019531. You are permitted to a provided you with the data. You are y form.	
Site promotors	s proposed	use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	AMBER	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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	GREEN
Initial high assessm		The si	te is deem	ed as deliverable/developable	
Availability (le		hip issues)		The site is being promoted I landowner and has stated th is available for development	hat the site

Achievability (e cost factors; de	factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	:	20					
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was yield of 20 dwellings	5.
Phasing	0 – 5 Years	20	6 – 10 Years			10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area			
NA10	1 - 3 The	Dean, Alresford		New Alresford	0.254 ha			
Alresford in the currently in use a and B8). Sur	ed within t north of th as commere rounding , a Care H	he settlement of New ne district. The site is cial / Industrial (B2, B1 uses comprise of dome (C2) and Retail	L'HER I					
		y within the last 5						
solely to enable you	to respond to		ation that pro	100019531. You are permitted to use ovided you with the data. You are not rm.				
Site promotors	proposed	use	C3 - Residential					
Suitability								
Environme Constrair		Historical Const	raints	Policy Constraints Cor	ntinued			
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	ints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high assessme		The site i	s deemed	as deliverable/developable				
Availability (leg		hip issues)		The site is not owned by th promoter however they do consent by the landowners have indicated that the site immediately available for development.	have the and			

Achievability (ec factors; delivery	onomic viability; mark factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		13				
Potential Density type)	Alresford dis	stric appl	ocation within Ne t centre a density ied providing a ings.			
Phasing	0 – 5 Years	13	6 – 1	0 Years	10 – 15 Years	0

Site Ref Address	Parish/Settlement	Site Area
NA11 The Dean	New Alresford	2.1ha
Site Description The site is located to the west of The Dean. Current Use: It contains a number of commerical properities in different ownerships and uses.		
Planning History Planning permission has been granted for part of the site and is currently under construction.	Remation Ground	

© 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.

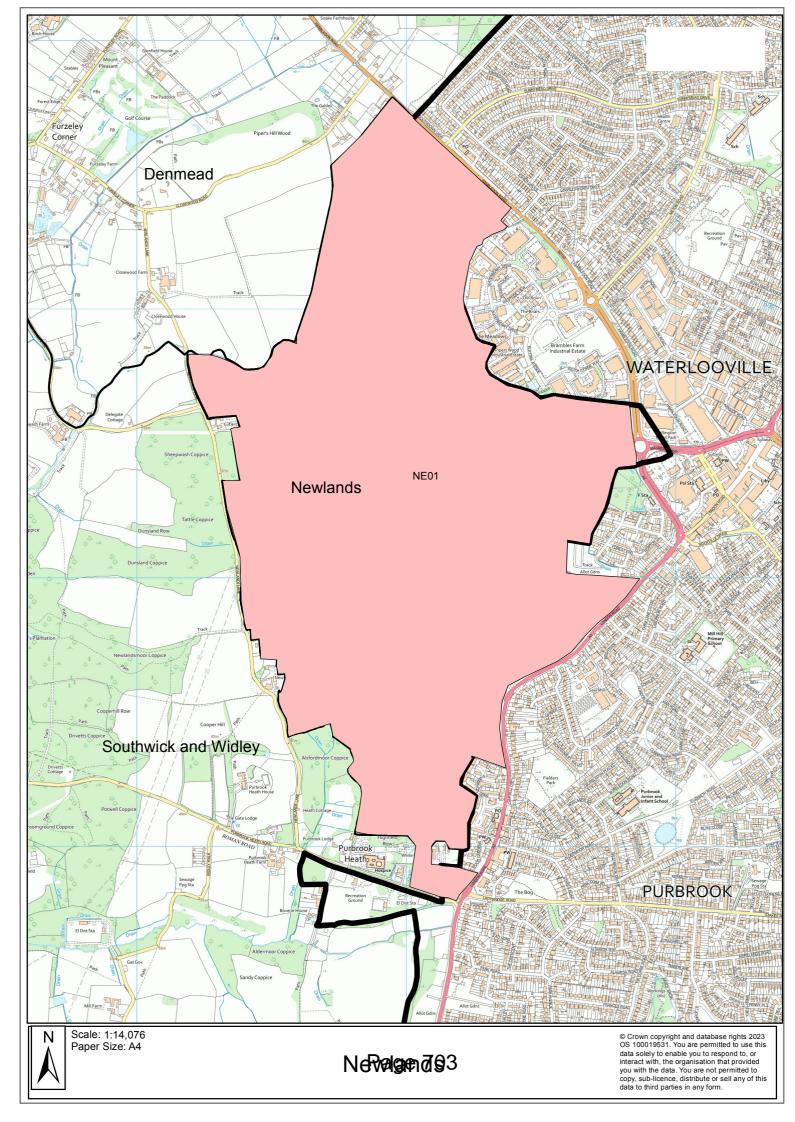
Site promoto	Site promotors proposed use			Mixed use					
Suitability									
Environmental Constraints		Historical Constraints		Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				

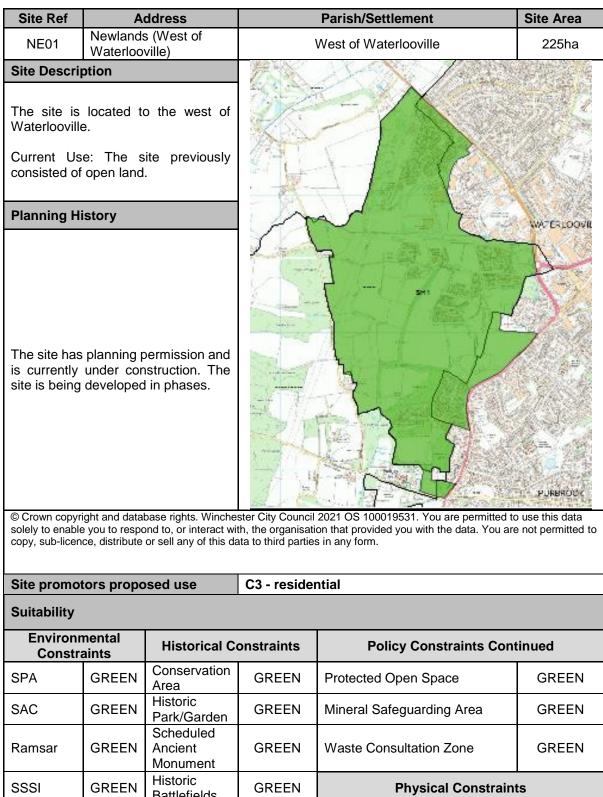
Ramsar	GREEN	Schedu Ancient Monum		GREE	GREEN Wast		te Consultation Zone		EEN
SSSI	GREEN	Historic Battlefie	elds	GREE	N	Physical Constraints		ts	
SINC	GREEN	Listed B	Listed Building		N	Flood 2	Zone 2 and 3	GR	EEN
LNR	GREEN	Po	licy Constra	aints			Other Consideratio	ns	
NNR	GREEN		Countryside (MTRA4)		N	Archae	eology	GR	EEN
Ancient Woodland	GREEN	Settlem (CP18)	Settlement Gap (CP18)		GREEN Access		cessibility		EEN
TPO	GREEN	AQMA	AQMA		N Landscape		cape	GR	EEN
	nigh level ssment								
Availability ((legal/owne	ership iss	sues)						
Achievability factors; cost									
Site Capacity	у				130				
	Potential Density and Yield (including development type)								
Phasing	0 – 5 Years		6 – 10 Yea			rs 10 – 15 Years			
	Page 699								

Site Ref		Address		Parish/Settlement	Site Area	
NA12	Sun Lane	9		New Alresford	30ha	
NA12 Site Description The site is locate and comprises a use. The site is bounded to the north by the right of way (construction of the south by Whiteh beyond. Current use: The south by Whiteh beyond. Current use: The south by Whiteh beyond. Planning History Planning permissons residential dwelling 17/01528/OUT – If The erection of up 40% affordable h hectares of employeed to the south by the south by the south by Whiteh South by Whiteh South by Whiteh Description of the south by the south by the south by Whiteh South by	Sun Lane ed to the e single fie ed to the w e steam ra off site), fi and solar ill Lane a site consis site consis site consis site consis permitted to 320 dw omes); the oyment lar B2 and B8	east of Sun Lane east of Sun Lane ald in agricultural vest by Sun Lane ailway and public to the east by farm and to the nd the A31 just ted of agricultural been granted for ployment uses. vellings (including e provision of 3.4 nd for use within i; the provision of				
Appearance, Land of Residential, P Open Space elem © Crown copyright and	infrastructure inc 21/01731/REM – Permitted Appearance, Landscaping Layout and Scale of Residential, Park and Stride and Public Open Space elements © Crown copyright and database rights. Winchester City C			100019531. You are permitted to use this ou with the data. You are not permitted to		
		data to third parties in a	-			
Site promotors p	roposed u	ISE	Mixed use			
Suitability				-		
Environme Constrain		Historical Cor	nstraints	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 Constraint	S	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	straints	Other Consideration	IS	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high lev		- Do	aa 700			
Availability (lega	l/ownersh	ip issues) 다려	ge 700			

Achievability (ec cost factors; deli	onomic viability; mar very factors)	actors;				
Site Capacity	320	320				
Potential Density type)	and Yield (including	elopment				
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years	

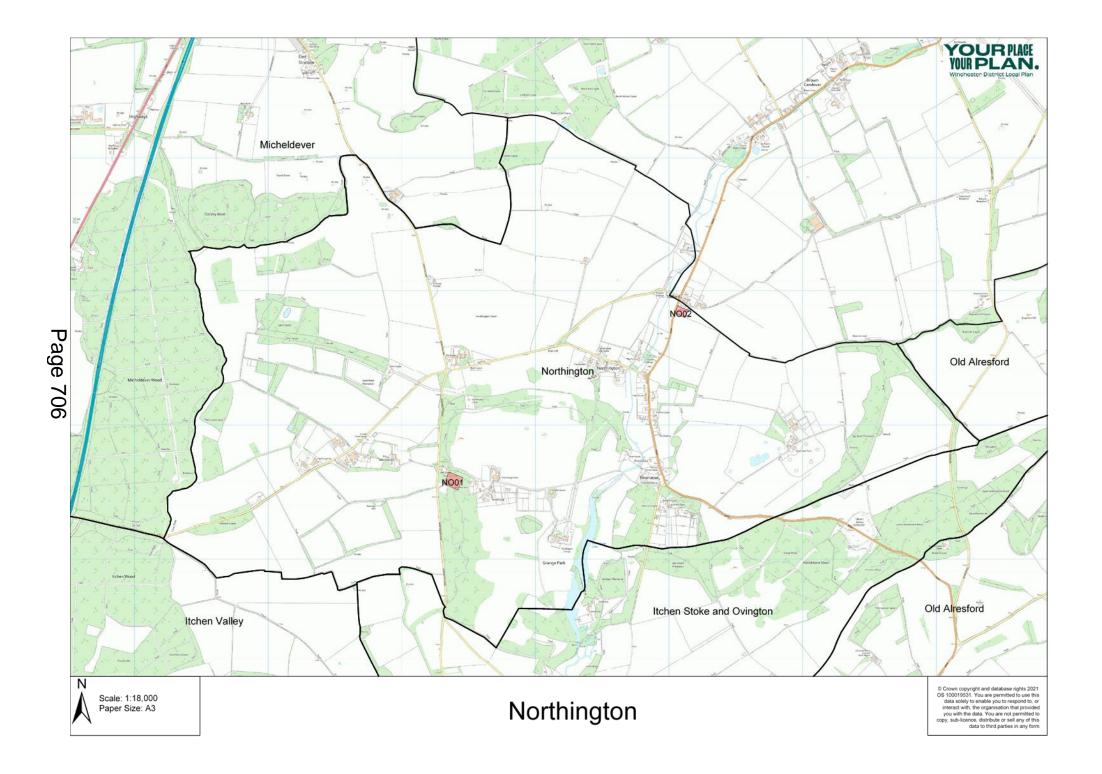
This page is intentionally left blank





SSSI	GREEN	Historic Battlefields	GREEN	REEN Physical Constraint			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		

TPO	AMBER	AQMA		GREEN	Landscape		GREEN		
Initial high level assessment									
Availability	Availability (legal/ownership issues)								
	Achievability (economic viability; market factors; cost factors; delivery factors)								
Site Capaci	Site Capacity					Approx. 1,400 of original allocation remaining within Winchester District (at Apr 2021) with approx. 250 additional proposed.			
	Potential Density and Yield (including development type)								
Phasing	0 – 5 `	Years		6 – 1	0 Years	10 – 15	Years		

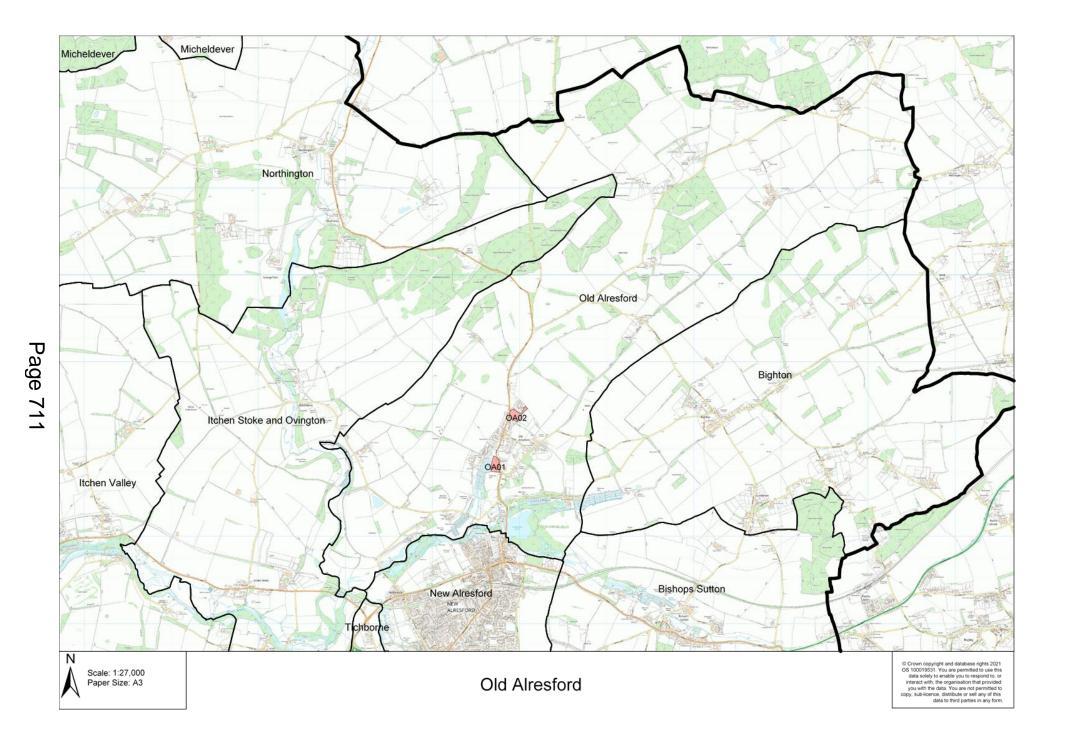


Site Ref		Address		Parish/Settlement	Site Area			
NO01	Land adja Northingt	acent West Lodge, on Road		Northington	1.213 ha			
Site Description	· · · · ·		H					
north of the Distric woodland. The si Northington Road	t. The site i te is acce and is bou	arraton, located in the s currently covered in essed via a lane off nded by agriculture to d a covered reservoir						
Planning History								
© Crown copyright and	database rig			00019531. You are permitted to use				
		r interact with, the organisat ny of this data to third partie		vided you with the data. You are not n.	permitted to			
Site promotors p	roposed u	se	C3 - Residential					
Suitability								
Environmer Constrain		Historical Const	raints	Policy Constraints Cor	traints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	RED	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	ints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high le assessme		Site lies within a Hist		and Garden (The Grange, No Grade II*).	orthington			
Availability (legal		p issues)		The site is being promoted landowners and has stated site is available for develo	d that the			

Achievability (eco factors; delivery f	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	29						
Potential Density and Yield (including development type)					a der	cation within the nsity of 30 dph wa a yield of 29	S
Phasing	0 – 5 Years	29	6 – 10 Years 0			10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
NO02		awmill, oke Road, Northington SO24		0.47 ha			
Site Description			1		1		
The site is in the countryside and is currently in use as a saw mill B2. The site is bounded by residential development to the north and land in agricultural use to all other boundaries.			1-				
Planning Histo	ory			10000	1-2-2		
19/01509/FUL - Construction of single dwelling with associated landscaping and parking following demolition and removal of existing buildings and structures. Application refused.			organisation th	hat provided you with the data. You are			
Site promotors	s propose	d use	C3 - Residential				
Suitability			1				
Environmo Constrai		Historical Cons	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN Accessibility		AMBER		
TPO GREEN AQMA			GREEN	Landscape	GREEN		
Initial high		The	site is deer	med as deliverable/developable)		
Availability (legal/ownership issues)			1	The site is not owned by the p however they do have the cor landowners and have indicate	nsent by 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				13				
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 – 1	10 Years	0	10 – 15 Years	0	

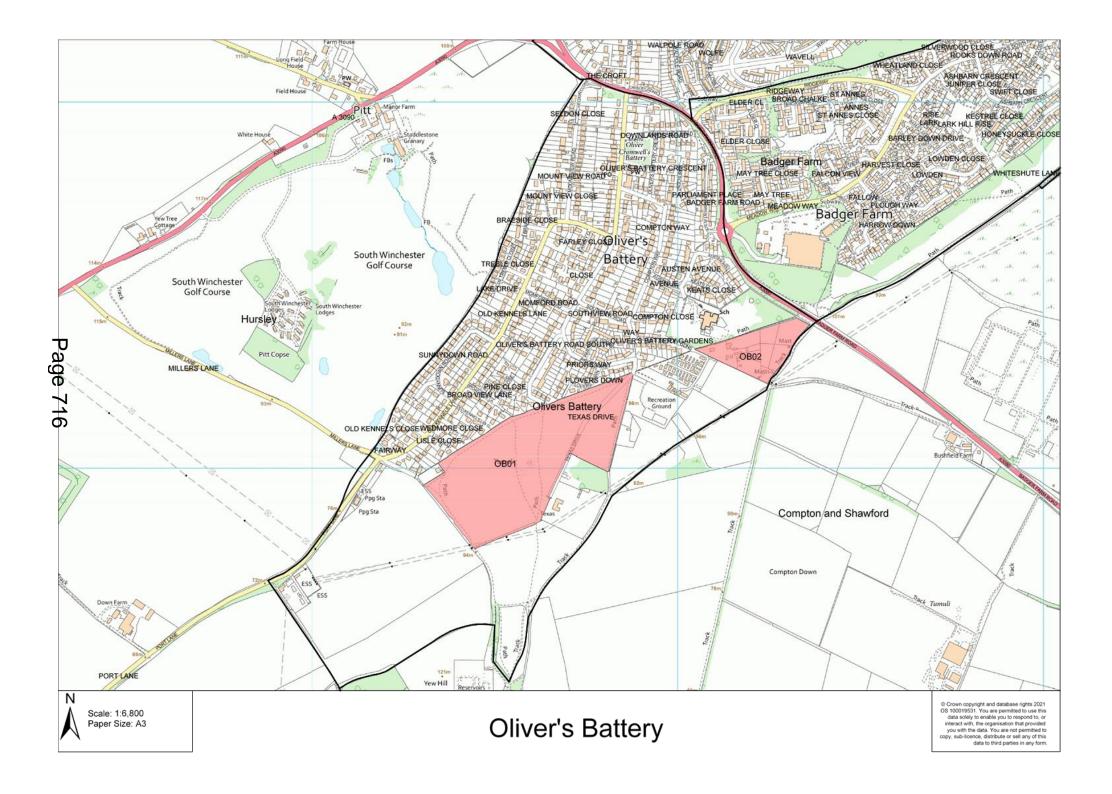


Site Ref		Address		Parish/Settlement	Site Area			
OA01		nd South of Wearne		Old Alresford 1.3 h				
Site Description			235					
in use as a careho Stoke and is bour	me (C2). It ided by ag	sford, and is currently is accessed from the priculture to the south the north and east.						
Planning History								
No relevant planni	ng history v	within the last 5 years.		OAD1				
solely to enable you to	respond to, c		tion that prov	00019531. You are permitted to use <i>v</i> ided you with the data. You are not n.				
Site promotors p	roposed u	ISE	C3 - Residential					
Suitability								
Environmer Constrain		Historical Const	raints	Policy Constraints Cor	ntinued			
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 Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	ints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high le assessme		The site is	s deemed	as deliverable/developable				
Availability (legal		ip issues)		The site is not owned by the promoter however they do				

	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.					
Site Capacity				32					
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 32 dwellings.					
Phasing	0 – 5 Years	32	6 – 10 Years 0 10 – 15 Years				0		

Site Ref		Address		Parish/Settlement	Site Area		
OA02	Land at S	Southdowns		1.551 ha			
Site Description The site is located south of Old Alresford. It is a field and formerly a classroom/store. Access is via the Stoke and the site is bounded by agriculture to the south and east, with residential to the north and west.							
Planning Histo	ory				\sum		
There is no planning history within the last five years.			The for the second s	OAG2			
solely to enable yo copy, sub-licence,	u to respond distribute or s	to, or interact with, the osell any of this data to th	organisation t ird parties in				
Site promotor	s propose	d use	C3 - Residential				
Suitability							
Environm Constrai		Historical Cons	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high		The	site is dee	med as deliverable/developable)		
Availability (legal/ownership issues)				The site is being promoted by andowners and has stated th available for development.			

Achievability (factors; cost f	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			35	35				
Potential Dens development t	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 35 dwellings.						
Phasing	0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0		

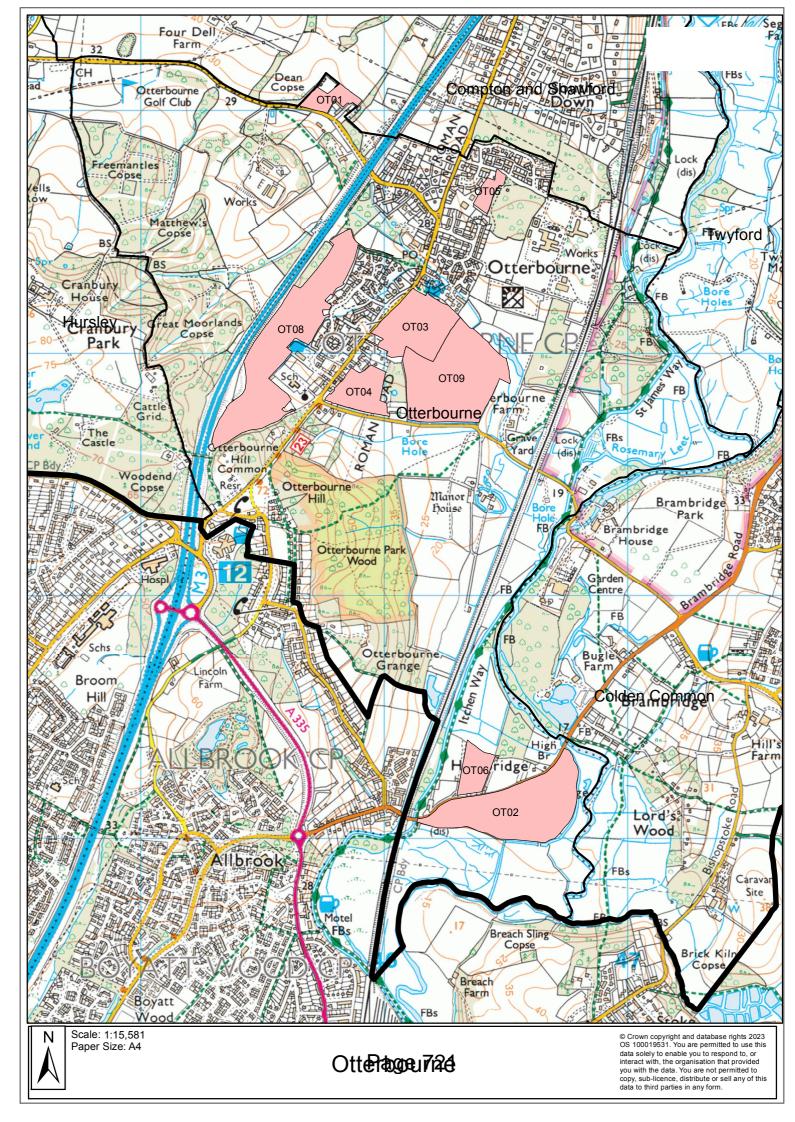


Site Ref	<i>I</i>	Address		Parish/Settlement	Site Area		
OB01	Land at T	exas Drive		12.563 ha			
Battery, loc District. The agricultural from Texas	located so ated to th site is curre use). The s Drive and o the south	outh of Oliver's e west of the ntly a field (not in site is accessed is bounded by n and east, with and west.			RVE		
Planning History No relevant planning history within the last 5 years. © Crown copyright and database rights. Winchester solely to enable you to respond to, or interact with, th			that provided you with the data. You are				
Site promot			C3 - Residential				
Suitability							
Environ Constr		Historical Co	nstraints	Policy Constraints Con	tinued		
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 Constrain	its		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	straints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		ARCHAE	deli	ASSESSMENT. The site is deen verable/developable			
Availability	(legal/own	ership issues)	1	The site is being promoted by andowners and has stated tha available for development.			

Achievability factors; cost	any issues rega	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	y		188	188				
Potential Density and Yield (including development type)			Given the sites Countryside a d providing a yield	ensity	of 30 dph was applie	ed		
Phasing	0 – 5 Years	188	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area		
OB02	Land sou Oliver's E	th east of Battery		Olivers Battery	2.592 ha		
Site Description The site is located in the countryside to the south of Olivers Battery. The site is currently in use as residential, garden and pony paddock. There is a school to the north, mobile home residential park to the west			N H A				
and agricultural	land to the	e south and east.	2-7	50 CT	and a second second		
Planning Histo	ory						
five years.	and database		rganisation th	1 OS 100019531. You are permitted to hat provided you with the data. You are any form.			
Site promotors			C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
ТРО	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high		The	site is dee	med as deliverable/developabl	e		
Availability (legal/ownership issues)				The site is being promoted b andowners and they have st site is available for developm	y the ated that the		

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				51				
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 51 dwellings.				
Phasing	0 – 5 Years	0	6 – 10 Years	s 0		10 – 15 Years	0	

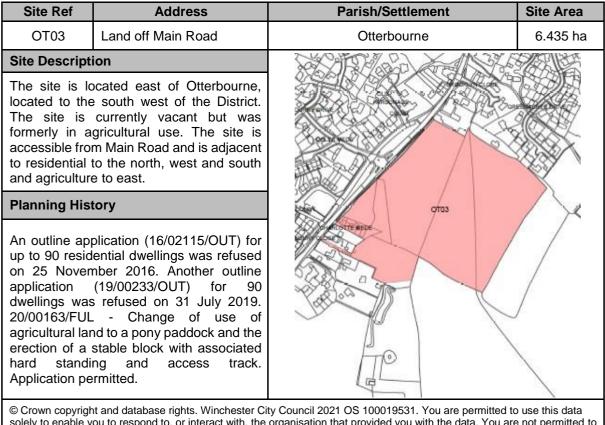


Site Ref		Address		Parish/Settlement	Site Area	
OT01		leadowside and oft, Poles Lane		Otterbourne	1.518 ha	
Site Description			The second secon			
to the south wes currently residen accessed from P	st of the I tial and g oles Lane south and	Otterbourne, located District. The site is arden. The site is and is adjacent to d agriculture to the			•	
Planning History	/			15 OTTO 1	1	
No relevant plann years. © Crown copyright an	d database rig	ghts. Winchester City Cou	ncil 2021 OS	100019531. You are permitted to use	e this data	
copy, sub-licence, dist	tribute or sell	any of this data to third pa	rties in any fo		t permitted to	
Site promotors p	proposed u	lse	C3 - Residential			
Suitability						
Environmer Constrain		Historical Cons	traints	Policy Constraints Cor	ntinued	
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	AMBER	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high I assessme		The site	is deemed	as deliverable/developable		
Availability (lega		ip issues)	:	The site is being promoted landowners and has stated site is available for develop	that the	

Achievability (ec cost factors; del	et fa	ctors;		issue	he site have not es regarding the ing the site.		
Site Capacity				36			
Potential Density and Yield (including development type)			••	den	ation within the sity of 30 dph was a yield of 36		
Phasing	0 – 5 Years	36	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
OT02	Highbridg Highbridg			Otterbourne	12.059 ha		
Site Description The site is located south of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road and is surrounded by agricultural uses.							
Planning His	Planning History			F J LA	THE AS		
No relevant planning history within the last 5 years.							
solely to enable y copy, sub-licence	ou to respond , distribute or	to, or interact with, the sell any of this data to t	organisation hird parties in	-			
Site promoto	ors propose	ed use	C3 - Res	idential			
Suitability							
Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	AMBER	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial higi assessr		The	site is dee	med as deliverable/developable	9		
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con landowners and have indicate site is immediately available f development.	nsent by the ed that the		

Achievability factors; cost	any issues regard	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	181	181				
	Potential Density and Yield (including development type)			ensi	tion within the ty of 30 dph was appli 181 dwellings.	ed
Phasing	0 – 5 Years	181	6 – 10 Years	0	10 – 15 Years	0



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 promotors proposed use

C3 - Residential

Suitability

Environm	ental						
Constra		Historical Cons	straints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessn		The	site is dee	eemed as deliverable/developable			
Availability (I	Availability (legal/ownership issues)			The site is not owned by the p however they do have the con landowners and have indicate site is immediately available for development.	sent by the d that the		

	(economic viability factors; delivery fa		t The promoters of the site have not specified any issues regarding the viability in developing the site.
Site Capacity	,		106
Potential Der development	nsity and Yield (incl type)	uding	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 106 dwellings.
Phasing	0 – 5 Years	106	6 – 10 Years 0 10 – 15 Years 0

Site Ref		Address		Parish/Settlement	Site Area	
OT04	Park Fari	m, Kiln Lane		Otterbourne	3.3 ha	
located to the s site is currently use. The site is is adjacent to r	The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Kiln Lane and is adjacent to residential to the north, west and east and agriculture to south.			OTD4	Dell Copse tterbourne Pit (
Planning Histo	ry		a table	mo		
years.	Ū	ry within the last 5	Louncil 2021	Little 30m Manor Cottage OS 100019531. You are permitted to	use this data	
solely to enable you	to respond to listribute or se	o, or interact with, the org Ill any of this data to third	anisation tha	t provided you with the data. You are y form.		
-	proposed	luse	C3 - Kes	luentia		
Suitability				1		
Environme Constrai		Historical Cons	straints	raints Policy Constraints Con		
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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	raints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The s	ite is deem	ed as deliverable/developable)	
Availability (leg		ship issues)	1	The site is not owned by the however they do have the co the landowners and have in the site is immediately avail development.	onsent by dicated that	

Achievability (economic viability; market factors; cost factors; delivery factors)			factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			ity
Site Capacity				64			
	Potential Density and Yield (including development type)			Countryside a	dens	ation within the sity of 30 dph was yield of 64 dwellings	
Phasing	0 – 5 Years	68	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
OT05	Land off	Waterworks Road		Otterbourne	1.010 ha
located to the s site is currently use. The site is Road and is a	cated eas outh west in agricultu accessible djacent to	of Otterbourne, of the District. The ural and residential e from Waterworks residential to the woodland to east.			Viel Eserces
Planning Histor	ry		herbrod	200 /7 (D	d
years.		y within the last 5		OTUS OTUS OS 100019531. You are permitted to	use this data
solely to enable you copy, sub-licence, d	to respond to istribute or se	o, or interact with, the org Il any of this data to third	anisation that parties in an	t provided you with the data. You are y form.	not permitted to
Site promotors	proposed	use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
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	AMBER	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high		The si	te is deem	ed as deliverable/developable)
assessm Availability (leg				The site is being promoted I landowners and has stated is available for development	by the that the site

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				24			
	Potential Density and Yield (including development type)			Countryside a	den	ation within the sity of 30 dph was yield of 24 dwellings	5.
Phasing	0 – 5 Years	24	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
OT06	Land at F Highbridg			Otterbourne	2.09 ha
Site Description		<u>jo 1 (ouu</u>	4		
located to the s site is currently use. The site is	outh west in agricultu accessible adjacent te	n of Otterbourne, of the District. The iral and residential e from Highbridge o residential and			F
Planning History			100	V r	7
Planning History No relevant planning history within the last 5 years. © Crown copyright and database rights. Winchester Cit solely to enable you to respond to, or interact with, the copy, sub-licence, distribute or sell any of this data to the copy.		y Council 202 organisation th	nat provided you with the data. You are		
Site promotors	s propose	d use	C3 - Res	idential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deer	ned as deliverable/developable	

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.				
Site Capacity				41				
	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 41 dwellings.			ied	
Phasing	0 – 5 Years	41	6 - 1	10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area					
ОТ08	Land to the west of Cranbourne Drive, Otterbourne	Otterbourne	6.011 ha					
Site Descript	tion		No contraction of the second s					
the west of Otterbourne. Cranbourne	cated in the countryside to the main development of The site is bounded by the Drive development to the nd south east, by the M3 the west.							
Planning History			24/1					
last 5 years.	lanning history within the							
solely to enable	© 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.							

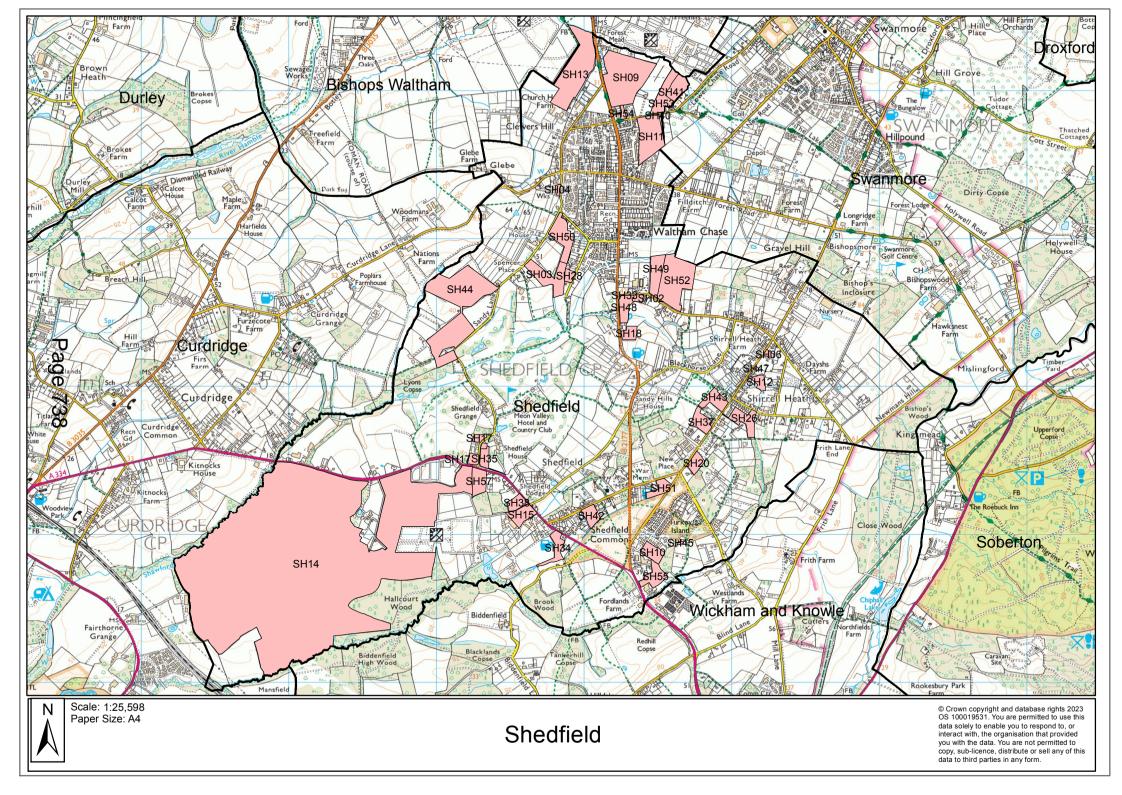
copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promoto	ors propos	ed use	C3 - Residential					
Suitability								
Environmental Constraints Historical C			straints	Policy Constraints Con	tinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	AMBER	AMBER Mineral Safeguarding Area				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone AMB				
SSSI	GREEN	Historic Battlefields	GREEN	EEN Physical Constraints				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial higl assessr		Th	e site is deemed as deliverable/developable					
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.					
Site Capacity	Site Capacity				99				
Potential Density and Yield (including development type)				dph w	on within the Countrysic as applied providing a	de			
Phasing	0 – 5 Years	99	6 –	10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
ОТ09	Land adja Kiln Lane	acent Dell Copse,		Otterbourne	12.3ha
Site Description The site is located south east of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessible from Kiln Lane and is adjacent to agricultural uses to the north, east and south and residential to west. Planning History No relevant planning history within the last 5 years.				otta	
solely to enable you copy, sub-licence, d	to respond to listribute or se	o, or interact with, the orga ell any of this data to third p	nisation that parties in any		
Site promotors	proposed	luse	C3 - Res	sidential	
Suitability					
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The sit	e is deem	ed as deliverable/developable	
Availability (leç	gal/owners	ship issues)		The site is not owned by the however they do have the c the landowners and have in that the site is immediately for development.	onsent by dicated

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				185			
Potential Density and Yield (including development type)			Countryside a	den	ation within the sity of 30 dph was a yield of 185 dwelling	gs.	
Phasing	0 – 5 Years	185	6 – 1	0 Years	0	10 – 15 Years	0



Site Ref		Address		Parish/Settlement	Site		
SH02		adjacent Ivy		Shedfield	Area 0.319		
	Cottage,	Solomons Lane			ha		
south of the Distri It fronts onto Sol	ict. This site omons Lan horth, east a	Chase, located to the is in agricultural use. e, adjoins residential and west, agricultural		Hos			
Planning History	/			SH02 17	34 1.		
2no. Five bedroo Detached double 2014. © Crown copyright an solely to enable you to	m detache garages wa d database rig p respond to, o		tion that pro	100019531. You are permitted to use vided you with the data. You are no m.			
Site promotors p	proposed u	ISE	C3 - Residential				
Suitability							
Environme Constrair		Historical Const	raints	Policy Constraints Co	ntinued		
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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN		GREEN		
LNR	GREEN	Policy Constra	ints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The site i	s deemed	l as deliverable/developable			
Availability (lega	al/ownersh			The site is being promote landowners and has state site is available for develo The promoters of the site ha	d that the pment.		
factors; delivery		ability; market factor	5, COSI	specified any issues regard viability in developing the si	ing the		

Site Capacity				10			
Potential Density type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 10 dwellings.			S			
Phasing	0 – 5 Years	10 6 – 10 Years 0 10 – 15 Ye			10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
SH03	Land to the Bull Lane	ne rear of Little		Shedfield	3.749 ha
located to the so in agricultural us Lane, adjoins re	n buth west of buth of the se. It is acc sidential d	f Waltham Chase, District. This site is essible from Sandy wellings to the east ne north, east and	Ŧ		
Planning Histor	ry		~		Here
No relevant plar years.	ning histor	y within the last 5	R. K		The second secon
solely to enable you	to respond to		anisation tha parties in an	-	
Site promotors	proposed	use	C3 - Res	sidential	
Suitability					
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		The si	te is deem	ed as deliverable/developable)
assessment The site is not owned by the promoter however they do have the consent by the landowners and have indicated th 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.			lity
Site Capacity				73			
Potential Density and Yield (including development type)				Countryside a	den	ation within the sity of 30 dph was yield of 73 dwellings	s.
Phasing	0 – 5 Years	73	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
SH04	Oakley F Waltham	ield, Sandy Lane, Chase		Shedfield	0.197 ha
Site Description	า		L'		J (
the south of th agricultural use. Lane, adjoins the Lane) to the	he District It is acce he allocat east, Clay	n Chase, located to t. This site is in ssible from Sandy tion WC3 (Sandy ymont (residential agriculture to the		PER Don	E HIE COOME 10
Planning Histor	у		×		70°(
No relevant plan years.	ning histor	y within the last 5		C Saver Lane	
solely to enable you	to respond to		anisation tha	OS 100019531. You are permitted to the provided you with the data. You are by form.	
Site promotors	proposed	use	C3 - Re	sidential	
Suitability					
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The si	ite is deen	ned as deliverable/developable)
Availability (leg	al/owners	hip issues)		The site is not owned by the however they do have the co the landowners and have in the site is immediately avail development.	onsent by dicated that

Achievability (e cost factors; de	specified	The promoters of the site have not specified any issues regarding the viability in developing the site.			lity		
Site Capacity	6	6					
Potential Density and Yield (including development type)			Countrysi	de a c	den	ation within the sity of 30 dph was yield of 6 dwellings.	
Phasing	0 – 5 Years	6	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress	Parish/Settlement Site Are					
SH06	Land adja Shirrell H	acent Abingdon eath		Shedfield	0.231 ha			
Site Description The site is within Shirrell Heath, located to the south of the District. This site is in use residential curtilage to Abingdon. It is accessible from the High Street, adjoins residential and agricultural uses.					HEARING CONT			
Planning His	story			SHO6				
No relevant planning history within the last 5 years.								
solely to enable	you to respon		the organisat	2021 OS 100019531. You are permitted ion that provided you with the data. You a is in any form.				
Site promoto	ors propos	ed use	C3 - Residential					
Suitability								
Environm Constra		Historical Cor	nstraints	Policy Constraints Co	ntinued			
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 Constrai	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN Accessibility AMBE					
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial hig assessi		T	he site is d	eemed as deliverable/developab	le			

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.			
Site Capacity	/			7			
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 – 7			10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
SH09	Land at F Waltham	Forest Farm, Chase	Shedfield 8.737 ha				
Site Descript							
to the south agricultural us	of the Distr se. It is ac load, adjoir	am Chase, located rict. This site is in ccessible from the ns residential and					
Planning His	tory		1	SHGS	7		
Use of land f		g 20/01633/FUL - 8 storage, include hers. Application			A Street		
solely to enable y	ou to respond , distribute or	to, or interact with, the sell any of this data to t	organisation	-			
-	is proposi		C3 - Res				
Suitability	mtol						
Environn Constra		Historical Con	straints	Policy Constraints Cor	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial higl assessr		The	site is dee	med as deliverable/developable			
		rship issues)		The site is not owned by the p however they do have the cor landowners and have indicate site is immediately available f development.	sent by the d that the		

	(economic viability factors; delivery fa		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	,		131	131			
	Potential Density and Yield (including development type)				tion within the ity of 30 dph was appli 131 dwellings.	ed	
Phasing	6 – 10 Years	0	10 – 15 Years	0			

Site Ref Address	Parish/Settlement	Site Area
Land Adjacent SH10 Culverland Industrial Estate	Shedfield	0.665 ha
Site Description		
The site within Shedfield, located to the south of the District. This site is in agricultural use. It is accessible from Philmore Gardens, adjoins residential, agricultural and industrial uses.	HIT MATCHING CARDENS	R. C.
Planning History	SHID	
No relevant planning history within the last 5 years.		A A A

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Cor	nstraints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GREEN					
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns				
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			9						

Availability (sues	5)	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.			
Site Capacit	у			18			
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

Site Ref	A	ddress		Parish/Settlement	Site Area		
SH11		ower Chase altham Chase	Shedfield 4.328				
Site Description							
The site is east of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Lower Chase Road, adjoins residential to the west and south and agricultural to the north east.							
Planning Hi	story		K				
Planning History No relevant planning history within the last 5 years. © Crown copyright and database rights. Winches			ster City Cour h, the organi	ncil 2021 OS 100019531. You are permitted sation that provided you with the data. You are	to use this data are not permitted to		
copy, sub-licent			ta to third parties in any form. C3 - Residential				
Suitability							
Environm Constra		Historical Co	nstraints	Policy Constraints Con	tinued		
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 Constrain	its		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	straints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial hig assessi			The site is	deemed as deliverable/developabl	e		
Availability	(legal/owr	nership issues)		The site is not owned by the prop however they do have the conse			

				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 Capaci	ty			78			
Potential Density and Yield (including development type)					n within the Countryside applied providing a yield		
Phasing	0 – 5 Years	78	6 -	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH12	Land south east of High Street, Shirrell Heath	Shedfield	0.497 ha
Site Descrip	otion		`Y_
located to t This site is in	s within Shirrell Heath, he south of the District. h agricultural use and has ss to the High Street. The s numerous residential		
Planning Hi	story	SH12	F
last 5 years.			
		ster City Council 2021 OS 100019531. You are permitted h, the organisation that provided you with the data. You a	

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environn Constra		Historical Co	nstraints	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 GREE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	straints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility AMBE			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess			The site is	e is deemed as deliverable/developable			

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.			
Site Capaci	ty			13			
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 – 5			10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
SH13	Land at C Winchest	Church Farm, er Road		Shedfield	8.043 ha	
the south of the D	of Waltha District. This	m Chase, located to s site is in agricultural ne Winchester Road,			AL M	
Planning Histor	у				<u>I</u>	
No relevant plant years.	ning history	within the last 5	11 1/ 1/		A series and a series of the s	
solely to enable you t copy, sub-licence, dis	o respond to, stribute or sell	or interact with, the organis any of this data to third par	sation that pr ties in any fo			
Site promotors	proposed	use	C3 - Residential			
Suitability						
Environme Constrair		Historical Const	raints	Policy Constraints Co	ontinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constra	ints	Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial high assessme		The site	is deemed	d as deliverable/developable	·	
Availability (lega		nip issues)		The site is being promoted landowners and has state site is available for develo	d that the pment.	
Achievability (ec cost factors; de		iability; market facto ors)	ors;	The promoters of the site has specified any issues regard viability in developing the sit	ing the	

Site Capacity				121			
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 121 dwellings.			
Phasing	0 – 5 Years	121	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Add	dress		Parish/Settlement	Site Area
SH14	Raglington Road, Shee	Farm, Botley dfield	Shedf	ield	153.244 ha
Site Descript			The second	100 X020	
the south of t in agricultura	the District. ⁻ I use. It is a I and adjoi	Curdridge located to This site is currently accessible from the ns residential and			
Planning His	story		and and	SHIA	XS ET
No relevant p years.	lanning histo	ory within the last 5			Tan the strength of the streng
	ht and database	a rights Winchester City C		S 100010531. You are permitte	d to use this data
solely to enable	you to respond t		anisation that p parties in any		
solely to enable copy, sub-licence	you to respond t e, distribute or s	to, or interact with, the orga ell any of this data to third	anisation that p	provided you with the data. You form.	
solely to enable y copy, sub-licence Site promoto Suitabilit y	you to respond t e, distribute or s ors propose	to, or interact with, the orga ell any of this data to third d use	anisation that p parties in any C3 - Resi	provided you with the data. You form.	
solely to enable y copy, sub-licence Site promoto Suitabilit	you to respond to e, distribute or s ors propose ental	to, or interact with, the orga ell any of this data to third	anisation that p parties in any C3 - Resi	provided you with the data. You form.	u are not permitted to
solely to enable y copy, sub-licence Site promoto Suitabilit y Environme	you to respond to e, distribute or s ors propose ental	to, or interact with, the orga ell any of this data to third d use	anisation that p parties in any C3 - Resi	provided you with the data. You form. dential Policy Const	are not permitted to
solely to enable y copy, sub-licence Suitabilit y Environme Constrai	you to respond t e, distribute or s ors propose ental ints	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden	anisation that p parties in any C3 - Resi onstraints	orovided you with the data. You form. dential Policy Const Continued	are not permitted to
solely to enable y copy, sub-licence Suitabilit y Environme Constrai	you to respond t e, distribute or s ors proposed ental ints GREEN	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic	Anisation that parties in any C3 - Resi	orovided you with the data. You form. dential Policy Const Continued Protected Open Space Mineral Safeguarding	are not permitted to
solely to enable y copy, sub-licence Suitabilit y Environme Constrai SPA SAC	you to respond t e, distribute or s ors proposed ental ints GREEN GREEN	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden Scheduled	Anisation that parties in any C3 - Resi	orovided you with the data. You form. dential Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	GREEN AMBER
Solely to enable y copy, sub-licence Suitabilit y Environme Constrai SPA SAC Ramsar	you to respond t e, distribute or s ors proposed ental ints GREEN GREEN GREEN	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument	C3 - Resi C3 - Resi Onstraints GREEN GREEN GREEN	orovided you with the data. You form. dential Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	GREEN AMBER AMBER
solely to enable y copy, sub-licence Suitabilit y Environme Constrai SPA SAC Ramsar SSSI	you to respond t e, distribute or s ors proposed ental ints GREEN GREEN GREEN	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields	anisation that p parties in any C3 - Resi Onstraints GREEN GREEN GREEN GREEN GREEN	brovided you with the data. You form. dential Policy Const Continued Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Flood Zone 2 and 3	raints GREEN AMBER AMBER Constraints
Solely to enable y copy, sub-licence Suitabilit y Environme Constrai SPA SAC Ramsar SSSI SINC	you to respond t e, distribute or s ors proposed ental ints GREEN GREEN GREEN GREEN AMBER	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	anisation that p parties in any C3 - Resi Onstraints GREEN GREEN GREEN GREEN GREEN	brovided you with the data. You form. dential Policy Const Continued Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Flood Zone 2 and 3	raints GREEN AMBER AMBER Constraints AMBER
solely to enable y copy, sub-licence Suitabilit y Environme Constrait SPA SAC Ramsar SSSI SINC LNR	you to respond t e, distribute or s ors proposed ental ints GREEN GREEN GREEN AMBER GREEN	to, or interact with, the orga ell any of this data to third d use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constrain Countryside	Anisation that parties in any C3 - Resi ONSTRAINTS GREEN GREEN GREEN GREEN GREEN SREEN	brovided you with the data. You form. dential Policy Const Continued Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Flood Zone 2 and 3 Other Co	a are not permitted to GREEN AMBER AMBER Constraints AMBER AMBER

Initial high level assessment

The site is deemed as deliverable/developable Page 757

Availability (legal/ownership issues)				they do have the	e con that th	by the promoter however sent by the landowners he site is immediately ment.		
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 Capac	ity			2299				
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 2299 dwellings.					
Phasing	0 – 5 Years	76 6	6 -	- 10 Years	76 6	10 – 15 Years	76 7	

Site Ref	Address	Parish/Settlement	Site Area
SH15	Land at Shedfield Equestrian Centre, Botley Rd	Shedfield	1.575 ha
Site Descrip	tion	- Sally A	1
the south of agricultural u onto Botley	est of Shedfield, located to the District. This site is in se and has its own access Road. The site adjoins sidential, commercial and ses.		
Planning His	story	SHIE	
No relevant p last 5 years.	lanning history within the		
solely to enable	you to respond to, or interact with,	r City Council 2021 OS 100019531. You are permitted the organisation that provided you with the data. You a	
copy, sub-licenc	e, distribute or sell any of this data	to third parties in any form.	

Site promotors proposed use C3 - Residential

Suitability

-						
Environmental Constraints		Historical Cor	nstraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN Flood Zone 2 and 3		GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level The site is assessment			he site is d	eemed as deliverable/developable	e	
Availability (legal/ownership issues)				The site is not owned by the pro however they do have the cons		

			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 Capacit	y			35			
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 35 dwellings.				
Phasing	0 – 5 Years	35	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH17	Land at Sandy Lane, Shedfield	Shedfield	1.008 ha
Site Descrip	otion		SANGELANE
the south of comprises of currently in surrounding	gricultural buildings and a	() 3H17	K
Planning Hi	story	a st	GIT
last 5 years.	planning history within the	er City Council 2021 OS 100019531. You are permitted	

© 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.

Site promotors 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 GRE		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	straints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site			The site is o	deemed as deliverable/developable	9	

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.			
Site Capaci	ty			24			
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 24 dwellings.			
Phasing	0 – 5 Years	24	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
SH18		s, Winchester		Shedfield	0.816 ha
located to the is currently surrounding u	south of N south of the in reside uses compr and agricul	Waltham Chase, e District. This site ential use. The rise of residential tural uses to the	V lat		\nearrow
Planning His	tory		37	Бзнів	
No relevant planning history within the last 5 years.					
solely to enable y	ou to respond		organisation third parties ir	-	
Site promoto	ors propose	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assessr		The	e site is dee	emed as deliverable/developable)

			site is immed development		available for		
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			22				
Potential Density and Yield (including development type)			Countryside a	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	

Site Ref	Address	Parish/Settlement	Site Area
SH20	Land adjacent Whingarth	Shedfield	0.986 ha
Site Descript	ion	<u> </u>	NICHTWORKE
to the south currently in surrounding u to the north conference of	uth of Shirell Heath, located of the District. This site is agricultural use. The ses comprise of residential and south, hotel and centre to the east with ses to the west.		
Planning His	tory		Å.
the creation build/custom- reserved	T - Outline permission for of eight (8) serviced self- build plots with all matters except access and Pending consideration.	EL 0 A	

© 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.

Site promotors proposed use	C3 - Residential
-----------------------------	------------------

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN					
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER					
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	GREEN					
LNR	GREEN	Policy Cons	traints	Other Considerations						
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN					
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER					
TPO	GREEN	AQMA	GREEN	Landscape	AMBER					
-	Initial high level The site is assessment			deemed as deliverable/developable						
Availability (legal/owne	ership 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.				
Site Capacity	Site Capacity				27			
	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 27 dwellings.			
Phasing	0 – 5 Years	27					0	

Site Ref		ddress		Parish/Settlement	Site Area		
SH26	-	wynhams Hill,		Shedfield	1.847 ha		
Site Descrip			X	PLAN //	/		
the south of currently vac- onto the High The site adjo	the Distriant and has Street or ins numero west and	,	No No				
Planning His	Planning History				12		
No relevant planning history within the last 5 years.							
solely to enable copy, sub-licenc	you to respor e, distribute o	nd to, or interact with, or sell any of this data	the organisat to third partie	-			
Site promote	ors propos	sed use	C3 - Residential				
Suitability							
Environm Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	AMBER	AQMA	GREEN Landscape GREEN				
Initial hig assessi		Т	The site is deemed as deliverable/developable				
Availability	(legal/own	ership issues)		The site is not owned by the pro nowever they do have the cons			

				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 Capacit	y			42			
	Potential Density and Yield (including development type)					on within the Countrysid s applied providing a yie	
Phasing	0 – 5 Years	42	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement Site Area			
SH28		Pine Cottage, Iand, Shedfield		Shedfield	0.062 ha		
Site Description The site is located south of Waltham Chase in the south of the District. The site is bounded by residential to the north, south and east with agriculture to the west. The site is currently in use for agriculture. Planning History			1		Les pr		
No relevant plar years.	nning histor	ry within the last 5					
solely to enable you	to respond to		ganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.			
Site promotors	proposed	luse	C3 - Re:	sidential			
Suitability							
Environme Constrai		Historical Cons	traints 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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The s	site is deemed as deliverable/developable				
Availability (leç	gal/owners	ship issues)		The site is not owned by the however they do have the co the landowners and have inc the site is immediately availa development.	insent by licated that		

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.			ity
Site Capacity		13					
Potential Density and Yield (including development type)				Given the sites Countryside a applied provid	dens	ation within the sity of 30 dph was yield of 13 dwellings.	
Phasing	0 – 5 Years	13	6 – 10 Years 0 10 – 15 Years			0	

Site Ref		Address		Parish/Settlement	Site Area	
SH33		ottage, Solomons Itham Chase		Shedfield	1.076 ha	
to the site is off	ed in the co Solomon's countrys	ountryside. Access s Lane. The site is ide. The site is	- 11-			
Planning Histo	ory					
© Crown copyright solely to enable you	and database		rganisation that	OS 100019531. You are permitted to at provided you with the data. You are we form		
Site promotors		•	C3 - Res			
Suitability	<u>, h. chocor</u>		00 1100			
Environme Constrai		Historical Cons	straints 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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The s	site is deen	ned as deliverable/developable)	
Availability (le		ship issues)		The site is not owned by the however they do have the co the landowners and have inc	insent by	

				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.			ty	
Site Capacity	Site Capacity				26			
Potential Density and Yield (including development type)					dens	tion within the ity of 30 dph was yield of 26 dwellings.		
Phasing	0 – 5 Years	26	6 – 10 Years 0 10 – 15 Years			0		

Site Ref	Address	Parish/Settlement	Site Area
SH34	Land adjoining Botley Road, Shedfield	Shedfield	1.38ha
Site Description		A ANTA	Y III
south of the Bot development to t countryside to the	ed within the countryside to the ley Road. There is residential the west, north and south and e south. The access to the site d. The site is currently in use for estrian.	Shedfield Dagwells F	34m
Planning History	/		×//
There is no pla years.	nning history in the last five	and the second s	path
to enable you to respo		cil 2023 OS 100019531. You are permitted to use this hat provided you with the data. You are not permitted to form.	
Site promotors p	proposed use	C3 – residential	

Suitability		-						
Environmental C	Constraints		Historical Co	onstraints	Policy (Constraints Co	ntinue	d
SPA	GREEN	Con: Area	servation a	GREEN	Protected	Open Space	GRE	EN
SAC	GREEN	Histo Park	oric k/Garden	GREEN	Mineral Sa Area	afeguarding	AMB	ER
Ramsar	GREEN	Anci	eduled ent ument	GREEN	Waste Co Zone	nsultation	GRE	EN
SSSI	GREEN	Histo Batt	oric lefields	GREEN	Ph	ysical Constrai	ints	
SINC	GREEN	Liste	ed Building	GREEN	Flood Zon	e 2 and 3	GRE	EN
LNR	GREEN		Policy Con	straints	Other Considerations		ons	
NNR	GREEN		ntryside RA4)	AMBER	Archaeology		GRE	EN
Ancient Woodland	GREEN	Sett (CP	lement Gap 18)	GREEN	Accessibility		AMB	ER
TPO	GREEN	AQN	ΛA	GREEN	Landscap	е	AMB	ER
Initial high assessm			This si	This site is deemed deliverable and developable				
Availability (lega issues)	al/ownership)	consent by th	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 (ed viability; market factors; delivery	factors; cos	st		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			33					
Potential Densit (including devel		e)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 33 dwellings.					
Phasing 0 – 5 Ye				ਸ਼ੁੱਦ 77§−10		10 – Yea	-	

Site Ref		Address		Parish/Settlement Site Area				
SH35	Land adjo Road, Sh	oining Botley ledfield,		Shedfield	1.367 ha			
Site Descripti	-	·	In					
to the south o residential dev and south and The access to	f the Botle velopment d countrys the site is	n the countryside y Road. There is to the west, north ide to the south. off Botley Road. se for agricultural		5435				
Planning History			ſ					
No relevant planning history within the last 5 years.			MER DI PAL		25			
solely to enable y	ou to respond	se rights. Winchester C I to, or interact with, the sell any of this data to	e organisatior	021 OS 100019531. You are permitted to a that provided you with the data. You are a any form.	o use this data e not permitted to			
Site promoto	rs propos	ed use	C3 - Res	idential				
Suitability								
Environm Constra		Historical Con	straints	Policy Constraints Cor	tinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high		The	e site is deemed as deliverable/developable					
assessment Availability (legal/ownership issues)			1	The site is not owned by the pr however they do have the cons andowners and have indicated	sent by the			

				site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			33	33			
	Potential Density and Yield (including development type)				tion within the Countrys was applied providing a s.		
Phasing	0 – 5 Years	33	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area
SH37	Earlsfield Shirrell H	, High Street, eath		Shedfield	1.444 ha
Site Descript			1		
The site is located in the countryside. There are scattered houses to the east, south and west and countryside to the north. The access to the site is off the High Street. The site is currently in use as a residential property.					
Planning His	story				SH
agricultural dwelling 21/02033/PN agricultural dwelling hous High Street required.	barn into house ACOU - barn into se to the re , Shirrell ht and databa	C3 residential ear of Earlsfield, Heath details	the organisati	2021 OS 100019531. You are permitted on that provided you with the data. You as	
Site promoto	ors propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial higl assessr		Tł	ne site is d	eemed as deliverable/developable	Э

Availability (sues)	The site is being promoted by the sole 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.			
Site Capacity	y			35			
Potential Density and Yield (including development type)						on within the Countrysic s applied providing a yie	
Phasing	0 – 5 Years	35	6 –	10 Years	0	10 – 15 Years	0

Site Ref		ddress		Parish/Settlement	Site Area
SH38		se Field, Botley		Shedfield	0.956 ha
Site Description				PARTI	
The site is located to the south of the settlement of Shedfield in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.					
Planning His	story			SH38	774
No relevant planning history within the last 5 years.			r City Council	2021 OS 100019531. You are permitted	to use this data
solely to enable	you to respon		the organisati	on that provided you with the data. You a	
Site promoto	ors propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Cor	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO GREEN AQMA			GREEN	Landscape	GREEN
_	Initial high level			eemed as deliverable/developable	
Availability	(legal/own	ership issues)		The site is not owned by the pro- however they do have the cons	

					ve indicated that the si able 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	y			26			
Potential Density and Yield (including development type)					on within the Countrysic s applied providing a yie		
Phasing	0 – 5 Years	26	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
SH40		Daklands Farm, nase Road, Chase		Shedfield	0.538 ha	
Site Descripti	ion		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	h / / k	\mathcal{M}	
The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.			70	SHAD SHAD		
Planning Hist	ory		1		WER CHASE REAL	
No relevant planning history within the last 5 years.			organisatio	n that provided you with the data. You are		
Site promotor		sell any of this data to t	C3 - Residential			
Suitability						
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued	
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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO GREEN AQMA			GREEN	Landscape	AMBER	
Initial high level The The			e site is de	emed as deliverable/developable	;	
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con landowners and have indicate	sent by the	

			site is imme developmen		v available for		
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			15	15			
Potential Density and Yield (including development type)				densi	tion within the ity of 30 dph was applie 15 dwellings.	ed	
Phasing	0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH41	Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	3.691 ha
Site Descript	ion		× ×
settlement of V of the district agricultural us	ocated to the east of the Naltham Chase in the south t. The site is currently in se and surrounding uses residential and agricultural		
Planning Hist	tory		
Proposed Cha Buildings to 5 C3) and Asso The three exi are located to row. Building unit; building unit; and build 3 units. Prior A	ACOU - Prior Notification of ange of Use of Agricultural Dwellinghouse (Use Class ciated Building Operations. isting agricultural buildings to the north of the site in a 1 will be converted into 1 2 will be converted into 1 ling 3 will be converted into Approval Required.		Contraction of the contraction o
solely to enable y		City Council 2021 OS 100019531. You are permitted to be organisation that provided you with the data. You are be third parties in any form.	
Site promoto	rs proposed use	C3 - Residential	
Suitability			

Cuito	bility
Juita	DIILY

Suitability								
	Environmental Constraints		straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
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 Const	traints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
-	Initial high level The site is			eemed as deliverable/developable	9			
Availability (legal/ownership issues)				The site is not owned by the provide the providet t				

				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	,			72			
Potential Density and Yield (including development type)				dph v	on within the Countrysi vas applied providing a	de	
Phasing	0 – 5 Years	72	6 –	10 Years	0	10 – 15 Years	0

Site Ref	ŀ	Address		Parish/Settlement	Site Area
SH42	Shirral He Road, Sh	ouse, Church nedfield		Shedfield	1.152 ha
Site Descrip	tion		0 _	ION T	11
of Shedfield The site is cur on a substa	in the sout rrently a res ntial plot a rises of	n the settlement th of the district. sidential property and surrounding residential and	affect		
Planning His	story		10P	CANFORTERS	FE
erection of associated ac the 13 May 2 boundary wa existing nor Application p	a detach ccess which 016. 21/00 II, railings a th and ea ermitted.	91/OUT) for the ed house and n was refused on 900/HOU - New and gates to the ast boundaries.	A dord A have a second a secon	5+42	
solely to enable copy, sub-licence	you to respon e, distribute o	d to, or interact with, t r sell any of this data t	he organisation third parties		
Site promoto Suitability	ors propos	sed use	C3 - Res	Idential	
	ontal				
Environm Constra		Historical Cor	straints	Policy Constraints Co	ntinued
0.54		Conservation			

Environm Constra		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		Th	ne site is de	eemed as deliverable/developable	9	

Availability (sues))	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.				
Site Capacity	y			28						
Potential De developmen	ludir	ng	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 28 dwellings.							
Phasing	0 – 5 Years	28	6 –	10 Years	0	10 – 15 Years	0			

Site Ref	-	Address ys, High Street, eath.		Parish/Settlement Shedfield	Site Area			
		pton, SO32 2JH			1.0 114			
Site Description								
The site is in the countryside and is currently in use for B1, B8 and equestrian use. It has residential development to the north, east and south and agricultural land to the west.			SH43					
Planning Hi	story				ND -			
agricultural dwelling hou Conversion of residential du Earlsfield, H Details requi	20/02856/PNACOU - Conversion of agricultural barn into C3 residential dwelling house. 21/02033/PNACOU - Conversion of agricultural barn into C3 residential dwelling house to the rear of Earlsfield, High Street, Shirrell Heath. Details required.			2021 OS 100019531. You are permitted				
solely to enable copy, sub-licenc	you to respon ce, distribute o	nd to, or interact with, t r sell any of this data	the organisati to third parties	on that provided you with the data. You a s in any form.				
Site promot	ors propos	sed use	C3 - Res	idential				
Suitability								
Environn Constra		Historical Con	straints	Policy Constraints Contin				
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	GREEN			
LNR			traints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER Archaeology GR		GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO GREEN AQMA		GREEN	Landscape	GREEN				
Initial hig assess		Tł		eemed as deliverable/developabl				
Availability	(legal/own	ership issues)		The site is not owned by the pr however they do have the cons				

				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 Capacit	Site Capacity				34				
Potential Density and Yield (including development type)					on within the Countrysic applied providing a yie				
Phasing	0 – 5 Years	34	6 –	10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
SH44		Sandy Lane, I, SO32 2HD		Shedfield	13.72 ha
currenlty in	ion in the co use for y land in u	untryside and is agriculture. It is se for agriculture,		514	
Planning His	tory		A	1000	whether >
of condition 17/01939/PN/ August 2020 © Crown copyrigh solely to enable y	dwelling 19; 20/0125 3 of pla ACOU	54/DIC - Discharge nning application Permitted 19th se rights. Winchester Cit	organisation t	A OS 100019531. You are permitted th hat provided you with the data. You are any form.	
Site promoto	-		C3 - Res		
Suitability					
Environm Constra		Historical Cons	straints	Policy Constraints Co	ntinued
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 Constrai	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial hig		The	site is deer	med as deliverable/developable	9
assessr Availability (I				The site is not owned by the however they do have the co landowners and have indicat	promoter nsent by the

	site is immediately available for development.								
Achievability factors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	Site Capacity					206			
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 206 dwellings.			ied		
Phasing	0 – 5 Years	206				10 – 15 Years	0		

Site Ref	A	ddress		Parish/Settlement	Site Area		
SH45		ne Cottage, land, Shedfield E		Shedfield			
Site Descript	tion				//		
currently for garden. It is Common to th	ms part o s boundeo ne west, ag id resident	ountryside and of a residential d by Shedfield pricultural land to ial dwellings to	1 \$~~		E E		
Planning His	story		/	SH45	Y		
rear extens Application pe © Crown copyrig solely to enable	ion with ermitted ht and databa you to respon		the organisat	12021 OS 100019531. You are permitted tion that provided you with the data. You are sin any form.			
Site promoto	·		C3 - Residential				
-							
Suitability				E			
Environm Constra		Historical Con	straints	Policy Constraints Cor	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER		
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 Constrair	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig		TI	ne site is d	eemed as deliverable/developable	9		
assessr Availability (ership issues)	•	The site is being promoted by the site and they have indicated the site immediately available.	ne landowner		

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				27			
Potential Density and Yield (including development type)					on within the Countrysid s applied providing a yie		
Phasing	0 – 5 Years	27	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement Site Area				
SH47		acent to the louse, Shirrel		Shedfield	0.07 ha			
Site Description					<u>a</u>			
The site is in the countryside and is currently in use for agriculture. It is surrounded by residential gardens.			7	HIGHETREET				
Planning His	story		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SH47				
19/00477/FUL - Erection of a 4 bedroom dwelling - Refused 7th May 2019 © Crown copyright and database rights. Wincheste solely to enable you to respond to, or interact with,			the organisa					
Site promoto	ors propos	sed use	C3 - Residential					
Suitability								
Environm Constra		Historical Cor	nstraints	Policy Constraints Con	tinued			
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 Constrain	its			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GRE				
LNR	GREEN	Policy Cons	straints	raints Other Consideration				
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 T assessment			he site is d	leemed as deliverable/developable	9			
Availability (legal/own	ership issues)		The site is not owned by the pro however they do have the conse				

					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	y			2				
	Potential Density and Yield (including development type)					on within the Countrysid applied providing a yie		
Phasing	0 – 5 Years	2	6 – 10 Years 0 10 – 15 Years				0	

Site Ref	Address	Parish/Settlement	Site Area
SH48	Poplar Cottage, Solomons Lane, Waltham Chase SO32 2LY	Shedfield	1 ha
Site Description	n		
in use as resi residential use agricultural lan	e countryside and is currently dential and garden. It has s to the north and south, d to the east, mixed use and agricultural to the west.	WICHTER ROAD	
Planning Histo	ory	3H48	
GROUNDS ((NAMED BY M WHICH IS T APPLICATION 2005 BEEN CO	- THE COTTAGE IN THE DF POPLAR COTTAGE ME AS WOOD COTTAGE) THE SUBJECT OF THIS HAS SINCE 1 SEPTEMBER DNTINUOUSLY OCCUPIED IAL ACCOMMODATION - August 2017		
solely to enable you		Council 2021 OS 100019531. You are permitted to rganisation that provided you with the data. You are rd parties in any form.	

Site promotors	s propose	d use	C3 - Residential				
Suitability							
Environme Constrai		Historical Cons	straints	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	N Waste Consultation Zone GF			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The	site is dee	ite is deemed as deliverable/developable			
Availability (le	gal/owner	ship 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.		
Site Capacity	Site Capacity				27		
Potential Density and Yield (including development type)					dens	tion within the ity of 30 dph was yield of 27 dwellings.	
Phasing	0 – 5 Years	27	6 – 10 Years 0 10 – 15 Years				0

Site Ref		Ad	dress	Parish/Settlement Site Area				
SH49			e north side of ie, Shirrell Heath		Shedfield	2.12ha		
Site Description	•							
use for agricult	ture. It has he south ar	a so	and is currently in hool to the west, gricultural land to					
			peen added to the revious SHELAA	18 a	2 . A	L		
Planning Histo	ory			1	Pond			
(with all Matter dwellings (Use E(f)), sports p space, parkir infrastructure, preparation wor © Crown copyright enable you to respo	rs reserved Class C3), itches, pub ng, drainag landscape, rks – refused and database	exce a nu lic c ge an d 03/	10/22 Winchester City Counci	Votes Votes	Advente Bagets Thready Store dield Thready Store			
Site promotors				C3 – residential				
Suitability	s proposed	450		C3 – residential				
Environm Constra			Historical Const	raints	Policy Constraints Co	ontinued		
SPA	GREEN	Co	nservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN		toric Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN		neduled Ancient nument	GREEN	Waste Consultation Zone	GREEN		
SSSI	AMBER	His	toric Battlefields	GREEN	Physical Constra	ints		
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN		Policy Constra	ints	Other Considerat	ions		
NNR	GREEN	(M	untryside FRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN		tlement Gap 218)	AMBER	Accessibility GREE			
ТРО	GREEN	AQ	MA	GREEN	Landscape	AMBER		
Initial high assessn					deliverable and developable			
Availability (lagel/ownership The site is				ndowners ai	promoter however they do hand have indicated that the site elopment.	ive the e is		

Achievability (viability; marke cost factors; d factors)	et factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.					Э
Site Capacity	41						
	Potential Density and Yield (including development type)			cation within the Countrys a yield of 42 dwellings.	ide a (density of 30 dph wa	as
Phasing	0 – 5 Ye	ars	42	6 – 10 Years		10 – 15 Years	

Site Ref		Address		Parish/Settlement	Site Area	
SH50		Northcroft Farm, ane, Waltham O32 2LR		Shedfield	1.7 ha	
Site Description	on		6	1 Sandruna II		
use for agricult	ture. It is bo gricultural la	e and is currently in unded to the south nd and to the east				
Planning Histo	ory		<u>a</u> ri	The lat		
years. © Crown copyright solely to enable yo	and database u to respond to		inisation that	S 100019531. You are permitted to a provided you with the data. You are form.		
Site promotors			C3 - Residential			
Suitability						
Environm Constra		Historical Cons	straints 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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high	n level	The cit	e is deeme	ed as deliverable/developable	۱ <u>ــــــ</u>	
assessn Availability (le				The site is not owned by th however they do have the o the landowners and have ir	e promoter consent by	

	that the site is immediately available for development.						
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				38			
Potential Densit type)	Potential Density and Yield (including development type)			Countryside a	den	ation within the sity of 30 dph was a yield of 38 dwelling	JS.
Phasing	0 – 5 Years	38					0

Site Ref	A	ddress		Parish/Settlement	Site Area
SH51		he south-east Church Road, Chase		Shedfield	1.78 ha
Site Descri	ption				
and is curre The site developmer	ntly in use is ha nt to the y	he countryside for agriculture. s residential west and east o the north and		ROAD-33	5-
Planning H	istory		The	HERE	7///
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winche solely to enable you to respond to, or interact w			ith, the organ		
Site promo	tors prop	osed use	C3 - Res	idential	
Suitabilit					
y Environr Constr		Historical Co	nstraints	Policy Constraints Cor	ntinued
SPA	GREE N	Conservation	GREE	Protected Open Space	1
		Area	N		GREEN
SAC	GREE N	Historic Park/Garden	N GREE N	Mineral Safeguarding Area	GREEN GREEN
SAC Ramsar	GREE	Historic	GREE		
	GREE N GREE N GREE N	Historic Park/Garden Scheduled Ancient	GREE N GREE N GREE N	Mineral Safeguarding Area	GREEN
Ramsar	GREE N GREE N GREE	Historic Park/Garden Scheduled Ancient Monument Historic	GREE N GREE N GREE	Mineral Safeguarding Area Waste Consultation Zone	GREEN
Ramsar SSSI	GREE N GREE N GREE N AMBE	Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	GREE N GREE N GREE N GREE N	Mineral Safeguarding Area Waste Consultation Zone Physical Constrain	GREEN GREEN nts GREEN
Ramsar SSSI SINC	GREE N GREE N GREE N AMBE R GREE	Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	GREE N GREE N GREE N GREE N	Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3	GREEN GREEN nts GREEN
Ramsar SSSI SINC LNR	GREE N GREE N GREE R GREE N GREE	Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cons Countryside	GREE N GREE N GREE N GREE N straints AMBE	Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideration	GREEN GREEN ons

Initial hig assess		The site is deemed as deliverable/developable							
Availability	(legal/ow	ownership issues) nomic viability; market			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.				
Achievabili factors; co					The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capac	ity				40				
	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 40 dwellings.					
Phasing	0 – 5 Y	ears	40	0 6 – 10 Years			10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
SH52	Gamblins Solomon	s Farm, s Lane, Waltham Southampton,		Shedfield	6.37 ha
Site Descrip				~ 0	
in use for ag agricultural la	riculture. It and other wellings to t	side and currently is surrounded by than a scatter of he south easterly	10/ 0	T	
Planning His	story		CL-	SH52	
of Use of a Dwellinghous	n Agricultu se (Class C	Proposed Change ral Building to a 3) and associated nt. Prior Approval		A CONSTRUCTION OF CONSTRUCTUON	C.
solely to enable	you to respon	ase rights. Winchester (Id to, or interact with, th r sell any of this data to	e organisatio	021 OS 100019531. You are permitted t n that provided you with the data. You ar in any form.	o use this data e not permitted to
Site promote	ors propos	sed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN

Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high level assessment		The site is deemed as deliverable/developable						

Availability (sues)	The site is being promoted by the landowner and they have indicated the site is immediately available.					
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	/			105			
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

Site Ref	1	Address		Derich/Cattlement	Site Area	
SH53		Daklands Farm, nase Road,		Parish/Settlement Shedfield	Site Area 2.13 ha	
Site Description	ì			7 (14	
The site is in the countryside and is currently in use for agriculture. The site is surrounded by agricultural land to the north, west and south and there is mixed agricultural and residential to the east.			/		- C	
Planning Histor	у		~		X	
wears.	nd database it to respond to		nisation that p	S 100019531. You are permitted to provided you with the data. You are form.		
Site promotors			C3 - Res			
Suitability						
Environme Constrair		Historical Cons	straints 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 Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18) AMBER		Accessibility	AMBER	
TPO GREEN AQMA			GREEN	Landscape	GREEN	
Initial high assessm		The sit	e is deeme	ed as deliverable/developable)	
assessment The site is domed as domedals dowelogable Availability (legal/ownership issues) The site is not owned by the promoter however they do have the consent by the landowners and have indicated					consent by	

	that the site is immediately available for development.			e			
Achievability (e cost factors; de	conomic viability; mar livery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				42			
Potential Density and Yield (including development type)				Countryside a	den	ation within the sity of 30 dph was a yield of 42 dwelling	gs.
Phasing	0 – 5 Years	42	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
SH54		he north of oad, Waltham		Shedfield	0.32 ha	
Site Description						
The site is in the countryside and is currently in use for residential with associated garden. The site is surrounded by residential uses.				SH54		
Planning History			- E	SH04		
There is no planning history within the last five years.						
solely to enabl	e you to respo		the organisat	I 2021 OS 100019531. You are permitted ion that provided you with the data. You a s in any form.		
Site promo	otors propo	osed use	Employr	nent		
Suitability						
Environmental Constraints Historical Const			estraints Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Park/Garden				
Ramsar	GREEN	Scheduled Ancient	GREEN	Waste Consultation Zone	GREEN	

Ramsar	GREEN	Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial hig assess		Th	e site is de	eemed as deliverable/developable		
Availability (legal/ownership issues)				The site is not owned by the pro however they do have the cons		

				landowners and have indicated that the site is immediately			
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 Capaci	ity			2,001m ²			
	Potential Density and Yield (including development type)			There is potentia floorspace	al for	2001m ² of employment	
Phasing	0 – 5 Years	2001 m²	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Ad	dress	F	Parish/Settlement	Site Area
SH55	Oak Farr		nchester Road, dfield		Shedfield	1.64ha
Site Description	on					
The site lies within Shedfield in the south of the district. The site is located to the east of Winchester Road.				Shedfield Charden House Culverlands Industrial Park Depot	Peatmoor	
Planning Histo	ory			a fint	Shedield A	
 22/01178/FUL - Temporary change of use of land for the siting of 20 mobile homes; a temporary utility block; access and associated works to facilitate the accommodation of seasonal agricultural workers. Pending decision © Crown copyright and database rights. Winchester City Councenable you to respond to, or interact with, the organisation that licence, distribute or sell any of this data to third parties in any tilicence, distribute or sell any of this data to third parties in any tilicence. 				provided you w prm. Employme		o copy, sub- age (or
Suitability						
Environm Constra			Historical Const	raints	Policy Constraints Co	ontinued
SPA	GREEN	Cor	nservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN		toric Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN		neduled Ancient nument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	His	toric Battlefields	GREEN	Physical Constra	ints
SINC	AMBER	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN		Policy Constra	ints	Other Considerat	ions
NNR	GREEN	(M⊺	untryside TRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN		tlement Gap 218)	GREEN	Accessibility	AMBER
TPO	TPO AMBER AQMA			GREEN	Landscape	GREEN
Initial high assessn			This site	is deemed	deliverable and developable	
Availability (legal/ownership issues) Site is immediat				ely availabl t Refe re hav	hip and they have indicate e for development. re not specified any issues re	

factors)						
Site Capacity						
Potential Dens (including deve type)						
Phasing	0 – 5 Ye	ars	3 7	6 – 10 Years	10 – 15 Years	

Site Ref	Addr	ess	Parish/Settlement Site A		
SH56	Morgan	s Yard	Waltham C	Chase	2.8ha
Road. There	cated to the east are existing residential propert	employment			20
Planning Hist	ory		TELL		
There is a cu 21/02439/FUL	irrent application	on the site –			kavnethe Baghel G of E (portroles) Primary Silver
enable you to resp licence, distribute	oond to, or interact with or sell any of this data	n, the organisation th	-	are permitted to use the You are not permitted to	is data solely to o copy, sub-
Site promotor	s proposed use		Mixed Use		
Suitability					
Environment	al Constraints	Histori	cal Constraints	Policy Constrain	nts Continued

F asting and an		Llisteri		Delless Comotrols	te Oentinued
Environmen	tal Constraints	Historie	cal Constraints	Policy Constrain	its 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 Co	onstraints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Polic	y Constraints	Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER/RED	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER/RED	AQMA	GREEN	Landscape	GREEN
Initial high	n level assessme	nt	-		
Availability (I	egal/ownership i				
Achievability delivery facto	r (economic viabi ors)				
Site Capacity Page 810				100	

Potential Den	sity and Yield (including develo				
Phasing	0 – 5 Years	6 –	10 Years	10 – 15 Years	

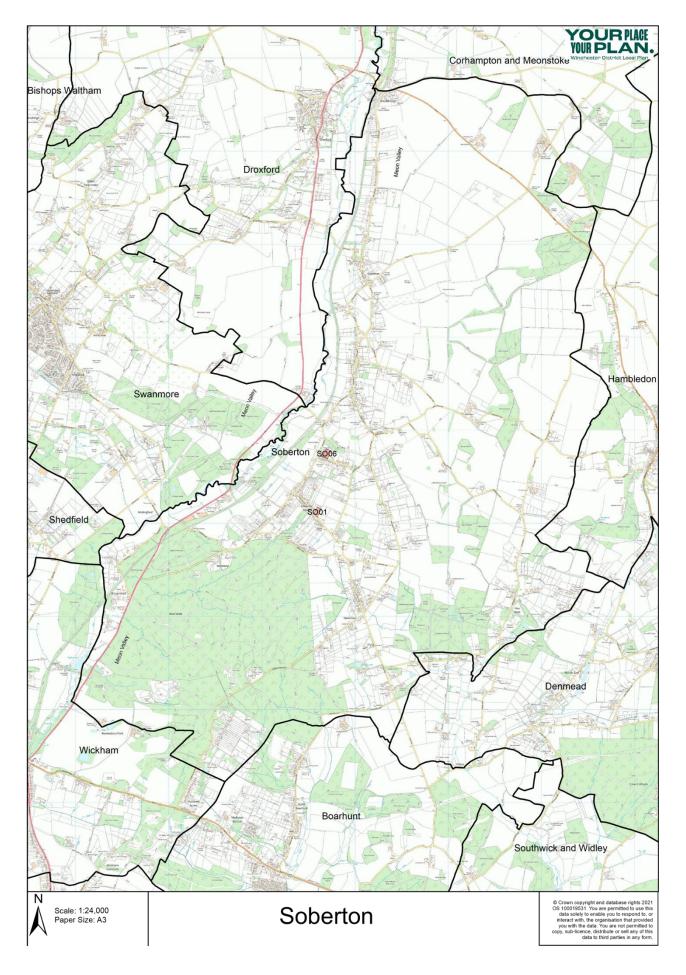
Site Ref	Address	Parish/Settlement	Site Area
SH57	Site off A334	Shedfield	1.6ha
Site Descrip	tion	38.1m	2
Botley Road village of She currently occ	: Travelling		can cotage
the site relat	number of applications on ing to the use of the site showpersons.		Termis Court Bigg's Copse

© 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.

Travelling showpersons' use ed use

Site promotors	propose
Suitability	

Suitability					
Environi Constr		Historical C	onstraints	Policy Const	raints 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	GREEN
LNR	GREEN	Policy Cor	straints	Other Co	onsiderations
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assess					
Availability issues)	(legal/own	ership			
Achievability (economic viability; market factors; cost factors; delivery factors)					
•	Site Capacity				
	Potential Density and Yield (including development type)		Page 8	312	
Phasing	0 – 5 Years		6 – 1	10 – 15 Years	



Site Ref		Address	F	Parish/Settlement	Site Area
SO01	Land off Soberton	Chapel Road, Heath		Soberton	0.571 ha
Site Description	Coberton	Tiouti	5///	175/	/
south of the Distri grassland. It front Front View (a res	ct. This sit ts onto Fo sidential dr the north, ling) to t				
Planning History			/ >	S001	/ /
© Crown copyright and solely to enable you to	usal in prog	hts. Winchester City Counci	tion that provi	0019531. You are permitted to use ided you with the data. You are not	this data permitted to
Site promotors p			C3 - Res		
Suitability					
Environmer Constrain	Environmental Historical Constraints			Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	ints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high le assessme		The site is	s deemed a	as deliverable/developable	

Availability (lega	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 (ec factors; delivery	onomic viability; marke factors)	et fac	tors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				15			
Potential Density type)		a der	cation within the nsity of 30 dph wa a yield of 15	s			
Phasing	0 – 5 Years	15	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
SO06	Land adja Forester	acent Forest View, Road		Soberton 0.418 h			
Site Description			/		,		
the south of the	District. Th d. It fronts	n Heath, located to his site is in use as onto Chapel Road, al properties.		1000 M	X		
Planning Histor	ry		í k				
dwellings with d existing acces Application Refu	letached g ss onto ised.	of 3No. detached arages and use of Chapel Road.					
solely to enable you copy, sub-licence, d	to respond to istribute or se	o, or interact with, the organization of this data to third	anisation tha parties in ar				
Site promotors	proposed	use	C3 - Re:	sidential			
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high		The si	te is deen	ned as deliverable/developable			
assessment The site is not solely owned by the promoter however they do have the consent by the other landowners and have indicated that the site is immediately available for development					ave the vners and is		

Achievability (e cost factors; de	factors;		ssue	ne site have not s regarding the viabil ite.	lity		
Site Capacity		11					
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was yield of 11 dwellings	ö.
Phasing	0 – 5 Years	11	6 – 10	Years	0	10 – 15 Years	0



Site Ref		Address	I	Parish/Settlement	Site Area
SW01		re Polo School, onston Farm,		12.211 ha	
Site Description			50		
The site is north equestrian use (track that leads	n of South Polo Scho to Christ south and	Wonston and is in ool). It fronts onto a mas Hill. It adjoins d agricutlural land to			
Planning History	y				
years.	nd database r o respond to, stribute or sell	or interact with, the organis any of this data to third pa	sation that pro		
Suitability					
Environme Constrain		Historical Const	traints	Policy Constraints Cor	ntinued
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 Constrair	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER

Initial high I assessme		The site is deemed as deliverable/developable						
Availability (legal/ownership issues)					The site is being promoted by the landowner and they have indicated the site is immediately available.			ł
Achievability (ec cost factors; del			ket fac	ctors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity					183			
Potential Density and Yield (including development type)						den	ation within the sity of 30 dph was a yield of 183	
Phasing	0 - 5	Years	183	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SW02	Villa Hugel, West Hill Road North, South Wonston	South Wonston	3.295 ha
Site Descriptio	n		$\langle \rangle$
Wonston. Its fi which leads to north and the south. The development to	the eastern end of South ronts onto Drove Links Rd the Alresford Drove to the Ox Drove/ Lower Rd to the site ajoins residential the west and agriculture to ast. The site is in equestrian use.		
Planning Histo	ry	Star Star	
No relevant plai years.	nning history within the last 5		
solely to enable you		Council 2021 OS 100019531. You are permitted to ganisation that provided you with the data. You are d parties in any form.	
Site promotors	proposed use	C3 - Residential	
Suitability			

Environmo Constrai		Historical Cons	straints	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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The s	site is deer	ned as deliverable/developable	9		
Availability (le	gal/owners	ship issues)	The site is being promoted b landowner and they have inc site is immediately available.	licated the			

Achievability (e cost factors; de	economic viability; m elivery factors)		issue	ne site have not s regarding the viabili ite.	ity	
Site Capacity	Site Capacity 64					
Potential Dens development ty	Countryside a	dens	ation within the sity of 30 dph was yield of 64 dwellings.			
Phasing	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area		
SW03	Land off South We	Chaucer Close, onston		South Wonston			
Site Descrip	tion				14		
Wonston and Close. It is cl Surrounding	l is access urrently in a uses comp h, east a	north of South ed via Chaucer agricultural use. orise residential and west, and			<u>1</u> 1 2 2 2		
Planning His	story				5		
no. 3 bed), a and associate on land to	ellings (2 r Iteration to ed landscap the west	ction of three to. 2 bed and 1 existing access bing and parking of Canterbury ose. Application					
solely to enable	you to respon		the organisat	2021 OS 100019531. You are permitted to that provided you with the data. You a s in any form.			
Site promoto	ors propos	ed use	C3 - Res	idential			
Suitability							
-	nvironmental Constraints Historical Co		Constraints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
		Scheduled					

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	GREEN		
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					

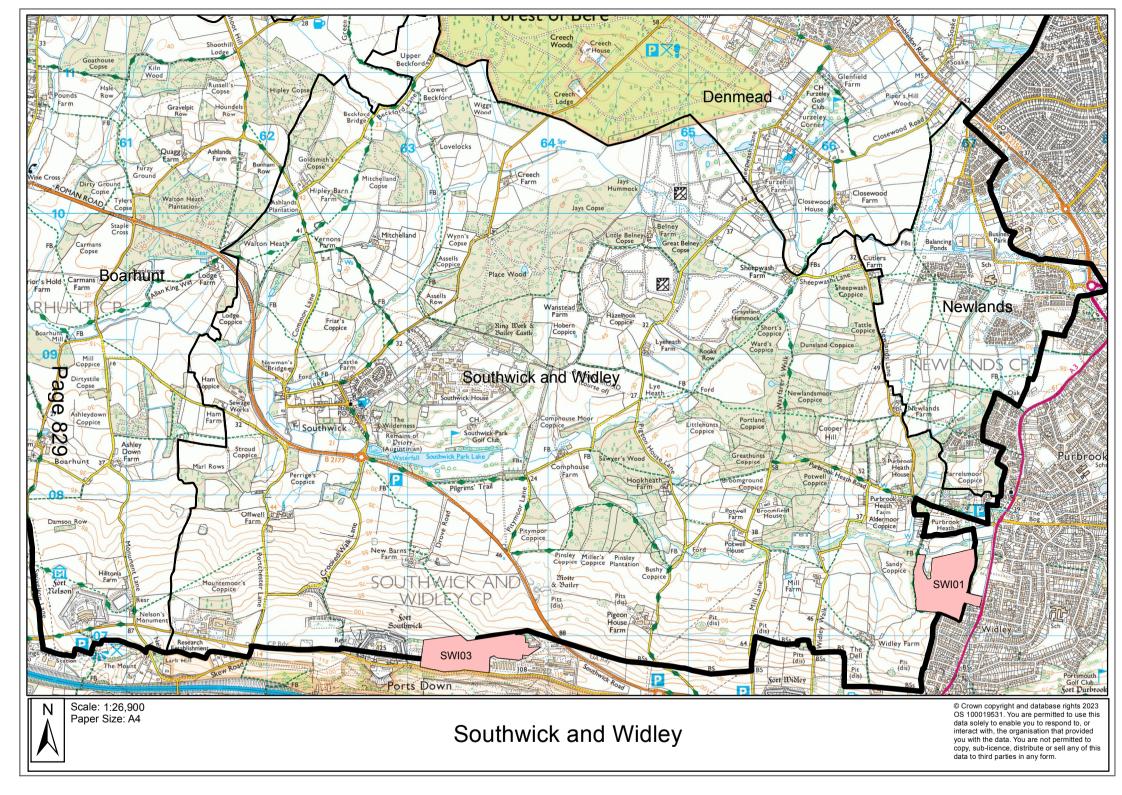
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site will be available for development in 0-5 years.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any concerns regarding the viability in developing the site but have highlighted the historic contaminative use as an oil field and unstable building.				
Site Capacity				3				
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 3 dwellings.				
Phasing	0 – 5 Years	3	6 – 10 Years		0	10 – 15 Years	0	

Cite Def				Derich/Cottlement	Cito Area		
Site Ref		Address stockbridge Oil		Parish/Settlement South Wonston	Site Area		
SW05		dover Road		3.004 ha			
Site Descript	ion			//			
site located Winchester. It west. The su agriculture, dw	4km to is bounde rrounding vellings/far on (1km e	d gas production the north of d by A272 to the land is a mix of ms, residential at ast) and military by Down.			F		
Planning Hist	tory		1	Att B			
No relevant pla 5 years.	anning hist	ory within the last					
solely to enable y	ou to respond		e organisatior	021 OS 100019531. You are permitted to n that provided you with the data. You are in any form.			
Site promoto	rs propos	ed use	C3 - Res	idential			
Suitability							
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued		
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 Constrair	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	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	n level	The	e site is deemed as deliverable/developable				

	(economic viability factors; delivery factors	t	
Site Capacity		59	
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

Site Ref	Δ	ddress	Parish/Settlement Site Area					
SW07	Land at V	Vest Hill Road buth Wonston,		1.8 ha				
Site Description								
The site is in the countryside and is in use for agriculture. The site is bounded by allotments to the north, residential to the east and south and equestrian paddocks to the west.								
Planning H	istory			SW07	田山			
No relevant planning history within the last 5 years.								
solely to enable	e you to respo		n, the organis	ncil 2021 OS 100019531. You are permitted sation that provided you with the data. You a ties in any form.				
Site promot	Site promotors proposed use			sidential				
Suitability								
Environ Constr		Historical Cor	nstraints	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	GREEN			
LNR	GREEN	Policy Cons	cy Constraints Other Consideration					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility GR				
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial hig assess			The site is	deemed as deliverable/developable	Э			
Availability	(legal/owr	nership issues)						

Achievability (economic viability; market factors; cost factors; delivery factors)								
Site Capacity				41				
Potential Density and Yield (including development type)					n within the Countryside applied providing a yield			
Phasing	0 – 5 Years	41	6 –	10 Years	0	10 – 15 Years	0	



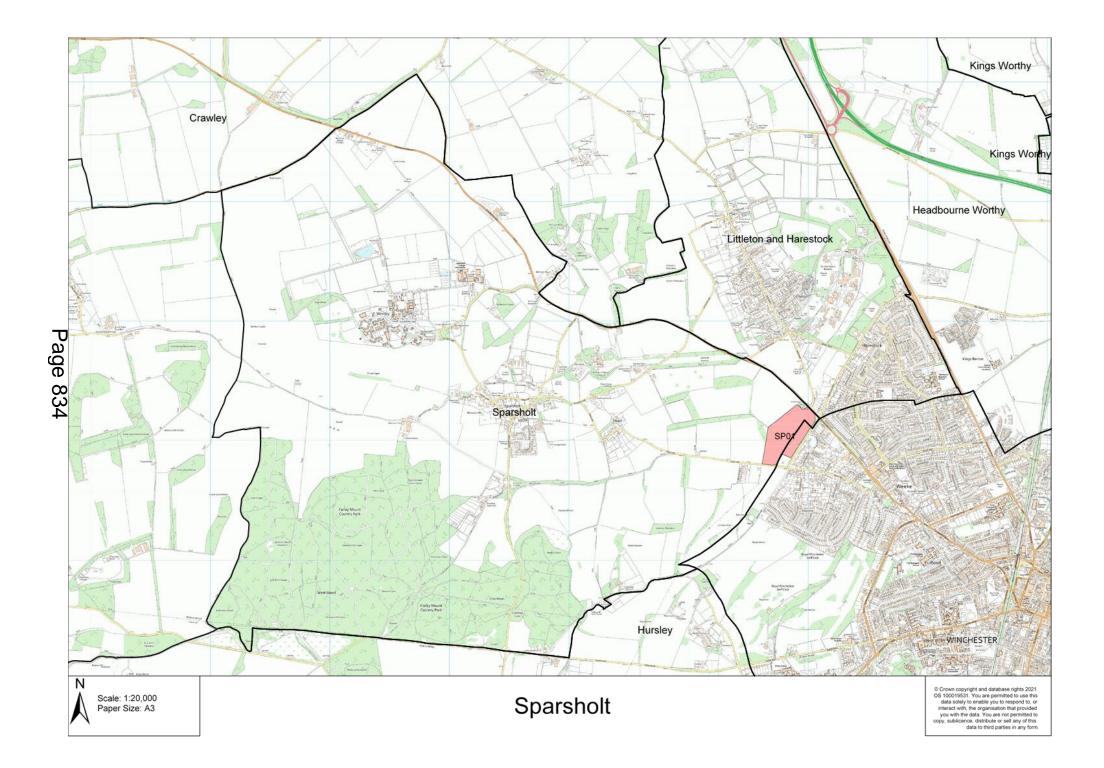
					Site
Site Ref		Address	1	Parish/Settlement	Area
SWI01	Land We Purbrook	st of London Road,	So	outhwick and Widley	16.203 ha
Site Description			ILA	be 1	_
which is located This site is curren several residentia east. To north and	within the tly in agric al propertie west is la	ettlement of Purbrook, borough of Havant. ultural use. It adjoins es to the south and and in agricultural use. he site is also within		e de la compañía de l	A
Planning History	,			V IV	
solely to enable you to	d database rig	ghts. Winchester City Counc	ation that prov	D0019531. You are permitted to use ided you with the data. You are not n.	
Site promotors p	roposed ι	Ise	C3 - Res	idential	
Suitability					
Environmer Constrain		Historical Const	raints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high I assessme		The site i	s deemed	as deliverable/developable	

Availability (lega	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immdiately available for development.						
Achievability (ec factors; delivery	onomic viability; mark factors)	et fact	tors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				243			
Potential Density type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 243 dwellings.			8			
Phasing	0 – 5 Years	243	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address	F	Parish/Settlement	Site Area
SWI03		wn main site, James allaghan Drive	Sc	15.7ha	
	ated in the s	outh of the district and Portsmouth Council's			100
	te is located	to the north of James			
Planning Hist	ory			the when all all all all	
© Crown copyrigh enable you to resp	construction C3 dwelling A - pending c	rights. Winchester City Counc	provided you w	U19531. You are permitted to use the	
Site promotor	rs proposed	use	Mixed Em	ployment Uses (B2, B8 and	d E classes)
Suitability				• *	
Environr Constra		Historical Const	raints	Policy Constraints Co	ontinued
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 Constra	lints
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	ints	Other Considerat	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER/ GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER

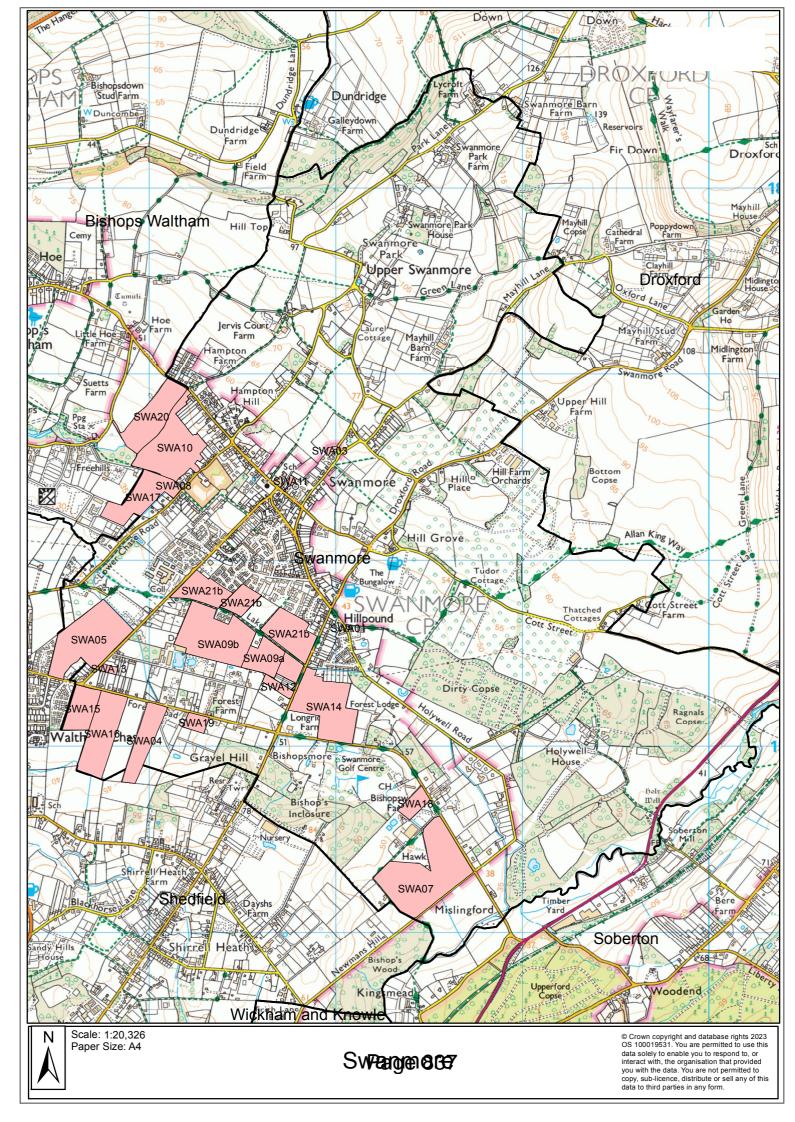
assessment	This site is deemed deliverable and developable
Availability (legal/ownersh issues)	The site is promoted by the landowner who has stated that the land is available for development in 0-5 years
Achievability (economic viability; market factors; cost factors; delivery factors)	The promotor of the site has not specified any issues regarding the viability in developing the site.
Site Capacity	25000m ² Page 832

Potential Dens (including deve type)		approximate					
Phasing	0 – 5 Ye	ars	6 – 10 Years		10 – 15 Years		



Site Ref		Address		Parish/Settlement	Site Area
SP01	Land to the Lane	ne west of Salters		Sparsholt	12.507 ha
Site Description	1				
of the District. The It fronts onto Sa Lane (a resident	nis site is in alters Land ntial dwell to the no	k, located to the west n use as agriculture. e, adjoins 56 Dean ling) to the south, orth and west, with east.			
Planning Histor	у		(\mathbf{Y})		
© Crown copyright ar solely to enable you t copy, sub-licence, dis	nd database r to respond to, stribute or sel	, or interact with, the organi I any of this data to third pa	sation that pro		
Site promotors Suitability	proposed	use	C3 - Resi	dentia	
Environme	ntal	E		[
Constrair	nts	Historical Const		Policy Constraints Cor	1
SPA	GREEN	Conservation Area Historic	GREEN	Protected Open Space Mineral Safeguarding	GREEN
SAC	GREEN	Park/Garden	GREEN	Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessme		The site	is deemed	as deliverable/developable	
Availability (lega	al/owners	hip issues)		The site is not owned by the promoter however they do	

	consent by the landowners and have indicated that the site is immediately available for development.						
Achievability (e cost factors; de	ctors;	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				188			
Potential Densit type)	lopment		dens	ation within the sity of 30 dph was yield of 188			
Phasing	0 – 5 Years	188	6 – 1	0 Years	0	10 – 15 Years	0



Site Ref	A	ddress		Parish/Settlement	Site Area	
SWA01	Hill Poun Mushroo Mislingfo	m Farm,	Swanmore 0.04			
Site Descrip			11 12		<u> </u>	
outside the Swanmore. agriculture. the north,	settlemen It is curre There is agi east an	the countryside it boundary of ntly in use for ricultural land to d south and t to the west.	1000			
Planning Hi	story		1/			
No relevant last 5 years.	planning his	story within the	rithin the			
			F			
solely to enable	you to respor		, the organisatio	2021 OS 100019531. You are permitted to n that provided you with the data. You are in any form.		
solely to enable	e you to respor ce, distribute c	nd to, or interact with or sell any of this data	, the organisatio	n that provided you with the data. You are in any form.		
solely to enable copy, sub-licent	e you to respor ce, distribute c	nd to, or interact with or sell any of this data	, the organisatio a to third parties	n that provided you with the data. You are in any form.		
solely to enable copy, sub-licent Site promot	e you to respor ce, distribute c cors propos	nd to, or interact with or sell any of this data	, the organisatio a to third parties C3 - Resid	n that provided you with the data. You are in any form.	not permitted to	
solely to enable copy, sub-licent Site promot Suitability Environn	e you to respor ce, distribute c cors propos	nd to, or interact with or sell any of this data sed use	, the organisatio a to third parties C3 - Resid	n that provided you with the data. You are in any form. ential	not permitted to	
solely to enable copy, sub-licent Site promot Suitability Environn Constr	e you to respor ce, distribute c cors proposi nental aints	Historical Co Conservation Area Historic	, the organisatio a to third parties C3 - Resid	n that provided you with the data. You are in any form. ential Policy Constraints Cont	not permitted to	
solely to enable copy, sub-licent Site promot Suitability Environn Constr SPA	nental GREEN	nd to, or interact with or sell any of this data sed use Historical Co Conservation Area	, the organisatio a to third parties C3 - Resid	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space	inued GREEN	
solely to enable copy, sub-licent Suitability Environn Constr SPA SAC	nental GREEN GREEN	Historical Co Conservation Area Historic Park/Garden Scheduled Ancient	, the organisatio a to third parties C3 - Resid Onstraints GREEN GREEN	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space Mineral Safeguarding Area	inued GREEN AMBER GREEN	
solely to enable copy, sub-licent Suitability Environm Constr SPA SAC Ramsar	report to resport ce, distribute c cors proposition inental aints GREEN GREEN GREEN	A to, or interact with or sell any of this data sed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic	, the organisatio a to third parties C3 - Resid Onstraints GREEN GREEN GREEN	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	inued GREEN AMBER GREEN	
solely to enable copy, sub-licent Suitability Environn Constr SPA SAC Ramsar SSSI	inental aints GREEN GREEN GREEN GREEN	Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	, the organisatio a to third parties C3 - Resid Onstraints GREEN GREEN GREEN GREEN GREEN	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constraint	inued GREEN AMBER GREEN S GREEN	
solely to enable copy, sub-licent Suitability Environn Constr SPA SAC Ramsar SSSI SINC	inental aints GREEN GREEN GREEN GREEN GREEN	ed to, or interact with or sell any of this data sed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	, the organisatio a to third parties C3 - Resid Onstraints GREEN GREEN GREEN GREEN GREEN	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constraint Flood Zone 2 and 3	inued GREEN AMBER GREEN S GREEN	
solely to enable copy, sub-licent Suitability Environn Constr SPA SAC SAC Ramsar SSSI SINC LNR	you to respor ce, distribute c cors proposition inental aints GREEN GREEN GREEN GREEN GREEN	A to, or interact with or sell any of this data sed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Con Countryside	, the organisatio a to third parties C3 - Resid Onstraints GREEN GREEN GREEN GREEN GREEN Straints	n that provided you with the data. You are in any form. ential Policy Constraints Cont Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constraint Flood Zone 2 and 3 Other Consideration	inued GREEN AMBER GREEN S GREEN	

Initial higl assessr			The site is deemed as deliverable/developable .						
Availability (legal/own	ership iss	The site is promoted by the sole landowne who has indicated that the site is immediately available for development.				ner		
Achievability factors; cost					The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacit	у				1				
Potential Density and Yield (including development type)				ing	Given the sites location in the countryside a density of 30dph has been applied giving a yield of 1 dwelling.				
Phasing	0 – 5	Years	1	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	4	Address		Parish/Settlement	Site Area
SWA03		he r/o Fullegar , Vicarage Lane		Swanmore	0.192 ha
Site Descript	ion				//
the south of th for agriculture Lane, adjoins	e District. 7 e. It fronts agricultur and east	more, located to This site is in use onto Vicarage ral land to the with residential	/	SWAD3	
Planning His	tory				
No relevant pl last 5 years.					
solely to enable y copy, sub-licence	ou to respond , distribute or	I to, or interact with, th sell any of this data to	e organisatio third parties	-	
Site promoto	rs propose	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Co	ontinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high		The	e site is de	emed as deliverable/developabl	e.
Availability (legal/ownership issues)			,	The site is promoted by the so who has indicated that the sit immediately available for devo	e is

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 6								
Potential Density and Yield (including development type)) dph v	ion within the Countrysic was applied providing a	de		
Phasing	0 – 5 Years	6	6 – 10 Years					

Site Ref		Address	I	Parish/Settlement	Site Area
SWA04	Land sou	th of Forest Road		Swanmore	4.084 ha
south of the Dis agriculture. It from	strict. This nts onto F o the south	nore, located to the site is in use for orest Road, adjoins n, west and east with orth.			THE D
Planning History	1				1
solely to enable you to	d database rig	ghts. Winchester City Coun	ation that pro	100019531. You are permitted to us vided you with the data. You are no	
Site promotors p		· ·	C3 - Res		
Suitability					
Environme Constrain		Historical Const	traints	Policy Constraints Co	ntinued
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 Constrai	ints
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high I assessme		The site i	s deemed	as deliverable/developable .	
Availability (lega		ip issues)	1	The site is promoted by th landowner who has indica the site is immediately ava development.	ted that

Achievability (ec cost factors; del	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	Site Capacity				74		
Potential Density type)	Potential Density and Yield (including development				a der	cation within the hsity of 30 dph was a yield of 74	
Phasing	0 – 5 Years	74	6 – 1	0 Years	0	10 – 15 Years	0

Site Def				Derich/Cattlement	Site Aree	
SWA05	Land bet	Address ween Forest d Ludwells Lane		Parish/Settlement Swanmore	Site Area 9.790 ha	
Site Descrip			1	La contraction		
The site is located to th site is in use Forest Road agricultural la	north of e south of for agricult and Ludwe nd to the ne	Waltham Chase, the District. This sure. It fronts onto ells Lane, adjoins orth and west with o the south and		FISS C		
Planning His	story			54402	A	
© Crown copyrig solely to enable	ht and databa	d to, or interact with, th	e organisatio	2021 OS 100019531. You are permitted t in that provided you with the data. You ar		
Site promote		r sell any of this data to	C3 - Residential			
Suitability			00 - 1(03			
	antal					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued	
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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR GREEN Policy Const			raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
				•	•	

Initial high level as deliverable/developable . 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				147			
	Potential Density and Yield (including development type)			ity of 30 dph 147 dwelling	tion within the Country was applied providing gs. The site promoter h employment on the si al.	a as	
Phasing	0 – 5 Years	147	6 – 10 Year	s 0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area		
SWA06	Land adja Farm, Th	acent Belmont le Lakes		Swanmore	1.722 ha		
Site Descri			J.	1" PT LEMER 8X	JHY		
The site is south of Swanmore, located to the south of the District. This site is currently vacant. It fronts onto The Lakes, adjoins agricultural land to the south with residential dwellings to the north, west and east. The site adjoins the LPP2 allocation SW1 which is currently under constrction.							
Planning H	Planning History				Sh -		
No relevant planning history within the last 5 years.			ster City Cour th, the organis				
Site promo		•	C3 - Residential				
Suitability							
Environ		Historical Co	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR GREEN Policy Cons			straints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement	AMBER	Accessibility	AMBER		

Environn Constra		Historical Co	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	straints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment			a SINC. T	h scored Red due to a majority of th herefore the site will be eliminated essment in the SHELAA 2021.			

Availability	(legal/ownership	issu	es)				
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 39							
Potential Density and Yield (including development type)			ding	density of 30 dpł 39 dwellings. Th	n was e site	n within the Countryside applied providing a yield promoter has also indica the site as well as	of
Phasing	0 – 5 Years	39	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
SWA07	Land off Road, Mi	Bishops Wood slingford		Swanmore	13.353 ha
to the south of for agriculture.	th east of the District It fronts o ural land to	Swanmore, located . This site is in use nto Newmans Hill, the south, east and he north.	/		
Planning Histo No relevant pla years.		ry within the last 5		TANCI	
solely to enable you	u to respond t distribute or s	o, or interact with, the or ell any of this data to thir	ganisation tha		
Suitability	spropose		C3 - Res		
Environmo		Historical Cons	straints	Policy Constraints Co	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm		The si	te is deeme	ed as deliverable/developable	
Availability (le		ship issues)	1	The site is not owned by the however they do have the co the landowners and have ind the site is immediately availa development.	onsent of dicated that

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.			ity	
Site Capacity	Site Capacity				200			
	Potential Density and Yield (including development type)				dens	ation within the sity of 30 dph was yield of 200 dwelling:	s.	
Phasing	0 – 5 Years	200	6 - 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
SWA08		bining Alexandra Lower Chase Rd		Swanmore	0.381 ha	
Site Descript			/		$\langle \rangle \otimes \langle \rangle$	
The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins Alexandra Cottage (residential dwelling) to the south, agricultural land to the west and Millstone Cottage (residential dwelling) to the north.			7			
Planning His	tory		\sim	SWADE		
An application (16/02527/FUL) for the erection of 2 no. two bedroom semi- detached houses, 2 no. three bedroom semi-detached houses and 2 no. four bedroom detached houses, new accesses, garaging and parking was refused on 16 January 2017.			organisation	that provided you with the data. You are		
Site promoto	ors propose	ed use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR GREEN Countryside (MTRA4)		AMBER	Archaeology	GREEN		
Ancient Woodland	cient GREEN Settlement Gap		AMBER	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The			site is deemed as deliverable/developable .			

Availability (legal/ownership issues)The site is deemed as deliverable/developable .Image: 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 immed development		v available for		
Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			11	11			
Potential Density and Yield (including development type)				densi	tion within the ity of 30 dph was applie 11 dwellings.	əd	
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
SWA09a	South of Swanmo	The Lakes, re		Swanmore	14.471 ha
Site Descrip	otion		1	Ante au	
The site is to the south of Swanmore and is in agricultural use. The surrounding area comprises residential, commercial and agricultural land uses.					
Planning Hi	story		AR	the fine of the	
No relevant last 5 years.	planning hi	story within the			
solely to enable	you to respo		the organisati	2021 OS 100019531. You are permit ion that provided you with the data. Yo s in any form.	
Site promot	ors propo	sed use	C3 - Res	idential	
Suitability					
Environr Constra		Historical Con	Constraints Policy Constraints Continue		
		Conservation			

Constr	aints	Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		Th	e site is de	emed as deliverable/developable			
Availability	(legal/owr	nership 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 Capacit			217				
Potential Density and Yield (including development type)				h was	on within the Countryside s applied providing a yiel		
Phasing	0 – 5 Years	217	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area		
SWA09b	Land sou Lakes, S	ith of The wanmore		Swanmore	14 ha		
The site is and is ir surrounding residential,	Site Description The site is to the south of Swanmore and is in agricultural use. The surrounding area comprises residential, commercial and agricultural land uses.						
Planning H	Planning History		1		Contraction (Martinetor)		
No relevant planning history within the last 5 years.		h, the organisa	ation that provided you with the data. You	d to use this data are not permitted to			
Site promo		or sell any of this da	Mixed Us	-			
Suitability							
Environ		Historical Co	nstraints	nstraints Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
	GREEN	Policy Cons	straints	Other Consideration	ons		
LNR		Countryside	AMBER	Archaeology	GREEN		
LNR NNR	GREEN	(MTRÁ4)					
	GREEN GREEN		AMBER	Accessibility	AMBER		
NNR Ancient		(MTRA4) Settlement	AMBER GREEN	Accessibility Landscape	AMBER AMBER		
NNR Ancient Woodland	GREEN GREEN gh level	(MTRA4) Settlement Gap (CP18) AQMA	GREEN	-	AMBER		

				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 Capac	ity			210				
Potential Density and Yield (including development type)					n within the Countryside applied providing a yield			
Phasing	0 – 5 Years	210	6 -	10 Years 0 10 – 15 Years				

Site Ref		Address		Parish/Settlement	Site Area
SWA10	Land at S	Swanmore Road		Swanmore	8.458 ha
Site Descrip	tion				
the south of for agricultur Road, adjoin	The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins residential dwellings to the north and east, agricultural land to the west and south.				
Planning His	story			yfar V	An imperie Martine
5 years. © Crown copyrig solely to enable	ght and databa you to respond		organisation	21 OS 100019531. You are permitted that provided you with the data. You are any form.	
Site promote	ors propos	ed use	C3 - Res	idential	
Suitability					
Environn Constra		Historical Con	straints	Policy Constraints Co	ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial hig assess		The	site is deer	ned as deliverable/developable	9.
		rship issues)		The site is not owned by the however they do have the co landowners and have indicat	nsent of the

	site is immediately available for development.								
Achievability factors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	Site Capacity					127			
Potential Density and Yield (including development type)				Given the sites Countryside a o providing a yiel	densi	ty of 30 dph was appli	ed		
Phasing	0 – 5 Years	127	6 -	10 Years 0 10 – 15 Years			0		

SWA11 Greenfields Lodge, Church Road Swanmore 0.194 ha Site Description . . The site is in the countryside. It is bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden. Image: Comparison of the site is currently in use for residential garden. Planning History Swa11 Swa11 18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed on 17 May 2019. Swa11	Site Ref	Address	Parish/Settlement	Site Area
The site is in the countryside. It is bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden. Planning History 18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed	SWA11		Swanmore	0.194 ha
bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden. Planning History 18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed	Site Descri	ption		
18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed	bounded to Primary developmer a pony pa access to t Cottage and	the west by Swanmore School, residential to the east and south and ddock to the north. The he site is between Welsh the Hall. The site is		
18/01597/FUL erection of four dwellings which was refused on 05 September 2018. The applicant lodged an appeal which was dismissed	Planning History			
	dwellings v September lodged an a	hich was refused on 05 2018. The applicant ppeal which was dismissed	SWA11	

© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environ Const		Historical Co	nstraints	s	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Ν	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Ν	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN		Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields			Physical Constraints				
SINC	GREEN	Listed Building	GREEN		Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	straints		Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBEF	R	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	N	Accessibility	GREEN			
TPO	GREEN	AQMA	GREEN	Ν	Landscape	GREEN			
Initial hi assess	-	Т	he site is	s d	deemed as deliverable/developable .				
Availability	(legal/own	ership issues)		The site is promoted by the sole 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.				
Site Capaci	ity			6				
Potential Density and Yield (including development type)					on within the Countryside applied providing a yield			
Phasing	0 – 5 Years	6	6 –	6 – 10 Years		10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
SWA12		re Garden Gravel Hill		Swanmore	0.813 ha		
Site Descript				L	Z		
residential pro	operties to th ountryside t site is off G	ryside. There are ne north, west and to the west. The ravel Hill. The site thursery.	_				
Planning His	story		11	SWAID 1	321/		
five years.	ht and databas			21 OS 100019531. You are permitted that provided you with the data. You a			
copy, sub-licence	e, distribute or	sell any of this data to t	hird parties in	any form.			
Site promoto	ors propose	ed use	C3 - Residential				
Suitability							
Environr Constra		Historical Con	straints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerat	ions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assess		The	site is deel	med as deliverable/developable	э.		
		rship issues)		The site is promoted by the s landowner who has indicated is immediately available for c	that the site		

	(economic viability; actors; delivery fac	The promoters of the site have not specified any issues regarding the viability in developing the site.	
Site Capacity		22	
Potential Den development	sity and Yield (inclu 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

Site Ref		Address		Parish/Settlement	Site Area	
SWA13	Hopeland Swanmo	ds, New Road, re		Swanmore	0.359 ha	
Site Description	า			steff actions		
onto New Road north, east and residential prop Road and Brick	. The site south by t perties fro cyard Roa	ide. The access is is bounded to the he rear gardens of nting onto Forest d. To the west is urrently in use for	\geq	SWA13		
Planning Histor	v		X		1 111	
There is no plan years.	ning histor	y within the last five				
solely to enable you	to respond to		anisation tha	OS 100019531. You are permitted to at provided you with the data. You are by form.		
Site promotors	proposed	use	C3 - Re	sidential		
Suitability						
Environme Constrair		Historical Cons	straints	Policy Constraints Co	ntinued	
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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessme		The sit	e is deem	ed as deliverable/developable		
Availability (leg	al/owners	hip issues)		The site is promoted by the landowner who has indicate site is immediately available development.	ed that the	

Achievability (e cost factors; de	conomic viability; ma livery factors)	spe	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		11	11				
	Potential Density and Yield (including development type)					ation within the sity of 30 dph was yield of 11 dwellings	s.
Phasing	0 – 5 Years	11	6 – 10 Ye	ears	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
SWA14	Land at F Farm, Sw	łamble Brook /anmore		Swanmore	8.562 ha	
residential de (Orchardlea), s Hill to the wes south and eas	n hin the co evelopment cattered d t and agri t. The site Bishop's W	untryside. There is to the north wellings on Gravel cultural land to the has frontages to lood Road. The site				
Planning History There is no planning history within the last five years.						
© 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. Site promotors 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	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constru	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level The site			e 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 (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		128					
	Potential Density and Yield (including development type)					ation within the sity of 30 dph was a yield of 128 dwelling	gs.
Phasing	0 – 5 Years	128	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address	Parish/Settlement Site				
SWA15	Land Sou Waltham	ith of Forest Road, Chase		Swanmore	3.275 ha		
Site Description	ו		E		el.		
is currently with houses to the n Forest Road and	in the cour orth on th countrysic	Valtham Chase and htryside. There are e opposite side of le to the west, south urrently in use for					
Planning Histor	у		H		/		
There is no plani years.	ning histor	y within the last five		SWATE	4		
solely to enable you	to respond to						
Site promotors	proposed	use	C3 - Res	sidential			
Suitability							
Environme Constrair		Historical Cons	traints	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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessme		The site	e is deeme	ed as deliverable/developable			
Availability (leg	al/owners	hip issues)		The site is not owned by the however they do have the c the landowners and have in that the site is immediately for development.	onsent of dicated		

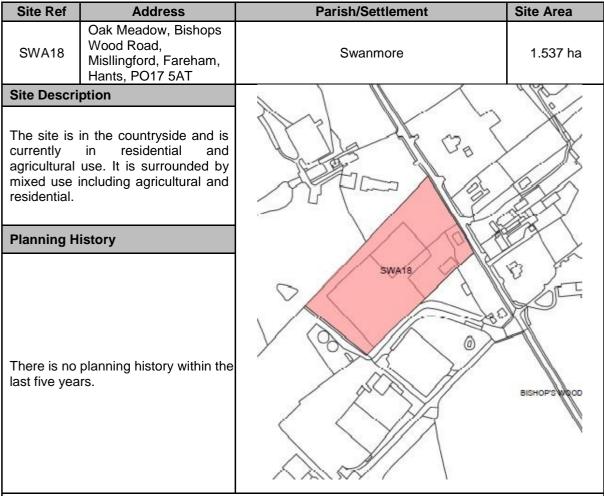
Achievability (e cost factors; de	conomic viability; ma livery factors)	specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		64	64			
Potential Densi development ty	ty and Yield (includin pe)	Countryside	a den	ation within the sity of 30 dph was a yield of 64 dwellings	s.	
Phasing	0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0

Site Ref	l l	Address		Parish/Settlement	Site Area			
SWA16		arm, Forest ditch Farm, oad		Swanmore	6.548 ha			
Site Descrip	otion		La la		4SV			
Chase and countryside. north on the Road and co	is curre There are e opposite untryside t	ast of Waltham intly within the e houses to the e side of Forest o the west, south irrently in use for	×		The of th			
Planning Hi	story		/					
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Wincheste solely to enable you to respond to, or interact with,			the organisat					
Site promot			C3 - Res	-				
Suitability	<u> </u>		1					
Environm Constra		Historical Cor	straints 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 Constrain	its			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN AQMA			GREEN Landscape AMBER				
Initial hig assess		Th	e site is de	emed as deliverable/developable				

Availability	ssues	3)	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 Capaci	ty			108				
	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 108 dwellings.			
Phasing	0 – 5 Years	108	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	Α	ddress			Parish/Settlement	Site Area		
SWA17	Land at V	Vhite Cottage, nase Road,			Swanmore	5.12 ha		
Site Descri	ption		\mathcal{M}		- Y /			
currently in a business site, agricult	agricultura park to th tural land to the east c	ntryside and is I use. There is ne west of the o the north and on the opposite	-			biencube		
Planning H	Planning History							
There is no planning history within the last five years.					til 2021 OS 100019531. You are permitted	to use this data		
	nce, distribute	or sell any of this d	ith, the organisation that provided you with the data. You are not permitted to ata to third parties in any form. Mixed Use					
Suitability								
Environn	nental				Delieus Cometrainte Cou	- 4:		
Constr	aints	Historical Co	onstraint	S	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREE	N	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREE	N	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREE	N	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREE	N	Physical Constrain	nts		
SINC	GREEN	Listed Building	GREE	N	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Con	straints		Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBE	R	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBE	R	Accessibility	GREEN		
TPO	GREEN	AQMA	GREE	N	Landscape	AMBER		
Initial hig assess		-	The site is deemed as deliverable/developable .					
		nership issues)	The site is not owned by the promoter however they do have the consent of the landowners				

				and have indica available for dev		nat the site is immediate ment.	ly	
	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			92					
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 92 dwellings. The promoter has indicated the site could be developed for mixed use, proving up to 1500-2000 sqm of employment floorspace.					
Phasing	0 – 5 Years	92	6 -	10 Years	0	10 – 15 Years	0	



© 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.

Site promotors proposed use

C3 - Residential

Environn Constr		Historical Co	onstraints	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	GREEN		
LNR	GREEN	Policy Con	straints	Other Consideratio	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		

Initial hig assess		The site is deemed as deliverable/developable .						
Availability (legal/ownership issues)				ies)	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 Capac	ity				35			
	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 35 dwellings.				
Phasing	0 – 5 Y	ears	35	6 – 10 Years		0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area				
SWA19	Oakfields Stables, Forest Road, Swanmore, SO32 2PL	Swanmore	2.428 ha				
Site Descri	otion						
currently in	in the countryside and is equestrian use. It is by mixed use including equestrian and						
Planning Hi	story	E HP T					
There is no last five yea	planning history within the rs.	SWA19					
© 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.							

Site promotors proposed use

Mixed Use

Environm Constra		Historical Co	nstraints	Policy Constraints Con	tinued		
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	GREEN		
LNR	GREEN	Policy Cons	straints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The site is deemed as deliverable/developable .					

Availability (legal/ownership issues)				The site is owned by the promoter 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 Capacit	ty			47			
	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 47 dwellings.			
Phasing	0 – 5 Years	47	6 -	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
SWA20	Land at H Swanmo	loe Road, re		Swanmore 5.78			
agricultural use.	n countrysic There are	de and is currently in residential dwellings al land to the other	T.				
Planning Histor	у			$k \neq 0$	111		
There is no plan years.	ning histor	y within the last five	TO STA				
solely to enable you copy, sub-licence, di	to respond to stribute or se	, or interact with, the organ II any of this data to third p	hisation that arties in any				
Site promotors	proposed	use	C3 - Re	sidential			
Suitability							
Environme Constrair		Historical Const	traints	Policy Constraints Co	ontinued		
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 Constra	ints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerat	ions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessme		The site	is deeme	d as deliverable/developable			
Availability (leg	al/owners	hip issues)					
Achievability (e cost factors; de		viability; market fact tors)	ors;				
Site Capacity				104			
Potential Densi type)	ty and Yie	ld (including develo	pment	Given the sites location with Countryside a density of 30			

applied providing a yield of 104 dwellings.					a yield of 104	
Phasing	0 – 5 Years	104 6 – 10 Years 0 10 – 15 Years				

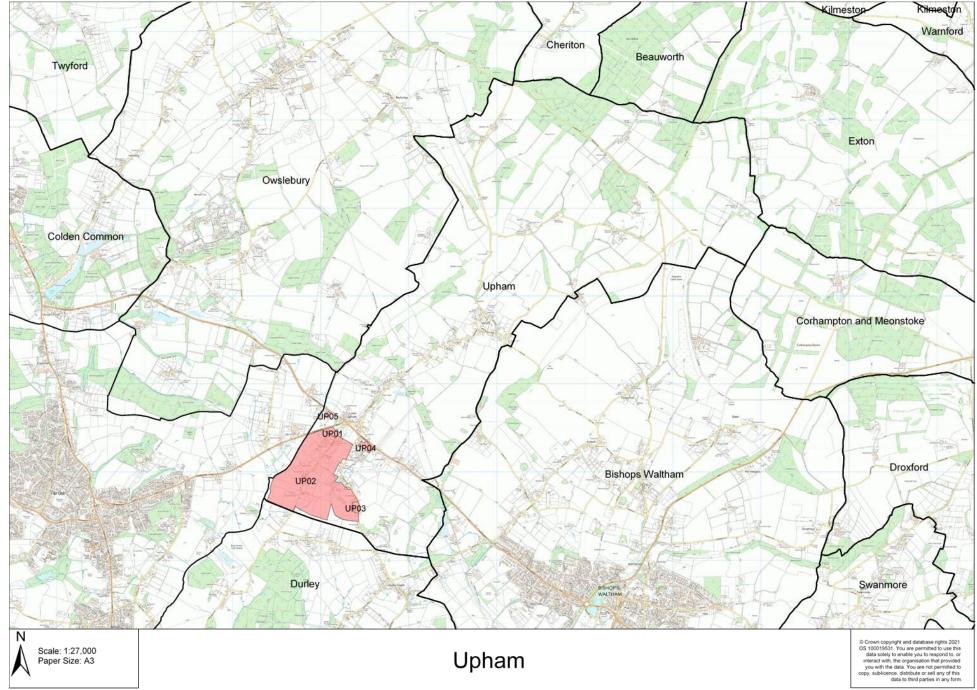
Site Ref	A	ddress		Parish/Settlement	Site Area			
SWA21	The Lake	es, Swanmore		Swanmore 1.77 ha				
Site Description The site is in the countryside and is currently in agricultural use. It has residential development to the north and eastern boundaries, agricultural land to the west and mixed use agricultural and residential to the south.								
Planning H	istory			SWA21	The starts			
Planning History There is no planning history within the last five years.		A T F						
solely to enabl copy, sub-licer	e you to responce, distribute	ond to, or interact wi or sell any of this d	ith, the organi ata to third pa	-				
Site promo	tors propo	osed use	C3 - Res	Idential				
Suitability								
Environn Constr		Historical Co	nstraints	Policy Constraints Con	tinued			
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 Constrain	ts			
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Cons	straints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland				Accessibility	AMBER			
TPO	TPO GREEN AQMA			Landscape	GREEN			
Initial high level The site ha			/ a SINC. T	n scored Red due to a majority of th Therefore the site will be eliminated essment in the SHELAA 2021.				

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 Capac	ity			40				
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 40 dwellings.					
Phasing	0 – 5 Years	40	6 -	10 Years	0	10 – 15 Years	0	

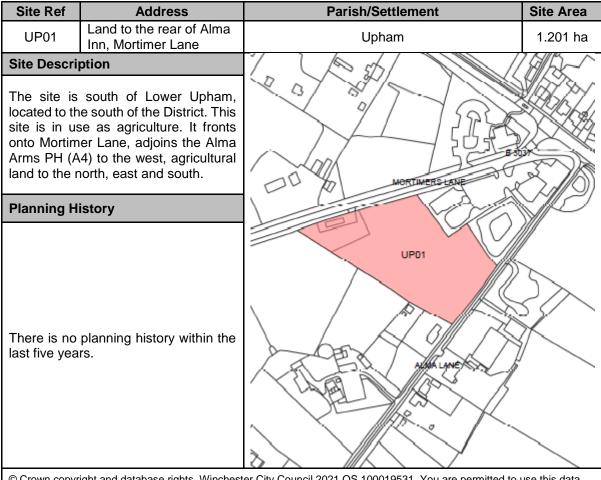
Site Description Superstant of the site is under construction, part has glanning permission and the rest of the site does not have planning permission. SW1The Lakes Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission. SW1The Lakes SW1The Lakes 15/01693/FUL – 91 dwellings - permitted 18/01598/OUT – outline for 27 dwellings - method dimissed at appeal SW1The Lakes SW1The Lakes 02/00970/FUL – 32 dwellings - Refused, dimissed at appeal Residential and Open Space SW1The data bis data third parties in any form. Site promotors proposed use Residential and Open Space Suitability Environmental Constraints Historical Constraints Policy Constraints Continued Area SAC GREEN Area GREEN Mineral Safeguarding Area GREEN SSSI GREEN Ancient Monument GREEN Flood Zone 2 and 3 AMBER Likred Setterent GREEN Countryside GREEN Area Area SINC AMBER Likred GREEN Areaeology GREEN SINC AMBER Likred GREEN Areaeology	Site Ref	Ad	dress	P	arish/Settlement	Site Area
The Lakes extends between New Road and Hillpound. Current Use: The site was previously used as agricultural purposes and is partially built Planning History Part of the site is under construction, part has blanning permission and the rest of the site does not have planning permission. 15/01603/FUL – 91 dwellings - permitted 18/01598/OUT – outline for 27 dwellings withdrawn 19/02421/FUL – 60 dwellings and four flats – permitted 20/00970/FUL – 32 dwellings – Refused. dimissed at appeal © Crown copyright and database rights. Winchester City Cournel 2021 OS 100019531. You are permitted to copy, sub iterace, distribute or sell any of this data to third parties in any form. Site promotors proposed use Suitability Environmental Constraints Historical Constraints Policy Constraints Continued SPA GREEN Ancient GREEN Mineral Safeguarding GREEN SAC GREEN Platforia SCheduled Ramsar GREEN Ancient GREEN Waste Consultation Zone GREEN SINC AMBER Listed SINC AMBER Countryside Ancient GREEN ANA Ancient GREEN ANA Ancient GREEN ANA ANE Ancient Countryside ANE Ancient Countryside SINC AMBER Listed SINC AMBER Listed SINC AMBER Countryside SINC AMBER Accessibility AMBER Ancient Countryside SINC AMBER Accessibility AMBER	SWA21b	The Lakes			Swanmore	10ha
The Lakes extends between New Road and Hillpound. Current Use: The site was previously used as agricultural purposes and is partially built Planning History Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission. 15/01693/FUL – 91 dwellings - permitted 18/01598/OUT - outline for 27 dwellings withdrawn 19/02421/FUL – 60 dwellings and four flats - permitted 20/0097/FUL – 32 dwellings - Refused, dimissed at appeal Conven copyright and database rights. Winchester CP2/COLUCI 2021 OS 100019631. You are not permitted to use this data sole and the rest of the site is any of this data to third porties in any form. Site promotors proposed use Environmental Constraints Historical Constraints Policy Constraints Continued SAC GREEN Historical GREEN Reservation SAC GREEN Historical GREEN Protected Open Space AMBE SAC GREEN Historical GREEN Mineral Safeguarding GREE Saltability Sinc AMBER Listed SINC AMBER Listed S	Site Description	1		Cart Cart		R XXX
agricultural purposes and is partially built Planning History Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission. 15/01693/FUL – 91 dwellings - permitted 18/01598/OUT – outline for 27 dwellings - permitted 18/01598/OUT – outline for 27 dwellings - permitted 20/00970/FUL – 32 dwellings – Refused, dimissed at appeal		nds between	New Road and		Swammer Synne Barner All States	
Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission. 15/01693/FUL – 91 dwellings - permitted 18/01598/OUT – outline for 27 dwellings - withdrawm 19/02421/FUL – 60 dwellings and four flats – permitted 20/00970/FUL – 32 dwellings – Refused, dimissed at appeal © Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data sole 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 promotors proposed use Residential and Open Space Suitability Environmental Constraints <u>Historical Constraints</u> <u>Policy Constraints Continued</u> SPA <u>GREEN</u> Area <u>Area</u> <u>Area</u> <u>GREEN</u> Mineral Safeguarding <u>Area</u> Scheduled Ancient <u>Battlefields</u> GREEN <u>Mineral Safeguarding</u> <u>GREER</u> Sissi <u>GREEN</u> Historic <u>Battlefields</u> <u>GREEN</u> Flood Zone 2 and 3 <u>AMBE</u> LINR <u>GREEN</u> <u>Policy Constraints</u> <u>Other Considerations</u> NNR <u>GREEN</u> <u>Constraints</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Area</u> <u>Constraints</u> <u>Other Considerations</u> NNR <u>GREEN</u> <u>Ancient</u> <u>GREEN</u> Archaeology <u>GREER</u> NIRR <u>GREEN</u> <u>AQMA</u> <u>GREEN</u> <u>Ancaeology</u> <u>GREER</u> Initial high level assessment Availability (legal/ownership issues)						
Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission. 15/01693/FUL – 91 dwellings - permitted 18/01593/OUT – outline for 27 dwellings - permitted 20/09970/FUL – 60 dwellings and four flats – permitted 20/09970/FUL – 32 dwellings – Refused, dimissed at appeal © Crown copyright and database rights. Winchester City Council 2021 OS 100019631. You are permitted to use this data sole 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 promotors proposed use Suitability Environmental Constraints Historical Constraints Policy Constraints Continued SPA GREEN Area SAC GREEN Historic SAC GREEN Historic SAC GREEN Historic SAC GREEN Historic SAC GREEN Historic SSSI GREEN Historic SSSI GREEN Historic Statiefields GREEN Flood Zone 2 and 3 AMBE SINC AMBER Listerd SINC AMBER Listerd SINC AMBER Listerd SINC AMBER Listerd SINC AMBER Listerd SINC AMBER Listerd SINC AMBER Listerd SAR GREEN Constraints Constraints Other Considerations NNR GREEN Constryice NNR GREEN ADDICY Constraints Other Considerations NNR GREEN ADDICY Constraints Additional GREEN Archaeology GREEN Ancient Ancient Gap (CP18) AMBER Accessibility AMBE TPO GREEN ADMA GREEN Landscape GREEN Natability (legal/ownership issues)	Planning Histor	у		SW	1 The Lakes	
Suitability Historical Constraints Policy Constraints Continued SPA GREEN Conservation Area GREEN Protected Open Space AMBE SAC GREEN Historic Park/Garden GREEN Mineral Safeguarding Area GREER Ramsar GREEN Historic Park/Garden GREEN Mineral Safeguarding Area GREER SSSI GREEN Historic Battlefields GREEN Waste Consultation Zone GREER SINC AMBER Listed Building GREEN Flood Zone 2 and 3 AMBER LNR GREEN Countryside (MTRA4) GREEN Archaeology GREER NNR GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREER Initial high level assessment Availability (legal/ownership issues) AMBER Landscape GREER	planning permiss does not have pla 15/01693/FUL – 18/01598/OUT – withdrawn 19/02421/FUL – permitted 20/00970/FUL – dimissed at appe	sion and the anning permiss 91 dwellings - outline for 60 dwellings - 32 dwelling al	rest of the site sion. 27 dwellings - and four flats – gs – Refused, . Winchester City Cou	Incil 2021 OS 100 at provided you v	D019531. You are permitted to use th	his data solely to
Environmental ConstraintsHistorical ConstraintsPolicy Constraints ContinuedSPAGREENConservation AreaGREENProtected Open SpaceAMBESACGREENHistoric Park/GardenGREENMineral Safeguarding AreaGREENRamsarGREENScheduled Ancient MonumentGREENWaste Consultation ZoneGREENSSSIGREENHistoric Park/GardenGREENGREENWaste Consultation ZoneGREENSINCAMBERListed BattlefieldsGREENFlood Zone 2 and 3AMBELNRGREENCountryside (MTRA4)GREENArchaeologyGREENNNRGREENSettlement Gap (CP18)AMBERAccessibilityAMBETPOGREENAQMAGREENLandscapeGREENAvailability (lega/ownership issues)SUSSUSSUSSUS	Site promotors	proposed use		Residential	and Open Space	
SPA GREEN Conservation Area GREEN Protected Open Space AMBE SAC GREEN Historic Park/Garden GREEN Mineral Safeguarding Area GREEN GREEN Ramsar GREEN Scheduled Ancient Monument GREEN Mineral Safeguarding Area GREEN GREEN SSSI GREEN Scheduled Ancient Monument GREEN GREEN Waste Consultation Zone GREEN SINC AMBER Listed Building GREEN GREEN Flood Zone 2 and 3 AMBER LNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN GREEN NNR GREEN Settlement Gap (CP18) AMBER Accessibility AMBE TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment GREEN GREEN GREEN	Suitability					
SPA GREEN Area GREEN Protected Open Space AMBE SAC GREEN Historic Park/Garden GREEN GREEN Mineral Safeguarding Area GREEN Ramsar GREEN Scheduled Ancient Monument GREEN GREEN Waste Consultation Zone Monument GREEN SSSI GREEN Historic Battlefields GREEN GREEN Plotod Zone 2 and 3 AMBE SINC AMBER Listed Building GREEN GREEN Flood Zone 2 and 3 AMBE NNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN NNR GREEN Settlement Gap (CP18) AMBER Accessibility AMBE TPO GREEN AQMA GREEN Landscape GREEN Availability (legal/ownership issues)	Environmental	Constraints	Historical C	onstraints	Policy Constraints Co	ontinued
SAC GREEN Park/Garden GREEN Area GREEN Ramsar GREEN Scheduled Ancient GREEN Waste Consultation Zone GREEN SSSI GREEN Historic Battlefields GREEN GREEN Waste Consultation Zone GREEN SINC AMBER Historic Battlefields GREEN GREEN Flood Zone 2 and 3 AMBER LNR GREEN Policy Constraints Other Considerations AMBER NNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN Ancient Woodland GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Availability (legal/ownership issues) Setters Setters Landscape GREEN	SPA	GREEN	Area	GREEN		AMBER
RamsarGREENAncient MonumentGREENWaste Consultation ZoneGREENSSSIGREENHistoric BattlefieldsGREENPhysical ConstritutionAMBERSINCAMBERListed BuildingGREENFlood Zone 2 and 3AMBERLNRGREENPolicy ConstraintsOther ConsiderationAMBERNNRGREENCountryside (MTRA4)GREENArchaeologyGREENAncient WoodlandGREENSettlement Gap (CP18)AMBERAccessibilityAMBERInitial high Level assessmentGREENGREENLandscapeGREENAvailability (legs/ownership isvues)UUUUU	SAC	GREEN	Park/Garden	GREEN		GREEN
SSSI GREEN Battlefields GREEN Physical Constraints SINC AMBER Listed Building GREEN Flood Zone 2 and 3 AMBER LNR GREEN Policy Constraints Other Considerations NNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN Ancient Woodland GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment	Ramsar	GREEN	Ancient	GREEN	Waste Consultation Zone	GREEN
SINC AMBER Building GREEN Flood Zone 2 and 3 AMBER LNR GREEN GREEN Policy Constraints Other Considerations NNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN Ancient Woodland GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment Vertical Accessibility GREEN GREEN	SSSI	GREEN		GREEN	Physical Constra	aints
NNR GREEN Countryside (MTRA4) GREEN Archaeology GREEN Ancient Woodland GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment Availability (legi/ownership issues) E E	SINC	AMBER		GREEN	Flood Zone 2 and 3	AMBER
NNR GREEN (MTRA4) GREEN Archaeology GREEN Ancient Woodland GREEN Settlement Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment Availability (legal/ownership issues) Settlement Gap (CP18) GREEN AMBER Accessibility	LNR	GREEN	Policy Cor	nstraints	Other Considerat	tions
Woodland GREEN Gap (CP18) AMBER Accessibility AMBER TPO GREEN AQMA GREEN Landscape GREEN Initial high level assessment Availability (legal/ownership issues) Earth and a comparison of the comparison		GREEN	(MTRA4)	GREEN	Archaeology	GREEN
Initial high level assessment Availability (legal/ownership issues)		GREEN		AMBER	Accessibility	AMBER
Availability (legal/ownership issues)	ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
	Initial high	level assessm	nent			
		-				
Achievability (economic viability; market factors; cost factors; delivery factors)			lity; market fact	ors; cost		

factors; delivery factors)	
Site Capacity Page 880	140 (Local Plan says 100)
Potential Density and Yield (including development type)	
	•

Phasing	0 – 5 Years	6 – 10 Years	10 – 15 Years	



Page 882



© 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.

Site promotors proposed use

C3 - Residential

Environr Constra		Historical Co	nstraints	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	GREEN				
LNR	GREEN	Policy Cons	straints	Other Consideration	s				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER				
TPO	GREEN	AQMA	GREEN	Landscape	GREEN				
Initial hig assess		Tł	ne site is dee	med 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 Capac	ity			29			
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	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
UP02	Land at Alma Road, Upham	Upham	64.248 ha
Site Descrip	otion	at the firm of the	
located to bordering E This site cor including res fronts onto	south of Lower Upham, the south of the District astleigh Borough Council. mprises of numerous uses sidential and agriculture. It Alma Lane, adjoins both nd agriculture uses.		
Planning Hi	story		145
There is no last five year	planning history within the rs.		
solely to enable		er City Council 2021 OS 100019531. You are permitted t , the organisation that provided you with the data. You are a to third parties in any form.	
Site promot	ors proposed use	C3 - Residential	

Environr Constra		Historical Con	straints	Policy Constraints Con	tinued			
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	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideration	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO AMBER AQMA GREEN		GREEN	Landscape AMBER					
Initial hig assess		Tł	ne site is c	leemed as deliverable/developable				
Availability	Availability (legal/ownership issues)			The site is not owned by the pro- however they do have the conse				

				majority of the landowners and are confident the remaining landowners will be willing to develop the land. The Promoter has suggested the site is immediately available for develop				
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 Capaci	ty			964				
Potential Density and Yield (including development type)						n within the Countryside applied providing a yield		
Phasing	0 – 5 Years	482	6 –	10 Years	482	10 – 15 Years	0	

Site Ref	ŀ	Address		Parish/Settlement	Site Area
UP03		arm, Sciviers		Upham	0.815 ha
Site Description The site is south of Lower Upham, located to the south of the District. This site is in use as agriculture. It fronts onto Sciviers Lane, adjoins numerous agricultural uses.			A		
Planning History There is no planning history within the last five years.				SCIVERS ANE	
solely to enable copy, sub-licence	© Crown copyright and database rights. Winchester solely to enable you to respond to, or interact with, th copy, sub-licence, distribute or sell any of this data to			on that provided you with the data. You an in any form.	
Site promoto Suitability	ors propos	ed use	C3 - Res	idential	
Environn		Historical Con	straints	Policy Constraints Con	tinued
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 Constrain	its
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assessr		The	e site is de	emed as deliverable/developable	
Availability (legal/owne	ership issues)		The site is not owned by the pr however they do have the cons landowners and have indicated is immediately available for dev	ent of the that the site

	(economic viability factors; delivery fa			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	,		22	22				
Potential Density and Yield (including development type)				0 dph v	ion within the Countrysion was applied providing a .	de		
Phasing	0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area	
UP04	Land off Winchester Road, Lower Upham	Upham 1.14		
Site Descript	ion			
to the south currently in u onto Winche residential pro	th of Lower Upham, located of the District. This site is se as agriculture. It fronts ester Road, adjoins the operties to the west and ricultural land to the north	MICIESTER ROAD	/	
Planning Hist	tory	UP04		
Planning History There is no planning history within the last five years.				
solely to enable y		Sity Council 2021 OS 100019531. You are permitted to organisation that provided you with the data. You and third parties in any form.		
Site promoto	rs proposed use	C3 - Residential		

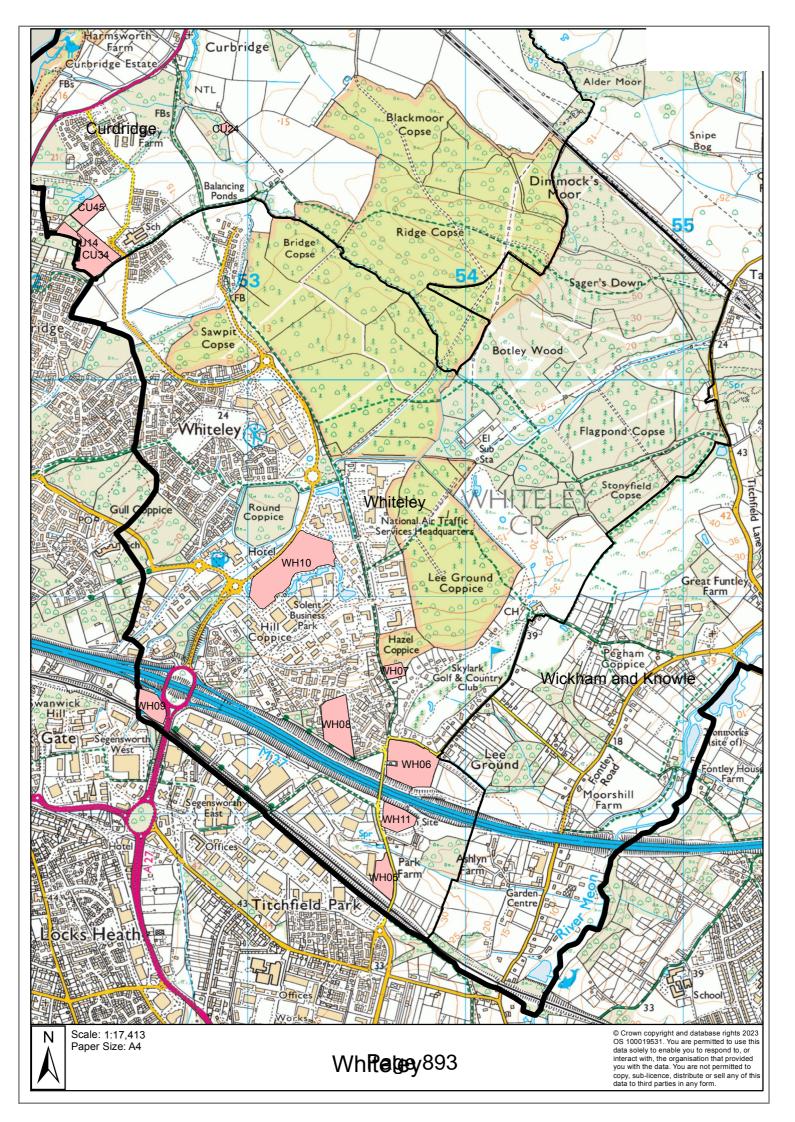
C.	uita	hi	lity
ວເ	IIIC	IDI	ΠLY

Environr Constra		Historical Con	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GREE				
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	GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	ons			
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 The site is a			site is de	eemed as deliverable/developable .				
Availability (legal/ownership issues)				The site is not owned by the p however they do have the con- landowners and have indicated	sent of the			

				site is immediately available for development.				
Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			27	27				
Potential Density and Yield (including development type)) dph v	ion within the Countrys was applied providing a			
Phasing	0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address	Parish/Settlement Site Area				
UP05		er Road, Upham, pton, Hampshire,		Upham	0.25 ha		
Site Descriptio	n		210		У		
forms a resident To the north ea opposite side boundaries ar	ial dwelling st is agricu of the roa e other dens and	side and currently and garden area. Iltural land on the ad. To the other dwellings with outbuildings with	L.				
Planning Histo	ry			UPOS			
No relevant planning history within the last five years.				at provided you with the data. You are			
Site promotors	proposed	luse	C3 - Res	idential			
Suitability							
Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued		
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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland				Accessibility	AMBER		
TPO GREEN AQMA			GREEN	Landscape	GREEN		
Initial high assessm		The s	ite is deem	ed as deliverable/developable			
Availability (leg		hip issues)	1	The site is not owned by the however they do have the co andowners and have indicat	nsent of the		

	site is immediately available for development.						
Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				8			
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 8 dwellings.				
Phasing 0 – 5 Years 8 6 –				10 Years 0 10 – 15 Years 0			0



Site Ref		Address		Parish/Settlement	Site Area
WH05	Titchfield Estate Pa	County Farms ark Farmhouse & dock, Whiteley		Whiteley	1.353 ha
Site Descriptio	n				
outside of White industrial estate east and the ma	eley settler to the wes ain railway hiteley Lan	in the countryside ment. There is an t, open land to the line to the south. e and the site is in e.	1J	Verificit	
Planning Histo	ry				
No planning history within the last five years. Orown copyright and database rights. Winchester City solely to enable you to respond to, or interact with, the original database rights.				t provided you with the data. You are n	
Site promotors	proposed	luse	C3 - Resid	dential	
Suitability					
Environme Constrai		Historical Con	straints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	1
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Const	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN

Initial high assessm			Th	e site is dee	med as deliverable/developable			
Availability (legal/ownership issues)				The site is promoted by the sole landowner who has indicated that the site is immediately available for development.				
Achievability (cost factors; d			arke	t factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity					32			
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 32 dwellings.				
Phasing	0 – 5	Years	32	6 – 1	10 Years	0	10 – 15 Years	0

Site Def		Address		Derich/Sottlement	Site Area
Site Ref		Address th of Lee Ground,		Parish/Settlement	Site Area
WH06 East of Whiteley Lane, Whiteley				Whiteley	3.940 ha
Site Description			100		11 17
countryside ou Whiteley. It is s uses to the wes east and the	itside of t urrounded at and north M27 to th	the M27 in the the settlement of by residential land a agriculture to the ne south. It is in ss is via Whiteley	e Harris		
Planning Histo	ory		1	webs	1
© Crown copyright solely to enable you	and database		rganisation th	OS 100019531. You are permitted to at provided you with the data. You are ny form.	
Site promotors	spropose	d use	C3 - Res	idential	
Suitability					
Environme		Historical Con	straints	Policy Constraints Co	ontinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Considerat	ions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient		Settlement Gan			1

Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The s	site is deer	ned as deliverable/developable	÷
Availability (legal/ownership issues)				The site is not owned by the however they do have the co andowners and have indicat	nsent of 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				77				
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 77 dwellings.				
Phasing	0 – 5 Years	77	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref	Δ	ddress		Parish/Settlement	Site Area				
WH07	Land adj	oining Lodge /hiteley Lane,		0.562 ha					
Site Descr	iption		-111						
currently in siting of a r with reside a dwelling	n use for nobile hom ntial opposi	ntryside and is open storage, e. It has a road ite to the west, and woodland SSSI)	WHITELAN	LANE	7				
solely to enable you to respond to, or interact wi									
			ith, the organis	Ster City Council 2021 OS 100019531. You are permitted to use this dat h, the organisation that provided you with the data. You are not permitted					
	copy, sub-licence, distribute or sell any of this d Site promotors proposed use			C3 - Residential					
Suitability									
Environmental Constraints Historical Co			onstraints	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	GREEN				
LNR	GREEN	Policy Con	straints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology GREEN					
Ancient		Settlement							

AMBER

GREEN

Accessibility

Landscape

The site is deemed as deliverable/developable

AMBER

GREEN

Settlement Gap (CP18)

AQMA

RED

RED

Ancient

Woodland TPO

Initial high level

assessment

Availability	(legal/ownership	issu	ies)	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 Capac	Site Capacity				15		
	Potential Density and Yield (including development type)					n within the Countryside a applied providing a yield	
Phasing	0 – 5 Years	15	6 – 10 Years 0 10 – 15 Years			0	

Site Ref	A	Address	Parish/Settlement Site				
CU14	Land of V	Vhiteley Lane C		Curdridge	1.101 ha		
Site Descript	I			5			
located to the site is current site is acces and surroun	e south of ly used as sible from ding uses vith the	rth of Whiteley, the District. The agriculture. The Whiteley Lane s comprise of North Whiteley					
Planning His	story		/	and S			
There is no pl last five years		tory within the					
solely to enable y	you to respon		he organisat	2021 OS 100019531. You are permitte on that provided you with the data. You s in any form.			
Site promoto	ors propos	ed use	C3 - Res	idential			
Suitability							
Environm Constra		Historical Con	estraints 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	N Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerat	tions		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessn		Th	ne site is d	eemed as deliverable/developa	ble		
		ership 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.				
		ic viability; mark elivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			age y	26			

Potential Der development	ludir	a density of 30	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	

Site Ref		Address		Parish/Settlement	Site Area		
CU24	Buckswo Lane, Cu	od Cottage, Ridge rbridge		Curdridge	0.253 ha		
Site Description							
countryside. The Lane. The site is	access to currently in ge. The site	e and surrounded by the site is off Ridge n use as residential e is also surrounded iteley (SH3).	//		~		
Planning History			layee		\swarrow		
	database rig	hts. Winchester City Coun		100019531. You are permitted to us			
copy, sub-licence, dist	ribute or sell a	any of this data to third part	ties in any fo		ot permitted to		
Site promotors p	roposea u	ISE	C3 - Re	sidential			
Suitability							
Environmen Constrain		Historical Const	traints	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 Constrai	nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constra	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high le assessme		The site	is deeme	d as deliverable/developable			
Availability (lega		p issues)		The site is not owned by the however they do have the co the landowners and have ind that the site is immediately a for development.	onsent by dicated		
Achievability (eco factors; delivery fa		bility; market factors Page S		The promoters of the site ha specified any issues regarding viability in developing the sit	ng the		

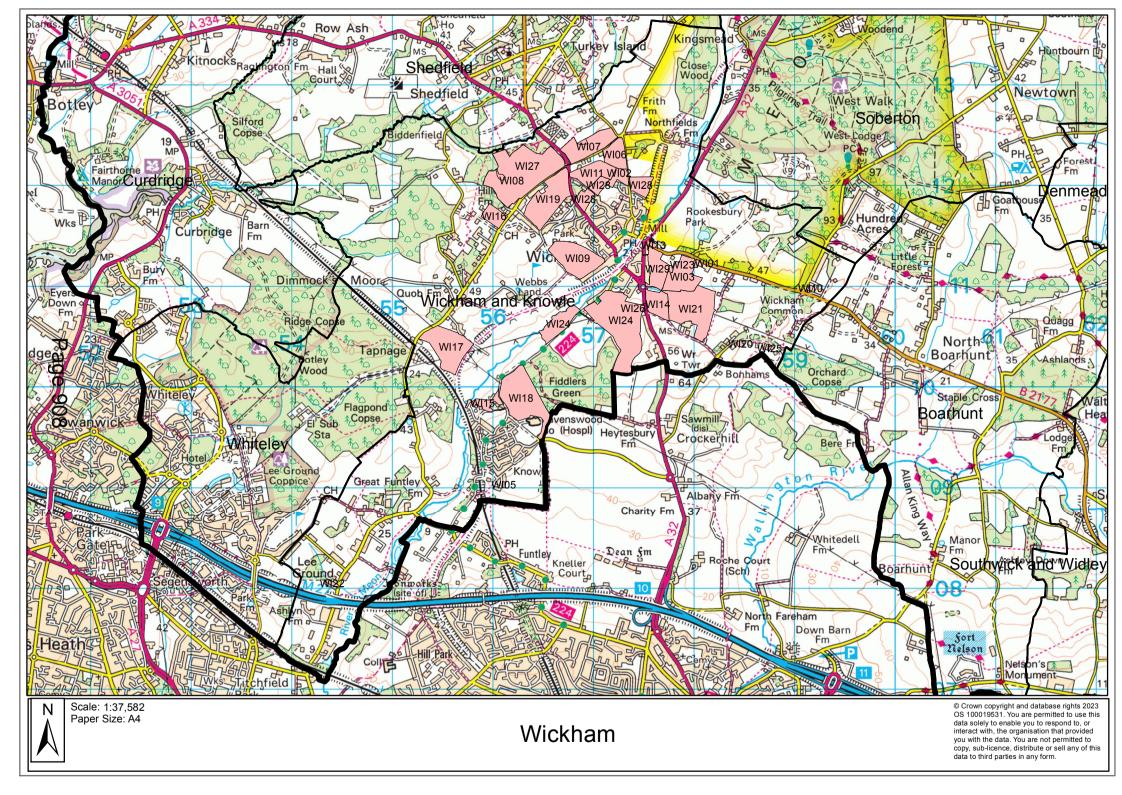
Site Capacity		8				
Potential Density type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 8 dwellings.					
Phasing	0 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area
CU34	Land off	Whitley Lane D		Curdridge	3.683 ha
Site Description	ו		/	22	1
the south of the used as agricultu Whiteley Lane a	District. T ure. The sit nd surroun	Whiteley, located to he site is currently e is accessible from ding uses comprise Whiteley allocation	7		
Planning Histor	у			2/	\searrow
There is no plan years.	ning history	v within the last five		CUSA CUSA	
solely to enable you copy, sub-licence, di	to respond to stribute or se	, or interact with, the orga I any of this data to third p	nisation that parties in an	-	
Site promotors	proposed	use	C3 - Re	sidential	
Suitability					
Environme Constrai		Historical Cons	traints	Policy Constraints Co	ntinued
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 Constra	ints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The sit	e is deem	ed as deliverable/developable	;
Availability (leg		hip issues)		The site is not owned by the however they do have the co the landowners and have ind	nsent by icated
				that the site is immediately av for development.	
Achievability (e cost factors; de	conomic v livery fact	viability; market fac ors) Page	e 904	The promoters of the site hav specified any issues regardin in developing the site.	

Site Capacity				72			
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 72 dwellings.			
Phasing	0 – 5 Years	Years 72 6 - 1			0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
CU45	Land off	Whiteley Lane		Curdridge	2.14 Ha		
Site Descri	ption		$\langle \rangle$	22			
north of Whi Burridge to Council). T	iteley, and the west he major to the east	the countryside to with the settlement of (Eastleigh Borough urban extension to of the site and there he south.	177 7	CUAS			
Planning H	istory		\swarrow				
five years.	ight and data		organisation t	1 OS 100019531. You are permitted nat provided you with the data. You any form.			
Site promo	tors propo	osed use	C3 - Res	idential			
Suitability							
Environn Constr	_	Historical Const	raints 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 Constr	aints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Considera	ations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assess		The si	te is deem	ed as deliverable/developabl	e		
		nership issues) nic viability; market	they do and hav availabl		downers Imediately		
Achievability (economic viability; market factors; cost factors; delivery factors) Page: 906							

Site Capac	ity			41				
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 42 dwellings.				
Phasing	0 – 5 Years	41	6 -	10 Years	0	10 – 15 Years	0	



Site Ref		Address		Parish/Settlement	Site Area		
WI01	Pine Cars Wickham	s, 1 southwick Road,		Wickham	0.261 ha		
Site Description							
	itial and co	kham and comprises mmercial). There are ast and west.					
Planning History				With 242/57	174		
6 apartments. App	lication with	nts. Winchester City Counci	tion that pro	00019531. You are permitted to use vided you with the data. You are not m.	ethis data permitted to		
Site promotors pr	oposed u	se	C3 - Residential				
Suitability							
Environmer Constraint		Historical Const	traints 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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	ints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high le assessme		The site is	deemed	as deliverable/developable .			
Availability (legal		p issues)		The site is promoted by the landowner who has stated land is immediately available development.	that the		

Achievability (ecc factors; delivery f	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				8			
Potential Density and Yield (including development type)					a der	cation within the sity of 30 dph was a yield of 8	S
Phasing	0 – 5 Years	8	6 – 1	0 Years	0	10 – 15 Years	0

0'(+ D+(0'(- A			
Site Ref WI02		Address unction of Mill okham		Parish/Settlement Wickham	Site Area 2.435 ha			
Site Descrip		CKIIdIII	1	witches	E			
The site is to is in agricultu	the north o ral use. It is the south a	of Wickham and s surrounded by nd agriculture to		WICZ				
Planning His	story		/					
years.		hin the last five						
solely to enable	you to respon		he organisati	2021 OS 100019531. You are permitted t on that provided you with the data. You ar s in any form.				
Site promoto	ors propos	ed use	C3 - Res	C3 - Residential				
Suitability								
Environn Constra	_	Historical Con	straints	Policy Constraints Con	tinued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN			
Initial hig assessr		Th		emed as deliverable/developable				
Availability ((legal/owne	ership issues)		The site is not owned by the pro hey do have the consent of the				

			and have indication in the indication of the indicated and the ind		that the site is le 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	/			47				
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 47 dwellings.				
Phasing	0 – 5 Years	47	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area
WI03		Southwick		Wickham	8.743 ha
Site Description	n		The second		
The site is eas agricultural us residential lanc agriculture to th	e. It is s d use to t	surrounded by the south and	southere		
Planning Histo	ory				
© Crown copyright and database rights. Winchester of solely to enable you to respond to, or interact with, th copy, sub-licence, distribute or sell any of this data to			e organisatio	n that provided you with the data. You ar	
Site promotors			C3 - Res	-	
Suitability					
Environme Constrai		Historical Cor	nstraints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	straints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	e site is de	emed as deliverable/developable	e.
Availability (le		ship issues)	ł	The site is promoted by the lan has stated that the land is imm 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				131			
	Potential Density and Yield (including development type)				dph v	ion within the Countrysic vas applied providing a s.	Je
Phasing	0 – 5 Years	131	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
WI05	Land at I Knowle	Dean Villas,		Wickham	0.194 ha
Site Description The site is east of Knowle and was historically in agricultural use. It is surrounded by residential land use to the north, south and west, and agriculture to the east.					
Planning H	istory				
Planning History No planning history within the last five years. © Crown copyright and database rights. Winches solely to enable you to respond to, or interact wit copy, sub-licence, distribute or sell any of this database			h, the organis	ation that provided you with the data. You a	
Site promo	tors prop	osed use	C3 - Resi	dential	
Suitabilit y					
Environr Constra		Historical Co	nstraints	Policy Constraints Con	tinued
SPA	GREE N	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREE N	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREE N	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREE N	Historic Battlefields	GREEN	Physical Constrain	ts
SINC	GREE N	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREE N	Policy Cons	straints	Other Consideratio	ns
NNR	GREE N	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREE N	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO GREE AQMA			GREEN	Landscape	GREEN
Initial hig assess		Т	he site is d	eemed as deliverable/developable	

Availability (legal/ownership issues)				The site is not owned by the promoter but they do have the consent of the landowner 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 Capac	ity			5				
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	5	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
W106		unction of Mill Lane, Wickham		Wickham	5.157 ha	
agricultural u	orth of Wi se. It is d use to th	ckham and is in surrounded by e east and west, th and south.			[
Planning Hist	ory			BORDLANE		
years.	t and databas		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are nany form.		
Site promotor	rs propose	ed use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility AM		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The	site is dee	med as deliverable/developable		
Availability (le	egal/owne	rship issues)		The site is not owned by the p they do have the consent of th		

		and have indicated that the site is immediately available for development.					
Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			93	93			
Potential Density and Yield (including development type)			Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 93 dwellings.			
Phasing	0 – 5 Years	93	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area
WI07	Land Nor	th of Blind Lane		Wickham	9.290 ha
agricultural u	orth of W use. It is id use to th	ickham and is in surrounded by ne south and east rth and west.			E Ze
Planning His	tory		1		
No planning years.	history wi	thin the last five	A A A A A A A A A A A A A A A A A A A	20 La	Sume
solely to enable y	ou to respond		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are a any form.	
Site promoto	rs propos	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Cons	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high		The	site is deer	ned as deliverable/developable	
assessn Availability (I		ership issues)	1	The site is not owned by the p they do have the consent of th and have indicated that the sit mmediately available for deve	romoter but le landowner e is

	(economic viability factors; delivery fa		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity	139	139				
Potential Density and Yield (including development type)			Given the sites Countryside a providing a yie	densi	ty of 30 dph was applie	ed
Phasing	0 – 5 Years	139	6 – 10 Years	0	10 – 15 Years	0

			Parish/Settlement Site Are				
Site Ref		Address Cold Harbour					
W108	Farm			Wickham	27.434 ha		
is in agriculturesidential la	The site is north-west of Wickham and is in agricultural use. It is surrounded by residential land use to the south and east and agriculture to the north and west.						
Planning Hi	story						
Planning History No planning history within the last five years.							
solely to enable copy, sub-licen	e you to respo ce, distribute	nd to, or interact with, or sell any of this data	, the organisa to third partie				
Site promot	ors propo	sed use	C3 - Residential				
Suitability							
Environr Constra		Historical Con	straints	straints Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	Woodland AMBER Gap (CP18)			Accessibility AN			
TPO				Landscape	AMBER		
Initial hig assess		Th		eemed as deliverable/developable			
Availability	(legal/owr	nership issues)		The site is not owned by the pro they do have the consent of the			

				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 Capaci	ty			412			
Potential Density and Yield (including development type)				h was	on within the Countryside applied providing a yiel		
Phasing	0 – 5 Years	412	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area			
W109	Land at V	Vickham Park , Titchfield Lane		Wickham	12.228 ha			
Site Descrip	•	,						
forms part of It is surround the north and	Wickham F led by resid	of Wickham and Park Golf Course. lential land use to the golf course to astoral Centre to						
Planning His	story							
years.	ght and datab			2021 OS 100019531. You are permitted to on that provided you with the data. You a				
copy, sub-licenc	e, distribute c	or sell any of this data to	o third parties	in any form.	•			
Site promot	ors propos	sed use	C3 - Residential					
Suitability								
Environr Constra		Historical Con	straints Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER			
Ancient Woodland	GREEN Settlement Gap (CP18)		GREEN	Accessibility	GREEN			
TPO	GREEN	REEN AQMA		Landscape	GREEN			
Initial high level The			e site is dee	emed as deliverable/developable				

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				183			
Potential Density and Yield (including development type)				dph w	on within the Countrysic as applied providing a s.	de	
Phasing	0 – 5 Years	183	6 –	10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area			
WI10		unction of k & Hundred		Wickham	0.220 ha			
vacant. The	east of W re is resid , east and	/ickham, and is ential land uses west. Access is he south.						
Planning H	istory			//// wiio	7 77-			
No planning years.	ı history wi	thin the last five		SOUTHWICK ROA				
solely to enable	e you to resp		th, the organi	ncil 2021 OS 100019531. You are permitte sation that provided you with the data. You rties in any form.				
Site promo	tors prop	osed use	C3 - Residential					
Suitabilit y								
Environr Constra		Historical Cor	nstraints	Policy Constraints Co	ntinued			
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN			
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	GREEN			
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN			
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrai	nts			
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	GREEN			
LNR	GREE N	Policy Cons	traints	Other Consideration	ons			
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN			
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	AMBER			
TPO	GREE N	AQMA	GREE Landscape GREEN					
Initial hig assess		Т	he site is o	deemed as deliverable/developabl	e.			

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land 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				7				
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	

Site Ref	Address	Parish/Settlement	Site Area
WI11	Land North of Amberwood	Wickham	6.705 ha
Site Descript	tion		June
agricultural uses to the w	orth-west of Wickham. It is in se. There are residential land vest and south and Alloation the site to the east.	a de la contra de	
Planning His	story	West	
No planning years.	history within the last five		

© 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.

C3 -	Residential
------	-------------

Suitability

Environn Constra		Historical Con	straints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
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	GREEN				
LNR	GREEN	Policy Const	raints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN				
TPO	AMBER	AQMA	GREEN	Landscape	GREEN				
Initial high level The site is a				leemed as deliverable/developable .					
Availability (legal/owne	ership issues)		The site is promoted by the landowner who has stated that the land is immediately available for development.					

	r (economic viabilit factors; delivery fa		any issue	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		111	111					
	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 111 dwellings.			
Phasing	0 – 5 Years	111	6 – 10 Years	0	10 – 15 Years	0		

Site Ref	A	ddress	Parish/Settlement Site Area						
WI13	Land adja Nicholas Southwic	acent St Church,		Wickham 0.338					
Site Descrip					1				
The site is east of Wickham. It is currently vacant and access is via Southwick Rd. St Nicholas Church is to the west, and residential land uses are located to the north and east of the site.									
Planning Hi	story		122177						
No planning history within the last five years.									
solely to enable copy, sub-licen	e you to respo ce, distribute	ond to, or interact wit or sell any of this da	h, the organis ta to third par	ation that provided you with the data. You a ties in any form.	are not permitted to				
Site promot	tors propo	sed use	C3 - Res	idential					
Suitability									
Environr Constra		Historical Co	nstraints	tinued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts				
SINC	Listad		GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN				
TPO	GREEN	AQMA	GREEN	N Landscape GREEN					
Initial high level assessment		he site is c	deemed as deliverable/developable						

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land 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 Capaci	Site Capacity				10				
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		

WI14 Site Description agricultural use Farm Lane. A north. There is west, east and Planning Histor	Land Nord Farm Lan on uth of Wic se. Access Allocation s agricultu I south.	ckham and is in s is via Castle WK3 is to the ural land to the		Parish/Settlement Wickham	Site Area 5.260 ha
Site Description The site is sour agricultural use Farm Lane. A north. There is west, east and Planning Histor No planning histor	uth of Wic se. Access Allocation s agricultu I south.	ckham and is in s is via Castle WK3 is to the ural land to the		VII-	
agricultural us Farm Lane. A north. There is west, east and Planning Histo No planning hi	se. Access Allocation s agricultu I south.	s is via Castle WK3 is to the ural land to the		WILL WILL WILL CA	
No planning hi	_	hin the last five		Vita Distance Distanc	
	nistory with	hin the last five			
No planning history within the last five years.			L City Council	2021 OS 100019531 You are permitted t	o use this data
solely to enable yo	ou to respond		the organisati	on that provided you with the data. You ar	
Site promotor	rs propos	ed use	C3 - Res	idential	
Suitability					
Environme Constrair		Historical Con	straints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	its
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessme		Th	e site is de	emed as deliverable/developable	

 assessment
 The site is promoted by the landowner who

 Availability (legal/ownership issues)
 has stated that the land is immediately

 available for development.
 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				95			
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 95 dwellings.			
Phasing	0 – 5 Years	95	6 –	10 Years	0	10 – 15 Years	0

Site Ref	۸	ddress	Parish/Settlement Site Area						
Site Ref	= =	ood, Mayles		Parisn/Settlement	Site Area				
WI15		gles Wood,		Wickham	2.621 ha				
Site Descrip	otion				SA -				
The site is north of Knowle. It is currently in agricultural use and access is via Mayles Lane. There is residential land use to the west, agriculture to the east and north. To the south there is agriculture and a sewage treatement works.			(•				
Planning Hi	story			2)////	11F				
No planning history within the last five years.			th, the organis	sation that provided you with the data. You a					
Site promot	tors propo	osed use	C3 - Res	idential					
Suitability									
Environr Constra		Historical Co	nstraints Policy Constraints Continued						
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER				
LNR GREEN Policy Cons		straints	Other Consideratio	ns					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER				
TPO	GREEN	AQMA	GREEN	Landscape	GREEN				
Initial high level			The site is o	deemed as deliverable/developable).				

Availability (legal/ownership issues)				The site is not owned by the promoter but they do have the consent of the landowner 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 Capaci	Site Capacity				51				
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 51 dwellings.					
Phasing	0 – 5 Years	51	6 –	10 Years	0	10 – 15 Years	0		

Site Ref	l l	Address	Parish/Settlement Site Area				
WI16	Land at H Titchfield	lilldale Farm, Lane		3.311 ha			
Site Descripti	ion				,		
The site is west of Wickham and is in agricultural use. Access is via Titchfield Lane. There are residential, golf course and research centre land uses surrounding the site.							
Planning Hist	ory		\$/ P.	W16 11300	XK 🔉 –		
21/00151/APN erection of barn. No objection. © Crown copyright and database rights. Winchester C solely to enable you to respond to, or interact with, the			Ety Council 2021 OS 100019531. You are permitted to use this data e organisation that provided you with the data. You are not permitted to				
copy, sub-licence,	• 	sell any of this data to	third parties i	,			
Suitability							
Environmental Constraints		Historical Con	straints	Policy Constraints Cor	ts Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	AMBER	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	REEN Accessibility AM			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level The assessment			site is deemed as deliverable/developable .				
Availability (legal/ownership issues) The site is not owned by the promoter but they do have the consent of the landowner							

				and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	65	65						
Potential Den development	a density of 30	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 65 dwellings.						
Phasing	0 – 5 Years	65	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement Site				
WI17	Land at T Titchfield	apnage,		Wickham	13.180 ha			
agricultural u Lane. Land	orth west of use. Access to the eas se and ther	Knowle and is in s is via Titchfield t and west is in e are a mixture of uth.						
Planning His	story			W17 °				
years.		thin the last five	ity Council 2	021 OS 100019531. You are permitted to	o use this data			
solely to enable	you to respon		e organisatio	h that provided you with the data. You an				
Site promoto	ors propos	ed use	C3 - Res	idential				
Suitability								
Environn Constra		Historical Con	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial hig assessi		The	site is dee	med as deliverable/developable				
		ership issues)		The site is promoted by the lar who has stated that the land is immediately available for deve	6			

	(economic viabilit factors; delivery fa		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	,		198	198			
	Potential Density and Yield (including development type)				tion within the Countrysid was applied providing a Js.	le	
Phasing	0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
WI18	Land nor House He	th of Ravenswood ospital		Wickham	17.225 ha		
Site Descript	tion		ISIK		0.		
The site is north east of Knowle and is in agricultural use. Access is via Knowle Road. There are residential land uses to the south and west. The North Fareham SDA is to the east and there is woodland to the north.							
Planning His	tory		-	Wita	$\mathbf{X}_{\mathbf{a}}$		
Planning History 18/01612/OUT Community led proposal to develop 200 new homes including affordable housing, with associated access, landscaping, parking and open space. Pending consideration.							
solely to enable	you to respond		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are any form.			
Site promoto	ors propos	ed use	C3 - Res	idential			
Suitability							
Environn Constra		Historical Cons	straints Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
<u> </u>		Historic	ODEEN				

Environn Constra		Historical Cons	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	N Physical Constraints				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN			
-	Initial high level assessment			The site is deemed as deliverable/developable .				
Availability (legal/owne	ership issues)		The site is not owned by the promoter but they do have the consent of the				

				landowner 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	Site Capacity				258			
	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 258 dwellings.			
Phasing	0 – 5 Years	258	6 – 10 Years	0	10 – 15 Years	0		

Site Ref		Address		Parish/Settlement	Site Area		
WI19	Little Parl	k Farm, Titchfield ckham		Wickham	13.932 ha		
Site Descripti			3.4		Winchester		
agricultural us Lane. There	se. Access are num ne site ind	ickham and is in is via Titchfield erous land uses cluding residential	\$	1073-M	52.20 500		
Planning Hist	ory				6		
© Crown copyrigh solely to enable yo	t and databas	the last five years. The last five years. The rights. Winchester City to, or interact with, the o sell any of this data to thi	rganisation th	WI19 WI19	b use this data not permitted to		
Site promotor	s propose	ed use	C3 - Res	idential			
Suitability							
Environm Constra		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial high assessm		The s	ite is deem	ned as deliverable/developable			
Availability (le		rship issues)		The site is promoted by the law who has stated that the land immediately available for dev	is		

Achievability factors; cost f	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	209						
Potential Density and Yield (including development type)				Given the sites Countryside a providing a yie	dens	ity of 30 dph was appl	ied
Phasing	0 – 5 Years	209	6 – 1	10 Years	0	10 – 15 Years	0

	A	ddress		Parish/Settlement Site Area					
WI20	Gate and	ween Forest I Park View, ane, Wickham		Wickham	0.324 ha				
Site Descri	ption		1	\sim	((
The site is in the countryside outside the settlement of Wickham. The site forms a gap between two residential properties (to the west and east). Access is via Forest Lane.					P A A A A A A A A A A A A A A A A A A A				
Planning H	Planning History				\vdash				
No planning history within the last five years.			WI20						
© Crown copy	right and data	base rights Winche	ster City Cou	uncil 2021 OS 100019531. You are permitted	to use this data				
solely to enabl	e you to resp		th, the organ	isation that provided you with the data. You a					
Site promo	tors prop	osed use	C3 - Res	idential					
Suitabilit									
y Environi	mental								
· · · · ·		Historical Co	nstraints	Policy Constraints Cont	tinued				
Constr	1	Historical Con Conservation		Policy Constraints Con					
Constr SPA	GREE N	Conservation Area	GREE N	Policy Constraints Cont Protected Open Space	tinued GREEN				
	GREE	Conservation	GREE						
SPA	GREE N GREE	Conservation Area Historic	GREE N GREE N GREE N	Protected Open Space	GREEN				
SPA SAC	GREE N GREE N GREE N GREE	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic	GREE N GREE N GREE N GREE	Protected Open Space Mineral Safeguarding Area	GREEN GREEN GREEN				
SPA SAC Ramsar	GREE N GREE N GREE N GREE N GREE	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	GREE N GREE N GREE N	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	GREEN GREEN GREEN				
SPA SAC Ramsar SSSI	GREE N GREE N GREE N GREE N	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields	GREE N GREE N GREE N GREE N GREE N	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain	GREEN GREEN GREEN ts GREEN				
SPA SAC Ramsar SSSI SINC	GREE N GREE N GREE N GREE N GREE N GREE	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cons Countryside	GREE N GREE N GREE N GREE N GREE N	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3	GREEN GREEN GREEN ts GREEN				
SPA SAC Ramsar SSSI SINC LNR	GREE N GREE N GREE N GREE N GREE N GREE	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cons	GREE N GREE N GREE N GREE N GREE N Straints	Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideration	GREEN GREEN GREEN ts GREEN ns				

Initial hig assess		The site is deemed as deliverable/developable .						
Availability (legal/ownership issues)				ies)	The site is promoted by the landowner who has stated that the land 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 Capac	ity				10			
Potential Density and Yield (including development type)				uding	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 10 dwellings.			
Phasing	0 – 5 Y	ears	10 6 – 10 Years			0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
WI21	Land Nor Farm Lar	th of Castle		Wickham	16.986 ha
Site Descrip	otion				1 Tide
agricultural Farm Lane.	use. Acces There is Iwelling to	ryside and is in s is via Castle a cattery and the south and ections.	7		
Planning History					
© Crown copyri solely to enable	ght and datab	nin the last five ase rights. Winchest nd to, or interact with or sell any of this data	, the organisa	til 2021 OS 100019531. You are permitted ation that provided you with the data. You are ses in any form.	to use this data are not permitted to
Site promot	ors propos	sed use	C3 - Res	idential	
Suitability					
Environr Constra		Historical Cor	nstraints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts
SINC	GREEN	Listed	GREEN	Flood Zone 2 and 3	GREEN

		Monument			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		Т	he site is d	eemed as deliverable/developable	

Availability (legal/ownership issues)				The site is not owned by the promoter but they do have the consent of the landowner 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 Capacit	у			255				
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 255 dwellings.				
Phasing	0 – 5 Years	255	6 -	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area	
WI22	Land adja Moorshill	acent to , Fontley Rd		Wickham	0.410 ha	
Site Description	on			× / · · /·	. // 4	
as a resident Fontley Rd.	ial garder Surroundir ne north), a	side and is in use a. Access is via ng land use is nd countryside (to))(
Planning Histo	ory			Mazza V		
	·	the last five years.				
solely to enable you copy, sub-licence,	u to respond distribute or s	to, or interact with, the o ell any of this data to the	rganisation tl ird parties in a	-		
Site promotors	s propose	d use	C3 - Residential			
Suitability						
Environm Constrai		Historical Cons	straints	Policy Constraints Co	ntinued	
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 Constrain	nts	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The s	ite is deen	ned as deliverable/developable		
Availability (le		ship issues)	•	The site is promoted by the la who has stated that the land i immediately available for dev	is	

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				11		
Potential Density and Yield (including development type)			Country	side a dens	ition within the ity of 30 dph was appl 11 dwellings.	ied
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0

Site Ref		ddress		Parish/Settlement	Site Area			
WI23	Land at	the Old , Southwick		Wickham 0.280				
Site Description			/ ((1/1)			
The site is in the countryside and forms part of the Old Rectory (to the north) and is surrounded by agriculture to the south, west and east).								
Planning	History				H71			
No plannir five years.		within the last		WI23				
				/				
solely to enal	ble you to re		with, the organized at a to third	· · · ·				
solely to enal copy, sub-lice Site prom	ble you to re ence, distribu	spond to, or interact	with, the orga	anisation that provided you with the data. Yo parties in any form.				
solely to enal copy, sub-lice	ble you to re ence, distribu	spond to, or interact ute or sell any of this	with, the organized at a to third	anisation that provided you with the data. Yo parties in any form.				
solely to enal copy, sub-lice Site prom Suitabilit y Environ	otors pro	spond to, or interact ute or sell any of this	with, the organization of the data to third	anisation that provided you with the data. Yo parties in any form.	u are not permitted to			
solely to enal copy, sub-lice Site prom Suitabilit y	otors pro mental raints	spond to, or interact ute or sell any of this posed use Historical Co Conservation	with, the organization of the data to third	anisation that provided you with the data. Yo parties in any form. idential	u are not permitted to			
solely to enal copy, sub-lice Site prom Suitabilit y Environ Constr	otors pro mental	spond to, or interact ute or sell any of this posed use Historical Co	with, the organization of the data to third C3 - Res	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con	u are not permitted to			
solely to enal copy, sub-lice Site prom Suitabilit y Environ Constr SPA	otors pro mental raints GREE N GREE N GREE N GREE N	spond to, or interact ute or sell any of this posed use Historical Con Conservation Area Historic Park/Garden Scheduled Ancient Monument	with, the organization of the design of the	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space	u are not permitted to ntinued GREEN			
solely to enal copy, sub-lice Site prom Suitabilit y Environ Constr SPA SAC	otors pro mental raints GREE N GREE N GREE N GREE N GREE N	spond to, or interact ute or sell any of this posed use Historical Con Conservation Area Historic Park/Garden Scheduled Ancient	with, the organization of the design of the	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area	ntinued GREEN GREEN GREEN			
solely to enal copy, sub-lice Site prom Suitabilit y Environ Constr SPA SAC Ramsar	otors pro mental raints GREE N GREE N GREE N GREE N GREE	spond to, or interact ute or sell any of this posed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic	C3 - Res C3 - Res C3 - Res GREEN GREEN GREEN	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	ntinued GREEN GREEN GREEN			
solely to enal copy, sub-lice Suitabilit y Environ Constr SPA SAC Ramsar SSSI	otors pro mental raints GREE N GREE N GREE N GREE N GREE N GREE N GREE	spond to, or interact ute or sell any of this posed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed	GREEN GREEN GREEN GREEN GREEN GREEN	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain	u are not permitted to ntinued GREEN GREEN GREEN nts GREEN			
solely to enal copy, sub-lice Suitabilit y Environ Constr SPA SAC Ramsar SSSI SINC	otors pro mental raints GREE N GREE N GREE N GREE N GREE N GREE N GREE N GREE	spond to, or interact ute or sell any of this posed use Historical Co Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building	GREEN GREEN GREEN GREEN GREEN GREEN	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3	u are not permitted to ntinued GREEN GREEN GREEN nts GREEN			
solely to enal copy, sub-lice Site prom Suitabilit y Environ Constr SPA SAC SAC Ramsar SSSI SINC LNR	otors pro mental raints GREE N GREE N GREE N GREE N GREE N GREE N GREE N GREE N GREE N GREE	spond to, or interact ute or sell any of this posed use Historical Con Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cons Countryside	with, the organised at to third C3 - Res nstraints GREEN GREEN GREEN GREEN GREEN GREEN Straints	anisation that provided you with the data. Yo parties in any form. idential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideratio	a are not permitted to			

Initial hig assess			The site is deemed as deliverable/developable .						
Availability (legal/ownership issues)				sues)	The site is promoted by the landowner who has stated that the land 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.			Э.	
Site Capac	city				8				
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 8 dwellings.						
Phasing	0 – 5 ר	rears	8	6 -	· 10 Years	0	10 – 15 Years	0	

Site Ref	A	Address		Parish/Settlement	Site Area		
WI24	Mayles F Lane, Wi	arm, Mayles ckham,		Wickham	31.694 ha		
Site Description The site is in the countryside and is bounded by agriculture to the south and residential land use to the north.							
Planning H	listory			K. X			
© Crown copyright and database rights. Winchest solely to enable you to respond to, or interact with copy, sub-licence, distribute or sell any of this database			, the organisa	ation that provided you with the data. You			
Site promo	otors propo	osed use	C3 - Residential				
Suitability							
Environ Constr		Historical Con	straints	Policy Constraints Co	ontinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig	•	Th	e site is de	eemed as deliverable/developabl	e.		
assess Availability		nership issues)	T h	he site is promoted by the land as stated that the land is imme vailable for development.	lowner who		

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			475				
Potential Density and Yield (including development type)					n within the Countryside applied providing a yield		
Phasing	0 – 5 Years	475	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area
WI25	Land to the side of G Forest La	ne South East ame Lodge, ine, Wickham, re, PO17 5DN		Wickham	0.09 ha
Site Descript	ion			\sim	
currently a gra	ass field (ag levelopmer to the north	ntryside and is griculture). There at to the east and a and equestrian	1/~/		
Planning Hist	tory			5	\square
five years.	nt and databas		e organisatio	021 OS 100019531. You are permitted to n that provided you with the data. You are in any form.	
Site promoto	rs propose	ed use	C3 - Res	idential	
Suitability					
Environm Constra		Historical Con	straints	Policy Constraints Cor	ntinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrair	nts
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	traints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN

Initial high assessm		The site is deemed as deliverable/developable .						
Availability (le	egal/owne	ship issues)			The site is promoted by the landowner who has stated that the land 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					3			
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 3 dwellings.					
Phasing	0 – 5 `	Years	0	6 – 1	10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area
WI26		, Hoads Hill, , PO17 5BX		Wickham	0.1 ha
currently for garden. It is h	in the c ms part c nas residen and to the	ountryside and of a residential tial to the south, west and north n boundary.			
Planning His	story		-	WI26	
main house - 2018; 20/02 entrance porc 2021	nto annexe, Permitted 732/HOU ch - Permitt	Conversion of ancillary use to 17th December - Replace fron ed 9th February	City Council	2021 OS 100019531. You are permitted t	
solely to enable	you to respond e, distribute or	d to, or interact with, t sell any of this data t	he organisatio	on that provided you with the data. You ar s in any form.	
Suitability			05 - Kes		
Environn Constra		Historical Cor	nstraints	Policy Constraints Con	tinued
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideratio	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	White
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level The The			e site is de	emed as deliverable/developable	

 assessment
 The site is promoted by the landowner who

 Availability (legal/ownership issues)
 has stated that the land is immediately

 available for development.
 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				3			
Potential Density and Yield (including development type)				dph w	on within the Countrysic as applied providing a	le	
Phasing	0 – 5 Years	3	6 -	10 Years	0	10 – 15 Years	0

WI27 Land at Titchfield Lane and Land at Mill Lane, Wickham Site Description	Wickham	35.85 ha
Site Description	XXX KANA AND AND AND AND AND AND AND AND AND	
		7)
The site is in the countryside and is currently in agricultural use. It has a road to the south eastern boundary. It is surrounded by other agricultural land.		
Planning History	A C DEE	201
There is no planning history within the last five years.		

© 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.

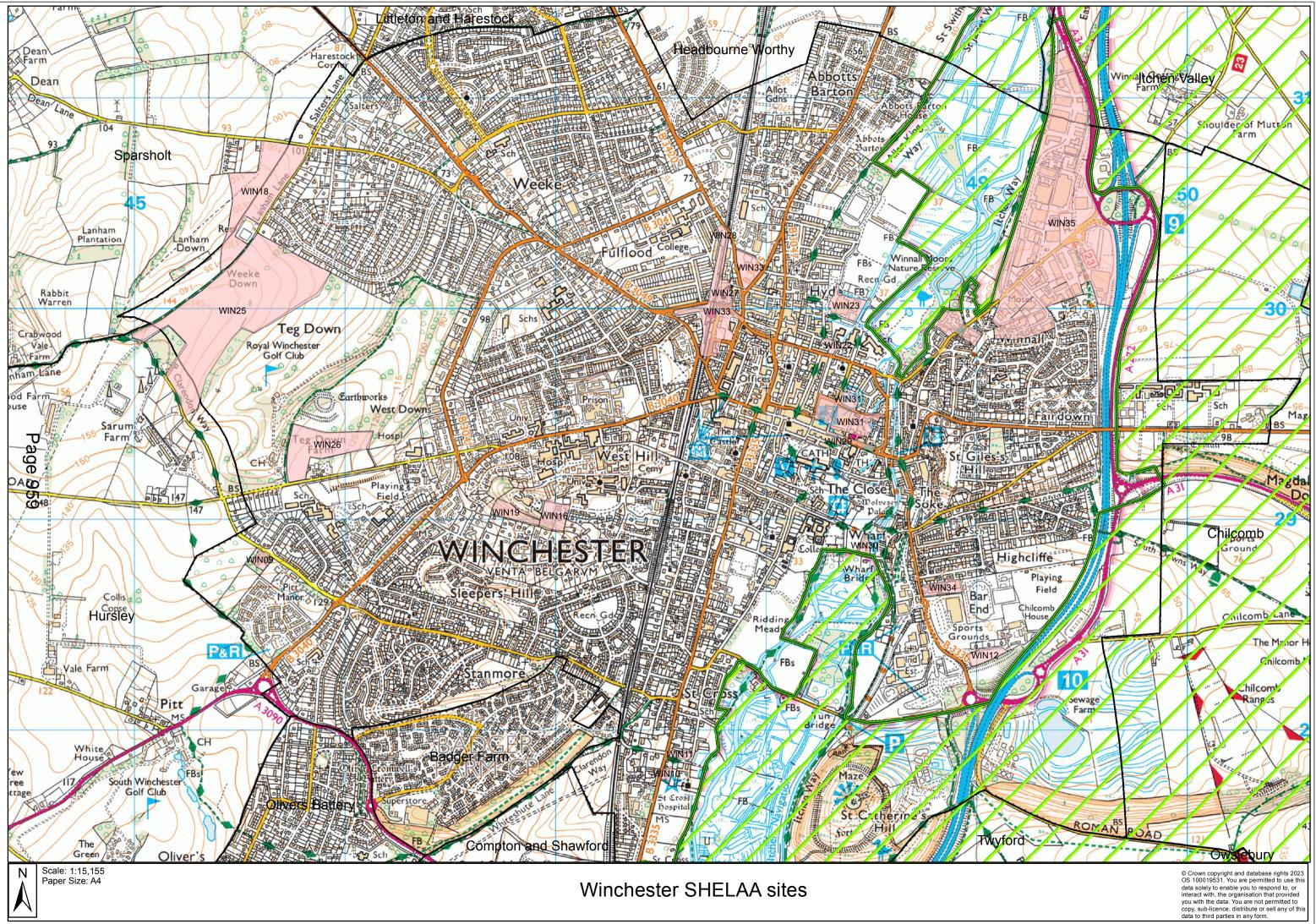
Site promotors	proposed	use
----------------	----------	-----

C3 - Residential

Suitability

,						
Environ Constr		Historical Con	straints	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	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
_	Initial high level The site is a			leemed as deliverable/developable .		
Availability	(legal/owne	ership issues)		The site is promoted by the landowner who has stated that the land is immediately available for development.		

Achievability factors; cost			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		538	538			
Potential Density and Yield (including development type)) dph v	ion within the Countrysi was applied providing a s.	
Phasing	0 – 5 Years	538	6 – 10 Years	0	10 – 15 Years	0



Site Ref		Address		Parish/Settlement	Site Area
WIN09		or Nursery and ard, Kilham Lane		Winchester	0.470 ha
Site Descriptio					SH-
Lane and is in residential land the north and e	mixed us I uses. The east, and c	rn side of Kilham e for B2, B8 and ere are houses to countryside to the Pitt Manor to the			
Planning Histo	ory			1 NO STA	S
five years.	and database u to respond t		organisation that	OS 100019531. You are permitted to us tt provided you with the data. You are no yo form.	
Site promotors	s propose	d use	C3 - Resid	dential	
Suitability					
Environme Constrai		Historical Cor	nstraints	Policy Constraints Con	tinued
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 Constrain	ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level The The			site is deem	ed as deliverable/developable	

Availability (le	The site is promoted by the landowner who has stated that the land is immediately available for development.							
Achievability (cost factors; d	The promoters have not specified any issues regarding the viability of development, although they have indicated there will be costs assocaited with demolition of the existing buildings.							
Site Capacity				13				
	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				10 – 15 Years	0	

Site Ref	L A	Adress		Parish/Settlement	Site Area	
WIN10	Land sou Cross Ro	th of 91-95 St ad		Winchester	0.264 ha	
Site Descrip	tion				205.9	
is in use f residential ga residential d	for office, arden. It is levelopmen	of St Cross rd. It car park and surrounded by t to the west, cross Park to the				
Planning His	story				PF-	
© Crown copyright and database rights. Winchester solely to enable you to respond to, or interact with, r copy, sub-licence, distribute or sell any of this data			he organisation	on that provided you with the data. You a	to use this data re not permitted to	
Site promoto	ors propos	ed use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Cor	nstraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	RED	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial hig		Th	ne site is de	eemed as deliverable/developable	9	
Availability (legal/ownership issues)			1	The site is promoted by the lan has stated that the land is immonavailable 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.			ıg
Site Capacity				11			
Potential Density and Yield (including development type)					on within Winchester a s applied providing a yiel	ld	
Phasing	0 – 5 Years	11	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area	
WIN11		ters Lodge St		Winchester	0.389 ha	
Cross Rd an use. It is bou by Back St a	tion on the eas d is curren nded by the nd to the w	stern side of St tly in residential e south and east vest by St Cross area is largely				
Planning History			ST	CRUSSHOAD		
There is no planning history within the last five years. © Crown copyright and database rights. Winchester solely to enable you to respond to, or interact with, copy, sub-licence, distribute or sell any of this data			the organisat	ion that provided you with the data. You a		
Site promote			C3 - Res	-		
Suitability	<u> </u>					
Environm Constra		Historical Cor	nstraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	RED	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial hig assessi		TI	ne site is d	eemed as deliverable/developable	9	
		ership issues)		The site is promoted by the lan has stated that the land is immo available for development.		

Achievability (economic viability; market factors; cost factors; delivery factors)				The promoter has indicated that the existing building on site is listed and this might impact upon development of the site.			t
Site Capacity				15			
Potential Density and Yield (including development type)					on within Winchester a s applied providing a yie	۶ld	
Phasing	0 – 5 Years	15	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area		
WIN12	Land at C	Chilcomb Lane		Winchester	0.965 ha		
Winchster a The site is	The site is located to the south of Winchster and is in agricultural use. The site is accessed via Chilcomb Lane. To the north is the new leisure centre.						
Planning His	Planning History			LOCUS LODE	<i>IM</i>		
There is no planning history within the last five years.			A Level	WIN12			
solely to enable	you to respor		, the organisa a to third parti				
Site promot	ors propos	sed use	C3 - Residential				
Suitability							
Environn Constra		Historical Cor	nstraints	Policy Constraints Con	tinued		
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	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	its		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessi		Т	he site is c	leemed as deliverable/developable	9		
		ership issues)	1	The site is promoted by the land has stated that the land is imme 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				26			
Potential Density and Yield (including development type)					on within the Countryside applied providing a yiel		
Phasing	0 – 5 Years	26	6 – 10 Years		0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
WIN16	Milnthorp Winchest			Winchester	1.498 ha	
Site Description	on rounded by	University of				
Planning Hist	ory		De la compañía de la		CTATA	
17/02944/FUL Application per		Illing houses.	1 THE	ALE AND ALE	XX " 00 m	
solely to enable yo copy, sub-licence,	ou to respond distribute or s	to, or interact with, the sell any of this data to the	organisation hird parties in	•		
Site promotor	s propose	d use	C3 - Residential			
Suitability						
Environm Constrai	•••••	Historical Con	straints	Policy Constraints Cor	ntinued	
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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The	site is dee	med as deliverable/developable)	
Availability (le		ship issues)	,	The site is promoted by the la who has stated that the land is immediately available for deve	S	

	(economic viability; actors; delivery fact	any issues regardir	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			48	48			
Potential Dens development	sity and Yield (inclu type)	ding		ation within Winchester vas applied providing a ls.	a		
Phasing	0 – 5 Years	48	6 – 10 Years 0	10 – 15 Years	0		

Site Ref	A	Address		Site Area		
WIN17	Land to to to the Land to the	he west of Royal ter Mews		Winchester	0.512 ha	
residential de	tion n the coun evelopment surrounded	tryside and has to the east and by agricultural		WIN17	P MEWS DARLEY DEALCH	
Planning His	story		204		RAI	
last five years	5.	tory within the				
solely to enable copy, sub-licenc	you to respone e, distribute or	d to, or interact with, the sell any of this data to	he organisation of third parties			
Site promoto	ors propos	ed use	C3 - Residential			
Suitability						
Environm Constra		Historical Cor	straints	Policy Constraints Cor	ntinued	
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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape GREEI		
Initial high level		he site is deemed as deliverable/developable				
Availability (legal/ownership issues)				The site is promoted by the lan has stated that the land is imm available for development.	downer who	

Achievability factors; cost			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		14	14				
Potential Density and Yield (including development type)			a density of	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	

Site Ref	Address	Parish/Settlement	Site Area
WIN18	Land west of Lanham Lane, Winchester	Winchester	9.5ha
Site Description	on		\sim
residential dev opposite side o	ocated in the countryside with velopment to the east on the f Lanham Lane and countryside to daries. The site is currently in use		
The site boun south of the site	dary has been extended to the e.		15 D
Planning Histo	ory		P B B B B B B B B B B B B B B B B B B B
There is no pla years.	anning history within the last five		

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors 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	His	toric Battlefields	GREEN	Physical Constra	Physical Constraints		
SINC	GREEN	Listed Building		GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra		ints	Other Considerat	ions		
NNR	GREEN	Countryside (MTRA4)		AMBER	Archaeology	GREEN/ AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)		GREEN	Accessibility	AMBER		
ТРО	GREEN	AQMA		GREEN	Landscape	AMBER		
Initial high level assessment			This site is deemed deliverable and developable					
Availability (legal/ownership issues)			The site is not owned by the promotor however, they do have the consent of the landowner and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)			The promotor of the site has not specified any issues regarding the viability in course of the site.					

Site Capacity		142					
Potential Dens (including dev type)				es location within the applied providing a yie			of
Phasing	0 – 5 Yea	rs	142	6 – 10 Years		10 – 15 Years	

Availability	ssues)	The site is promoted by the landowner who has stated that the land 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 Capacit	t y			126				
	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	

Site Ref	A	ddress			Parish/Settlement	Site Area	
WIN19		acent Melbury /inchester			Winchester	1.184 ha	
Site Description The site is located within the settlement boundary of Winchester and is currently a vacant undeveloped site. It is surrounded by residential development to the east, west and south and by the Royal Hampshire County Hospital to the north. Planning History There is no planning history within the last five years.					WIN19	Contraction of the	
solely to enabl	© Crown copyright and database rights. Wincl solely to enable you to respond to, or interact copy, sub-licence, distribute or sell any of this			anis	ation that provided you with the data. You a		
Site promo	tors prop	osed use	C3 - Residential				
Suitability							
Environi Constr		Historical Co	onstraint	s	Policy Constraints Cor	ntinued	
SPA	GREEN	Conservation Area	GREE	N	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREE	N	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREE	N	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREE	N	Physical Constrair	nts	
SINC	GREEN	Listed Building	GREE	N	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Con	straints		Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREE	N	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREE	N	Accessibility	AMBER	
TPO	RED	AQMA	GREE	N	Landscape	AMBER	
Initial hig assess			The site is deemed as deliverable/developable				
Availability	assessment Availability (legal/ownership issues			S	he site is promoted by the lando tated that the land is immediatel evelopment.		

	ty (economic viat st factors; deliver			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ity			71				
	Potential Density and Yield (including development type)			Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 71 dwellings				
Phasing	0 – 5 Years	71	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
WIN20	Street &	ouse, 46 Jewry 2-8 St Georges /inchester		Winchester	0.056 ha		
Site Description	า				11		
boundary of Wi mixed use and including restaur	nchester a is surroun ants, office frontages	in the settlement and is currently in ded by mixed use es, residential, pub onto Jewry Street	/~ #///				
Planning Histor	у			TL) WIN2D LL	TIL		
years. © Crown copyright a solely to enable you	nd database to respond to		council 2021	OS 100019531. You are permitted to at provided you with the data. You are ny form.			
Site promotors	proposed	use	C3 - Re	sidential			
Suitability			1				
Environme Constrair		Historical Cons	straints Policy Constraints Continued				
SPA	GREEN	Conservation Area	AMBER	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 Constrai	ints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	raints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The si	site is deemed as deliverable/developable				
Availability (leg	al/owners	hip issues)		The site is not owned by the however they do have the co the landowners and have in	onsent of		

	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				4				
	Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 4 dwellings			
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
WIN21	Citygate Road, Wi	House, City inchester		Winchester	0.093 ha			
Site Description	on		1	E T	7			
boundary of V operating as a roads to the surrounded by	Vinchester an office. I north and / mixed u	n the settlement and is currently t is bounded by d south and is se development ail, offices, gym			HYDE			
Planning Histo	ory		N BOAT	WIN21-J-				
No relevant pla five years.	anning histo	ory within the last	WILL HAL					
solely to enable yo	u to respond	to, or interact with, the	ity Council 2021 OS 100019531. You are permitted to use this data organisation that provided you with the data. You are not permitted to third parties in any form.					
Site promotor	s propose	d use	C3 - Res	sidential				
Suitability								
Environm Constrai		Historical Con	straints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	AMBER	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 Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
ТРО	GREEN	AQMA	AMBER	Landscape	GREEN			
Initial high assessm		The		emed as deliverable/developable				
Availability (le	egal/owner	ship issues)		The site is not owned by the p however they do have the con landowners and have indicate site is immediately available for development.	sent of the d that the			

Achievability factors; cost f	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	6	6						
	Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 6 dwellings			
Phasing	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0		

Site Ref	Ad	dress		Parish/Settlement	Site Area
WIN22	St Peters	Car Park		Winchester	0.444 ha
settlement b and is cur surface car Gordon Roa by residenti west, east a school to the	s located poundary of rently ope park with d. The site i al develop nd south a porth.	within the f Winchester rating as a access off s surrounded ment to the nd a primary		SECORE ON ROAD	The second
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winch solely to enable you to respond to, or interact y copy, sub-licence, distribute or sell any of this of			State City Course	win22	
solely to enable	you to respon ce, distribute o	d to, or interact w r sell any of this d	ith, the organi	sation that provided you with the data. You rites in any form.	
solely to enable copy, sub-licent Site promot Suitability	you to respon ce, distribute o ors propos	d to, or interact w r sell any of this d sed use	ith, the organi ata to third pa C3 - Resi	sation that provided you with the data. You rites in any form.	
solely to enable copy, sub-licent	you to respon ce, distribute o ors propos nental	d to, or interact w r sell any of this d sed use Histor Constra	ith, the organiata to third pa	sation that provided you with the data. You rites in any form.	are not permitted to
solely to enable copy, sub-licent Site promot Suitability Environr	you to respon ce, distribute o ors propos nental	d to, or interact w r sell any of this d sed use Histor	ith, the organiata to third pa	sation that provided you with the data. You rities in any form. dential	are not permitted to
solely to enable copy, sub-licent Site promot Suitability Environn Constr	you to respon ce, distribute o ors propos nental aints	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard en	ith, the organiata to third pa	sation that provided you with the data. You rities in any form. dential Policy Constraints Con	are not permitted to
solely to enable copy, sub-licent Site promot Suitability Environr Constr SPA	you to respon ce, distribute o ors propos nental aints GREEN	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard	ith, the organiata to third pa	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space	tinued GREEN
solely to enable copy, sub-licent Site promot Suitability Environr Constr SPA SAC	you to respon ce, distribute o ors propos nental aints GREEN GREEN	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard en Scheduled Ancient	ith, the organiata to third pa C3 - Resi ical aints AMBER GREEN	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area	tinued GREEN GREEN GREEN
solely to enable copy, sub-licent Suitability Environr Constr SPA SAC Ramsar	you to respon ce, distribute o ors propos nental aints GREEN GREEN	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard en Scheduled Ancient Monument Historic	ith, the organiata to third pa C3 - Resi ical aints AMBER GREEN GREEN	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone	tinued GREEN GREEN GREEN
solely to enable copy, sub-licent Suitability Environr Constr SPA SAC Ramsar SSSI	you to respon ce, distribute o ors propos nental aints GREEN GREEN GREEN	d to, or interact w r sell any of this d ed use Histori Conservati on Area Historic Park/Gard en Scheduled Ancient Monument Historic Battlefields Listed	ith, the organiata to third pa C3 - Resi ical aints AMBER GREEN GREEN GREEN GREEN	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain	tinued GREEN GREEN GREEN GREEN ts AMBER
solely to enable copy, sub-licent Suitability Environr Constr SPA SAC Ramsar SSSI SINC	you to respon ce, distribute o ors propos nental aints GREEN GREEN GREEN GREEN	d to, or interact w r sell any of this d ed use Histori Conservati on Area Historic Park/Gard en Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cor Countrysid	ith, the organiata to third pa C3 - Resi ical aints AMBER GREEN GREEN GREEN GREEN	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3	tinued GREEN GREEN GREEN GREEN
solely to enable copy, sub-licend Suitability Environr Constr SPA SAC SAC SAC SINC LNR NNR Ancient Woodland	you to respon ce, distribute o ors propos GREEN GREEN GREEN GREEN GREEN GREEN GREEN GREEN GREEN	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard en Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cor Countrysid e (MTRA4) Settlement Gap (CP18)	ith, the organizate to third particular to the partite to the particular	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideratio Archaeology Accessibility	tinued GREEN GREEN GREEN GREEN AMBER AMBER AMBER GREEN
solely to enable copy, sub-licend Suitability Environr Constr SPA SAC SAC Ramsar SSSI SINC LNR NNR Ancient	you to respon ce, distribute o ors propos nental aints GREEN GREEN GREEN GREEN GREEN GREEN GREEN GREEN GREEN	d to, or interact w r sell any of this d ed use Histor Conservati on Area Historic Park/Gard en Scheduled Ancient Monument Historic Battlefields Listed Building Policy Cor Countrysid e (MTRA4) Settlement Gap	ith, the organizate to third particular to the parti	sation that provided you with the data. You rities in any form. dential Policy Constraints Con Protected Open Space Mineral Safeguarding Area Waste Consultation Zone Physical Constrain Flood Zone 2 and 3 Other Consideratio Archaeology	are not permitted to tinued GREEN GREEN GREEN AMBER AMBER

The site is deemed as deliverable/developable

Initial high level

assessment

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land 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 Capacit	у			30				
	Potential Density and Yield (including development type)			Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 30 dwellings				
Phasing	0 – 5 Years	30	6 -	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
WIN23	River Pa	rk Leisure Centre		Winchester	1.023 ha			
settlement area define countryside leisure cent	site is loca boundary d in the ac but is occ tre building f previous	ated just outside the of Winchester in an dopted Local Plan as cupied by the former g so falls within the ly developed land for						
Planning H	listory			WIN23	/ /			
No relevan five years.	t planning	history within the last						
solely to enab	le you to res		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are any form.				
Site promo	otors prop	oosed use	Employment					
Suitabilit y								
Environn Constr		Historical Constr	raints	Policy Constraints Cor	ontinued			
SPA	GREE N	Conservation Area	AMBE R	Protected Open Space	AMBER			
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	AMBER			
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN			
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrain	nts			
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	AMBER			
LNR	GREE N	Policy Constra	ints	Other Consideration	ons			
NNR	GREE N	Countryside (MTRA4)	GREE N	Archaeology	GREEN			
Ancient Woodlan d	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN			
ТРО	GREE N	AQMA	GREE N	Landscape	GREEN			
Initial hig assess		The si	te is deem	ed as deliverable/developable				

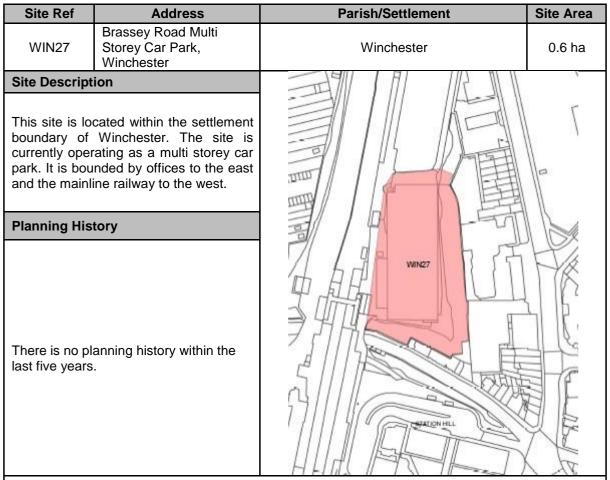
Availability (legal/ownership issues)				The site is owned by the promoter and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capac	ity			5,000m²				
	Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a yield of 5,000sqm could be achieved.			
Phasing	0 – 5 Years	5,000m 2	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
WIN25	Lane, La	uth of Lanham nham Lane, ter SO22 5NP		Winchester	26 ha		
Site Descrip	tion			L/ Mont	1000 1 1		
and is surrou course to t	nded by far he south. a the Clare	the countryside mland with a golf The access is ndon Way. The ural use.					
Planning His	story		T	wics //	0		
trees along 31st July 201 © Crown copyrig solely to enable	field edge. 7 ght and databa you to respon		he organisati	2021 OS 100019531. You are permitted to on that provided you with the data. You are s in any form.			
Site promote			-	sidential			
Suitability							
Environn Constra		Historical Con	nstraints 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 Constraint	s		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideration	S		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		Th	he site is deemed as deliverable/developable				
		ership issues)		The site is owned by the promote indicated that the site is immedia available for development.			

Achievability factors; cost	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity			390				
Potential Density and Yield (including development type)				oh w	on within the Country as applied providing		
Phasing	0 – 5 Years	390	6 – 10 Years 0 10 – 15 Yea			10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area		
WIN26	Road, Sa	th of Sarum Irum Rd, er SO22 5QE		Winchester	6 ha		
Site Descript	ion		3	K			
and is current site is surrou	ly part of a nded by g uses on S	n the countryside a golf course. The olf course and a carum Road from taken.		A CO			
Planning Hist	tory		Va	WIN26	KI.		
five years.	nt and databas		organisation t	Pt OS 100019531. You are permitted to u hat provided you with the data. You are n any form.			
Site promoto	rs propose	ed use	C3 - Residential				
Suitability							
Environm Constra		Historical Cons	straints	raints 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 Constraint	s		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	S		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high		The	site is dee	med as deliverable/developable	1		
assessn Availability (I	The site is owned by the promo have indicated that the site is immediately available for devel						

	(economic viability; factors; delivery fact	any issues regain	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			99	99				
Potential Den development	sity and Yield (inclue type)	Given the sites I Countryside a de providing a yield	ensit	y of 30 dph was app	olied			
Phasing	0 – 5 Years	99	6 – 10 Years	0	10 – 15 Years	0		



© 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.

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Continued						
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN					
SAC	GREEN	Historic Park/Garden GREEN I		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	GREEN					
LNR	GREEN	Policy Const	traints	Other Considerations						
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	WHITE					
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN					
TPO	AMBER	AQMA	GREEN	Landscape	GREEN					
Initial high level assessment		The site is deemed as deliverable/developable								

Availability (I	egal/ownership iss	ues)	The site is owned by the promoter and have indicated that the site is immediately available for development.				
	(economic viability factors; delivery fa			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	1			16				
Potential Der development	ng	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 16 dwellings.						
Phasing	0 – 5 Years	0	6 – 10 Years 0 10 – 15 Years			10 – 15 Years	0	

Site Ref	Ad	dress		Parish/Settlement	Site Area		
WIN28	Land at Bos Winchester	scobel Road,		Winches ter	0.15 ha		
Site Descri	ption		THE		$ \setminus $		
boundary of currently un has residen main line ra	of Winchesten ndeveloped tial developn ailway to the pol on the opp	n the settlement er. The site is green space. It nent to the west, east and south posite side of the					
Planning H	istory			AAA	T		
There is no five years.	planning hist	ory within the last		WIN28	ATREL D D WER ROAD		
solely to enabl	e you to respond		e organisation that	OS 100019531. You are permitted to at provided you with the data. You are ny form.			
Site promo	tors propos	ed use	C3 - Residential				
Suitabilit v							
Environn		Historical Con	straints	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 Cons	traints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN		

Initial hig assess		The site is deemed as deliverable/developable						
Availability (legal/ownership issues)				The site is owned by the promoter 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 Capac	ity				4			
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 ነ	'ears	4	6 – 10 Years			10 – 15 Years	0

Site Ref		Address	F	Parish/Settlement	Site Area	
WIN29	7/8 High S	treet, Winchester		Winchester	0.09ha	
Site Descriptio		tre of Winchester. The		CGS STLVER MILL	S Car Park	
		en High Street and	140	141 146 155 160 155 150 155 150 155 150 155 150 155 150 155 150 150	Club Warehou	
Planning Histo	ory		15 10 12	+		
© Crown copyright enable you to respo	and database		provided you w	Hotel Hotel And	his data solely to	
Site promotors Suitability	s proposed	use	Residenti	al – student accommodatio	on	
Environm Constra		Historical Const	raints	Policy Constraints Co	ontinued	
SPA	GREEN	Conservation Area	AMBER	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	AMBER	Historic Battlefields	GREEN	Physical Constra	ints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constra	ints	Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	AMBER/ GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility GREE		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessn	nent		e is deemed deliverable and developable			
Availability (le issues)	gai/owners			e landowner who has state le for development	a that the	

Achievability (viability; marke cost factors; d factors)	et factors;	The promotor of the site has not specified any issues regarding the viability in developing the site. The promotor has highlighted that the site lies within the Conservation Area and Flood Zones 2/3.					
Site Capacity 6							
Potential Density and Yield (including development type)				es location within Inn applied providing a yie			of
Phasing	0 – 5 Ye	ars	6	6 – 10 Years		10 – 15 Years	

Site Ref		Address	F	Parish/Settlement	Site Area
WIN30		ridge Yard, College Ilk, Winchester		Winchester	0.38ha
Site Descripti	on		ITA /		- AM
	The site lie	ester within the centre s within College Walk			na Norman Norman Loge
Planning Hist	orv			part of the second seco	Tillers HEARING
years.		ory within the last five		Hickore Huse	ARF ILL Grante and Grante and Gra
enable you to resp	oond to, or intera		provided you w orm.	0019531. You are permitted to use the vith the data. You are not permitted	to copy, sub-
Site promoto	rs proposed	use	education		
Suitability Environr	nental				
Constra		Historical Const	raints	Policy Constraints C	ontinued
SPA	GREEN	Conservation Area	AMBER	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 Constra	aints
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER/G REEN
LNR	GREEN	Policy Constra	ints	Other Considerat	tions
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN

NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		This site is deemed deliverable and developable					

Availability (le issues)	gal/ownership	consent o	f the	t owned by the promoto e landowners and have i vailable for developmer	ndica		e	
Achievability (viability; marke cost factors; d factors)	viability in The promo	The promotors of the site have not specified any issues regarding the viability in developing the site. The promotor has indicated that the site lies within the Conservation Area and Flood Zone 1.						
Site Capacity		11	1					
Potential Dens (including dev type)	•	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.			as			
Phasing	0 – 5 Years		1 1	6 – 10 Years		10 – 15 Years		

Site Ref	A	ddress	Pai	rish/Settlement	Site Area	
WIN31		l Winchester ation (Silverhill)	W	inchester Town	4.52ha	
Site Description	on		日日間			
The site is located within Winchester Town Centre. The sites includes a mix of uses including the bus stop and has number of vacant or under used buildings including the closed Friars gate car park. Current Use: Bus station, derelict buildings						
Planning Histo	ory			(The start		
Permission had previously been given to redevelop the site.						
© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data so enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, su licence, distribute or sell any of this data to third parties in any form.						
Site promotor	s proposed	l use	Mixed Use			
Suitability						
Environm Constra		Historical (Constraints	Policy Constraints C	Continued	
		O a man a muset i a m			1	

Environmental Constraints		Historical (Constraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER/RED	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/RED	
LNR	GREEN	Policy Co	onstraints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
ТРО	GREEN	AQMA	AMBER/RED	Landscape	GREEN	
Initial hi asses	-					
Availability (le	gal/owners	ship issues)				

Achievability (cost factors; d	ket factors;				
Site Capacity	300				
Potential Dens type)	ity and Yield (includ	ing	development		
Phasing	0 – 5 Years		6 – 10 Years	10 – 15 Years	

Site Ref Address	Parish/Settlement	Site Area
WIN33 Station Approach	Winchester Town	7.19ha
Site Description The site covers Winchester train	de la	
station and former Cattlemarket area. The site contains a number of vacant and under-used sites and properities.		
Current Use: Mixture of uses including railway car park, public car park and buildings.	Coach S	to
Planning History		Y TE
There is an existing undecided application to develop part of the east of the site.	er City Council 2021 OS 100019531. You are permitted to use	

© 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, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use		Employment led Mixed Use						
Suitability								
Environmental Constraints Historical		Constraints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	AMBER	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	GREEN			
LNR	GREEN	Policy C	onstraints	Other Considerati	ons			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			

TPO	AMBER AQ	IA AMBER	Landscape	GREEN					
Initial high level assessment									
Availability (legal/ownership issues)									
	Achievability (economic viability; market factors; cost factors; delivery factors)								
Site Capacit	у			250					
Potential Density and Yield (including development type)									
Phasing	0 – 5 Years	6 – 10	Years	10 – 15 Years					

Site Ref	Address	Parish/Settlement	Site Area
WIN34	Bar End Road	Winchester Town	1.15ha
Site Description			IIIId
	d to the east of Bar End ne north of the leisure		HER
Current Use: commercial / industrial / employment.			
Planning History	/	E Company	ITT
There are no rec on the site.	ent planning applications	Bar End	
to enable you to respo		ty Council 2021 OS 100019531. You are permitted to use sation that provided you with the data. You are not permit in any form.	
Site promotors p	proposed use	Mixed Use	
Suitability			

Suitability						
	Environmental Constraints		onstraints	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	GREEN	
LNR	GREEN	Policy Co	nstraints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high leve	l assessm	ent				
Availability (lega	al/ownersh	ip issues)				

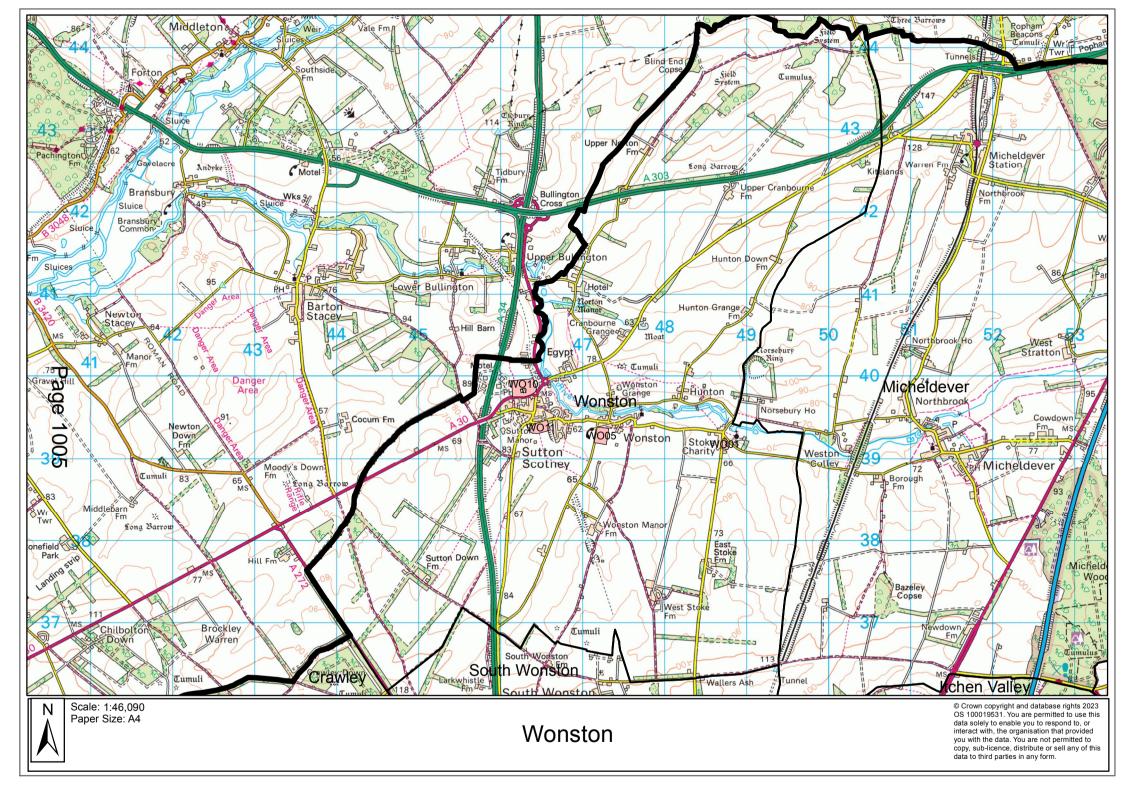
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity			30			
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Y	ears	10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
WIN35	Winnall	Winchester	43.48ha
	to the west of the M3. site consists of existing		
Planning History		A.F. A.	
There are various p site for the existing	planning applications on the employment uses.		

enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sublicence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use				Employment				
Suitability								
Environmental Co	nstraints	Histo	orical Con	straints	Policy Constrain	nts Continued		
SPA	GREEN	Conservation Area		GREEN	Protected Open Space	AMBER		
SAC	GREEN	Histor Park/0	ic Garden	GREEN	Mineral Safeguarding A	rea AMBER		
Ramsar	GREEN	Ancie	Scheduled Ancient Monument		Waste Consultation Zor	ne GREEN		
SSSI	AMBER	Histor Battle	-	GREEN	Physical Co	onstraints		
SINC	GREEN	Listed	Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Ро	licy Const	traints	Other Considerations			
NNR	GREEN	Count (MTR	tryside A4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settle Gap (ment CP18)	GREEN	Accessibility			
TPO	GREEN	AQMA		AMBER	Landscape	GREEN		
Initial high level	Initial high level assessment							
Availability (legal/o	ownership	issues	5)					

Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity							
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years	6 -	- 10 Years		10 – 15 Years		



Site Ref		Address		Site Area			
WO01	Land eas Road	t of Old Stoke		0.683 ha			
	ed to the ea	ast of Wonston and s located within a					
Planning Histor	y				l,		
years.	nd database roor respond to,	y within the last five ights. Winchester City Co or interact with, the orga	nisation that p	The store road of the store ro	e this data t permitted to		
Site promotors	Site promotors proposed use			C3 - Residential			
Suitability							
Environmer Constrair		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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	GREEN		
LNR	GREEN	Policy Const	raints	aints Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape AME			
Initial high assessme		The site	e is deemed	d 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 (e cost factors; de	conomic viability; mar livery factors)	ket f	actors;	The promoters of the site have specified any issues regarding developing the site.			/ in	
Site Capacity				18				
Potential Densit type)	y and Yield (including	Eluding development Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.			Countryside a density of 30 dph was			
Phasing	0 – 5 Years	18	6 – 1	10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress	Parish/Settlement Site A					
WO05	Wonston Wonston	,		2.872 ha				
Site Description The site is located south of Wonston. It								
property and Lane. The	l is accesso site is the south	a residential ed via Wonston bounded by , east and west north.						
Planning Hi	Planning History				7			
last five year	s.	story within the	/	NONSTON LANE				
solely to enable	© 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.							
Site promot	ors propo	sed use	C3 - Residential					
Suitability								
Environmental Constraints Historical Cor			nstraints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	AMBER	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	GREEN			
LNR	GREEN	Policy Cons	straints Other Considerations		ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high level The si assessment				eemed as deliverable/developable	•			

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land 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 viability in developing the site.					
Site Capacit	Site Capacity			56				
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	

Site Ref		Address	I	Parish/Settlement	Site Area	
WO10		Brightlands (North of tton Scotney	Wonston 5.277			
Site Description			1			
The site is located in 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 site is accessed off Stockbridge Road West.				RUB_	Star Star	
Planning History	,		T	-	NYZ	
There is no planning history within the last five years.						
© 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.						
Site promotors p	proposed	use	C3 - Residential			
Suitability						
Environme Constrain		Historical Const	traints	Policy Constraints Co	ntinued	
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 Constrai	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high I assessme		The site	is deemed	as deliverable/developable .		
Availability (legal/ownership issues) The site is not owned by the promoter but they do have the consent of the landowner and hav indicated that the site is immediat available for development.					the and have mediately	

Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding viability in developing the site.			
Site Capacity				95			
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 95 dwellings.				
Phasing	0 – 5 Years	95	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref		Address	F	Parish/Settlement	Site Area	
WO11	Land Sou	uth of Wonston Road		Wonston	2.67ha	
Site Descriptio				Su Su	itton Scotney	
	the district.	ast of Sutton Scotney, The site is located to I.				
Planning Histo	ory		The state	A BEEFF	Plan &	
There is no pla years.	anning histo	ory within the last five		And a second sec		
enable you to respo	ond to, or intera		provided you w	019531. You are permitted to use the rith the data. You are not permitted to		
Site promotors	s proposed	use	Residential – C3			
Suitability Environm Constra		Historical Const	raints 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 Constra	aints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constra	ints	Other Considerat	ions	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	RED	
assessm	assessment			deliverable and developable		
Availability (le issues)	gal/owners	hip The site has one immediately ava		r who has stated that the la evelopment	ind is	

Achievability (viability; marke cost factors; d factors)	et factors;	The promotor of the site has not specified any issues regarding the viability in developing the site.				
Site Capacity	52					
Potential Dens (including dev type)			s location within the Co ed providing a yield of s	untryside a density of 30 52 dwellings.		
Phasing	0 – 5 Yeai	ſS	52	6 – 10 Years	10 – 15 Years	

This page is intentionally left blank

Agenda Item 12

CAB3385 CABINET

REPORT TITLE: COMMUNITY INFRASTRUCTURE LEVY

CABINET – 18th JULY 2023

REPORT OF CABINET MEMBER: Councillor Jackie Porter Cabinet Member for Place and Local Plan

<u>Contact Officer: Corinne Phillips</u> <u>Tel No: 01962 848962 Email</u> <u>cphillips@winchester.gov.uk</u>

WARD(S): ALL WARDS

<u>PURPOSE</u>

This report has been produced to advise the Cabinet on the outcome of the review of the current spending protocol for the Community Infrastructure Levy (CIL), and to recommend the way forward with;

1) The strategic allocation of CIL funding, including for infrastructure to be delivered by the County Council;

2)The prioritisation of infrastructure projects to produce a refreshed Infrastructure List;

3) The CIL charging rates; and

4) The review of the criteria for considering community bids for funding.

The scope of the review was to identify ways in which larger County Council led infrastructure projects, which reflect the City Council Plan priorities can be supported. Also, identify ways to continue support for local community/Parish led infrastructure schemes, examine the current CIL charging rates and to update the process that bids for CIL funding are assessed to ensure greater accountability.

RECOMMENDATIONS:

- 1. That the Strategic Procedural Overview for CIL allocation and spending which apportions percentages of the CIL retained by the city council be split into specific themes as detailed in Appendix A be agreed.
- 2. That the reviewed and refreshed Infrastructure List be agreed (Appendix B).
- 3. That the refreshed criteria for considering all CIL bids and the scoring matrix found in Appendix C be agreed.
- 4. That the CIL bid timetable is changed from the beginning of the year (1st January to 31st March) to 1st September to 30th November.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 The purpose of the CIL review was to ensure that the priorities for CIL funding were more closely aligned with the Council Plan priorities and the infrastructure requirements of the emerging Local Plan. The allocation of CIL funding helps to provide the infrastructure required to support development whilst ensuring that the corporate priorities and outcomes within the Council Plan are at the forefront of the decisions made regarding the infrastructure to be delivered. This is achieved in several ways:
 - The improvement of local community facilities which reduces the need for residents to travel further to access the required facilities, especially in areas where there has been significant development.
 - The improvement of public open space and recreational activities to encourage healthier living.
 - The support of active travel initiatives to help create a greener district and reduce carbon emissions.
 - The support of infrastructure schemes which can demonstrate a positive impact on the reduction of carbon emissions in the district.
- 1.3 Living Well
- 1.4 Many recreational and outdoor facilities have been supported using CIL funding, including sports facilities, outdoor gyms, improved footpaths and enhanced open spaces. This encourages residents to participate in outdoor recreation, provides access to sporting activities and engagement with the natural environment, which in turn improves health and well-being.
- 1.5 The use of CIL to improve walking and cycling routes both within the town area and in the district will encourage more active travel for shorter journeys that would otherwise have been undertaken by car, which improves air quality thereby improves health and well-being.
- 1.6 Vibrant Local Economy
- 1.7 Although the use of CIL does not directly support businesses, the support of community facilities experiencing the challenge of additional development, boosts community cohesion and can indirectly stimulate growth and innovation of businesses within the local communities.

1.8 Homes for All

- 1.9 The CIL Review does not directly deliver to the Homes for All outcome. However, the support for new and improved infrastructure provided by CIL funding helps to create communities where the residents are served with better facilities which creates community cohesion.
- 1.10 Your Services, Your Voice
- 1.11 The use of CIL funding to support community projects has helped embed effective partnerships by working with Parish Councils and other community groups which represent residents to bring forward much needed community projects and local facilities.

2 FINANCIAL IMPLICATIONS

- 2.1 The council has collected over £21m of CIL receipts since adopting CIL in 2014. The CIL Regulations allow up to 5% of the CIL collected to be used to administer the fund (to collect and administer the CIL received from qualifying development). The Regulations also stipulate that 15% of the CIL collected is paid to the parish council for the area where the qualifying development is provided. Where a parish council has an adopted neighbourhood plan, the percentage of the CIL collected which must be passed to the parish council rises to 25%. Currently only Denmead Parish Council has an adopted neighbourhood plan and Denmead Parish Council therefore receives 25% of the CIL collected from qualifying developments in the parish of Denmead.
- 2.2 The remainder of the CIL fund collected is retained by the Council to fund infrastructure. Of the CIL retained by the council, to date approximately £8,347,592 of the CIL funding has been allocated to infrastructure schemes in the town area and wider district. This leaves approximately £7,417,563 unallocated and available to fund infrastructure projects in the district.
- 2.3 Table 1 Total CIL Collected and allocations (as of end of March 2023)

Allocation	Amount Collected	Amount Allocated	Amount Spent (from the allocated	Available CIL unallocated
	(£000's)	(£000's)	amount)	(£000's)
			(£000's)	
CIL Admin (5%)	£1,063,021	£677,994	£677,994	£385,027 (The unallocated CIL admin goes back in to the WCC main CIL pot each year)

Parish Councils (15% or 25% with a neighbourhood Plan)	£2,004,773	£2,004,773	£2,004,773	£0
Winchester Town Forum CIL (15%)	£1,316,770	£1,027,000	£ 174,478	£289,770
HCC (To September 2018)	£1,543,012.	£1,543,012.	£1,543,012.	£0
Retained by WCC	£15,380,128 + £385,027 unspent admin= £15,765,155	£8,347,592	£4,180,247	£7,417,563 Remaining WCC CIL to be allocated.
Totals	£21,283,269	£13,990,256	£9,320,831	

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019 allows charging authorities to collect funding from qualifying developments in their area, which must be used to fund infrastructure to support or mitigate development. Also, it can be used flexibly to fund any infrastructure as defined within the regulations. It also places a requirement on CIL charging authorities to publish an annual Infrastructure Funding Statement (IFS), which is a reporting mechanism covering the collection and allocation of funds in relation to CIL and s106 planning obligations. The Infrastructure List forms part of the IFS and broadly identifies the types of infrastructure and projects on which CIL can be spent.
- 3.2 A mechanism is needed to identify and prioritise the schemes which are required to support the development in the district and to ensure transparency and accountability. The allocation and spending of CIL funding is conducted in accordance with the protocol previously agreed by Cabinet in June 2016 (CAB2807) and updated by CAB3071 in September 2018 and CAB3292 in March 2021. The protocol reflects the relevant updated CIL Regulations and

Government guidance. The review of CIL considered in this report has scrutinised the current procedure and where necessary has recommended changes.

- 3.3 Approved council led schemes will be procured in accordance with the council's Contract Procedure Rules and the Public Contract Regulations 2015 with guidance from Procurement and Legal as required.
- 3.4 The CIL funding which is allocated to community schemes is not transferred until the project is complete or substantially complete, to reduce the risk of funds having to be recovered if a scheme fails to commence or be completed. The CIL funding allocated to community projects will often make up less than half of the total cost of the project.

4 WORKFORCE IMPLICATIONS

4.1 The administration of the CIL (collection and implementation) is a resource which may be funded using up to 5% of CIL collected. The 5% of the CIL collected can only be applied for one financial year as stipulated by the CIL with any surplus being added to the overall district pot to fund infrastructure. However, this can potentially leave a shortfall in funding of CIL administration if less CIL is collected during a financial year. Two posts are currently funded through the CIL administration provision, with the CIL Officer identifying CIL liability and collecting funds and the CIL Implementation Officer monitoring the CIL programme and the bidding process, liaising with Members regarding priorities and updating the annual IFS. Other officers who spend significant time working on CIL recharge the Levy for their time.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None directly, although CIL supports several council infrastructure projects as well as building provision and improvement.

6 CONSULTATION AND COMMUNICATION

- 6.1 The intention to undertake the CIL review was brought to the Health and Environment Policy Committee in December 2022, and followed up with a cross party working group workshop in January 2023. A key part of the work was to ensure that the priorities of the Council Plan and supporting strategies were being reflected in the assessment of bids for the CIL funding and the subsequent allocation of funding. In view of the period since the CIL adoption and associated rates set in 2014, there was also a need for a discussion regarding whether the CIL rates should be reviewed.
- 6.2 The working group consisted of cross-party members and was chaired by the Cabinet Member for Place and Local Plan. Following positive discussions, members of the working group reached agreement on the way forward, and made recommendations regarding the way forward, which have informed the recommendations of this report. Further information on the working group's outcomes are found in paragraphs 11.13 to 11.15.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The purpose of the review of the Infrastructure List, and the CIL criteria was to ensure that the CIL allocated for infrastructure projects aligned with the priorities of the Council Plan, specifically in relation to carbon reduction and tackling climate change. Projects which promote active travel and reduce the need for motorised transport or demonstrate an improvement in energy efficiency or a positive benefit in terms of carbon reduction will be favourably considered within the process of the CIL allocation.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Consideration of the council's duties under the Human Rights Act 1988 and the Equalities Act 2010. There is no identified adverse impact through the allocation of the CIL funding to anyone with a protected characteristic under the Equalities Act 2010, or with regards to human rights. (See Appendix D)
- 8.2 Many projects allocated CIL funding seek to improve accessibility of facilities and improve infrastructure for all. These would have a positive impact on the council's duties under the Human Rights Act 1988 and the Equalities Act 2010. Future funding priorities will endeavour to continue to provide improved facilities at both local and district wide level to enable more inclusive communities and better connectivity. Future projects will be required to demonstrate that an Equality Impact Assessment has been completed to show that all sections of the community have been considered and would suffer no adverse impact if implemented.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 The information supplied by applicants to the bidding scheme does not contain any personal information. Often only the e-mail address of an organisation or the Town/Parish Clerk is included for communication purposes. The application forms are not publicly available.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial Exposure	The funding allocated to	The CIL funding allocated
Schemes allocated CIL	schemes is not paid until	to schemes often enables
funding are not complete	a scheme is complete or	additional funding to be
or exceed the amount	substantially complete. A	levered in from other
requested	fixed amount of CIL is	organisations to help
	allocated, and any	deliver schemes that
	increase must be agreed	would not otherwise be
	by the Cabinet.	progressed.
Exposure to challenge	The Infrastructure List	

The schemes prioritised for CIL funding do not provide the infrastructure required to support the development in the district or provide inappropriate funding not meeting the CIL Regulations or Government Guidance	includes a wide range of infrastructure types which can be allocated CIL funding. However, as the CIL resources are not sufficient to provide all the infrastructure required, the decisions made regarding priorities will be agreed by Cabinet once projects have been assessed and scored accordingly using the proposed scoring matrix. Larger council led schemes (Those requiring over £100k of CIL as well as other significant capital funding) will require a business case to be agreed by Cabinet to proceed with a bid for CIL funding. Decision making on allocating funding will be taken regarding the relevant considerations in the CIL Regulations and Government guidance	
Reputation Failure to deliver appropriate schemes using CIL income could damage the council's reputation. Achievement of outcome	The CIL programme will continue to be monitored and reviewed regularly to ensure that appropriate schemes are allocated funding. Council projects are	The Infrastructure List will be reviewed annually to ensure that the schemes delivered reflect the council's priorities.
Projects to be funded by CIL are not delivered.	allocated funding once a business case has been made and agreed by Cabinet. Community schemes are delivered by outside organisations, including the County Council and progress is monitored and reported on by the city council. The allocation of CIL funding	assessment of the projects bidding for CIL funding will include and assessment of the deliverability with regards to timescale and additional funding secured.

Property Assets may not have the capacity to cope with the increased pressure from	can be withdrawn if Cabinet decides that a scheme has not been delivered within a reasonable timescale. CIL is allocated to improve the community facilities required to support the development	
new developments Community Support The community do not support the schemes which are allocated funding.	facilities in areas where significant development has taken place and the community bidding scheme is set to continue for the foreseeable future. Moving forward it is proposed to ensure that ward member support is sought for any projects which are added to the Infrastructure List. This will help support infrastructure improvements for local communities.	Larger schemes which are supported with CIL can engage with the community through consultation events
Timescales Projects will not be delivered within a reasonable timescale Project capacity Lack of resource could hinder the use of CIL funds to deliver infrastructure projects.	The refreshed criteria used for assessing bids will consider the deliverability of a project as part of the assessment for funding. The programme of schemes is reviewed regularly and any projects that are not showing satisfactory progress can have the funding withdrawn if agreed by Cabinet. Up to 5% of the CIL collected may be used for the administration of CIL to prioritise, deliver projects and monitor	

	spending.	
Other	Legal advice is sought for	
CIL funding is not used	any schemes which may	
for appropriate	not fall within the	
infrastructure schemes	stipulation of	
	'infrastructure' under the	
	CIL Regulations to ensure	
	that CIL is spent on	
	appropriate schemes	

11 SUPPORTING INFORMATION:

- 11.1 The Community Infrastructure Levy (CIL) is a mechanism for local authorities to raise money from most new development to fund the provision of new or improved infrastructure, to support or mitigate the effects of the new development on existing communities. Also, it can be used flexibly to fund any infrastructure as defined within the regulations. CIL can be used to fund a wide range of infrastructure including schools, flood defences, transport schemes, health and social care facilities, parks and green spaces, cultural and sports facilities, and community safety facilities. Local authorities must spend CIL on infrastructure needed to support the development of their area, and it is intended for the provision of new infrastructure rather than to remedy pre-existing deficiencies, unless made more severe by new development.
- 11.2 The national legislation requires CIL charging authorities to publish on their website, an Infrastructure Funding Statement each year, which reports on the amount of CIL collected within the financial year as well as CIL allocations and spending. This requirement was brought in as part of amended CIL legislation in 2019. As part of the Infrastructure Funding Statement, an Infrastructure List must be produced, which was formerly the called the R123 List to identify the projects which both CIL and funding from s106 Agreements could be used for. The Infrastructure List is a comprehensive list of projects which can be supported using CIL funding, with the value of the projects on the list far exceeding the CIL funding available.
- 11.3 The Government had announced the intention to replace CIL with the Infrastructure Levy, as part of the 'Levelling Up and Regeneration Bill' (currently going through the various readings in Parliament). The Infrastructure Levy aims to not only replace CIL but will reduce the requirement for s106 Agreements for all but the largest developments. There is currently a technical consultation requesting views on the way in which the Infrastructure Levy will operate, and the additional information released as part of the technical consultation regarding the Infrastructure Levy, has indicated that the roll-out of the new system will take up to ten years to implement. If the Infrastructure Levy comes into force, it is anticipated that it will need new charging rates to be set at a local level, with a requirement for viability assessments, and consultation to be undertaken before being

assessed by an independent examiner. It is with this change in mind, and the timescale indicated for the replacement of the CIL that this strategic review of CIL was undertaken.

Background to the current CIL spending protocol

- 11.4 The city council adopted CIL in April 2014 and is a 'charging authority' for the collection and spending of CIL for the part of the district for which it is the local planning authority. The South Downs National Park Authority (SDNPA) is the local planning authority for the part of the Winchester district which falls within the National Park area and is also the charging authority for CIL. This report does not therefore apply to the area of the Winchester district which falls within the National Park.
- 11.5 A spending protocol for CIL was agreed by Cabinet in June 2016 (CAB2087), as by then approximately £600k of CIL had been collected, and going forward, a mechanism was required for the allocation and spending of the CIL funding. Cabinet agreed that the spending programme would be aligned with the Council's Capital Programme and would be agreed by Cabinet, with the final decision being made at Council each year.
- 11.6 The CIL Regulations require collecting authorities to award a percentage of the CIL collected from qualifying development to the parish council for the area where the development occurs. This percentage is 15% of the CIL collected rising to 25% if the Parish Council has a published neighbourhood plan. For the Winchester Town area there is no town council, therefore 15% of the CIL collected from development in the town is set aside with agreement of Town Forum to spend on projects.. There is a separate spending protocol for Town Forum CIL, which was agreed in 2018, and this is not included as part of the review in this report.

The Strategic Allocation of CIL Funding

- 11.7 Between June 2016 and September 2018, £1,543,012 was passed to the county council for highway infrastructure projects. It took some time for the County Council to allocate the funding to specific schemes, but information published in the County Council's Infrastructure Funding Statement (December 2020) listed the following schemes upon which CIL funding was allocated. These included:
 - Sutton Scotney A30 Pedestrian Crossing £50,000.00
 - Wales Street Winchester Pedestrian Crossing £157,369.00
 - Romsey Road Winchester/Clifton Terrace Pedestrian Crossing £380,000.00
 - Access Improvements to Kings School Winchester £403,900.00
 - Andover Road/Barton Farm Winchester, Footway £112,402.02

- West Street New Alresford Footpath Improvements £68,000
- 11.8 The spending protocol for the CIL retained by the city council was refreshed in September 2018 (CAB3071) and the decision was made to immediately cease further CIL allocation to Hampshire County Council. The County Council may still bid for funding for specific highway schemes, but since September 2018, there have been very few bids for the funding of highway schemes, and most of those which have come forward have been made by the Parish Councils rather than the County Council.
- 11.9 In 2019 Winchester City Council in partnership with Hampshire County Council, adopted the City of Winchester Movement Strategy, which aims to reduce traffic within the town and encourage and support more sustainable forms of transport especially for short journeys between popular destinations within the town area This includes the Local Walking and Cycling Infrastructure Plan (LCWIP) to introduce more attractive walking and cycling routes around the city to destinations such as the train station, the leisure park, shops, workplaces and educational establishments. Feasibility work continues to be undertaken to bring forward walking and cycling routes and investigate specific measures that would enable active travel between key destinations around the city. As a result of the feasibility and design work, schemes are coming forward which will require funding to be implemented.
- 11.10 The need for substantial funding for measures identified by the Winchester Movement Strategy requires CIL for schemes which support the LCWIP, which promotes active travel, and prioritises walking and cycling routes around the city and supports the Council Plan priorities. To enable schemes identified by the LCWIP, it has been suggested that the CIL retained by the city council after the admin and Parish Council percentage is accounted for, be divided into specific funding 'pots' as detailed in Appendix A. It is proposed that 30% of the retained CIL is ring-fenced to support projects that are being delivered in partnership with Hampshire County Council, with schemes to be supported agreed between the city and county council. The CIL funding agreed to support county council schemes will be paid in arrears once a scheme has been completed, or substantially completed.
- 11.11 The remainder of the retained city council CIL would be allocated to community and health infrastructure (10% of the retained CIL) and for city council led projects (60% of the retained CIL) as detailed in Appendix A. The provision of infrastructure to support the health service has recently been highlighted, in areas where significant development has occurred. Health services in areas with substantial development have been struggling to accommodate the increase in the numbers of new residents being added to surgery lists, which may require CIL funding to help expand provision.
- 11.12 The prioritisation of the schemes being brought forward by Hampshire County Council would be agreed as a workplan with Winchester City Council, which would then need to be approved via Decisions made on Decision Days by each Council.

11.13 The CIL allocated for community and health infrastructure (10% of the retained CIL) detailed in Appendix A would continue to support the funding of community projects as well as health infrastructure. In 2018, the Cabinet agreed to allow Parish Councils and community groups to bid for the CIL funding to help support community schemes. However, this is at the sole discretion of the City Council. This is in addition to the 15% of the CIL collected from development within a parish area, which is passed to Parish Councils.

The review of CIL Rates, Infrastructure Priorities and Criteria for CIL Funded Projects

- 11.14 As the Council Plan priorities have changed considerably since CIL was adopted in April 2014, there was also a need to assess whether the prioritisation and funding of infrastructure schemes progressed by the city council aligned with the Council Plan priorities, and if the amount of the CIL being collected from qualifying development was being optimised. A cross party Members workshop meeting was therefore held on 20th January 2023 to consider the three issues for review, which were;
 - a) The CIL Charging Rates,
 - b) The Infrastructure List
 - c) The CIL Criteria for assessing bids for funding.

Outcome of the Members Workshop

- 11.15 The members workshop held on the 20th January 2023 consisted of cross party members from both the town and district area, and was chaired by the Cabinet Member for Place and the Local Plan.
- 11.16 The working group considered each of the issues above and concluded on recommendations regarding the way forward as proposed in this report. The working group agreed that it would be helpful to investigate whether other Hampshire Authorities were intending soon to review their current CIL rates. A further issue discussed was whether the CIL collected in the town area and the wider district area should be ring-fenced so that the town CIL was used solely for its infrastructure, and the CIL collected in the district used for infrastructure in the district. Also, whether the CIL could prioritise certain projects (e.g. carbon neutrality or transport scheme). Some members did not wish to ring fence the CIL collected in the town separately from that collected in the district. However, there are several factors considered on this subject and no conclusions were drawn from the said meeting discussions by the working group.

CIL Charging rates

- 11.17 To comply with the relevant CIL legislation, the city council were required to formulate a CIL charging regime and submit a charging schedule (Infrastructure List) which set an appropriate balance between helping to fund necessary infrastructure and the potential effects on the economic viability of development across the district. This included commissioning a report by Adams Integra in 2013 to be able to demonstrate to an independent examiner that the CIL charging would not be detrimental to the financial viability of residential and commercial developments, as well as demonstrating that the CIL was required to provide the infrastructure necessary to support the development of the district. The financial viability work is undertaken alongside the Local Plan viability work, therefor the CIL charging rates are closely linked with the Local Plan Viability Assessment.
- 11.18 Following the formulation of a CIL charging regime, consultation was then undertaken with neighbouring authorities, Parish/Town councils, and commercial organisations such as developers and retailers for a period of six weeks, with the responses received considered by Cabinet and Council. The outcome of the consultation resulted in a small number of modifications, before the draft Charging Schedule was submitted for independent examination in autumn 2013.
- 11.19 The CIL charging rates that were implemented in April 2014 are detailed in the table below, along with the rates that are currently being charged in 2023. Since 2014 the rate charged per metre squared are updated annually each January using an inflation index to keep the levy responsive to market conditions. The index used is the All-In Tender Price Index of construction costs, published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors and is therefore a robust method for keeping the CIL charging rates in line with the cost of building materials.

Table 1 - CIL Charges per square metre of new development in 2014 and 2023 (current charges)

Type of	2014	2014	2014	2023	2023	2023
Development	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3
Residential	£0	£120	£80	£O	£179.74	£119.82
Hotel	£0	£70	£70	£O	£104.85	£104.85
Retail	£0	£120	£120	£O	£179.74	£179.74
Percentage increase	N/A	N/A	N/A	0	49.8%	49.8%

Zone 1 – MDA areas (Whiteley, West of Waterlooville and Barton Farm)

- Zone 2 Winchester Town
- Zone 3 Rural areas and Market Towns

A benchmarking exercise was undertaken in February 2023 to ascertain the CIL rates charged by other local authorities in Hampshire. The residential rates charged by each local authority that has adopted CIL is found in table 2

below. CIL is not a compulsory levy and not all councils have adopted it. Although other district and borough councils in Hampshire adopted CIL mostly between 2013 and 2018 Eastleigh Borough Council decided not to adopt CIL. Those Councils which adopted CIL later than Winchester City Council tend to have a slightly higher CIL charging rates, as the financial viability assessment would have reflected housing market and financial conditions at the time of the research being undertaken.

11.20 Of the other district councils in Hampshire approached, only Fareham Borough Council is revising its CIL charging rates at present. Other Hampshire authorities have postponed any revision of the CIL charging rates pending government information regarding the introduction of the Infrastructure Levy, which is set to replace and amend the CIL and s106 planning obligations for the provision of infrastructure to facilitate development.

Authority (and date CIL adopted)	Development type	No of Zones	Current Charging rates
Winchester CC (April 2013)	Residential	3	£0 (for MDA's) £119.82 and £179.74
Fareham BC (May 2013)	Residential	2	£0 (for Welborne MDA) and £153
New Forest DC (April 2015)	Residential	1	£109.23 across whole area
Test Valley BC (January 2016)	Residential	4	£91.67, £137.55, £183.39 and £229.24
East Hants DC (April 2016)	Residential	4	£85.47, £144.09,£196.49 and £235.79
Basingstoke and Deane BC (March 2018)	Residential	4	£0, £88.47, £154.83 and £221.18

Table 2 - Other Hampshire Authority CIL Charging Rates

- 11.21 At the time of the Members Workshop, there were few details of the timescale for the roll out of the new Infrastructure Levy. Discussions with other Hampshire local authorities revealed that many were postponing reviewing their CIL rates pending further information regarding the timing of the Infrastructure Levy. Others are conducting a review of their CIL rates as part of their Local Plan Viability Assessments.
- 11.22 Fareham Borough Council are consulting on their revised CIL rates because the viability work undertaken when setting CIL rates for Wellborne MDA indicated that an uplift in the CIL rates for the rest of the Borough could be justified. However, a key important difference is that Fareham Borough

Council have gone through their Local Plan Examination and have consulted on their main modifications and are now at the final stage of adopting their new Local Plan. It is therefore not at a comparable stage with Winchester City Council whose Local Plan is yet to go out for Regulation.19 Local Plan consultation.

11.23 The Strategic Planning Team are currently analysing the representations on the Regulation 18 Local Plan, and following on discussions with Dixon Searle Partnership who are undertaking the council's Local Plan Viability Assessment have recommended that any updating of the CIL rates should be postponed ensuring that it does not undermine the Local Plan process. The current CIL charging rates have been used to directly inform the work that has gone into the Local Plan Viability Assessment. If the CIL charging rates were reviewed and the charges were potentially increased this could have an impact on other policies in the emerging Local Plan, such as the percentage of affordable housing that the council requires schemes to deliver. Members of the workshop therefore concluded that the issue of charging rates should be postponed until more details of the Infrastructure Levy were known and the Local Plan process had been advanced.

The Infrastructure List (Formerly the R123 List)

- 11.24 The CIL Regime operates alongside S106 Planning Obligations, although developers are not charged through both CIL and S106 for the same item of infrastructure. To allow councils to continue to use S106 to secure infrastructure provision and collect CIL, a List, referred to formerly as the R123 List had to be produced which would identify the differential between what the council may spend CIL receipts on, and infrastructure the S106 would be secured to provide. Under the CIL Regulations at the time CIL could not be used to fund the same infrastructure that S106 had been secured to provide (known as 'double–dipping').
- 11.25 The original R123 List, which was prepared along with the charging schedule in 2013 was also presented to an external examiner, who was satisfied that it represented a reasonable approach. The adopted R123 List set out 'headline' projects or topics that the Council may use CIL to fund, either in whole or in part, and was not a detailed programme of projects. The R123 List was refreshed in 2018, but largely remained a list of headline projects, with the addition of specific highway schemes that had been identified by Hampshire County Council, which may require some CIL funding. The refreshed list was agreed by Cabinet in September 2018 and largely formed the basis of the Infrastructure List which, since 2020, is now published with the Infrastructure Funding Statement.
- 11.26 Members at the workshop discussed the broad headings on the Infrastructure List, and discussed whether there should be a two-tier list with a hierarchy of infrastructure types. However, it was recognised that the broad headings and lack of hierarchy allowed the list to be responsive to the emerging priorities and requirements for supporting development within both the town and

district. The headings of the current Infrastructure List were debated by members in regard to updating the categories, to reflect the Council's priorities. There was agreement that some headings should be updated and the retention or deletion of specific transport schemes on the list were discussed. The proposed list is detailed as Appendix B to this report.

11.27 To keep the Infrastructure List 'live', the Member working group suggested a review each year in consultation with ward members and the Cabinet Member for Place and Local Plan. Any changes to the Infrastructure List would need to then be agreed by Cabinet. This would ensure that the Infrastructure List contained a comprehensive and responsive list of infrastructure schemes which could be provided by the city council as well other infrastructure providers for which CIL could be utilised.

The CIL Spending Criteria

- 11.28 In June 2016 a spending protocol for the proportion of CIL funds retained by the city council was agreed by Cabinet. At the time of preparing the criteria these were aligned with the Council's Capital Programme. At this time the CIL funds collected were less than £1m, therefore the infrastructure projects which could be supported using CIL funding was limited. In the following two years a further £3.5m of CIL was collected. However, by September 2018 only £208,000 had been spent on infrastructure projects in the district and a further £900,000 had been allocated to projects.
- 11.29 In September 2018, the Cabinet (CAB3071) agreed to a refreshed spending protocol which set aside a pot of CIL funding for community led projects. Parish councils and community groups would be able to bid for a share of an initial amount of £1m which was set aside to fund three years rolling programme. To assess the bids received a spending criterion was established against which the bids would be assessed. It was also agreed that all projects supported with CIL funding, including city council and any county council projects would be assessed using the same criteria for transparency.
- 11.30 The first round of bidding was opened in January 2019, with the CIL funding allocated to the schemes that made successful bids agreed by Cabinet in September 2019. Since then, a further three rounds of bidding have taken place in 2020, 2021 and 2022. This has resulted in a total of 38 community schemes being allocated funding. Council schemes were considered under the same spending protocol as those received from community groups, although the amount if CIL which can be bid for to support council led schemes can be above the £200,000 limit set for community led schemes. Moving forward, the county council projects such as those identified by the Winchester Movement Strategy and the Local Cycling and Walking Infrastructure Plans will also be assessed using the spending criteria in Appendix C, as well city council projects and community projects.
- 11.31 The criteria against which the bids were assessed were originally devised in 2016 which was prior to the confirmation of the Climate Change Emergency and the current Council Plan priorities. A more thorough review was therefore

considered appropriate to reflect both significant changes since the original spending protocol and criteria were devised and agreed by Cabinet. Several the original criteria have been retained as the fundamental purpose of CIL is to provide infrastructure to support the development of an area and address the impacts of development. It is important where possible that the use of CIL helps to lever in additional funding streams and should not be used to solely fund a project unless the project is critical to an area and could otherwise not be provided without CIL funding.

- 11.32 An Informal CIL Panel currently meets on a regular but ad-hoc basis as and when needed to discuss bids and agree whether t they meet the criteria to be allocated funding. The criteria used when assessing the bids was considered by the working group along with a proposed scoring matrix. The existing criteria for bids was introduced in 2018 as part of the refreshment of the spending protocol. It is proposed to retain some of the existing criteria (as these reflect the fundamental requirement of CIL with supporting development) but to introduce new criteria to align with the priority of carbon reduction and addressing the climate change emergency. Members of the workshop agreed with these proposed changes.
- 11.33 Another issue discussed was the timing of the community bids, which are currently invited between 1st January and 31st March each year. Following the receipt of the bids the funding decisions are often delayed due to the council elections, which can affect the timetable for the projects awaiting a decision. It was therefore suggested that the bidding 'window' be moved to 1st September to 30th November, as this would allow for a more efficient decision making processes and would coordinate with the council's own budget setting processes, for the following financial year.
- 11.34 Members of the workshop have suggested that it would be helpful for the Panel to have a scoring matrix which would ensure greater transparency in terms of the way each scheme which made a bid for funding, was assessed. Several potential changes were suggested by the members that attended the workshop. It was proposed by the working group that the Informal Panel 'trial' the scoring matrix when the bids that are received between January and March 2023. Bids would be assessed against the current criteria and the new criteria. The proposed scoring matrix, which includes the revised criteria for assessing bids from both community groups and those progressed by the council aligns more closely with the Council Plan priorities and is included as Appendix C to this report.

CONCLUSION

11.35 The review of the spending protocol for the CIL funding required a fundamental investigation of the issues and priorities which the council wish to take forward to improve infrastructure provision for the residents of the district.

A major part of the review was the need to ensure that the priorities for the CIL funding reflect the priorities identified in the Council Plan and supporting strategies, and this indicates close liaison with Hampshire County Council as a major infrastructure provider.

- 11.36 For this reason, certain percentages of the CIL retained by the city council would be ring-fenced, once the regulatory 5% administration costs and the parish council share (15% or 25% where a Parish Council has a Neighbourhood Plan) have been deducted. The ring-fenced pots of WCC CIL will be allocated as detailed in Appendix A and will support specific projects, identified from a list of priority schemes, including those agreed between HCC and WCC. Appendix B details the proposed list of all infrastructure schemes which could be supported with CIL funding, (including those provided by other infrastructure providers such as HCC, the NHS etc.) and moving forward the list will be update in consultation with ward members to also reflect the schemes agreed for prioritisation with Hampshire County Council
- 11.37 For the community, health and city council projects which will be supported with CIL funding, the criteria for assessing bids have been recommended to be refreshed as detailed in Appendix C. The criteria closely align with the priorities of the Council Plan and supporting strategies and the emerging requirements of the Local Plan. It also recognises the need place the climate change emergency at the forefront of the any spending decision.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 The current system of prioritising projects and assessing bids could have remained in place without being changed as CIL funding is being allocated and spent on infrastructure projects in both the town and district. However, there was need to ensure that the priorities of the Council Plan were being supported and that the infrastructure funded using CIL reflected these priorities. Questions were raised by individual members from both the town and district in relation to the way schemes were prioritised and assessed, as there are differing views in terms on the way that schemes should be prioritised. Therefore, greater transparency was required in agreeing the infrastructure schemes to be prioritised for funding.
- 12.2 The working group's input on the Infrastructure List and the CIL criteria was extremely valuable and provided several recommendations on the CIL funding allocation process and the assessment of individual schemes.
- 12.3 Whilst it is accepted that the CIL charging rates were adopted some years ago, a change to the current CIL rates would involve commissioning consultants to prepare an evidence base, public consultation and an independent examination process. If because of this process, the CIL charging rates did increase, it could affect the Local Plan Viability work and have implications for policies such as the percentage of affordable housing and delay the Local Plan Regulation 19 consultation process. However, the recent government consultation on the Infrastructure Levy, which could

replace CIL, would now be gradually rolled out over a ten year period. The decision is not to re-evaluate the current CIL charging rates at present, but probably after the adoption of the Local Plan.

BACKGROUND DOCUMENTS:-

None

Previous Committee Reports:-

CAB2529(LDF) – Community Infrastructure Levy: Adoption of Draft Charging Schedule and Introduction of CIL Charge. – 27th November 2013

CAB2807 – Community Infrastructure Levy (CIL) Spending Protocol – 8th June 2016

CAB3071 -Community Infrastructure Operational Review – 19th September 2018

CAB3292 – Community Infrastructure Levy (CIL) Future Funding Priorities and Monitoring Update – 10th March 2021

Other Background Documents:-

None

APPENDICES:

Appendix A – Flow Chart for Spending Protocol of CIL Funding

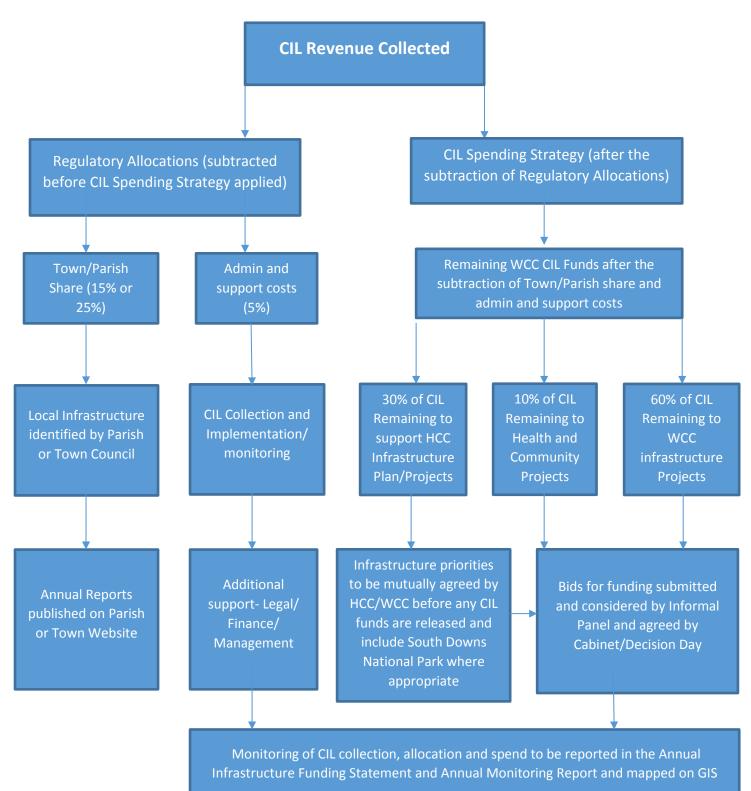
Appendix B – The proposed Infrastructure List

Appendix C – The proposed CIL criteria and scoring matrix for assessing CIL bids for funding

Appendix D – The Equalities Information Assessment Form

CIL Strategic Procedural Overview

(May 2023)



This page is intentionally left blank

<u>Appendix B</u>

<u>Community Infrastructure Levy Projects – Changes to the Infrastructure List</u> proposed by the CIL Review Members Workshop 20th January 2023

Infrastructure Type	Details
Education Facilities	 a) Provision of additional Primary School capacity at existing schools b) Provision of additional Secondary School capacity at existing schools c) Provision of Special Educational Needs capacity d) Provision of nursery or pre-school capacity
Healthcare Facilities	 a) Provision of additional capacity at existing doctor's surgeries b) Provision of supporting infrastructure for new healthcare facility
Energy and Carbon Reduction Schemes	 a) Support for the provision of renewable energy schemes b) Support for schemes which reduce carbon emissions
Open Space Provision	a) Improvement of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility particularly those set out in the Winchester City Council Open Space Strategy
Built Facilities, Indoor/Outdoor Sport, Recreational and Informal Leisure and Social Facilities	 a) Provision of facilities to address deficiencies or improvement in indoor, outdoor and built sports recreation or leisure facilities in accordance with LPP1Policy CP7, particularly those identified in the WCC Built Facilities Study b) Youth facilities
Green and Blue Infrastructure	a)Provision and enhancement of the Green and Blue Infrastructure network as identified in the LPP1 Policy CP14, and projects identified through the PUSH Green Infrastructure Strategy, or the Hampshire Countryside Access Plans b)Provision of mitigation projects for infrastructure identified through the

	Solent Disturbance and Mitigation Project
Community and Cultural Facilities	 a) Provision of new or improved facilities for community use in deficiency areas as identified by the Cultural Strategy, Built Facilities Strategy or Infrastructure Delivery Plan b) Provision of new or improved facilities in areas where significant development has or is planned to occur c) Refurbishment, replacement or creation of libraries, or other community education facility
Active Travel and Movement Infrastructure	 a) Provision of schemes to promote active travel and enhance the public realm to reduce motor vehicle use b) Provision of schemes to improve routes for vulnerable road users

Appendix C

Draft Scoring Matrix for assessing CIL Funding Bids

Criteria reference	Criteria description	ria description Detail to be provided by applicant		
A	The proposal contributes to the delivery of infrastructure schemes and requirements set out in the adopted Winchester District Local Plans, Council Plan or supporting strategies	Schemes should provide infrastructure as defined by the CIL Regulations. <u>Schemes which do</u> <u>not provide infrastructure as</u> <u>defined by the CIL Regulations will</u> <u>score 0 and will not be funded.</u>	0= Scheme does not provide infrastructure as defined by the CIL Regulations 1= Scheme does provide infrastructure as defined by the CIL Regulations	
В	The project has ward member support	The applicant must specify whether support has been gained from all ward members and which ward members have given support	1= Ward member support has been sought and given 0= Ward member support has not been sought or received	
C	The proposal contributes to providing facilities in an area where significant development has occurred OR The proposal contributes to facilities in an area that is affected by significant development in a neighbouring area, or mitigates the impact of this development.	The need for the scheme and how it supports growth in the area needs to be explained. The applicant needs to identify the development that is impacting on the need for additional or improved infrastructure	4=The scheme is directly linked to significant development in the vicinity and will provide a wider benefit to surrounding areas 3= The scheme is within the general location of new development and will provide a facility not provided as part of the development 2= The scheme is within an area affected by wider development (such as a neighbouring parish) and will benefit a wide demographic. 1=The scheme is within an area that has future planned development 0= Significant development has not occurred in the area or nearby and there is none planned for the future.	
D	The project demonstrates a benefit towards a more climate resilient and lower carbon district –This is a Council Plan Priority	The project delivers energy efficiency or reduces carbon emissions. The applicant needs to specify how the scheme achieves this.	4= Demonstrates significant energy reduction or efficiency or reduces the impact of climate change on local residents 3= Benefits the natural	

			environment and improves open space 2= Encourages a sustainable choice 1= Limited environmental benefit 0= No energy efficiency or carbon reduction demonstrated
E	The proposal improves infrastructure which facilitates sustainable travel , by bike, on foot or using public transport _This is a Council Plan Priority	The proposal helps promote active travel and seeks to reduce the use of private motor vehicles The applicant needs to demonstrate how the project achieves this	3= The project significantly improves the walking or cycling network (e.g. pedestrianisation or an off-road cycle route) 2= The project encourages active travel by providing shared space, crossing facilities an on-road cycle route or increasing public transport capacity 1= The project improves existing conditions by providing an environmental enhancement 0=The project does not demonstrate any of the above
F	The project improves or provides facilities to encourage healthy living – This is a Council Plan Priority	The project provides or improves existing sporting facilities or encourages physical exercise or healthy outdoor pursuits and/or the project provides leisure and informal public spaces, inclusive and accessible for all. The applicant needs to specify how the project achieves this	4= Provides a new facility for all age groups, publicly accessible and to a wide area 3= Provides an improved facility to a wide age range and is publicly accessible 2= Provides a new or improved facility to a specific age range or has limited accessibility 1=Provides limited improvement and availability. 0=The scheme does not provide any of the above benefits
G	The proposal offers wider as well as local benefits	The environmental, social, cultural and economic benefits of the project in relation to the needs of the residents in the district needs to be clearly set out. Schemes that promote health and well-being, carbon reduction and enhanced community benefit will receive higher scores. The applicant will	4=Clear demonstration that the project provides two or more benefits to a broad range of residents and over a wider area 3= Provides a clear benefit to a broad range of residents

		need to explain who the proposal benefits and to what extent.	2= Provides a benefit to a specific group of residents only 1= Is of limited benefit in terms of promoting council priorities and to a small group of residents only
H	The proposal levers in other funds that would not otherwise be available	CIL should not be used to fund entire projects but should be used as a 'top up'. Schemes which have a higher proportion of funding in place will receive a higher score, Applicants need to provide an estimated percentage of funding to be met from CIL	The CIL funding requested is less than 25% of the cost of the project =4 Between 25% and 50% = 3 Between 51% and 75% =2 More than 75%=1 100%= 0
	The proposal is included on the Infrastructure List or Infrastructure Delivery Plan	The Infrastructure List contains the priorities for CIL funding that have been identified and published as part of the Infrastructure Funding Statement. The applicant needs to identify if the project is on the Infrastructure List	3= The scheme is specifically included on the Infrastructure List 2= The scheme broadly falls with a category of infrastructure included on the Infrastructure List 1=The scheme falls within a category of infrastructure identified in the Infrastructure Delivery Plan
J	The project improves and enhances the natural or built environment	The project improves access to outdoor or indoor community facilities to provide social activities and community cohesion. The applicant needs to specify how the project achieves this	1= The proposal provides or improves either outdoor or indoor community facilities 0= The proposal is not linked to the provision of improved outdoor or indoor community facilities.
K	Project delivery	There is a need to clarify expected timescales and relevant information regarding the delivery of the scheme. The applicant needs to include whether planning permission is required or has been sought/obtained and whether any other consents are needed. Schemes that can be delivered or commenced within the next 12 months will attract a higher score.	4=The scheme can be delivered in the next 12 months 3= The scheme can be delivered in the next 18 months 2=The scheme requires planning permission or other consents which could prolong the timescale 1= The scheme has no identified timescale or requires additional funding to be agreed by an external organisation to be able to move forward.
L	The proposal has been subject to consultation and has	A scheme which has been subject to some consultation and has received public support will be	2= Scheme has had wide consultation and has wide public support

Page 1041

local	 considered favourably. The applicant needs to specify who was consulted and what the outcome was	1= Scheme has had limited consultation and support 0= There has been no consultation



Winchester City Council

Equality Impact Assessment Template (EqIA)

Section 1 - Data Checklist

When undertaking an EqIA for your policy or project, it is important that you take into consideration everything which is associated with the policy or project that is being assessed.

The checklist below is to help you sense check your policy or project before you move to Section 2.

		Yes/No	Please provide details
1	Have there been any complaints data related to the policy or project you are looking to implement?	No	
2	Have all officers who will be responsible for implementing the policy or project been consulted, and given the opportunity to raise concerns about the way the policy or function has or will be implemented?	Yes	The policy will be implemented by the Community Infrastructure Levy Coordination Officers and overseen by the Strategic Planning Manager, both of whom have been involved with the consultation and formulation of the policy
3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	No	
4	Do you have any concerns regarding the implementation of this policy or project? (<i>i.e. Have you completed a self-assessment and action plan for the implementation of your policy or project?</i>)	No	
5	Does any accessible data regarding the area which your work will address identify any areas of concern or potential problems which may impact	No	

		Yes/No	Please provide details
	on your policy or project?		
6	Do you have any past experience delivering similar policies or projects which may inform the implementation of your scheme from an equality impact point of view?	Yes	The previous spending protocol considered projects which were required to maximise equality, accessibility and inclusion.
7	Are there any other issues that you think will be relevant?	No	

Section 2 - Your EqIA form

Directorate:	Your Service Area:	Team: Strategic Planning	for this assessment:	Date of assessment:
			Corinne Phillips	

	Question	Please provide details
1	What is the name of the policy or project that is being assessed?	Community Infrastructure Levy Spending Protocol
2	Is this a new or existing policy?	The council's existing CIL was adopted in 2014 As a significant amount of time has elapased since the Infrastructure List was prepared and the criteria for assessing CIL bids this has been reviewed with the involvement of a cross party working group.
3	Briefly describe the aim and purpose of this work.	To ensure that the CIL funding collected is allocated to projects in line with legislation and which align with Council priorities
4	What are the associated objectives of this work?	To provide infrastructure required to support or mitigate development
5	Who is intended to benefit from this work and in what way?	The residents of Winchester district
6	What are the outcomes sought from this work?	To provide required infrastructure
7	What factors/forces could contribute or detract from the outcomes?	Development contributes to the outcomes
8	Who are the key individuals and organisations responsible for the implementation of this work?	Community Infrastructure Levy Coordination Officer, Strategic Planning Manager, Winchester City Council, Parish Councils, Community Groups, Hampshire County Council
9	Who implements the policy or project and who or what is responsible for it?	Community Infrastructure Levy Coordinator, Startegic Planning Manager, Cabinet Member for Place and Local Plan

			e seleo	ct your answer in bold . Please provide detail
		here.		
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?	Y	N	
10b	What existing evidence (either presumed or otherwise) do you have for this?	that a	re avai	allocated to community projects include facilities ilable to all within a community. This is assessed
	• ··· · · · · · · · · · · · · ·	when	bids to	or funding are received
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?	Y	N	
11b	What existing evidence (either presumed or otherwise) do you have for this?	that a	re avai	allocated to community projects include facilities ilable to all within a community. This is assessed or funding are received
12a	Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way? <i>you may wish to consider:</i>			
	 Physical access Format of information Time of interview or consultation event Personal assistance Interpreter Induction loop system Independent living equipment Content of interview) 	Y	Ν	
12b	What existing evidence (either presumed or otherwise) do	The f	unding	allocated to community projects include facilities

	you have for this?	when facilit	bids fo ies whi ces are	ilable to all within a community. This is assessed or funding are received. Improvements to ich will enhance the ability of disabled to access a also assessed as part of the process to allocate
13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?	Y	N	
13b	What existing evidence (either presumed or otherwise) do you have for this?	that a	ire ava	allocated to community projects include facilities ilable to all within a community. This is assessed or funding are received
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	N	
14b	What existing evidence (either presumed or otherwise) do you have for this?	(such	as pla	e projects funded are for specific age groups ayground or skate parks) but this does not exclude other age groups
15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?	Y	N	
15b	What existing evidence (either presumed or otherwise) do you have for this?	that a	ire ava	allocated to community projects include facilities ilable to all within a community. This is assessed or funding are received
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	N	
16b	What existing evidence (either presumed or otherwise) do you have for this?	that a	ire ava	allocated to community projects include facilities ilable to all within a community. This is assessed or funding are received
17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?	Y	N	

17b	What existing evidence (either presumed or otherwise) do you have for this?	The funding allocated to community projects include facilitie that are available to all within a community. This is assesse when bids for funding are received				
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?	Y	Ν			
18b	What existing evidence (either presumed or otherwise) do you have for this?	that a	re ava	allocated to community projects include facilities ilable to all within a community. This is assessed or funding are received		
19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	Y	N			
20	Can this negative impact be justified on the grounds of promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Race: Sex: Disability: Sexual orientation: Age: Gender reassignment: Pregnancy and maternity: Marriage and civil partnership: Religious belief:		
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	The policy to allocate funding to projects seeks to provide better infratsruture and facilities for all. This is a core principl of the funding protocol and will be assessed using due process agreed by Cabinet				
22	Do any negative impacts that you have identified above impact on your service plan?	Y	N			

Signed by completing officer Corinn

Corinne Phillips

Signed by Service Lead or	
Corporate Head of Service	

This page is intentionally left blank

Agenda Item 13

CAB3398 CABINET

REPORT TITLE: THE DEAN CAR PARK, NEW ALRESFORD

18 JULY 2023

<u>REPORT OF CABINET MEMBER: Cllr Learney – Portfolio Holder for Climate</u> <u>Emergency</u>

<u>Contact Officer: Andy Hickman Tel No: 01962 824105 Email</u> <u>ahickman@winchester.gov.uk</u>

WARD(S): NEW ALRESFORD

<u>PURPOSE</u>

To seek approval for additional budget in support of the progression of a new public car park at The Dean in New Alresford and to agree the method of procurement of the land and car park.

RECOMMENDATIONS:

- 1. To agree to enter into a contract to purchase a completed car park and freehold ownership of the associated land rather than the original decision to acquire the land and procure a contractor to construct the car park. (As per CAB3005).
- 2. To agrees additional budget of up to £60,000, for stamp duty and the provision of payment machines and signage, bringing the total revised budget to £1,065,000 and approve expenditure of the budget under Financial Procedure Rule 7.4.
- 3. To delegate to the Corporate Head of Asset Management to finalise and enter into the contract with the developer/landowner for the purchase of the land and the new car park.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 The car park will provide for residents and visitors to access local facilities rather than travelling further afield.
- 1.3 The car park is currently subject to a planning application covering the whole site including the residential element of the development and hence will be vetted for compliance with Council policies through this process.

2 FINANCIAL IMPLICATIONS

- 2.1 In the original approval in January 2018 (CAB3005 refers), the Council intended to purchase the land with the remaining budget allocated for the creation of a surface car park. For the reasons outlined elsewhere in this report, it is now intended that the developer construct the car park and sell the land and completed car park to the council for the original budget sum. Additional budget of £60,000 for Stamp Duty & Land Tax (£40k) and for signage and payment machines (£20k) is now required.
- 2.2 Since the original approval in January 2018, the cost of borrowing has increased significantly. Whilst this only makes up 40% of the total funding, the change in the cost of borrowing results in a projected small overall deficit of circa £60,000 over the estimated life (25 years) of the asset. If at the time of borrowing rates were 1% higher the cumulative deficit would increase to £150,000; conversely, if rates were 1% lower, there would be a cumulative surplus of £30,000. It should be noted that the council is acquiring freehold land which will continue to be available for use.
- 2.3 Further details are provided in the financial appraisal attached at Appendix 1.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 As the developer has overall management of the site it is considered to be more cost effective operationally and logistically for the developer to procure and manage the construction of the car park. Contractors working on this small site under different management could delay the programme impacting on future car parking income and increasing costs.
- 3.2 The council will enter into a contract with the landowner to purchase the land and car park following construction of 40 car parking spaces on the land to be transferred to the Council. This is subject to the developer securing planning approval.
- 3.3 The landowner will be expected to construct the surface car park to current new surface car park standards, allowing the council access to inspect

progress, a hand over process, a snagging period, transfer of the relevant warranties/guarantees/insurance policies to the council.

4 WORKFORCE IMPLICATIONS

4.1 This matter will be progressed within existing staff resources.

5 PROPERTY AND ASSET IMPLICATIONS

- 6 The parking team will take on management of the car park once handed over to the Council and will manage in line with other Alresford car parks.
- 7 A financial valuation of the deal has been undertaken which has confirmed value for money in respect of this deal.

8 CONSULTATION AND COMMUNICATION

8.1 The developer has recently held a public exhibition and the planning process will be subject to public views. Local ward councillors have been involved in the process and kept up to date on progress.

ENVIRONMENTAL CONSIDERATIONS

8.2 The car park would provide for current unmet parking demand and the needs of new development that is planned in Alresford. It is in a location that is accessible to a wide section of the local community and would replace commercial buildings that generate heavy goods vehicle movements in a partly residential area. Although there is often some spare capacity at the Arlebury Park Recreation Ground car park, this is some way from the central facilities and is therefore not considered to be accessible for all. The site adjoins the Alresford Conservation Area and is currently occupied by commercial buildings which do not make a positive contribution to the Conservation Areal. Redevelopment of the site, with careful consideration given to design, is expected to improve the neighbouring environment and enhance the setting of the Conservation Area.

9 PUBLIC SECTOR EQUALITY DUTY

9.1 An equality impact assessment has been completed in relation to the parking and access improvement programme of which this project is part of (CAB3384). The main consideration is in relation to the layout of the car park and the associated number of disabled; and parent and child spaces to be provided. This will be determined through careful assessment and confirmed through the planning application process. It is anticipated that 2 shared disabled/ parent and child spaces will be required. This is based on other provision elsewhere in the town and use of these and the likelihood that this new car park will be utilised by all day parkers as a result of recent tariff changes at The Station Car parks which is now more focused on short term parking

10 DATA PROTECTION IMPACT ASSESSMENT

10.1 None

11 RISK MANAGEMENT

11.1 The overall risks are deemed to be low. The planning process will test the proposal and the legal agreement will provide a sound basis of the land acquisition and provision of the car park construction and handover.

Risk	Mitigation	Opportunities
Financial Exposure	Finance to undertake a credit check prior to signing contracts and provision of a bond considered	
Income generated is lower than forecast	Prudent assumptions have been made in the financial appraisal	Usage and/or fee inflation may be higher than forecast
Exposure to challenge	Possible but considered low, due to sound planning approach	
Innovation	n/a	
Reputation	n/a	
Achievement of outcome	n/a	
Property	The acquisition is covered by a land purchase agreement / contract	Securing a new asset
Community Support	Thepublicexhibitionresultsshowedsupportfor the proposal.Theprincipleofdevelopment is consistentwiththeLocalPlanallocation and MasterplanforTheDean.Detailedobjectionswouldbeconsideredthroughtheplanningapplicationprocess.	To provide much needed additional parking capacity to encourage use of local facilities.
Timescales	These are dependent on the planning process and	The opportunity for development could be lost

Risk	Mitigation	Opportunities
	subsequent progression of the construction by the developer	without the Council's involvement, as this will improve viability. Development may otherwise be delayed or not take place
Project capacity	The required input is being provided by the council's legal, financial and parking teams.	
Other	n/a	

12 SUPPORTING INFORMATION:

- 12.1 In January 2018 Cabinet considered this scheme (CAB3005) and agreed the purchase of the site for this car park and the associated procurement and construction of a new car park. At that time it was envisaged that the car park would be constructed by the City Council, following acquisition of the land as approved by CAB3005. It is now intended that the developer of the site will construct the car park as part of the overall development and then the Council will purchase the land/ completed car park from the developer through a land purchase agreement.
- 12.2 The Local Plan Part 2 allocates land at The Dean, Alresford for mixed use development, including provision of a new public car park (policy NA2). A Masterplan for the allocated land was agreed by the City Council in February 2017 and identifies the optimum location for a public car park as the site of Units 1-3 The Dean, which are currently commercial units in various private ownerships.

13 OTHER OPTIONS CONSIDERED AND REJECTED

13.1 The Council could choose not to purchase the land and the car park. This has been rejected as the need for additional car parking has been demonstrated in the local plan.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3005 ACQUISITION OF LAND AT THE DEAN, ALRESFORD FOR A PUBLIC CAR PARK 17 JANUARY 2018.

CAB3384 PRIDE IN PLACE – PARKING AND ACCESS IMPROVEMENT PROGRAMME 25 JANUARY 2023

Other Background Documents:-

None

APPENDICES:

Appendix 1 Financial Appraisal.

Financial Appraisal - Alresford Car Park

Capital									
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	To year 25	Total
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Budget forecast									
Acquisition	1,005	0	0	0	0	0	0	0	1,005
Stamp duty	40	0	0	0	0	0	0	0	40
Signage, payment machines etc.	20	0	0	0	0	0	0	0	20
Total	1,065	0	0	0	0	0	0	0	1,065
Financed by:									
CIL - Community Infrastructure Levy	250	0	0	0	0	0	0	0	250
Developers' Contributions	385	0	0	0	0	0	0	0	385
Prudential borrowing	430	0	0	0	0	0	0	0	430
Total	1,065	0	0	0	0	0	0	0	1,065

Revenue Consequences									
2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 To year 25 To							Total		
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Income	22	22	23	23	23	24	24	534	695
Expenditure (including any savings)	(4)	(4)	(5)	(5)	(5)	(5)	(5)	(107)	(139)
Net surplus/(deficit)	17	18	18	18	19	19	20	427	556
Financing costs									
Interest payments	(23)	(23)	(23)	(22)	(22)	(22)	(22)	(366)	(524)
Minimum Revenue Provision (MRP)*	(2)	(2)	(2)	(2)	(2)	(2)	(3)	(77)	(93)
Net impact on the General Fund balance	(7)	(7)	(7)	(6)	(6)	(5)	(5)	(17)	(60)

*Borrowing need is reduced over the life of the asset by applying MRP annually from revenue

Sensitivity

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	To year 25	Total
Borrowing rates less 1% (4.3%)	£000	£000	£000	£000	£000	£000	£000	£000	£000
Net impact on the General Fund balance	(4)	(3)	(3)	(3)	(2)	(2)	(1)	48	30
Borrowing rates plus 1% (6.3%) Net impact on the General Fund balance	(11)	(11)	(10)	(10)	(10)	(9)	(9)	(85)	(154)
Net Present Value/(Cost) £000:	(511)		Discoun	ited payb	ack peri	00:		n/a	
Incremental Impact of Capital Investment Decisions*	2024/25 Estimate £	2025/26 Estimate £	2026/27 Estimate £	2027/28 Estimate £	2028/29 Estimate £				
General Fund - equivalent to increase/(decrease) in annual band D Council Tax	0.14	0.13	0.12	0.11	0.10				

*This is an indicator of affordability that shows the impact of capital investment decisions on Council Tax

Assumptions								
Appraisal period	25 years	Estimated useful economic life of development						
Discount Factor	5.30%	Based on prevailing borrowing rates						
Asset type								
Income	Based on 40 (minimum) spaces at £2 per space per day, 85% occupancy	Inflated annually by BOE target inflation rate of 2%						
Expenditure	Estimated at 20% of gross income							
Notional interest		Rate based on long term borrowing rates available to WCC and timeframe of expected life of asset						
Minimum Revenue Provision	5.30%, 50 years, annuity basis	As above; applied in the year and based on land maximum life under MRP guidance						

This page is intentionally left blank

Agenda Item 14

CAB3403 CABINET

REPORT TITLE: Q4 PERFORMANCE MONITORING

18 JULY 2023

<u>REPORT OF CABINET MEMBER: CLLR TOD – THE LEADER AND CABINET</u> <u>MEMBER FOR ASSET MANAGEMENT</u>

Contact Officer: Sharon Evans Tel No: 01962 848 135

Email: sevans@winchester.gov.uk

WARD(S): ALL

<u>PURPOSE</u>

The Council Plan sets out the strategic priorities of the council and this report and Appendix 1 provides a summary of the council's progress during the period 1 January to 31 March 2023 (Q4).

Appendix 2 provides the data, where available, for Q4 against each of the Strategic Key Performance Indicators (KPIs).

Appendix 3 includes highlight reports for each of the council's 'Tier 1' programmes and projects.

Appendix 4 are the action notes of the Performance Panel meeting that took place on 22 May 2023.

RECOMMENDATIONS

That Cabinet notes the progress achieved during Q4 of 2022/23 and endorses the contents of the report.

IMPLICATIONS:

1. <u>COUNCIL PLAN OUTCOMES</u>

- 1.1. This report forms part of the framework of performance monitoring in place to report the progress being made against the projects and programmes supporting delivery of the priorities included in the Council Plan 2020-25.
- 1.2. All the information in this report, including the narratives in Appendix 1 relate to Q4; 1 January 2023 to 31 March 2023.
- 1.3. The council takes the opportunity to review the Council Plan on an annual basis to make any necessary strategic changes. The Council Plan 2023 refresh was adopted by Council in January 2023. There were no significant changes in strategic direction, but the Council proposed four areas of focus for the coming year.
- 1.4. To ensure continuity of reporting, the 2023 plan will form the basis of review from April 2023 but the four areas of focus, *cost of living support, greener faster, pride in place and listening better* are detailed in this report.
- 1.5. In December 2022 Cabinet adopted a refreshed set of key performance indicators but to retain continuity for the financial year 2022/23 the previously reported set of indicators are presented in this report.

2. FINANCIAL IMPLICATIONS

2.1. There are no direct financial implications arising from the contents of this report. Almost all the programmes and projects undertaken to deliver the priorities included in the Council Plan will have financial implications, some significant and these are agreed and reported separately before the commencement and during the project life cycle.

3. LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1. To ensure effective council governance, Key Performance Indicators (KPIs) and performance reporting must be fit for purpose, monitored and managed KPIs enable evidence based quantitative management reporting and highlight when performance falls below agreed targets for improvement plans including remedial actions to be agreed and implemented.
- 3.2. There are no legal and procurement implications arising directly from this report, though individual projects are subject to review by Legal Services and Procurement as and when necessary and where they require consideration of the council's Financial Procedure Rules, Contract Procedure Rules and Public Contracts Regulations 2015 (PCR2015).

4. WORKFORCE IMPLICATIONS

4.1. There are no workforce implications directly, but staff are engaged and actively working across all projects.

5. PROPERTY AND ASSET IMPLICATIONS

5.1. There are no property or asset implications directly, but council assets are used to deliver this work.

6. <u>CONSULTATION AND COMMUNICATION</u>

- 6.1. Cabinet members, Executive Leadership Board, Corporate Heads of Service and Service Leads have contributed to the content of this report.
- 6.2. This report and appendices were reviewed and considered by Performance Panel on behalf of The Scrutiny Committee on 22 May 2023. Refer to Appendix 4 of this report for the action notes from this meeting.
- 6.3. A verbal update from the Chairman of the Performance Panel was given at the Scrutiny Committee meeting held 3 July 2023.
- 6.4. As this is the final report of 2022/23, key information will be drawn from across the year and an infographic produced to share with residents.

7. <u>ENVIRONMENTAL CONSIDERATIONS</u>

7.1. Many of the activities detailed in this report actively protect or enhance our environment and support the council and district to reduce its carbon impact. These will be considered as part of each detailed business justification case.

8. PUBLIC SECTOR EQUALITY DUTY

- 8.1. None arising from the content of the report. However, officers will need to consider the council's Public Sector Equality Duty and complete an Equality Impact Assessment on any specific recommendations or future decisions to be made.
- 8.2. This report is not making any decisions and is for noting and raising issues only.

9. DATA PROTECTION IMPACT ASSESSMENT

9.1. None required.

10. RISK MANAGEMENT

10.1. The council's Corporate Risk Register identifies the main risks associated with service delivery and performance and is reviewed by Executive Leadership Board (ELB) each quarter.

Risk	Mitigation	Opportunities
Financial Exposure Budget deficit or unforeseen under or	Regular monitoring of budgets and financial position including forecasting to year end to	Early notification of unplanned under/overspends through regular

Risk	Mitigation	Opportunities
overspends.	avoid unplanned over/underspends. Exceptional Inflation Reserve approved in July 2022 to offset financial impact of increased inflation and price rises of some commodities particularly in the construction industry and energy price pressures.	monitoring allows time for plans to be put in place to bring the finances back into line with budget forecast.
Exposure to challenge	Legal resources are discussed with project leads.	Opportunity for the use of in-house resources able to input through the life of a project with local Winchester and cross council knowledge.
Innovation Improvement in service delivery.		KPIs used to evidence the need for innovation to improve service delivery
Reputation Ensuring that the council delivers the outcomes as set out in the Council Plan.	Regular monitoring and reporting of the progress the council is achieving against its priorities included in the Council Plan, including this report.	Work with communications team on press releases to promote and celebrate successes.
Achievement of outcome	Through the quarterly monitoring report, officers and members can monitor the progress of the priorities in the Council Plan.	Benefits of lessons learned from completed projects.
Property	Effective property management including carrying out timely repairs and maintenance ensures the council's property portfolio is fit for purpose.	Investment in property and building new council homes supports priorities included in the Council Plan
Community Support Lack of consultation and	Regular consultation and engagement with stakeholders and	Positive engagement and consultation can bring forward alternative

Risk	Mitigation	Opportunities
community engagement on significant projects that affect residents and can cause objections and lead to delay.	residents regarding projects or policy changes.	options that might not have otherwise been considered.
Timescales	Regular project monitoring undertaken to identify and resolve slippage.	Improve subsequent forward planning and identify bottle necks.
Delays to project delivery can lead to increased cost and lost revenue.		
Project capacity -	Resources to deliver projects are discussed at the project planning stage and agreed by the project board and monitored by the Programme and Capital Strategy Board.	Opportunities present themselves for staff to get involved in projects outside their normal role enabling them to expand their knowledge and skills base as well as working with others.
Availability of staff to deliver projects.		
Other	None	None

11. SUPPORTING INFORMATION:

11.1. This report provides an update on the council's progress achieved during Q4 against the priorities included in the Council Plan that was adopted in February 2021.

11.2. Central Winchester Regeneration

In March 2023 the Jigsaw Consortium trading as Partnerships & Places was appointed to bring forward the Central Winchester Regeneration (CWR) project in the city centre. Following extensive public engagement and community consultation, the <u>Supplementary Planning Document (SPD)</u> sets out a vibrant regeneration in a circa four-acre area of the city with a wide-ranging mix of uses including flexible work and creative spaces, food and drink offerings, a hotel and new high-quality public spaces. The proposals also include new homes to suit people of all life-stages, with a range of tenures available including private sale, homes for rent and affordable housing.

Committed to bringing social and economic value to the city, Jigsaw Consortium is a partnership between Genr8 Kajima Regeneration Limited (Kajima and Genr8 Developments) and PfP igloo (PfP Capital and igloo Regeneration.) The consortium has assembled its team from the best creative talent in the UK, including architectural practices, urban designers, engineers, landscape architects, and specialist archaeologists and is also committed to drawing in additional local expertise as the project develops. Collectively, the partnership has the vision, expertise, track-record, and financial means to work in partnership with the city council to deliver the benefits of the CWR project to Winchester and the district.

Jigsaw Consortium is committed to working closely with local people and businesses in Winchester throughout the life span of the project, bringing both social and economic value to the area.

- 11.3. On 18 January 2023 Council adopted the refreshed Council Plan which refined some of the actions the council will be undertaking and outlines four areas of enhanced focus for the upcoming year.
- 11.4. Progress against the four areas of enhanced focus during Q4:

Cost of living support

Pivoting our services and resources to support our residents, businesses and voluntary organisations with the cost of living crisis.

In September 2022 Cabinet announced the launch of a £200,000 package of measures to provide additional support for residents who have been particularly impacted by the Cost of Living (Col) crisis. In February 2023, further funding was made available to continue support until the end of September 2023.

The dedicated section on the council's website with information for residents on cost of living support and advice received 6,355 visits during Q4 and has now received more than 17,000 visits since the launch in October 2022.

15 Winchester organisations have now signed up to the national <u>"Warm</u> <u>Welcome"</u> initiative.

Citizen Advice continues to see increasing numbers of people coming to them asking for advice, most notably from people with a disability or long-term health condition. The additional funding provided to Citizen Advice Winchester has enabled them to respond to the increased demand, with February showing a 9% increase from January in the number of clients helped and a 33% increase on the same period last year. In total, Citizen Advice Winchester has assisted an average of 642 clients each month during Q4. Some of their clients are in extremely vulnerable circumstances – for example, one client with diabetes had not put their heating on for nine months; another client with disabled children had £2k of energy debt and the supplier who threatened debt collectors refused their offer of a repayment plan.

Citizen Advice Winchester is also reaching out to partner organisations to increase its reach and has provided Advice First Aid training to six organisations, including The Beacon and Wickham Pantry, which increases the ability of those organisations to support and signpost their clients to help and advice.

The CoL emergency grant fund helps partner organisations provide support to residents across the district who have been particularly affected by the crisis. During Q4 nine grants were awarded, totalling a combined £33,969, bringing the total number of grants given to twelve. This funding has benefitted

residents of all ages in the Wickham and Bishops Waltham areas, as well as within the Winchester city area, supporting warm spaces, providing access to food and offering advice on managing money and saving energy.

Collaboration that started at the CoL summit in November has continued through the recently established Social Inclusion Partnership. Sub-groups have been established to focus on the following key themes:

- Health Inequalities
- Digital Inclusion
- Financial Inclusion
- Food Resilience
- Service Provision (Housing, Drug & Alcohol, Domestic Abuse Support).

We continue to assist council and private rented tenants in maintaining their tenancies through support with budget plans and money management. Crisis food provision has provided FareShare food to tenants in immediate need, supplemented by food and fuel vouchers. In Q4 we were able to support 32 families with food and fuel vouchers totalling £2,860. The food vouchers reach tenants within the hour, providing fast access to help which they can redeem at their closest supermarket. In Q4 we gave out 74 emergency food parcels and 25 sanitary packs to families and single people in immediate need. A welfare fund supports tenants with items such as white goods and furniture as a last port of call and was able to assist 33 tenants with essential items in the last quarter. The team also recognises the impact of the cost-of-living crisis on tenants' mental health and is working with the Primary Care Network and Social Prescribers to ensure that they can access the right mental health support.

Other support administered by the council, but funded independently from the targeted CoL support package, includes the Council Tax Reduction (CTR) scheme, Council Tax Hardship Fund, Discretionary Housing Payment and Council Tax Energy Rebate. In September we distributed £257k in food vouchers to all CTR households (£30) and to all pensioners on Pension Credit (£65) via the Household Support Fund. Further funding of £189k has just been received from the County Council which will be distributed in food vouchers over the next coming weeks.

There are also 65 households in receipt of a council tax reduction who have taken advantage of a £15 discount on the cost of the garden waste service.

Greener faster

Adding weight to our commitment to achieve our net zero targets for 2024 and 2030.

The Council Plan overarching priority is to deal with the climate crisis and for the council to be carbon neutral by 2024 and the district to be carbon neutral by 2030. The climate emergency is considered to be one of the most significant challenges facing our communities and a key focus for 2023 is to go 'greener faster'. A full narrative of climate change work is set out in the main report, but forward-looking activities are set out here.

A Stagecoach electric bus arrived in Winchester during March 2023, en route to a permanent destination in Scotland but staying in Winchester for one month to be integrated into the Park & Ride fleet during that period to help us understand the operational implications and capabilities of an electric vehicle here.

Work is underway to explore using Hydrotreated Vegetable Oil (HVO) instead of Diesel Engine Road Vehicle (DERV) for the 20 waste and recycling vehicles managed and run by Biffa on behalf of the council. This has the potential to reduce emissions by 88% - 94% and would be an interim solution to improve carbon performance whilst work continues to explore the potential of using electric vehicles.

The Retrofit Ready programme was launched to all council tenants occupying standard construction council houses and bungalows with an EPC rating D or below. Tenants living in eligible homes were written to and offered a free energy assessment. This received an overwhelming response, with more than 800 positive replies wishing to register. A detailed update on the Retrofit Ready programme is provided in appendix 1, under the Council Plan priority of *Homes for All*.

Following a tender exercise during December 2022 to January 2023, a lead consultant has been selected to advise on the positive delivery of utility scale renewable energy generation scheme(s) across the district, including specific support on engagement, site identification and business plan development. The consultant will advise and guide the council in the identification and development of renewable energy project(s), providing technical, legal, financial and engineering advice with work to take place over the next 6x months.

Pride in place

Making a visible difference to our places to delight residents and visitors.

The council has increased its resources through the appointment of a new street scene officer to work closely with the car parking team, Business Improvement District (BID) and our special maintenance team to coordinate and enhance the street scene including a coordinated approach to graffiti removal. A fly tipping officer has also been appointed to help to reduce fly tipping incidents through enforcement and communications.

Taking a more fundamental approach to tackling the wider vandalism and graffiti across the city, a Pride in Place task and finish group was established and as a result of partner collaboration with both internal and external services including the police, Hampshire Youth Offending Team and local youth charities. This seems to have had a positive effect and incidents of vandalism have reduced.

Contributing to making the district a safer and more welcoming place to live and work, Cabinet in December approved the retender of the CCTV monitoring service with a tender exercise to appoint a contractor for a period of 5 years. This tendering process has now been undertaken and the Council is in the process of agreeing a new contract.

An action plan has been developed that sets out the activities to be undertaken to support Pride in Place. Work undertaken to date includes enhanced cleaning regimes in high profile areas; improvements to cycle parking with new bike shelters having been installed in Colebrook Street and Middle Brook Streetcar parks and 17 additional 'Sheffield' cycle stands in the city including special stands for cargo bikes. Further work is being progressed in the market towns to enhance cycle parking.

Work is progressing to create new bin storage areas in Bishops Waltham with one location having been agreed and a second location still subject to agreement with businesses and the Parish Council. Further discussions are ongoing regarding bin storage areas in Winchester.

The bin and bench replacement programme is well underway. The High Street planters in Winchester have been converted into seating and the refurbished High Street benches are due to be reinstalled shortly.

Work is continuing to improve public conveniences through enhanced cleaning and repairs. A longer-term strategy is being formulated including discussions with the Parish and Town Councils regarding public conveniences in the market towns.

Listening better

Being more effective at hearing the voice of residents and enabling them to influence our decision-making.

Responding to the Listening Better priority, the Policy Team has been working with parish councils to learn from them about what it is like working with the council and to gain insight to better serve our residents and businesses. The results from the consultation are being analysed and an action plan is being developed for review and consideration before implementation during the second half of the year.

To increase awareness of when the council will engage with residents, businesses and stakeholders, the consultation and engagement page of the council's website has been updated to include a forward look at upcoming consultations and where known the date included when the consultation will be live. This page will be updated on an ongoing basis to ensure that the most up to date information is published.

Using the most recently published Census 2021 data, further datasets covering the Winchester district have been published on the council's website including figures covering ethnicity, sexual orientation, housing, education and population numbers for each of the 16 council wards. Work is also underway to create an infographic using Census data for each ward that will be published on the website after the election.

12. OTHER OPTIONS CONSIDERED AND REJECTED

12.1. None.

BACKGROUND DOCUMENTS: - Previous Committee Reports:

CAB3380 – Q3 Finance and Performance Monitoring dated 16 March 2023.

Other Background Documents:

None.

APPENDICES:

- Appendix 1: Council Plan 2020-25 progress update Q4 1 January 2023 to 31 March 2023.
- Appendix 2: Strategic Key Performance Indicators Q4 update
- Appendix 3: Programme and Project Management Tier 1 project highlight reports Q4 update
- Appendix 4: Notes from Performance Panel meeting 22 May 2023.

COUNCIL PLAN 2020-25

Q4 2022/23 Progress Update

Priority – Tackling the Climate Emergency and Creating a Greener District

The climate crisis remains a significant challenge to all of us in the coming years and decades and is causing a decline in the biodiversity of the district too. Winchester City Council has committed to playing its part to tackle this global challenge and hand our district to our children and grandchildren in a better state than it is now.

What we want to achieve:

- Winchester City Council to be carbon neutral by 2024.
- The Winchester district to be carbon neutral by 2030.
- Reduced levels of waste and increased recycling, exceeding national targets.
- Clean air, more ambitious than national targets.
- Everything most residents need should be in reach by foot, bike or public transport.
- Our district's extensive natural habitats safeguarded and enhanced.

Over the last quarter we have achieved the following:

• Carbon neutrality to continue to be central to everything we do.

The Cabinet Member for Climate Emergency approved the council's roadmap to decarbonisation of the district at a decision day in January. This work, produced by consultants WSP, provides clear direction for the council's role in bringing about a reduction in carbon emissions by residents, businesses and all stakeholders across the district. In acknowledgement that BEIS data on district emissions has a two-year reporting lag, the roadmap will be used to supplement KPI TCE08 to provide more timely data on the reduction of emission achieved by intervention.

The council is committed to reducing carbon emissions at source and that offsetting should be a last resort and used only if necessary. However, in order for an organisation to be considered carbon neutral, it needs to have a method by which it will offset any ongoing or impossible to eliminate residual carbon emissions. Therefore an Offsetting Policy was approved by Cabinet in January and provides a clear, accountable and measurable approach to undertaking any offsetting actions.

Q4 showed continuing growth in the use of electric vehicle charging points across the council's estate. The number of charging events totalled 1,456 in March (up 40% on the same period last year) and the total energy used to charge was 25,697 kWh (up 34%).

The council signed the Winchester Food Partnership's Good Food Charter in March and made the following pledge - "Winchester City Council pledges that when it offers catering at events and meetings it organises it will be on a vegetarian by default basis". Being an active member of the Winchester Food Partnership aligns with the overarching priority to tackle the climate emergency and create a greener district. Supporting local food growing, reducing food waste and considering our food choices will help reduce the council's and district's carbon emissions. The council does not routinely provide food at meetings or Mayoral events, however when it does it will undertake its best effort to deliver the pledge through its contracting and procurement procedures. Guildhall events where customers hire the rooms and pay for catering and catering facilities at Chesil Lodge are excluded.

A further 16 members of staff received Carbon Literacy training during Q4, which included two members of the Executive Leadership Board. This brings the number of staff trained to 158 (plus 15 elected members). As a result of staff changes and as not all trained staff have yet been accredited, a total of 57 officers and elected members are currently certified as Carbon Literate.

A highlight report covering Q4 for the Carbon Neutral programme is included at Appendix 3. See also the 'Greener Faster' work in section 11.2 and carbon neutrality objectives in the 'Homes for All' and 'Vibrant Local Economy' sections that follow.

Positive Local Plan policies which promote low carbon development, sustainable travel and increased biodiversity

The draft Regulation 18 Local Plan that was consulted on from the 2 November to the 14 December 2022 included policies to promote and assist with low carbon development, sustainable travel and increased biodiversity.

A specialised online event on energy efficiency standards for residential homes, which was arranged during the 6 week public consultation period, was attended by over 80 people.

The Strategic Planning team has received over 3,400 responses to the draft Reg 18 Local Plan, and these responses are now being analysed by the team. As part of this process Officers are in the process of recommending any proposed changes to the supporting text /policies and these will need to be agreed with members in due course before they are incorporated into Regulation 19 Local Plan. The data on how many individual comments received on the various policies/topics have been detailed in the Q4 Local Plan highlight report.

A Local Planning Advisory Group meeting took place on the 8 March which outlined the different consultation and engagement approaches used in the Regulation 18 Local Plan consultation, a high level analysis of the number of representations received on each of the topics, key issues raised and additional work that needed to be completed before the council can move to the next stage of the process (Regulation 19).

A highlight report covering Q4 for the Local Plan is included at Appendix 3.

• Encourage renewable energy generation and support start-ups and businesses in green energy and green technology.

During Q4 solar PV panels continued to generate renewable energy that contributed positively to reducing the council's energy consumption and towards reducing carbon emissions across the district. Panels at Marwell Zoo, Winchester depot (Biffa waste collection service), City Offices, Cipher House, Barfield P&R and Winchester Sport & Leisure Park generated more than 44,000 kWh, saving nearly 10.2 tCO2e.

Whilst the panels at Marwell Zoo and Winchester Depot do not supply energy to support council operation, the energy generated is sold to those businesses resulting in income to the council. The primary benefit is the increased supply of renewable energy to the district, but this arrangement during 2022/23 has resulted in more than £20,000 of income from the energy sold.

• Work with and enable businesses, organisations and residents to deliver the Carbon Neutrality Action Plan throughout the district.

The latest meeting of the council's Carbon Neutrality Open Forum in February attracted 61 attendees, plus councillors and officers, for an update on the recently published Carbon Neutrality Roadmap. The meeting included contributions from Winchester Action on the Climate Crisis, Wessex Green Hub, amongst others, and explored actions that the district can take towards becoming net zero.

Five businesses are awaiting a funding decision from Low Carbon Across the South & East (LoCASE) to undertake low carbon and energy efficiency adaptations to their premises. More details can be found in the Vibrant Local Economy section of this report.

The council has partnered with fuel poverty charity the National Energy Foundation to deliver the Energy Company Obligation (ECO4) 'Flexible Eligibility' scheme grant, to broaden eligibility for the scheme that aims to ease fuel poverty by providing low-income households with grants for energy-efficient measures such as insulation, draught-proofing, and heating upgrades.

A total of 49 applications were made by Winchester households during Q4 to the government's Sustainable Warmth funding competition, managed in this area through Agility Eco's Warmer Homes scheme to supply insulation, solar PV panels and air source heat pumps in low-income households:

- 25 applications were made from households on mains gas (LAD3), bringing the total number of applications to 87. There have now been 16 measures completed and a further 43 active measures, bringing £209k of funding into the district.
- 24 applications were made from households off the gas grid (HUG1), bringing the total number of applications to 76. There have now been 28 measures completed and a further 39 active measures, bringing a further £148k of funding into the district.

The WeCAN network, led by WINACC and part-funded by the council, continues to foster community involvement in reducing carbon emissions. Notable activity during Q4 includes:

- Three new climate action groups were created during Q4 in Upham, Droxford and Owslebury which are now planning activities on home energy, travel, and biodiversity.
- Bishops Waltham Parish Council ran its first climate cafe in March, attended by 20 people.
- o Littleton & Harestock Parish Council hosted a home energy event in March.
- WeCAN provided two thermal imaging courses in Feb to support parishes developing advice networks for residents.
- Work towards a more sustainable food waste collection system and reduce food waste.

A number of proposals for alternative waste and recycling collection scenarios in order to meet government future requirements are being drafted, although the government has yet to announce formal guidance on the introduction and funding of a food waste collection system, which is their preferred direction of travel.

- Once funding and the government timetable has been confirmed, the council plans to introduce a food waste collection system across the district at the earliest opportunity. Once more clarity has been provided by the government the council will bring forward proposals.
- Continue to work with Hampshire County Council to deliver the City of Winchester Movement Strategy and prioritise walking, cycling and public transport throughout the district.

Alongside Hampshire County Council we have continued to work on the next 10 step proposals of the Winchester Movement Strategy. Primary and secondary cycle route networks are being reviewed as part of the city LCWIP and the Mini Holland Feasibility Study bid for funding from Active Travel England will, if successful, unlock funding for walking and cycling improvements in the city. As part of the Movement Strategy study work will start to look at measures to improve public transport journey times through the city and district wide, the development of the district LCWIP is ongoing with assessments of background data having had the first engagement session.

A highlight report covering Q4 for this programme is included at Appendix 3.

• Deliver the actions in our Biodiversity Action Plan

Tree survey work at St Giles Hill completed with phase 1 works undertaken. This forms part of the annual work programme as set out in the recently approved 5-year management plan for St Giles Hill. Essential maintenance work has been prioritised to ensure unhealthy trees are dealt with and interest has been expressed by local volunteers in supporting proactive improvements to the site in the coming months.

Footpath improvements have been completed at Topfield in Kings Worthy, as part of the Open Space Management Plan. These make the site more attractive to visit, increasing access to this site and local people's enjoyment and of the rich environment and awareness of its importance.

• Deliver the Air Quality Management Action Plan

Commencement on work to develop and adopt a new Air Quality Strategy (AQS) - reviewing the impact of adopting more stringent air quality standards across the district in line with government policy <u>LAQM-Policy-Guidance-2022.pdf</u> (<u>defra.gov.uk</u>). It is expected that a new AQS will be adopted by April 2024.

• Work with other public authorities to expand the range of materials we recycle as solutions become available.

Hampshire County Council has approved the business case for investing in a new materials recycling facility (MRF) that will allow for additional materials to be accepted from kerbside collections, waste recycling centres and waste transfer stations. The site now has planning permission and is scheduled to open in summer 2025.

The timetable is being developed for the project to increase access to a wider range of recycling, for example pots, tubs, trays and cartons as soon as the MRF is built and opened.

These are signification changes for our waste collection system, and it will be important to develop a system which aims to offer the best carbon reduction, highest resident satisfaction and lowest overall cost.

Priority – Living Well

We want all residents to live healthy and fulfilled lives. We recognise that our residents are living longer and want to ensure the district offers the right mix of facilities to support good physical and mental health for all ages and abilities.

What we want to achieve:

- Reduced health inequalities.
- A wide range of physical and cultural activities for all ages and abilities
- Increased opportunities for active travel
- A wider diversity of residents and businesses involved in ensuring that our services work for all, especially for residents who need more help to live well.
- Attractive and well-used public facilities and green spaces with space for relaxation and play

Over the last quarter, we achieved the following:

• Focus our activities on the most disadvantaged areas, communities and groups, supporting a greater diversity of residents.

Homes for Ukrainians

A further 13 Ukrainian families (41 individuals) moved to Winchester district bringing the total to 235 families (492 individuals).

Community support hub sessions were held in New Alresford, Colden Common, Bishops Waltham and Denmead which were attended by 11 people. Other confidential advice, guidance and support is also provided via one-to-one assistance, online and face-to-face, for both hosts and guests.

The Community Liaison Officer for Ukraine received and supported 212 enquiries, including 36 people through independent support forum and 20 through online drop-ins during this quarter. 5 guests were supported through business support sessions run that were run in conjunction with Enterprise M3.

A budgeting course provided by Christians Against Poverty in collaboration with the council was attended by 15 people during this period.

Surveys were sent to all our Ukrainian guests and hosts to ask for their feedback on the Homes for Ukraine Scheme and to find out how we may best support the guests and hosts going forward. The survey generated 142 responses, which are being assessed and will be reported during Q1. These results will inform an enhanced work programme in the early part of 2023/24.

Rematching of the Ukrainians to new hosts is now underway. We have supported 13 further rematches, 38 in total. The council has also assisted 54 Ukrainian households to access accommodation in the private rented sector, 40 of those households with our financial assistance. 29 Ukrainian Households have left their hosting arrangement voluntarily. No Ukrainian Households were placed into temporary or emergency accommodation in Q4.

Grants to enable targeted support.

We continue to provide core grant support to key voluntary sector organisations supporting our more vulnerable residents. For example:

- Winchester GoLD have supported 40 people through approximately 60 walk and talk sessions during Q4, providing one-to-one contact for adults with learning disabilities. The grant has enabled 40 people to participate in weekly exercise classes during Q4. Their membership has grown to an all-time high of 120 this year with people supported through a variety of activities and advocacy.
- Winchester and District Young Carers supported 51 young people during Q4, through a weekly Exploration Programme to reduce isolation and improve confidence and wellbeing. They met their target of doubling the number of 1:1 counselling sessions by January 2023. However, referrals also doubled over the last 12 months meaning demand for the service remains extremely high and waiting times are around 3-6 months. A total of 2,590 1:1 counselling sessions were run for 177 young people this year, an increase from 130 young people in 2021/22. This work is becoming increasingly important as referrals to the service are becoming more complex and other services (e.g. CAMHS) have long waiting lists for support.

A new round of district project grants opened during Q4 with £55,960 awarded to 17 different not for profit organisations and community groups. Organisations receiving grants included:

- Key Changes Music Therapy, for music therapy sessions for adults suffering from mental health problems, isolation and poverty.
- Blue Apple Theatre, for a new theatrical version of Wind in the Willows.
- Winchester and Southampton Visitors Group, for English lessons and physical activity provisions for adults seeking asylum in Winchester.
- Meon Valley Heartstart, for video training material for use in life saving skills training sessions.

Community First was commissioned to organise a Funding Fayre to increase the fundraising prospects and financial stability of not-for-profit organisations in the district. The event in March attracted 72 people from 50 different organisations to Winchester Vineyard Church for presentations from national, regional and local funders and training workshops.

Health improvement

The Active Lifestyle programme of classes and bespoke activities for people with long-term health conditions continues to grow in the hands of Winchester City Primary Care Network (PCN) and Everyone Active (EA). During the last quarter there were 51 referrals made to the PCN, and 124 made to EA, meaning that since the opening of the new leisure centre there have been 740 referrals made. Community classes for people with long-term health conditions have seen significant growth in Q4, with 1,258 attendees during the 3-month period. This takes total participation to 2,601 during the year.

• Offering a wide range of accessible facilities for all to enjoy at the new Winchester Sport and Leisure Park

WSLP continued to perform well, with membership numbers at an all-time high, with health and fitness membership at 5,298 in January and swim-only membership at 402 in March. The overall monthly attendance dropped slightly, with a quarterly visitor numbers of 203,110 also represent a new high, and an increase of 8.5% on the same quarter last year.

A total of 60,092 concessionary visits took place at WSLP through the saver card scheme this quarter, which supports the following groups with a 50% reduction on pay as you go visits.

- Registered students
- Registered disabled people.
- Registered unemployed people claiming income support or receiving a job seekers allowance.
- Persons over the age of 60
- o Lone parents receiving income support.
- o Registered Carers
- Armed Forces

• Supporting communities to extend the range of sports and cultural facilities across the district, notably the upgraded Meadowside Leisure Centre at Whiteley agreed and planned for later this year.

Work has started on the construction of a new pavilion at KGV playing fields in Highcliffe. Both the former pavilions have been demolished, the path of the roadway has been excavated and the second stage of the foundations is due to be completed by the end of March 2023.

The first of the "Playful Landscape" provision at the North Whiteley development was completed with additional planting to enhance the area. Informal areas of boulders, grass covered tunnels, logs and steppingstones are being installed to add interest to public open space.

The opportunity for communities in the Winchester district to submit bids for funding of community infrastructure projects ran from January to March 2023. The funding is to support new or improved facilities that will benefit local residents and help tackle the pressures of extra development. A total of £300,000 is available in 2023 through the Winchester City Council's Community Infrastructure Levy (CIL) scheme offering grants of between £10,000 and £200,000 to wholly or partly fund projects that improve infrastructure for areas such as walking, cycling and active travel, education, sport and leisure facilities, health and cultural facilities, and more.

• Enable and promote safe cycleways and pathways to make it safer and more appealing for our residents to cycle and walk to their destination.

Further work on the primary and secondary cycle route networks is currently being undertaken. The development of a district wide LCWIP has commenced with the first engagement session being undertaken and assessment work of background data underway.

Also see project highlight report for Q4 included at Appendix 3.

• Maintain and enhance the open spaces and parks.

The second phase of planned refurbishment of Abbey Gardens play area started in February 2023. Challenging weather has affected ground conditions and delayed the opening of the play area, but it will open for the early May bank holiday.

The North Walls play area refurbishment contract was awarded in January 2023. Consent has been granted from the Environment Agency and the works are due to start in June 2023.

Technical reports have been commissioned to support delivery of the North Walls park plan. The tree survey, topographic surveys and utilities surveys have been completed. The ecology survey has been started but won't be completed until late 2023.

Develop Local Plan policies that promote healthy lifestyles in healthy surroundings.

The draft Regulation 18 Local Plan included a number of Local Plan policies in a new design topic on living well and creating healthy lifestyles, A key component of the draft Local Plan is the design process and the need to address all of the identified housing needs in the district whilst ensuring that the right mix of homes is built for all sectors of our society. This includes affordable housing, older persons and those with difficulties, family households, younger people, students, built to rent, self-build, custom housing and community housing. As part of the 6 week public consultation on the Regulation 18 Local Plan, a specialised online event took place to explain the importance of the design process, the role of design review panels and Local Design Guides. Over 80 people attended this online event. The feedback from this event and the representations that have been received will be used to strengthen the policies in the design topic.

Priority - Homes for All

Housing in our district is expensive and young people and families are moving out because they are unable to find suitable accommodation they can afford.

The Winchester district needs homes for all – homes that are affordable and built in the right areas for our changing communities.

What we want to achieve:

- More young people and families working and living in the district.
- All homes to be energy efficient and affordable to run.
- Diverse, healthy and cohesive communities not just homes
- No-one sleeping rough except by choice.

Over the last quarter we have achieved the following:

Building significantly more homes ourselves

118 new homes were under construction at the end of Quarter 4 at sites in Winnall, Whiteley and Southbrook Cottages, Micheldever. The 1st and 2nd phase of 18 new homes, built to AECB standard were completed at Whiteley.

• Strengthening our Local Plan to ensure the right mix of homes is built for all sectors of our society, including young people.

The draft Regulation 18 Local Plan that was consulted on in November/December 2022 included a range of policies in a 'Homes for All' topic. The representations that were submitted on the Homes for All topic are currently being analysed by Officers from the Strategic Planning Team.

A highlight report for Q4 for the Local Plan is included at Appendix 3.

Using the new Winchester Housing Company to deliver a wide range of housing tenures to meet local needs.

CAB3366 (14 December 2022) supported the proposal of establishing a councilowned housing company to:

- Lease from the council and manage accommodation held in the HRA and the General Fund to be identified on a case-by-case basis and subject to a supportive business case.
- Provide high quality energy efficient rented accommodation for households who struggle to access council and other affordable housing products.
- Take advantage of an early opportunity to lease from the council one block of 41 one-bedroom flats currently being developed at Winnall.

The Corporate Head of Housing was authorised to develop detailed proposals for further consideration, including the strategic and financial business cases, governance arrangements, director appointments and specific company conditions.

CAB3401 (16 March 2023) recognised that the establishment of the company in advance of developing detailed proposals would be beneficial. As a result, Cabinet approved recommendations for the establishment of the company and the appointment of five company directors. The name, Venta Living Ltd was also approved, and the Strategic Director was authorised to finalise the draft shareholder agreement, articles of association, and, subject to an agreed business plan, enter into a resourcing contract with the company.

The company is in the process of being incorporated and will remain dormant until detailed proposals have been considered and approved by Cabinet Committee: Housing on 10 July, and full Council on 20 September 2023.

In the meantime, separate workstreams are running in parallel to ensure that services are in place in advance of practical completion, and that tenancies at Winnall commence without undue delay.

Providing support for our homeless and most vulnerable people by working directly and in partnership with the voluntary sector

Working with partners The Winchester Beacon, Two Saints and Trinity Winchester to make plans to utilise empty space within existing projects to provide additional emergency beds over the extreme weather periods.

SWEP was activated on 4 occasions in Q4, for a total of 23 nights. 11 individuals were accommodated during this period.

The council received a Homeless Prevention Grant top up of £48,000 to help with winter pressures. This is divided between The Beacon (5k), Trinity Winchester (5k) and also supports the Household Support Fund (28k) and the Flexible Prevention Fund (10k). The housing element of the Household Support fund has supported 31 families in the last 6 months of this financial year. The Flexible Prevention fund has successfully prevented 41 households from becoming homeless in 2022-23.

Housing Cabinet approved the Homeless Prevention Grant (HPG) spending plan for 2023-24. The spending plan detailed how the HPG of £319,496 would be spent to meet the core aims and objectives of preventing homelessness and minimising the use of bed and breakfast accommodation for families.

HCC's social inclusion tender process is now completed with contracts awarded to A2 Dominion for the stage 1 homelessness provision contract at Westview House. Two Saints have been awarded the Stage 2 contract to support and manage the Sussex Street homelessness provision. Both contracts commenced on the 1 April 2023.

The result of the annual rough sleeper's count that took place on 16 November 2022 were published by DLUHC in February 2023. 4 rough sleepers were found sleeping out in Winchester. All 4 individuals have been made an offer of accommodation.

The Strategic Housing Service received expressions of interest from providers to deliver the housing support element of the Housing First model which was part of the council's Rough Sleepers Initiative Bid 2022-2025. The housing support

contract has been awarded to A2 Dominion. The council's rough sleeping plan was submitted to DLUHC in April 2023.

Move the energy efficiency of new and existing council homes towards zero carbon.

The progress against the projects provided below also contribute to the priority of tackling the Climate Emergency and achieving a carbon neutral district by 2030.

Making Homes Carbon Neutral (CAB3293) was presented to Cabinet on 11 March 2021 and the following progress was made during Q4:

The works to the 4 pilot void properties are ongoing and will provide a good source and opportunity for information gathering. Once the initial trial properties are complete in August a full review will take place to assess the impact of the work including value for money and the carbon savings achieved.

The recent changes to the existing heating/hot water system in Chesil Lodge have already provided a significant drop in energy usage. Costings are being prepared to replace the 4 gas boilers for 3 ASHPs. The proposal is to cycle out the gas boilers one at a time. Automatic meter reading (AMR) is currently being rolled out by Voltex.

The first meetings of the resident's heating forum groups took place late February (virtual) and early March (face to face). The heating survey results, and the views expressed indicated the top concern is affordability levels for tenants. The forum feedback returns confirmed that the tenants found the sessions very useful and informative. Over the coming months, the council will be investigating a number of heating and hot water solutions to replace existing fossil fuel systems. The forum groups will be re-convened late autumn, early winter when heating options have been worked up.

The 'Retrofit Ready' (RR) programme.

The first strand of the RR programme involves the replacement of single glazed windows and doors. All tenants in properties that are not listed or located in either a conservation area or the South Down National Park with single glazed windows or doors, have been offered energy efficient replacements. A pilot scheme for those properties in conservation areas is being worked up for the historic environment team and once the detail has been agreed those tenants affected will be contacted to agree individual window and/or door replacement commencement dates.

The second strand of the RR programme involves individual energy assessments to each home. The first phase (400) of the energy assessments is due to start week commencing 24 April 2023 and should be completed by the end August 2023. The second phase (400) is expected to be tendered for and let by the end of May. The second phase should be completed by the end of September. Following the energy assessment, the most appropriate energy saving measures will be decided for each home and tenants notified accordingly. The third strand of the RR programme involves cavity wall checks. These checks will determine whether or not the cavity wall insulation is sufficient and in good order. The tender return date for these works is 24 April.

- Social Housing Decarbonisation Fund (SHDF). The council's bid of £533k match funded by the council was successful and announced on 18 March 2023. The council bid focusses on 20 non-traditional Swedish cottages and approximately 400 loft insulation top-ups. These works will be completed over financials years 23/2024 and 24/2025.
- The build works for Southbrook Cottages, Passivhaus Plus development at Micheldever have commenced. The scheme has attracted interest from other Local Authorities and various tours will be arranged over the next 3 months as the project evolves. It is believed to be one of the first council built Passivhaus projects in the country.

• Working with developers to ensure that they provide affordable housing and homes at fair market value as part of new developments.

Discussions have re-commenced with CALA Homes with regard to the Extra Care Scheme in phase 2B of the scheme. A project brief has been prepared by the council in conjunction with Hampshire County Council and architects appointed to provide a capacity study to ensure site is of sufficient size to meet the S106 requirements. Negotiations are on-going with developers at Whiteley for the construction of an Extra Care scheme on an upcoming phase (as set out in the S106 agreement for the Major Development Area).

Priority - Vibrant Local Economy

Winchester district is home to a host of successful businesses and enterprises with high levels of employment in both our urban and rural areas. As we look beyond the COVID-19 pandemic, it is vital we restore the vibrancy of our high streets, retain and develop our existing business base and make the Winchester district a place where new businesses want to be located. We also must begin the transition to a greener more sustainable economy.

What we want to achieve:

- Increased opportunities for high-quality, well paid employment across the district.
- A shift to a greener, more sustainable economy
- New offices and workspace meet changing business needs and are located in areas with sustainable transport links.
- More younger people choose to live and work in the district.
- Our city, market towns and rural communities recover well and have a compelling, competitive visitor offer.
- Winchester district attracts new and relocating businesses and enterprises.

Over the last quarter we have achieved the following:

• Updating the evidence on Retail and Employment Needs

The Strategic Planning team have appointed retail and employment specialists to update the Local Plan Evidence Base on the need for employment and retail development in the district. This work is currently underway and the findings from this work will be reported to the Local Plan Advisory Group in due course.

• Working with our key stakeholders to position Winchester district as a centre for digital, creative, knowledge–intensive networks.

As part of the work to develop recognition of the district's cultural and creative sectors, the council is sponsoring a new category within the 2023 Winchester Business Awards organised by Winchester Business Improvement District, Hampshire Chamber of Commerce, and the Hampshire Chronicle. The council has developed the criteria for the Cultural and Creative Award, introduced as part of awards launch event on 7 February 2023. 16 businesses have entered this new category, the standard of which has been very high. The awards will take place on 1 June 2023.

Arising from the Winchester district ten-year Green Economic Development strategy is the action to coordinate a creatively themed business network. In this quarter the concept was tested with representatives from the cultural sector at and was received well. For example, a business from a non-creative sector spoke at the Cultural Networking meeting on Tuesday 24 January 2023. Topics included marketing and PR along with a range of best practice examples that creative sector businesses attending could benefit from. This initiative has been further developed to form a co-mentoring scheme so that creative businesses can learn skills from non-creative businesses (and vice versa) and is scheduled to be launch in May 2023.

A new quarterly dashboard has been produced and sets out a range of economic indicators such as business activity, jobs and earnings, unemployment and spending and sentiment. The dashboard can be viewed on the business pages of the council's website under <u>Economic Intelligence</u> and is drawn from national and regional data sources. There are also a selection of KPIs included in Appendix 3 of this document. This data will inform activities being undertaken by the council and will provide useful intelligence for businesses, stakeholders and partners.

Contents	Theme	Indicators	
	Business Activity	Business Performance Economic Growth Business Prices Inflation	Page 1
	Jobs and Earnings	 PAYE Employees PAYE Earnings Labour Demand Demand by Occupation 	Page 2
	Unemployment	 Claimant Unemployment Local Claimants Youth Unemployment Local Young Claimants 	Pages 3-4
	Spending and Sentiment	Business Confidence Vacancies & Footfall Spending &Consumer House sales	Page 5
	Local Business Intelligence and Public Policy News	 Business-specific Intelligence and News Public Policy News 	Page 6

Winchester District Quarterly Economic Intelligence Dashboard

Focusing on a 'green economy' post COVID-19 and providing tailored, sector specific business support

Shared Prosperity Funds

Confirmation was received in December that the council had been allocated £1million from the UK Shared Prosperity Fund (UKSPF) to be spent between the 22/23 and 24/25 financial years. The funding will be split between three key areas: Communities and Place, Supporting Local Businesses and People and Skills as set out in the approved Investment Plan.

Projects supported this quarter by the UK Shared Prosperity Fund are:

- Enchanted Light Garden event delivered in February and March 2023. (see later section on this).
- Play to the Crowd awarded £9,800 to install a hearing loop to help improve accessibility to the Theatre Royal in Winchester.

• 'Made in Winchester' video and a Sustainable Tourism campaign that will go live in May.

Confirmation of the council's allocation of £745k from the Rural England Prosperity fund was received from Government on 6 April 2023. This programme is for activity to be undertaken in the financial years 2023/24 and 2024/25. The annual breakdown is shown in the table below.

	Allocation			Allocation	
2	2023/2024 (£	2)		2024/2025 (£	2)
Capital	Revenue	Capacity	Capital	Revenue	Capacity
186274	n/a	n/a	558822	n/a	n/a

• Supporting business in meeting the challenge of carbon neutrality and encouraging 'green growth'

87 Winchester district businesses have saved 174.87 tonnes CO2e since the council's inception, in June 2022, in a partnership with Low Carbon Across the South & East (LoCASE). This service is free to businesses and supports owners to undertake low carbon and energy efficient adaptations.

- Seven businesses have received over 12 hours of consultancy support each and a further nine have received between 2.5 and eight hours of support each. This support has included carbon calculation and carbon reduction strategy, or scope 3 supply chain work.
- 11 Winchester District businesses have submitted LoCASE applications with two businesses having received funding, and a further five at the final stages of their application.

Following the end of the support programme on 30 April 2023 an end of project report will include ten business case studies that will be shared with businesses. The March 2023 Sustainable Business Network virtual meeting was on the subject of 'Net zero latest and the role of carbon removal' was attended live by 67 businesses with a further 167 watching the YouTube link. The average ranking of the session was 4.5 out of 5.

Further support has been provided to businesses with dedicated information on hybrid working via the Winchester Business Bulletin and on the council's business web pages.

Prioritising the needs of younger people in the redevelopment of central Winchester

During March 2023 the council announced the appointment of Jigsaw Consortium, trading as Partnerships and Places, to bring forward its Central Winchester Regeneration (CWR) project in Winchester City Centre. Jigsaw Consortium is a partnership between Genr8 Kajima Regeneration Limited (Kajima and Genr8 Developments) and PfP igloo (PfP Capital and igloo Regeneration.) The consortium has assembled its team from the best creative talent in the UK, including architectural practices, urban designers, engineers, landscape architects, and specialist archaeologists and is also committed to drawing in additional local expertise as the project develops. Collectively, the partnership has the vision, expertise, track-record, and financial means to work in partnership with the city council to deliver the benefits of the CWR project to Winchester and the district.

Jigsaw Consortium is committed to working closely with local young people and businesses in Winchester throughout the life span of the project, bringing both social and economic value to the area.

During the quarter four employment and skills plans have been secured with developers setting out a range of employment opportunities, including the potential to create 20 local jobs, for Winchester district residents in the southern parishes.

Wates Residential who have been building the city council homes in Winnall have secured the following employment outcomes and opportunities for local people:

- 22 work placements for children aged 16 to 18 and seven for those aged over 18.
- Eight jobs created (one as an apprentice, one as a surveyor, one site cleaner, two office administrators, one general site labourer and two electricians) and a further five apprentices opportunities have been created with supply chain partners.
- Three Constructions Careers Events for HMP Prison, Peter Symonds College and Henry Beaufort Schools.
- Eight Construction Industry Training Board programmes have trained 69 people in CSCS card and Level 1 Health and Safety in Construction Environment (City and Guilds).

Working in partnership to strengthen the appeal of the Winchester district by promoting and developing our unique cultural, heritage and natural environment assets.

Relationships with the creative sector across the district continue to be developed. The Cultural Network Group has been relaunched and the list of contacts has almost quadrupled since September 2022. The first session took place on Tuesday 24 January at the Cabinet Rooms, 24 creatives attended the event which featured a talk from a local PR and advertising expert with a creative slant, a lot of positive feedback was received. The next event is scheduled for Thursday 13 April at the West Downs Gallery, University of Winchester. Three editions of Arts News have been issued this quarter featuring news and events for local creatives. Regular features include what's on plus jobs and opportunities, special features include Access All Arts Week, Cultural Networking event follow up, peer-mentoring scheme, Winchester Business Excellence Awards, Jobs and Opportunities fair, Community Grants and fundraising support. Open rates are 11% higher and click rates 3.8% higher than February 2022.

Good progress has been made on the emerging Cultural Strategy. Detailed desk research commenced in December 2022 to establish baseline engagement and activity. In February, a stakeholder group was drawn together to begin conversations on exploring what a collaborative cultural strategy looks like. The event was supported by representatives from Arts Council England, Hampshire Cultural Trust, Play to the Crowd, University of Southampton, Winchester School of Arts and several others from cultural and non-cultural organisations. A scoping paper and baseline data were presented at the February Business and Housing Policy committee.

This year the council is sponsoring a new 'Cultural and Creative' award for the Winchester Business Excellence Awards. The council has provided encouragement and support to those wishing to nominate themselves or others, to date, 16 nominations have been received in the category.

In collaboration with the NERT team four Hawthorn whips were planted and tied at The Gateway installation on 24 February as part of the West of Waterlooville are programme. They will require tying every three months and it will take in the region of 10 years before the trees are established enough to create the desired, circular shape.

The council continues to chair a cross-county Jane Austen 2025 project group and a meeting with partners was held in February to share updates on plans to commemorate the 250th anniversary of the author's birth. Key partners in Winchester are also involved in the cross-county project group and engaged with the council to organise a programme of activity in Winchester. Visit Winchester is working closely with Visit Hampshire and other destination partners to ensure engagement with the national tourist board, travel trade market, and build PR and media relations.

The council continues to represent the voice of the visitor economy and attended a workshop with other destinations across Hampshire and Visit England on 10 March to discuss further opportunities for working in partnership and collaboration on marketing campaigns.

Enchanted Light Garden (UK Shared Prosperity Fund)

Following an open procurement in December 2022 / January 2023, a contractor was appointed to deliver the 'Enchanted Light Garden' in Abbey Gardens, funded by the UK Shared Prosperity Fund. The event ran from Saturday 11 February to Sunday 5 March and featured live performers on the 18 and 19 February. The event attracted notable press coverage with Hampshire Chronicle sending a photographer to capture images in the first few days. The event received positive comments on social media and footfall counters indicate that the opening day was the busiest day of the month in Winchester. There is additional funding to run a similar event in 2024.

A business to consumer (B2C) electronic newsletter was issued advertising Winchester's Enchanted Light Garden with an average open rate of 39% and click rate of 2.8% (<u>Step into Winchester's magical Enchanted Light Garden this</u> <u>February</u>).



Businesses were encouraged to take part via a business to business e-newsletter (<u>Winchester Enchanted Light Garden set to boost footfall</u>, open rate 53%, click rate 25%), communications via Attractions Partnership network and associated posts on Visit Winchester LinkedIn. Business were invited to use the #Winchesterlights, offer special menus or special offers for inclusion in the campaign.

Along with promotion across Visit Winchester and the council's websites (3,590 page views on visitwinchester.co.uk) and social media channels (Over 257 planned posts scheduled for each Visit Winchester channel), local and national press releases were issued and print adverts were placed in Mid Hants Observer and Hampshire Chronicle.

The announcement post on Visit Winchester LinkedIn saw a 300% increase in engagement from the previous day and a post promoting the weekend entertainment saw a 500% increase from the previous day. On Facebook, the opening weekend post saw twice as much interaction as the previous month and equalled the coverage for the 2022 light event. Again, the announcement post on Instagram proved popular, causing the biggest spike in engagement over a sixweek period, doubling engagement levels from the previous month. Related campaign activity supported local businesses including the food and drink sector as digital campaigns suggested places to eat plus other attractions/ events to enjoy as part of Winchester's Season of Light/February half term/Valentine's day.

Partnerships and business support

A new Visit Winchester Partnership and Marketing programme was launched on 1 March, offering businesses a range of partnership options and marketing benefits to generate income for the service. A 'free' option has been introduced for 2023-24 which allows smaller businesses the option to promote themselves via a basic listing on visitwinchester.co.uk, it is intended this will increase engagement and create potential future income generation. Paid for options include enhanced social media promotion and involvement in Winchester marketing and PR campaigns as well as strategic partnership involvement in shaping the sustainable development of the visitor industry. A <u>rate card</u> details all the benefits and this was shared with businesses via Visit Winchester LinkedIn and an e-newsletter to the Visit Winchester business database (67% open rate). Officers are now actively 'selling' the programme and businesses can sign up on the Visit Winchester website: <u>https://www.visitwinchester.co.uk/advertising/</u>

<u>Website & Social Media</u> - <u>Visit Winchester</u> website continues to be a key platform for visitors and residents to find information about the district to inform their leisure time and spend decisions with over 90,000 sessions and over 73,000 users in Quarter 4. Followers across the Visit Winchester social media platforms (Facebook, Instagram, Twitter and LinkedIn) have increased by 0.59% in quarter 4 and now stand at 18.73k. Total impressions across all platforms for the month of February reached 57.81k – an increase of 25% on the previous month. The top performing post on Instagram was for the Enchanted Light Garden (984 impressions, 814 reach and 79.85% engagement).

PR and press - Through the council's Discover Winchester PR partnership,

Winchester has been featured in The Times (Arts, crafts, egg hunts, gardens galore...great Easter day trips). Affordable luxury travel blogger Chloe Dickenson's coverage of her press trip to Winchester resulted in 170-200 views on Instagram Stories, 47 likes, 6th on Google (1st page) for search term "quirky things to do in Winchester" and 2.95k impressions on Google. Chloe's target audience is Gen Z millennials.



• Promoting our independent businesses and supporting start-ups.

The Winchester District Jobs and Opportunities Fair took place on Friday 24 February 2023. The event was organised in partnership with the Winchester Jobs Centre (Department of Work and Pensions). 37 local businesses had stands promoting job and volunteering opportunities from across the Winchester district to 250 attendees. The employment sectors represented included those that are currently facing recruitment challenges such as care, leisure and hospitality and construction. The stall holder feedback is included below:



During the quarter five face to face businesses visits and other online discussions have taken place to help with business start-up and relocation and to discuss UK Shared Prosperity Funding and Green Economic Development Strategy opportunities. At the visit to Jude's Ice cream the team also discussed their certified BCorp status and the council's Carbon Neutrality Action Plan. Six inward investment queries have been handled this quarter and have included commenting on planning applications to support business start-up and expansion.

In partnership with the Enterprise M3 Local Enterprise Partnership Growth Hub a second module of the free business start-up training was organised on 21 February 2023 for Ukrainian guests looking to set up their own business. Two of these businesses have benefited from further extensive support via a local business support organisation.

Three Winchester Business Bulletins were issued during the quarter. The bulletin has been redesigned and now includes a regular Business of the Month feature which regularly highlights independent businesses and sustainable good practice.

Priority - Your Services, Your Voice

We will continue to provide high quality, good value, resilient services that are continuously improving to address the changing needs and expectations of residents, tenants, visitors, businesses and not-for-profit organisations across our district and are accessible to all whatever their circumstances.

We will give all our residents the opportunity to make their voice heard and be able to understand how the council makes its decisions.

What we want to achieve:

- An open, transparent, inclusive and enabling council
- Improved satisfaction for our services
- Good value compared to other similar authorities.
- Continuous improvement in cost-effectiveness
- · High accessibility and usage of our services
- Constructive and effective partnerships across the district
- A balanced budget and stable council finances

Over the last quarter we have achieved the following:

• Continuously improving processes that:

• Involve the public, businesses, stakeholders and ward councillors earlier in the design, deliberation and decision-making process.

The Station Approach consultation took place between 1 August 2022 and 21 October 2022 and over 1,000 residents and stakeholders responded. The findings were reported to Cabinet Committee: Regeneration on 9 March 2023 and are being used to shape the capacity study proposals. These results, along with the capacity study findings, will be shared again at a public Open Forum on 8 June 2022.

• Effectively respond to and learn from complaints and feedback to drive service improvement.

As a direct result of complaints received concerning the cleanliness of public conveniences, work has continued on reviewing the public convenience cleaning schedule and associated contract management recording processes.

As a result of an increase in damaged household waste bins being reported, the Environmental Services team are reviewing the policy and process for dealing with these.

Housing Services continuously use the details provided in complaints to review their service and identify potential improvements. Q4 examples are below:

In relation to the data reported against KPI YSYV04 shown in Appendix 3, the percentage of closed complaints either partially upheld or fully upheld in Q4 increased to 58% from 44% in Q3. There was a decrease of 19% in the volume of complaints closed in Q4 compared to Q3 All complaints are monitored closely by each Corporate Head of Service and summary data

reported to senior management as part of the monthly performance monitoring report.

• *E*mbed effective partnership working with the community, voluntary groups and organisations, local businesses, our suppliers and other public bodies.

To tackle the increasing number of graffiti appearing across the city, the council has worked collaboratively with the Business Improvement District and set up a Pride in Place task and finish group, working with the police, Hampshire's Youth Offending Team and local youth charities.

As part of the public consultation on the Reg 18 Local Plan, presentations were given to the Winchester BID and town/parish councils as well having a number of Local Plan drop in sessions that took place during the public consultation period.

• Transparent and publicly visible performance measures which drive improved satisfaction and performance.

The member led Performance Panel reviews this quarterly performance report and the notes and actions from these meetings are presented to The Scrutiny Committee and available to the public via publication on the council's website.

During Q4 the Policy Team worked with the refreshed Strategic Key Performance Indicators that were approved by in December 2022 (Report CAB3370 refers). A draft performance report presenting the relevant quarterly data was considered by the Performance Panel and will replace Appendix 3 to this report in the next report.

Each of the quarterly performance indicator reports are published on the council's website under the Access to Data heading - <u>Access to data - Winchester City</u> <u>Council</u>.

• More effective use of technology to make it simpler and easier to deal with the council and its delivery partners while reducing cost.

As part of the Regulation 18 Local Plan consultation the Local Plan website was updated to make it easier for people to access and engage with the consultation process. During the public consultation a video was available on the Citizen Space consultation portal to show people how to submit their comments directly on Citizen Space. This ensured that people's comments were attributed to the correct policy in the Local Plan.

As a result of improvements to My Council Services, uptake in payment by Direct Debit (DD) for the garden waste service has increased for March 23 – March 24 from approx. 42% to 52%. The outcome of this is less input required by the council and the customer in the next renewal period as DD's are on automatic renewal.

• Focus on accessibility and inclusiveness to ensure our decision making and services are accessible to and usable by all.

The second meeting of the recently established Equality, Diversity and Inclusion Forum took place in February where forum members were updated on the progress of the council's Equality, Diversity and Inclusion Action Plan.

Using data from the Census 2021 a new equalities infographic has been created that provides information on the population of the district against a number of the protected characteristics as set out in the Equality Act 2010. This infographic is being used to support our understanding of the diversity of the population of the district and the forum will consider if there are any service areas where the council is not adequately meeting the needs of our residents.

Good progress has also been made on evaluating the extent to which the council complies with the requirements of the LGA Equality Framework and assessing the areas where more work is required. A final report on the council's compliance with the Framework will be available at the end of the summer.

Work has commenced on setting up an Equality, Diversity and Inclusion Network and two council partners have been invited to the next forum meeting in June.

Equality impact assessments are now being completed for all proposed policy and service changes and ensure that decisions are fair and do not present barriers to participation or disadvantage any protected groups. The assessments are appended to the relevant Cabinet report ensuring openness and transparency.

The Policy Team has been working with parish councils to learn from them about what it is like working with the council and to gain insight to better serve our residents and businesses. The results from the consultation are being analysed and an action plan is being developed for implementation in quarter 2 of 2023/24.

• Investing in our staff and making the most of their skills and talents

Employees have access to training via our comprehensive range of e-learning tutorials and courses and several colleagues are undertaking formal qualifications using the 'upskilling' option in the government's apprenticeship scheme.

A review of training needs for all staff has been completed and this information is being used to compile a training and development plan spanning the whole organisation.

STRATEGIC KEY PERFORMANCE INDICATORS

The following table presents an update against the strategic key performance indicators that were approved by cabinet on 21 May 2020 (report CAB3230 refers).

The availably of the data for each KPI is often from sources external to the council and varies from quarterly, annually and biennially. Where the data is available at annual intervals, this will usually be reported after the end of each financial year. A review of the indicators will take place over the coming months in conjunction with the refresh of the Council Plan.

For ease of reading, the KPIs with quarterly data are in a separate table followed by KPIs with less frequently available data.

A column has been added to capture helpful commentary where applicable for each of the KPIs.

RAG Parameters:

This performance indicator is on target. This performance indicator is below target but within 5% of the target. This performance indicator is below target by more than 5%

QUARTERLY KPI's

	REF	What we want to achieve	KPI Definitions	Cabinet Member	Polarity	Previously reported of data	Q4	Q1	Q2	Q3	Q4	RAG Status	KPI Target 2022/23	Comments
Climate Change		Reduced levels of waste and increased recycling, exceeding national targets	Percentage of household waste sent for reuse, recycling and composting	Climate Emergency	Higher = better	21/22 audited figure 40.6% (3 rd highest in Hampshire) 20/21 audited figure 40.5 %	(21/22) 35.6	(22/23) 41.6	(22/23)	(22/23) 38.8	(22/23) 35.1		Increase against 2019/20 outturn (38.1%)	Lower percentage in Q2 as very dry summer significantly reduced garden waste collections Small improvement over previous year. 3 rd best in Hampshire Monthly figures are subject to a confirmation process at the end of the year but give a good indication of direction of travel.
Tackling	TCE03	Reduced levels of waste and increased recycling, exceeding national targets	Kgs of domestic residual waste collected per household	Climate Emergency	Lower = better	472kg audited figure 21/22 (3 rd best in Hampshire) 20/21 475kg	111	105	103	105	106		Reduction against 2019/20 outturn	Small improvement in audited figures for 21/22 over previous year. Unaudited figures for 22/23 show significant improvement (probably linked to macro-economic conditions

	REF	What we want to achieve	KPI Definitions	Cabinet Member	Polarity	Previously reported of data	Q4 (21/22)	Q1	Q2 (22/23)	Q3 (22/23)	Q4 (22/23)	RAG Status	KPI Target 2022/23	Comments
	TCE06	Increased opportunities for active travel	Proportion of visitors using parking sessions in each of three main areas of parking, central, inner, and outer	Climate Emergency	Higher = better	2019/2020- Centre 63.50% 2020/2021- Centre 73.50% 2021/22 centre 70%,	Centre 69%, Park and Walk 13.4%, Park and Ride 17.6%	(22/23) Centre 66.9%, Park and walk 17.9%, Park and Ride 15.2%	Centre 68.2%, park and walk 16.1% park and ride 15.7%	Centre 65.4%, park and walk 17.5%, park and ride 17.2%	Centre 64.7 % park and walk 17.7% park and ride 17.5%		To be developed	Parking income numbers returning to similar numbers before the outbreak of the pandemic in 2020 and are just over 20% up on 21/22 figures. Monthly figures are subject to a confirmation process at the end of the year but give a good indication of direction of travel.
Living Well	LW03	A wide range of physical and cultural activities for all ages and abilities	Number of users of the Winchester Sport & Leisure Park	Business & Culture	Higher = better	N/A – new indicator	187,182 (YTD 564,570)	186,722	189,247 (YTD 375,969)	164,272 (YTD 540,241)	203,110 (YTD 751,271)		500,000	
Homes for All	HA06	Diverse, healthy and cohesive communities - not just homes	No. of new homes started or in progress / completed	Community & Housing	Higher = better	Started 121 Completed 121	In progress 129 Complete d 0	In progress 129 Completed 0	In progress 130 Completed 0	In progress 118 Completed 12	In progress 112 Completed 6		Complete 121 Start 85	Phase 1 of Whiteley completed March 23 = 18 properties Started 60
Economy	VLE13(a)	Increased opportunities for high quality, well- paid employment across the district	% Of procurement spend with local suppliers – Revenue spend	Business & Culture	Higher = better	21.99% (19/20) 24.50% (20/21)	26.87%	23.64%	22.73%	22.31%	21.60%		Min 25% Revenue	
Vibrant & I	VLE13 (b)	Increased opportunities for high quality, well- paid employment across the district	% Of procurement spend with local suppliers – Capital spend	Business & Culture	Higher = better	46.60% (19/20)	81.99%	82.13%	80.64%	60.92%	63.74%		Min 25% Capital	
Your Services Your Voice	YSYV04	Improved satisfaction for our services	Percentage of closed complaints upheld or partially upheld (Total number of complaints closed in Qtr.	Service Quality	Lower = better	2019/20 - 59% 2020/21 - 51%	76%	61% (67)	49% (95)	44% (119)	58% (97)		58.75% (average for 2021/22)	

REF	What we want to achieve	KPI Definitions	Cabinet Member	Polarity	Previously reported of data	Q4	Q1	Q2	Q3	Q4	RAG Status	KPI Target 2022/23	Comments
		shown in brackets)				(21/22)	(22/23)	(22/23)	(22/23)	(22/23)	Ľ		
YSYV05		No. of valid Ombudsman complaints	Finance and Value	Lower = better	1 -2018/19 2 - 2019/20 0 - 2020/21	0	0	0	0	0		0	
YSYV06	High accessibility and usage of our services	Availability of WCC critical infrastructure services excluding planned downtime - Email - Storage - Telephony - DMS (document management system)	Finance and Value	Higher = better	2019/20 Email - 100% Storage - 100% Telephony - 99.5% DMS - 100% 2020/21 Email - 100% Storage - 100% Telephony - 98.18% DMS - 100%	Email - 100% Storage - 100% Telephony - 98.17 DMS - 100%	Email - 100% Storage - 100% Telephony - 98% DMS - 100%	Email – 99.9 Storage - 100% Telephony – 99.78 DMS - 100%	Email – 100% Storage - 100% Telephony – 99.9 DMS - 100%	Email – 100% Storage - 100% Telephony – 99.71 DMS - 100%		99.5%	
YSYV07	Improved satisfaction for our services	Efficient waste collection services - missed bin collection report	Finance and Value	Lower = better	AWCQ1 2019/20 68.89 per 100k bin collections AWC Q1 2020/21 57.79 per 100k bin collections	AWC 60/100k bin collections	AWC 55/100k bin collections	99.95%	99.96	99.94		99.93% (monthly)	Contractual target changed since contract started in Fe 21 – rather than having a target for missed bins it nor relates to service failures (currently a contract limit of 200 service failures a month). A missed bin counts as a service failure. From Q2 the collection rate will be shown as a percentage.

ANNUAL KPI'S

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
	TCE01	Winchester City Council to be carbon neutral by 2024.	WCC carbon emissions	Climate Emergency	Economy & Community	Lower = better	2665 tCO2e (Like for like reduction of 34.2%)	4147 tCO2e (Like for like increase of 47.6%)	Not available until Q2 2024	Target for 2022/23 revised in light of 21/22 data - 3,750 tCO2e (market based)	Data for 2022-23 is expected in Q2 2024	Emissions for 20/21 were significantly lower than expected due to impact of COVID, so increase in 21/22 was unavoidable as activity returned to normal.
	TCE04	Reduced levels of waste and increased recycling, exceeding national targets	Percentage of recycling waste contaminated	Climate Emergency	Regulatory	Lower = better	16.33% from 61 samples. Fifth best in Hants, and below Hampshire average of 17.54%	15.74%	Not yet available.	Reduction against 2018/19 outturn - 13%	We are getting some data now on a monthly basis, but not enough to provide annual figures with confidence.	There is no data available on national contamination which is comparable, so we can only use Hampshire average. A once a year figure. Remains fifth best contamination of Hampshire authorities and remains below Hampshire average
IG CLIMATE EMERGENCY	TCE05	Everything most residents need should be in reach by foot, bike or public transport	No. bus users	Climate Emergency	Head of Programme	Higher = better	2020 patronage figs severely distorted	2.9m passenger journeys in the year 2022 in Winchester and surrounding area. Of the 2.9m, 0.6m passenger journeys were made using the P&R service. (Stagecoach figures).	Not available until January 2024	target to be considered in line with WMS and in Liaison with HCC	Data is collected at the end of each calendar year – next update January 2024.	Still on-going issues post covid with low (although rising) passenger numbers and operational issues with lack of drivers and increasing operating costs. WMS looking at potential for bus priority schemes as part of the one-way system review. LTP4 'Public Transport' policies will also look to address fares, demand responsive travel and P&R.
TRACKING	TCE07	Everything most residents need should be in reach by foot, bike or public transport	Traffic movement into Winchester	Climate Emergency	Head of Programme	Lower = better	2022 traffic flows steadily rising but not at pre covid levels	Average daily traffic flows (HCC source) St Cross Rd 12,305 Stockbridge Rd 6,586 Andover Rd (N) 11,220	Not available until January 2024.	target to be considered in line with WMS and in Liaison with HCC	Data is collected at the end of each calendar year – next updated January 2024	The WMS looks to reduce traffic levels by 10% through the implementation of all the schemes in the action plan and through the M3J9 works.
	TCE08	The Winchester district to be carbon neutral by 2030	District carbon emissions - annual report - year on year reduction	Climate Emergency	Economy & Community	Lower - better	2019 579,700 tCO2e (6.2% reduction)	2020 506,900 tCO2e (12.5% reduction)	Not available – collected 2 years in arrears.	456,210 tCO2e (2021 figures)	Data released annually 2 years in arrears	Data for 2020 influenced by COVID so 2021 figures likely to revert back to previous levels. The Carbon Roadmap will supplement this national data measure with local detail of carbon reduction from delivery of specific interventions.
	TCE09	The Winchester	Produce Local Plan - plan	Climate Emergency	Regulatory	N/A	Consultation on Strategic Issues	Following the 6- week public	Not available	Deliver Plan to adoption in	The responses are being analysed and an	The Strategic Planning team have received over 3,400

REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
	district to be carbon neutral by 2030	adoption				and Priorities took place for 8 weeks and closed 12/4/21.	consultation on the draft Regulation 18 Local Plan, responses are being analysed and an officer response prepared. This will need to be agreed by members.		accordance with Local Development Scheme which was updated on the 21 July 2021. The key target for 2023 will be to progress the Local Plan to the Regulation 19 stage.	officer response is being prepared to identify changes to the Reg 18 LP. These will need to be agreed with members in due course before they are incorporated into Regulation 19 Local Plan.	representations. The team are now analysing the representations, preparing an Officer response and identifying any changes to the draft Reg 18 LP. An LPAG meeting took place on the 8 March. At this meeting Officers outlined the different consultation techniques that were used, number of representations received, and they will update Members on the key issues that have been raised.
TCE10	Our district's extensive natural habitats safeguarded and enhanced	Deliver 80% of actions in the approved annual action plan - percentage completed.	Climate Emergency	Economy & Community	Higher = better	N/A – new indicator	86%	Not available until January 2024	Deliver 80% of actions included in BAP	Data is collected at the end of each calendar year. Figures for 2023 will be reported in January 2024. We can collect data more often to monitor progress however a large proportion of these actions are ongoing throughout the year and as such will not be completed until the end of the year.	Year 2 of BAP Action Plan ended in December 2022. 91% completed; 2% progressing well; 4% progressing; and 3% not yet started.
TCE11	Our district's extensive natural habitats safeguarded and enhanced.	Number of trees planted. per year	Climate Emergency	Economy & Community	Higher = better	398 trees planted	381 trees planted	Not available until October 2023	100 trees planted	Next update October 2023	Planting season now closed and due to reopen in October 2023
TCE12	The Winchester district to be carbon neutral by 2030	Number and percentage of all parish councils (Inc. Town Forum) that have local carbon reduction action groups / campaigns.	Climate Emergency	Economy & Community	Higher = better	4%	69%	Not available until end of Q1 2023/24	25%	Updated annually after the end of each financial year (Q1 2023/24)	WCC is providing grant support to Winchester Action on Climate Change (WeCAN) in 2022-23 to build capacity.
TCE13	The Winchester district to be carbon neutral by 2030	Number of people participating in carbon reduction event per year	Climate Emergency	Economy & Community	Higher = better	2457	8078	Not available until end of Q1 2023/24	2703	Updated annually after the end of each financial year (Q1 2023/24).	Includes Winchester Green Week, WeCAN, Climate Open Forum

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
	TCE14	Clean air, more ambitious than national targets	Improvement trends in nitrogen dioxide and particulates, with the intent of complying with national mandatory standards.	Place and Local Plan	Regulatory	Lower = better	2020 Data St Georges St 26.9µg/m ³ Romsey Road 40.8 µg/m ³ (Note: 2020 data is atypical as 'Covid' Year	2021 Data St Georges St 27.0 μg/m ³ Romsey Road 36.5 μg/m ³	Data not yet available until end of May 2023.	Subsequent to AECOM's report, in consultation with the Cabinet Member, it was agreed to retain the existing AQMA and seek to update the current AQAP, with a focus on improving air quality along Romsey Road. However it was also agreed that in order to inform the updated AQAP that officers would need to review the full 2022 data set in early 2023 as this would be required to inform the AQAP. Also, to consider whether to adopt more stringent AQ standards taking into account new WHO recommended limits. NB: Government required to set new national PM _{2.5} standards by Oct 2022, which still has not yet happened. Spring 2023 commence review of Air Quality Action Plan and deliver by September 2023.	Annual Status Report (ASR) to be submitted to DEFRA June 2023. Air Quality Supplemental Planning Document now adopted by Cabinet and in use.	Cabinet considering next steps on whether to review AQMA now or in late 2023 when it is expected that the 2022 data set will show compliance with air quality standards in most if not all of the AQMA. Cabinet also considering probable and aspirational targets for Winchester by 2027, which will inform local air quality policy over the next 5 years.
	LW01	Reduced health inequalities	Inequality in life expectancy at birth (male)	Community & Housing	Economy & Community	Lower = better	2020 – 4.7 years	Data not yet available (checked April 2023)	Data not currently available on ONS	≤ 4.7 years	Data has not been released by ONS. Review date unknown	Relevant data not yet available from ONS.
3 WELL	LW02	Reduced health inequalities	Inequality in life expectancy at birth (female)	Community & Housing	Economy & Community	Lower = better	2020 – 3.5 years	Data not yet available (checked April 2023)	Data not currently available on ONS	≤ 3.5 years	Data has not been released by ONS. Review date unknown	Relevant data not yet available from ONS.
DINING	LW06	A wide range of physical and cultural activities for all ages and abilities	Increase participation in the Cultural Network in order to strengthen engagement	Community & Housing	Place / Economy & Community	Higher = better	23 organisations	30 organisations	Not available until end of Q1 2023/24	+10%	Data collected at the end of each financial year. (Q1 2023/24)	Engagement maintained via Arts News. Cultural network meetings paused whilst recruiting a Creative & Cultural sector Officer. Since then virtual network reconvened. On track to

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Note ava
			with and support of the arts and cultural sector working collaboratively to strategically develop the offer								
63%	HA01	All homes are energy efficient and affordable to run	% of all WCC homes achieving energy efficiency rating of C or above	Community & Housing	Services / Housing	Higher = better	48.10	50.98	Not available on ONS until November 2023	66%	ONS Data retrospect November due Nov 2
	HA02 a	All homes are energy efficient and affordable to run	% all new homes in the district achieving energy efficiency rating of C or above	Community & Housing	Services / Housing	Higher = better	96.54%	97.41	Not available on ONS until November 2023	100%	ONS Data retrospect November due Nov 2
	HA02 b	All homes are energy efficient and affordable to run	% ALL homes in the district achieving energy efficiency rating of C or above	Community & Housing	Services / Housing	Higher = better	Owner Occupier 34.25% Private Rented 36.82% Social 61.71% Total: 48.10%	Owner Occupier 39.45% Private Rented 41.41% Social 66.04% Total: 50.98%	Not available on ONS until November 2023	60% by 2028 Improvements should become evident as the law changes for private landlords	ONS Data retrospect November due Nov 2
	HA03	Diverse, healthy and cohesive communities – not just homes	No. of domestic properties in the district, previously No. of households in district (all tenures)	Community & Housing	Services / Finance	Higher = better	54,584	55923	57023	Trend data for monitoring only	Data colle each year March 202
	HA04	No one sleeping rough except by choice	No. of rough sleepers	Community & Housing	Services / Housing	Lower = better	7	3	4	Trend data for monitoring only	Rough Sle was condu 16 Novem 4 were fou from out o
	HA05	Diverse, healthy and cohesive communities – not just homes	1000 new homes planned (10- year supply). No. completed each year,	Community & Housing	Services / Regulatory	Higher = better	N/A	To date 133 completed with a further 117 on site	139 homes (in total completed out of 1000 home target), a further 120 are on site under	1000 over 10 years	

otes on data availability	Comments
	meet 22/23 target
ata available ectively each ber. Next update v 2023	
ata available ectively each ber. Next update v 2023	
ata available ectively each ber. Next update v 2023	
ollected in March ear. Next update 2024.	
Sleepers count nducted on the ember 2022. found (3 were it of area).	
	Economic downturn and nutrient neutrally targets will impact housing delivery in the short to medium term

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
			commencing 2021/22						construction. Total completions in 2022/23 – 18			
	HA07	Diverse, healthy and cohesive communities – not just homes	WCC housing stock, directly owned, housing company	Community & Housing	Services / Housing	Higher = better	0	Data not yet available	Data not yet available	Complete 5 new houses	Delay to launch of Housing Company	Housing Company agreed in principle, first completions will occur in QTR 3 2023/24
	VLE01	Increased opportunities for high quality, well- paid employment across the district	No. of business enterprises in professional / technical sectors	Business & Culture	Place / Economy & Community	Higher = better	21%	20.6%	Not available until January 2024.	19.8%	Data collected each January	Total loss (from 2021 to 2022) of enterprise in professional, scientific and technical is 50
	VLE02	Increased opportunities for high quality, well- paid employment across the district	Close the gap between workplace earnings and residents' earnings	Business & Culture	Place / Economy & Community	Lower = better	£52.9	£63.6	Not available until January 2024.	£77.9	Data collected each January	Recent wage increase due to Cost of Living may be pushing wages back up
. LOCAL ECONOMY	VLE03	Increased opportunities for high quality, well- paid employment across the district	Productivity measure – gross value added (GVA) per head	Business & Culture	Place / Economy & Community	Higher = better	ONS has not released data	See notes	See notes	Trend data for monitoring only	Data no longer available	Data £39,714 is the latest data available on the ONS website
VIBRANT LO	VLE04	New offices and workspaces meet changing business needs and are located in areas with sustainable transport links	Amount of floor space developed in market towns (planning approvals) –	Business & Culture	Services / Regulatory	Higher = better	Data not available	See notes	See notes	KPI to be removed – no longer valid	KPI to be removed – no longer valid	Measuring offices and workspaces is no longer a valid measure to demonstrate success as many people successfully working from home, and office down-space could mean success in reducing costs and increasing profits and salaries.
	VLE05	More younger people choose to live and work in the district	Percentage of residents aged 25-35 years old	Business & Culture	Place / Economy & Community	Higher = better	ONS Data mid- 2019 12.5%	ONS Data mid 2020 10.6% ONS Data mid 2021 10.4%	Data not yet available on ONS.	Trend data for monitoring only	ONS Data	May decrease if fewer job opportunities exist for young people

VLE06	A shift to a greener, more sustainable economy	No. of businesses engaged on carbon reduction measures/ projects	Business & Culture	Place / Economy & Community	Higher = better	172 businesses	78 businesses joined events live (virtual and in person) and a further 199 downloaded content at a later date	Data not yet available	Baseline to be set when data available	77 businesses engaged in carbon reduction measures and projects	In the last quarter 44 businesses accessed the Zero Carbon Service and a further 27 attended Sustainable Business Network events.
VLE07	A shift to a greener, more sustainable economy	Crowd funder grants offered for green projects	Business & Culture	Place / Economy & Community	Higher = better	Launched 15/6/20	1 grant of £1500 paid to food recycling project.	4 Grants awarded totalling £10,600.	To be developed	Data will be updated after the end of Q1 and then annually at Year End going forward.	 The Crowdfunder contract ended on 31 December 2022 and has been replaced with a new project grant scheme. Crowdfunder grants awarded for green projects. 2 grants awarded totalling £5,100. (one grant awarded for a solar panel project and one for an EV charging point). Project grants awarded totalling £5,500. (One grant awarded for an energy efficient lighting project and one for a project to train volunteers in conducting heat loss surveys of residential properties).
VLE08	Our city, market towns and rural communities recover well and have a compelling, competitive visitor offer	Visitor stay length increasing	Business & Culture	Place / Economy & Community	Higher = better	0.25m bed nights (domestic) 0.13m bed nights (international)	0.85m nights in the area as a result of overnight trips (2021)	Not available until end of QTR 2023/24.	Trend data for monitoring only	This data is derived from the Cambridge Model report which relies on local authority data. This data is still being collated by the ONS, and VB will publish in May 2023. A report will be received in March which will be updated with definitive figures, therefore the figures for 2021 are indicative rather than definitive and should be treated with a level of caution. The report will be updated when confirmed data is verified.	Industry intel indicates that 2021 data will continue to show a downturn in activity as a result of the COVID 19 pandemic. Recovery to pre- pandemic levels, particularly in overseas markets, unlikely until at least 2022/23 reports

VL	Our city, market towns and rural communities recover well and have a compelling, competitive visitor offer	Visitors spend increases	Business & Culture	Place / Economy & Community	Higher = better	£87.4m spent by tourists during their visit to the area (2020)	£229.25 million spent by tourists during their visit to the area (2021)	Not available until end of QTR3 2023/24.	Trend data for monitoring only	This data is derived from the Cambridge Model report which relies on local authority data. This data is still being collated by the ONS, and VB will publish in May 2023. A report will be received in March which will be updated with definitive figures, therefore the figures for 2021 are indicative rather than definitive and should be treated with a level of caution. The report will be updated when confirmed data is verified.	See above
VL	Our city, market towns and rural communities recover well and have a compelling, competitive visitor offer)	Value of tourism to the economy increases	Business & Culture	Place / Economy & Community	Higher = better	£112.8m spent in the local area as a result of tourism (2020)	£289.41 spent in the local area as a result of tourism (2021)	Not available until end of QTR3 2023/24	Trend data for monitoring only	This data is derived from the Cambridge Model report which relies on local authority data. This data is still being collated by the ONS, and VB will publish in May 2023. A report will be received in March which will be updated with definitive figures, therefore the figures for 2021 are indicative rather than definitive and should be treated with a level of caution. The report will be updated when confirmed data is verified.	See above

VLE11	Our city, market towns and rural communities recover well and have a compelling, competitive visitor offer)	Deliver tourism marketing activities alongside sector and key stakeholder engagement to influence Winchester's competitive position comparative with the Southeast and all of England, strengthening the number of trips to Winchester.	Business & Culture	Place / Economy & Community	Higher = better	3.8m trips (2020)	6.04m trips (2021)	Not available until end of QTR3 2023/24.	Trend data for monitoring only	This data is derived from the Cambridge Model report which relies on local authority data. This data is still being collated by the ONS, and VB will publish in May 2023. A report will be received in March which will be updated with definitive figures, therefore the figures for 2021 are indicative rather than definitive and should be treated with a level of caution. The report will be updated when confirmed data is verified.	See above
VLE12	Increased opportunities for high quality, well- paid employment across the district	Business support service – percentage of businesses using the service seeing an increased turnover, improved efficiency or progression to a more sustainable business module. Service currently contracted to June 2021		Place / Economy & Community	Higher = better	88%	See notes	See notes	50%	88% of businesses using the service saw an increased turnover, improved efficiency or progression to a more sustainable business module over the two years of the contract.	Business support contract with Inclusive ended in June 2021 so no further data available. Meercats are now contracted to provide carbon support service. See VLE06 Therefore this KPI is no longer valid

SIX MONTHLY KPI'S

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
Living Well	LW04	A wide range of physical and cultural activities for all ages and abilities	Percentage of adults participating in 150+ minutes of sport or physical activity per week within the Winchester district	Community & Housing	Economy & Community	Higher = better	June 2019 - May 2020 70.5% Dec 2019 – Nov 2020 71.0%	June 2020 - May 2021 71.7% Dec 2020 – Nov 2021 73.7%	Dec 2021 – Nov 2022 73.0%	71.0%	Data comes from Sport England and has twice each year to annual reporting.	Dec 2021 – Nov 2022 73.0% Nationally, activity levels have returned to pre-lockdown levels.

BI-ANNUAL KPI'S

AREA	REF	What we want to achieve	KPI definition	Cabinet Member	Lead CHoS	Polarity	2020/21	2021/22	2022/23	KPI Target 2022/23	Notes on data availability	Comments
YOUR VOICE	YSYV01	Improved satisfaction for our services	Residents' Survey – satisfaction with the way the council runs things.	Service Quality	Resources / Strategic Support	Higher = better	N/A	75%	See notes	≥ 79%	Data available end of Q3 2023/24	 Council compares well to the Southeast and other councils for this metric: Southeast - 62% Stratford upon Avon District Council (residents' survey July 2022) - 61% Royal Borough of Windsor and Maidenhead (residents survey - September 2022) - 63% Cornwall Council (residents survey December 2021) - 63% Bristol City Council (Quality of Life Survey June 2022) - 39%
R SERVICES, YOUR	YSYV02		Tenants' Survey – satisfaction with the overall service provided by the council	Community & Housing	Services / Housing	Higher = better	N/A	Data not available until Spring 2023 – see notes	See notes	≥ 87%	Survey expected to be carried out in Spring 2023	
YOUR	YSYV03	Good value compared to other similar authorities	Residents' Survey – percentage of residents who agreed the council provides value for money	Finance and Value	Resources / Strategic Support	Higher = better	N/A	57%	See Notes	≥ 65%	Data available end of Q3 2023/24	 Council compares well to the Southeast and other councils for this metric: Southeast – 43% Stratford upon Avon District Council – 41% Royal Borough of Windsor and Maidenhead – 52% Cornwall Council – 48% Bristol City Council – 26%

Tier 1 Projects

This report provides an update on the progress of the council's Tier 1 projects for Q4 (January to March 2023).

Below is a summary of each project and their current RAG Status.

Project Name	RAG Status					
Froject Name	Timeline	Budget				
Bar End Depot						
Carbon Neutral Programme						
Central Winchester Regeneration						
Local Plan						
New Home Programme						
Station Approach						
Winchester Movement Strategy Programme						

<u>KEY</u>

RAG Status	Description							
	"Normal level of attention". No material slippage. No additional attention needed							
	"Minor concern – being actively managed". Slippage less than 10% of remaining time or budget, or quality							
	impact is minor. Remedial plan in place							
	"Major concern - escalate to the next level". Slippage greater than 10% of remaining time or budget, or quality severely compromised. Corrective Action not in place, or not effective. Unlikely to deliver on time to budget or quality requirements							
On track								
30% off track but I	ikely to hit target							
60% off track and	unlikely to hit target							

Bar End Depot

Highlight Report January 2023 to March 2023

				RAG Status		
Lead Cabinet Member	lier	Project Sponsor	Project Manager	Timeline	Budget	
Cllr Martin Tod	1	Dawn Adey /Simon Hendey	Geoff Coe			

Description and Outcome

Preparation for appointment of Selling Agent and Site Disposal.

Project Update Summary

CAB3268 approved the marketing of the site and gave delegated authority to the Strategic Director in consultation with the Cabinet Member to take all appropriate action to initiate and complete the marketing of the Bar End Depot site for best consideration, based on the development framework and planning guidance note appended to the report. A public drop-in event was held on 8th March 2022 to invite the community to feedback on the intention to market the site and comment on the Hobbs proposal.

Vail Williams have completed stage one marketing and secured a long list of 47 Expressions of Interest, with uses including residential, industrial, retail, leisure and food and beverage. A further community engagement event took place on 21st and 24th November 2022. The outcome was that.

- I. the local community first preference is for a food convenience store, and
- II. residents living outside this area stated a first preference for more leisure facilities including an Ice Rink.

Public Engagement feedback will be made post 2023 elections. Second Stage marketing for formal bids is planned to start in June 2023 and will run for a period of 8 weeks. Formal bids will be evaluated and presented to ELB and Portfolio Holder before a recommendation is made to Cabinet.

Project Gateways

Stage	Duratio n	Start Date	Planned End Date	Projected End Date	Outcome
Marketing appointment		April 2022	June 2022	June 2022	Appointment of Selling Agent – Vail Williams
Public Engagement		March 2022	November 2022	May/ June 2023	Feedback on marketing plan and subsequent feedback on use type preferences
Marketing for Bids		June 2023	August 2023		Marketing for Formal Bids
Developer selection and Planning application		September 2023	September 2025		Selection of Developer(s): Planning Application Submitted
Construction Start		September 2026			Subject to planning
Handover & Review		December 2026			Depends upon whether WCC retains an active development role.

Upcoming Indicative Milestones for Project Stage

Stage	Original Target	Current Target	Milestones and Actions	Outcome
Feasibility		Mar 2022	Public consultation	Positive feedback on Hobb's scheme. A food retail use would be welcome by the community.
Feasibility		Jul 2022	Appointment of Selling Agent	Vail Williams appointed
Transport Feasibility		August 2023	Transport planning advice	Further transport planning advice and pre- app being sought
Stage One Marketing – Expressions of Interest		Sept 2022	47 Expressions of Interest from market to identify potential market demand were received.	Uses included: residential; retail; leisure; industrial; Food and Beverage
Community Engagement		Nov 2022	Community engagement regarding mix of uses proposed	Feedback concluded that the local community's first preference is for a new food store.
				The wider population of respondents (extending from Basingstoke to Southampton) had a first preference for more leisure including an ice rink.
				Feedback to be published in May/June 2023
Stage Two Marketing – Formal Bids		June 2023	Request for formal bids	
Preferred Bidder Evaluation and potential request for		September to December 2023	Review and evaluation of bids. Possible request for best and final bids.	

Stage	Original Target	Current Target	Milestones and Actions	Outcome
best and final offers				
Cabinet		June 2024	Cabinet Approval	
Contract documentation		July 2024	Contract documents issued	
Exchange		March 2025	Contract exchange	Purchaser to progress with planning application
Planning Application		September 2025	Submission of planning application	
Planning approval		March 2026	Planning approval	
Legal Completion		June 2026	Legal completion of sale	
Construction		Sept 2026	Construction starts on site	
Project Completion and Close		Dec 2026	Completion of works on site	Depends upon whether WCC are to retain an active role in development.

Carbon Neutral Programme

Lead Cabinet Member	Tior	Draiget Spansor	Draiget Load	Droject Manager		On track		
Leau Capillet Member	Tier	Project Sponsor	Project Lead	Project Manager	Timeline	Budget	Carbon	30% off track but likely to hit target
Cllr Kelsie Learney	1	Dawn Adey	Susan Robbins	Steve Lincoln				60% off track and unlikely to hit target

Description and Outcome

In June 2019, the Council declared a 'Climate Emergency' and to commit to the aim of making activities of the City Council carbon neutral by 2024, and the District of Winchester carbon neutral by 2030. In December 2019, the Council approved the Carbon Neutrality Action Plan sets out a number of priority actions that will help address nearly all the Council's carbon emissions by 2024 and contribute to reducing emissions district-wide by 2030.

Carbon Emission Targets	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Council by 2024 Target (tCO2 _e)	N/A	3,201	1,873	3,750	3,000	0	0	0
Actual	4,268	2,665	4,147					
District by 2030 Target (tCO2e)	N/A	527,000	456,210		These figures will be u	pdated in Q1 now that the	Carbon Neutrality Roadma	p has been adopted
Actual	579,700	506,900						

Programme Update Summary									
	RAG Project Status	Key Pro	ject Deliverables this (Quarter	Tasks for Next Quarter				
Transport	2		started work on a 1- year contract, on secondment from Sustrans.	Area showing as red relates to project to expand and enhance public transport services which is led by HCC	will inform extent the return of the staff commute will contribute to a rise in our own emissions.	Housing & Community Safety and Special Maintenance to review potential for transition to HVO as			
Domestic Energy	Domestic Energy	Social Housing Decarbonisation Fund bid was successful and secured £533k for insultation measures on council housing stock.	on site at Southbrook Cottages, Micheldever in February 2023 on 6 Passivhaus units.	Lodge of between 40-50% as a result of improvements in the management and use of the	assessments to begin as part of the Retrofit Ready	7 new energy efficient homes - 3 to be completed at Winnall Flats and 4 handed over by developers at North Whiteley.	Campaign planned to promote HUG and ECO Flex funding streams to residents which will provide home retrofit measures and assist with cost of living through reduced energy costs.		

Programme Update Summary								
	RAG Project Status	Key Pro	ject Deliverables this (Quarter	Tasks for Next Quarter			
Commercial Energy	Commercial Energy	selected as lead consultant to advise on the positive delivery of utility scale renewable energy generation scheme(s) across the district, including specific support on engagement, site	PSDS grant of £64k secured to install solar PV panels and ASHP at Meadowside Leisure Centre. Red status actions relation to projects to investigate hydrogen plant and alternatives to natural gas which have not yet neen progressed.	existing sports pavilions at KGV in Highcliffe and construction commenced on the replacement pavilion with energy	of the corporate owned and	Planned installation of solar PV meters to monitor energy generation at Barfield P&R, Chesil Lodge and Bishops Waltham Depot.	Buro Happold to produce comms and engagement plan for utility scale renewable energy project.	
Land use & Natural Environment	Land use & Natural Environment	Offsetting Policy approved at January Cabinet.	Second year of the biodiversity grass verge management (pilot verge) project began in New Alresford and Badger Farm.		Discussion with SDNPA on potential partnership for a nature based solutions platform to sell carbon offsets.	Biodiversity net gain (BNG) technical advice note to be approved.		

Programme Update Summary								
	RAG Project Status	Key Pro	ject Deliverables this (Quarter	Tasks for Next Quarter			
	Behaviour Change	adopted at Cabinet	Three new climate action groups were created in Upham, Droxford and	members attended CL training in	Draft of updated Carbon Neutrality Action Plan (CNAP).	Integration of HCC carbon assessment tool into council processes and	Carbon Literacy training will be provided as part of indiction	
Behaviour Change	3	Day in January 2023.	Ovsiebury, as part of the council-funded Winchester Climate Action Network (WeCAN) network. The groups are now planning activities on home energy, travel, and biodiversity.	,		reports.	programme for new councillors and will also become compulsory for all staff.	
	Red Amber Green							

Upcoming Decisions / Reports

05-Jun-23
12-Jun-23
10-Jul-23
Jul-23
Jul-23
Feb-24
Mar-24

Central Winchester Regeneration (CWR)

LEAD CABINET MEMBER: Cllr Martin Tod PROJECT SPONSORS: John East & Dawn Adey PROJECT LEAD: Veryan Lyons PROJECT MANAGERS: Rachel Robinson REPORT DATE: January 2023

Project Description and Outcome:

Central Winchester Regeneration (CWR) is a major regeneration project in the centre of the city. The Central Winchester Regeneration Supplementary Planning Document was adopted in June 2018. The vision is for the delivery of a mixed use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural/heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings.

Development within the Central Winchester Regeneration area should meet the following objectives:

- 1. Vibrant mixed-use quarter
- 2. Winchesterness
- 3. Exceptional Public Realm
- 4. City Experience
- 5. Sustainable Transport
- 6. Incremental Delivery
- 7. Housing for all
- 8. Community
- 9. Climate change and sustainability

Project Status:		Timeline		Budget				
	"Normal l	evel of atten	ition". No r	naterial s	lippage. I	No additional attention needed		
	"Minor concern – being actively managed". Slippage less than 10% of remaining time or budget, or quality impact is minor. Remedial plan in place							
"Major concern - escalate to the next level". Slippage greater than 10% of remaining time or budget, or quality severely compromised. Corrective Action not in place, or not effective. Unlikely to deliver on time to budget or quality requirements								

Project Managers Progress Report

The CWR Development Proposals were approved at Cabinet on 10 March 2021 following public consultation. The options for delivery of the CWR site were then explored through the Strategic Outline Case and the preferred delivery option, 'to enter into a contractual agreement with a single development partner across the defined site' was approved at Cabinet on 21 July 2021 and approval for officers to progress to and develop the Outline Business case was granted.

The Outline Business case was developed alongside the procurement documentation and approved at Cabinet on 22 December 2021. At Full Council on 12 January 2022 authorisation was given to initiate and conduct the procurement process for the selection of a development partner. Final tenders were submitted on 9 December 2022. A decision on the recommended development partner was approved by Cabinet on 6 March 2023.

Following Cabinet approval and completion of the 10 day standstill period, the council announced the appointment of Jigsaw. The council and Jigsaw are now working together to finalise the Development Agreement and have begun working towards the first project milestone – Development Delivery Plan.

Alongside this, further archaeology investigations will be undertaken across the site.

Key Documents

Latest Cabinet Decision / Report: Cabinet 6 March 2023

Project Gateways

Stage	Duration (months)	Start Date	Planned End Date	Projected End Date	Outcome
Roadmap Review	5	Jun 19	Sept 19	Nov-19	Review of CWR project to inform: - Land uses / mix - Delivery options and associated timeline - Key risks, constraints, and opportunities
Scenario Options	6	Sept 10	Jan 20	Mar 20	Test different land uses / mix to determine priorities
Development Proposals	3	Jan 20	Jan 20	Apr 20	Generate development framework (preferred option)
Development Proposals & Delivery Strategy	5	Mar 20	Jul 20	Nov 20	Agree solution for bus operations and carry out soft market testing to further inform the development proposals and delivery strategy
Delivery Strategy	13	May 20	Dec 20	July 21	Assessment of delivery models and appetite for risk and control, refinement of development proposals Approval of delivery strategy
Market Preparation	5/6	July 21	Dec 21	Jan 22	Prepare a marketing and procurement strategy, associated documents, and the Outline Business Case. Seek approval to procure a single development partner for the CWR site.
Market Launch and Procurement Process for Development Partner	13	Jan / Feb 22	Dec 22	Mar 23	Data room set up, market launch, market engagement with potential developers, carry out the procurement process including evaluations. Identify preferred development partner and seek approval to appoint.
Development Delivery Plan	6	Apr 23	Sept 23*	Dec 23	On signing the Development Agreement, there will be an initial version of the draft Development Delivery Plan drawn from the Jigsaw's tender submission. The draft Development Delivery Plan is to be in accordance with the Development Objectives. The content will describe and enable further work by Jigsaw to support a planning application.

					CAB3403
Stage	Duration (months)	Start Date	Planned End Date	Projected End Date	Outcome
					Following the signing of the Development Agreement, Jigsaw will update the draft Development Delivery Plan. The updated Development Delivery Plan will be approved by Cabinet. The Development Agreement Long Stop date for the updated draft Development Delivery Plan is 6 months from signing of the Development Agreement.
Planning Application	18	Sept 23*	Q3 25*		Work up detailed scheme, carry out financial modelling, prepare Full Business Case and planning application for Cabinet approval prior to submission - a hybrid application is required, seeking a detailed Planning Permission for Phase 1 and an outline Planning Permission for the remainder of the Development. The Development Agreement Long Stop date for the submission of the planning application is 24 months from the date on which the council approves the Development Delivery Plan.
Planning	18	Q3 25*	Q2 27*		Planning permission granted - the Development Agreement Long Stop date for the Planning Decision is 42 months from the date on which the council approves the Developer's Development Delivery Plan
Phase 1 Primary Condition Satisfaction	6	Q2 27*	Q4 27*		Jigsaw is required to satisfy the Primary Conditions in order to take a Phase 1 Building Lease and commence Development. Phase 1 Primary Conditions to be approved by Cabinet prior to start on site. The Development Agreement Long Stop date for the Phase 1 Primary Conditions to be satisfied is 48 months from the date on which the council approves the Developer's Development Delivery Plan.
Start on Site	3	Q1 28*			Subject to Cabinet approval of Phase 1 Primary Condition satisfaction. The Development Agreement Long Stop date for start on site is 3 months from the date on which the relevant Phase Building

Stage	Duration (months)	Start Date	Planned End Date	Projected End Date	Outcome
					Lease is granted.

*based on the draft Development Agreement Long Stop Dates – to be replaced with Target Dates. Target dates will be agreed with Jigsaw following appointment. Target dates will be sooner than the Long Stop dates.

Upcoming milestones for current project stage

Task/ Milestone	Start Date	End Date	Current End Date	% Complete	Comments / Actions	Outcome
Development Agreement	April 23	April 23	June 23	75%	The council and Jigsaw are currently working together to finalise the Development Agreement, this includes:	Formal Project Board meetings and Quarterly Review meetings can commence.
					 Finalising the drafting Templates for Building Lease and Long Lease HoTs Schedules and appendices 	
Development Delivery Plan	April 23	Sept 23	Dec 23	25%	The Development Delivery Plan will be approved by Cabinet. The Development Agreement Long Stop date for the updated draft Development Delivery Plan is 6 months from signing of the Development Agreement. Signing the Development Agreement is anticipated for June 23.	The draft Development Delivery Plan is to be in accordance with the Development Objectives. The content will describe and enable further work by Jigsaw to support a planning application.
Archaeology Evaluation (trial trenching)	July 23	Site works – Oct 23 Reporting – Mar 24	Site works – Oct 23 Reporting – Mar 24	0%	The evaluation process is complete, and the winning bidder has been identified. Anticipated start on site date – July 23 (to allow Hat Fair to take place on vacant area of the bus station)	Further archaeology investigations to build on the current understanding of archaeological potential on the site will help inform and guide proposals for the development and archaeological mitigation strategies. The council has the opportunity to

Task/ Milestone	Start Date	End Date	Current End Date	% Complete	Comments / Actions	Outcome
					It is estimated the site works will take up to 12 weeks, an initial high level summary report will follow in the first month following completion and a full report 6 months after completion.	progress this now - in doing so the implications this may have for how the development is brought forward can be gained sooner, helping to progress plans for the site and move towards a planning decision.

Deliverables	Expected Date of achievement	On target (Y/N)	Comment
Finalise and sign the development Agreement	June 23	Y	The council and Jigsaw are currently working together to finalise the Development Agreement.
Agree and implement governance arrangements	June 23	Y	A joint workshop is being arranged with key officers, Members and Jigsaw to make sure everyone is aware of the priorities (which need to be agreed), understand roles and responsibilities and start the working relationship that will steer the project in the crucial early months and years. The target date for the workshop is late May / June
Agree communications and engagement approach and messaging.	June 23	Y	Initial communications and engagement approach to be shared at Cabinet Committee: Regeneration on 7 June
Implement communications and engagement strategy.	Q3 23	Y	Key tasks include:
			Continue engaging key stakeholders.
age 1			Prepare for and identify individuals to be involved in youth and futures groups.
			Establish youth and futures groups.
			Co-creation workshop with Team, Members, Officers and community
Progress the Archaeology trial trenching	Site works – Oct 23	Y	Anticipated start on site date – July 23 (to allow Hat Fair to take place on vacant area of the bus station)
	Reporting – Mar 24	Y	
Hold public Archaeology Event with CWR	June 23	Y	Opportunity to introduce the winning bidder for the archaeology trial trenching works, provide details of the

			CAB34
Archaeology Panel x2			works and hold discussion regarding Jigsaw long term approach.
	Oct 23	Y	Recap on the trial trenching investigations, present initial findings, explain how the findings will be used going forward and implications for the redevelopment.
			Precise dates are to be confirmed.
Agree options for the bus solution	Q3 23	Y	There is a need to pick up on previous discussions with HCC and the bus operators, to introduce Jigsaw and begin conversations in relation to their revised thinking regarding the CWR bus solution whilst ensuring alignment to the wider Winchester Movement Strategy
Investigate the option of taking Coitbury House as othe Jigsaw base on site	July 23	Y	Jigsaw have expressed an interest in using Coitbury House as their permanent base in Winchester – somewhere located with the site where officers, Members and the community can easily access them.

<u>Local Plan</u>

Lead Cabinet	Tier	Project Sponsor	roject Sponsor Project Lead Project		RAG Status			
Member				Manager	Timeline	Budget		
Cllr Jackie Porter	1	Dawn Adey	Adrian Fox	Adrian Fox				

Description and Outcome

In accordance with planning legislation, the council must review its Local Plan every 5 years.

The Local Plan is a key corporate document, as it is a statutory requirement under planning legislation to have an up-to-date development plan with the objective of sustainable development and setting out detailed planning policies for the management and development of land and buildings.

Project Update Summary

A presentation on the Regulation 18 Local Plan consultation was given at the Local Plan Advisory Group (LPAG) meeting on 8 March 2023. This presentation identified the various consultation techiques that were used in the Regulation 18 consultation and reported that over 3,400 representations had been received to the consultation.

Officers are in the process of recommending any proposed changes to the supporting text /policies and these will need to be agreed with members in due course before they are incorporated into Regulation 19 Local Plan. Responses are under alongside completing the Evidence Base will be carried out before the Regulation 19 LP can be agreed by Cabinet / Full Council for public consultation.

Alongside analysing the representation the team will be:

- 1. completing the Evidence Base to support the Local Plan
 - Retail and Town centre study,
 - Stage 2 Transport work,
 - Strategic Flood Risk Assessment,

- Updated 2023 SHELAA,
- Preparing Site Delivery Statements,
- Undertaking feasibility study to deliver a phosphate mitigation strategy.
- Updating the Statement of Community Involvement
- 2. Identifying any new work that needs to be undertaken to support the Local Plan that has come out of the representations
 - The need for student accomodation,
 - Flood site sequential test
- 3. Be entering into discussions with neighbouring authorities regarding preparing Statement of Common Grounds.

Project Gateways

Stage	Duration	Start Date	Planned End Date	Projected End Date	Outcome	
Concept	28	Jul18	Oct-20		Produce the new Local Plan Evidence base	
Feasibility	2	Feb 2021	April 2021	Completed April 2021	Consultation on the Strategic Issues and Priorities document took place between Feb and April 2021 for a period of 8 weeks	
Design	2	Nov 2022	Dec 2022	Completed December 2022	Consultation on the Draft Regulation18 Local Plan took place between 2 November to 14 December 2022, for a period of 6 weeks.	
Analyse representations and complete		January 2023	June 2023		Over 3,400 representations have been received. Representations that were not submitted on Citizen Space had to be entered onto the system and then divided up according to topic.	
the Evidence Base					All of the representations now need to be analysed and any recommended changes to draft policies need to be made.	
					A Sustainability Appraisal/Habitats Regulations Assessment will need to be undertaken to assess any changes to the policies.	
					Alongside this the evidence base needs to be completed.	
Plan for Delivery	2	Aug - 2023	Sept - 2023		Consultation on the Submission version of the Regulation 19 Local Plan	
Delivery	-	July - 2024	Aug - 2024		Adoption of the Regulation 19 Local Plan	
Handover & Review	-	Ongoing	Ongoing		Monitoring the Local Plan and start the review process at the appropriate time	

Useful Links

Winchester District Local Plan 2018 – 2039 (Emerging) - Winchester City Council

Local Development Scheme 2021 and Local Plan Action Plan - Winchester City Council

Upcoming Milestones for Project Stage

Stage	Original Target	Current Target	Milestones & Actions	Outcome
Consultation on the SIP Document	21/09/2020	Feb 2021		Consultation on the Strategic Issues & Options Document took place from 11 February to midnight on the 12 April 2021. The consultation period was extended to 8 weeks in recognition that it was taking place during a national lockdown. Despite this, there was a really excellent response (over 2,200 representations).
				All of the feedback that has been received from the Strategic and Priorities consultation informed draft Local Plan ('Regulation 18' stage) which was published for consultation in November/December 2022 on the new LP website. <u>www.localplan.Winchester.gov.uk</u>
Consultation on the draft Reg 18 Local Plan		Nov /Dec 2022		This milestone has been achieved.
Consultation on the submission version of the Local Plan (Reg 19)		Aug/ Sept 2023		Once all of the representations have been entered into Citizen Space, work will commence on analysing the representations and assessing any sites that have come forward as part of the Reg 18 LP consultation.
Examination of the Local Plan		Feb/ Mar 2024		
Adoption of the Local Plan		Aug 2024		

New Homes Programme

Lead Cabinet	et _{Tior}	Broject Sponsor	ct Sponsor Project Lead		RAG Status		
Member	LIEF Project Shor		FIOJECI LEau	Project Manager	Timeline	Budget	
Cllr Paula Ferguson	1	Simon Hendey	Andrew Palmer	Andrew Palmer			

Description and Outcome

The cost and affordability of housing in Winchester district is a serious problem and there is a genuine shortage of affordable properties in Winchester Providing affordable housing can help tackle these problems and delivering new homes is a council priority.

The council is constructing new affordable council homes and also working with registered providers (sometimes known as Housing Associations) to provide new affordable housing across the district.

Housing will be provided for all sectors of the community, offering good quality, secure accommodation at both market and affordable rent levels to meet the needs of Winchester people who cannot afford to purchase a home of their own.

Project Update Summary

Updated summaries are provided against each project below. A total of 118 new homes are currently on-site (at Southbrook Cottages, Whiteley and Winnall)

The main risks to the programme are workforce productivity and availability, the supply of materials along with property values and economic outlook, all impacted by COVID-19, Brexit, higher interest rates and war in Ukraine. All are being closely monitored.

Programme Detail

<u>Completed to date - 139 (target 1000 between 2021 - 2030)</u>

Project Name	No. new homes	Current Project Gateway*	Start Date	Projected End Date	Project Manager	Upcoming Milestone	Comments
Southbrook Cottages	6	Design	Nov-19	Feb-24	Deborah Sunley	Completion – Dec 2023	
Woodman Close, Sparsholt	5	Design	Oct-19	Aug-24	Duncan Faires	approval of planning application likely in April 2023	Once planning approved will proceed to Tender
Winnall Flats	76	Design	Apr-20	Oct-23	Andrew Palmer	Completion of 3 x shared ownership properties in July 2023	Started on site Dec 2021. Completion Oct 2023
Dyson Drive, Abbotts Barton	8	Design	Jan-20	Nov-24	Deborah Sunley	Final Business Case	Planning application submitted; determination will be delayed whilst nutrient mitigation solution investigated.
Corner House	6	Design	Jan-20	Nov -24	Deborah Sunley	Final Business Case	Planning application submitted determination will be delayed whilst nutrient mitigation solution investigated.
Witherbed Lane	4	Design	Sep-19	June 24	Duncan Faires	Approval of planning application	Ecology objection to planning application due to loss of woodland, off- setting options being

Project Name	No. new homes	Current Project Gateway*	Start Date	Projected End Date	Project Manager	Upcoming Milestone	Comments
							considered.
Whiteley (CAB3304 refers)	54			June-23	Andrew Palmer	Completion	1 st and 2 nd phase of 18 properties completed and handed over by contractor

Moving from one gateway to another is actively managed by Project Teams, escalating if necessary.

*Project Gateways Stage 0: Concept Stage 1: Feasibility Stage 2: Design Stage 3: Plan for Delivery Stage 4: Delivery Stage 5: Handover & Review

Station Approach – Stage 1

Lead Cabinet Member	Tier	Project Sponsor	Project Lead	Project Manager	RAG Status		
	Tier			Froject Manager	Timeline	Budget	
Cllr Kelsie Learney & Cllr Martin Tod	1	John East & Dawn Adey	Emma Taylor	Kirstin Shaw			

Description and Outcome

This is a fresh look at an area of opportunity that has potential to create a welcoming gateway to the city and an enhanced public realm. Stage One of this project will explore the opportunities for development of the area around the Winchester Railway Station known as Station Approach. We are collaborating with Network Rail (NR) and London & Continental Railway (LCR) to understand how we can plan a development in the area that considers the whole site and how the elements within it interact. We will explore the opportunities and gather evidence of the aspirations of residents as well as the constraints of the site. The outcome of Stage one will be the production of a capacity study for the area and a Strategic Outline Case to be presented to Cabinet for decision on the future of the project in July 2023.

Project Managers Progress Report

The final report from City Science has been issued and is being reviewed by officers before final sign off. The conclusion of the report indicates that Gladstone Street carpark can be released to enable redevelopment of the site as parking demand can be accommodated in surrounding carparks.

Cattlemarket is more complex, the study supports the potential for the phased removal of parking, subject to provision of P&R facilities to the North. This remains dependent on discussions with HCC, the implementation of the Winchester Movement Strategy and Cabinet decision.

Before any reduction in car parking is implemented careful consideration needs to be given regarding parking for local residents and businesses.

Howarth Tompkins led a multi-disciplinary team to undertake a capacity study of the sites within the Station Approach area to inform whether a viable scheme can be developed which meets the aspirations of stakeholders and the local community. The draft final report has just been received by the Council for comment. The study has looked at different uses for each of the 4 sites in the

Station Approach area identified from the local market conditions and stakeholder feedback. It suggests height and massing appropriate on the sites for potential development. The study also identified and investigated key site constraints and relevant risks.

On 09 March 23 the project team submitted the results of the public consultation to Cabinet Committee: Regeneration. The paper outlined the key findings of the consultation and how these have been used to inform the capacity study. There was a high level of interest in the report with representatives from Oram's Arbour residents' association and WinACC registering to speak. Overall, the consultation results were received positively. It is clear that there will be significant interest in the capacity study findings and how we intend to take this project forward.

Project Gateways

Stage	Duration	Start Date	Planned End Date	Projected End Date	Outcome		
Start Up Stage 1 - This stage consists of high-level explorative studies to determine indicative viability. It will also begin the engagement process with stakeholders to determine aspirations and appetite for any potential future proposals.	20 months	Nov 21	July 23	July 23	 Fresh market analysis to capture changes post COVID. Parking surveys to determine uses and demand for short and long term strategy. 1st round of engagement with all stakeholders Key risks, constraints and opportunities A high level Capacity Study for the whole site Strategic Outline Case End of stage gateway – Cabinet decision on SOC and continued justification of proceeding to the next stage. 		
Initiation Stage 2 - Dependent on Cabinet decision July 23	TBC	Aug 23			If approved, this stage will consist of more detailed studies and analysis of options available for development. It will continue to build on the engagement process to ensure stakeholders are involved in the development of any viable scheme tha may come forward.		
Delivery							

Upcoming Milestones for Project Stage

Stage	Start Date	End Date	Current End Date	% Complete	Comment
Parking Usage Study	15/07/22	12/01/23	12/01/23	100%	Results used to inform the capacity study.
Capacity Study	01/10/22	28/02/23	31/03/23	95%	Programme of works agreed to allow the results of the parking usage study and public engagement to feed into the work.
Cabinet: Regen Committee	27/03/23	07/06/23	07/06/23	5%	This report will provide the results of the capacity study and the next steps to Cabinet decision.
Strategic Outline Case	01/04/23	18/07/23	18/07/23		Using the evidence gathered to date, officers will prepare the SOC for submission to Scrutiny Committee and Cabinet in July 2023.

Winchester Movement Strategy (WMS)

Lead Cabinet Member					RAG Status		
	Tier	Project Sponsor	Project Lead	Project Manager	Timeline	Budget	
Cllr Kelsie Learney	1	Simon Hendey	Andy Hickman	Lucy McKeown			

Description and Outcome

Winchester City Council and Hampshire County Council are working together to deliver the aims of a long-term Movement Strategy for Winchester designed to improve all forms of movement in and around the city.

Project Update Summary

Work on the ten next step proposals continues with the city LCWIP primary and secondary cycle route network being updated and walking and cycle improvements on a number of radial routes into the city being looked at. The funding available for walking and cycling measures from Active Travel England (DfT) has been reallocated to other areas so although the Mini Holland bid was submitted we will now have to identify new sources of funding to progress the schemes. We are looking to work with development planning to progress the micro-consolidation trial.

Project gateways

Phase 1 - Identify Options

Phase 2 - Detailed Assessment.

Phase 3 - Engagement with the public

Project Name	Phases	Current Project Gateway*	Start Date	Projected End Date	Internal Resources	Upcoming Milestone	Comments
Cycling and	Phase 1	ase 1 Phase 1 study completion		Feb-20	Next stage contained in transport team	Phase 2 study completion Sept	Completed. Phase 1 Summary Report Issued.
Walking Improvement Plan	Phase 2	Completion of phase 2	May- 20	Nov-20	None required	Review of designs based on engagement with HCC engineers, the walking group and the cycling groups	Completed. Summary Report issued.
	Phase 1	Phase 1 study completion	Aug- 19	Jan-20	Next stage contained in transport team	Phase 2 study completion Sept	Completed. Phase 1 Summary Report Issued.
Freight & Delivery	Phase 2	Completion of phase 2	Мау- 20	Oct-20	None required	Comments on Draft Freight and Delivery Plan to be provided	Completed. Summary Report issued.

Project Name	Phases	Current Project Gateway*	Start Date	Projected End Date	Internal Resources	Upcoming Milestone	Comments
	Phase 1	Phase 1 study completion	Sep- 19	Mar-20	Next stage contained in transport team	Phase 2 study completion Sept	Completed. Phase 1 Summary Report Issued.
Bus Provision	Phase 2	Completion of phase 2	Jun- 20	Jan-21	None required	Continued coordination with CWR as design developed	Draft report completed.
Movement	Phase 1	Phase 1 Phase 1 study completion		Mar-20	Next stage contained in transport team	Phase 2 study completion Sept	Completed. Phase 1 Summary Report Issued.
and Place	Phase 2	e 2 Completion of phase 2		Dec-20	None required	Engagement with walking and cycling groups	Comments on draft completed. Summary Report issued.
	Phase 1	Phase 1 study completion	Jul-19	Mar-20	Next stage contained in transport team	Phase 2 study completion Sept	Completed Phase 1. Summary Report Issued.
Park & Ride	Phase 2	2 Completion May- of phase 2 20		Jan-21	None required	Review of designs based on engagement with HCC engineers	Summary Report issued.
WMS Public Consultation	Phase 3			Consultation Report issue May 2022	Consultation Report published		
Friarsgate / Union Street One-Way	Phase 3	Atkins led Study	Oct 21	September 22	Transport Team to input and	Study Report August 22	Draft Feasibility Study completed.

Project Name	Phases	Current Project Gateway*	Start Date	Projected End Date	Internal Resources	Upcoming Milestone	Comments
Study		underway			review study		
Worthy Road / Worthy Lane Study	Phase 3	HCC led Study underway	Oct 21	Spring 23	Transport Team to input and review study	Feasibility Study Spring 2023	Bid for funding to undertake design work submitted to DfT successful
W1 Pre- Feasibility Study (section 1) – Upper High Street / Sussex Street	Phase 3	HCC led Study Underway	22 to		Transport Team to input and review study	Study Report September 22	Draft Concept Study completed

Action notes of the Performance Panel meeting that took place on 22 May 2023.

PERFORMANCE PANEL

<u>Monday, 22 May 2023</u>

Attendance:

Councillors Horrill (Chairperson)

Laming Bolton Pett

Other members in attendance:

Councillor Porter, Councillor Tod

1. DETAILED REVIEW OF DRAFT Q4 PERFORMANCE MONITORING

Questions that had been pre-submitted had been circulated to panel members ahead of the meeting (these questions were attached in appendix 1.)

The panel reviewed the draft report as follows (any page numbers referenced relate to the page numbers of the panel's report pack.)

- Page 7. Further to the pre-submitted question number 1 regarding the detailed uses proposed by Jigsaw. Sharon Evans advised that Jigsaw, having recently been appointed as the Council's development partner, had yet to prepare a master plan for the Central Winchester Regeneration (CWR) area or any detailed proposals or uses for the site, and this would be some time off. Their first priority was to undertake meaningful engagement with a wide range of stakeholders to help inform the development of a scheme. Any proposals would have to accord with the requirements of the Supplementary Planning Document (SPD), including the approved land uses.
- 2. Page 8. Further to the pre-submitted question number 2 regarding how much of the £200k Cost of Living (CoL) monies that had been spent, Simon Howson advised that the total value of CoL grants was £43,870 but that officers would need to advise how much of the balance of these monies remained available. A further question was asked regarding what action the council would be taking to ensure that residents and local organisations knew that this money was available and accessible to ensure it was fully utilised. Action. Officers to ensure that Service Leads were aware of these comments, Councillor Porter advised that on behalf of the cabinet, she would look further into this.
- 3. Page 10. A question was asked concerning flytipping and whether a process existed regarding the availability of standard metrics for this service, such as the number of incidents, prosecutions, etc. Simon Howson advised that this information was gathered as part of the monthly

key performance reports, and a number of these metrics would be reported to the performance panel as part of revised quarterly performance reports beginning in August 2023.

- 4. Page 11. Further to the pre-submitted question number 3 regarding work being progressed in the market towns to enhance cycle parking, Simon Hendey stated that officers were currently investigating suitable locations for cycle stands in Wickham and Alresford. A further question was asked regarding the timescales involved in this. Action. Officers to advise on timescales for this work to be completed.
- 5. Page 11. Further to the pre-submitted question number 4 regarding whether the benches in the High Street met the regulatory standards required, Simon Hendey stated that only the planters had been removed, and the remaining section, now utilised as benches provided the anti-terrorism measure. A further question was asked as to whether the benches had been reviewed by the relevant "security body" connected with the County Council. Simon Hendey stated that he had been advised that all necessary checks and approvals had been undertaken.
- 6. Page 11. Further to the pre-submitted question number 5 concerning consultation on the strategy with market towns regarding public conveniences, Simon Hendey advised that a cabinet report was being brought forward on 21 June 2023 regarding the long-term proposals for public conveniences and that officers were in discussions with Town and Parish councils concerning this. A further question was asked regarding the involvement of city councillors in the wards affected as part of this process. Action. Councillor Porter advised that she would ensure that relevant city councillors would be consulted as part of this process.
- 7. Page 11. Further to the pre-submitted question number 6 regarding whether the residents' survey was being made available to all Councillors, Simon Howson advised that an all-member briefing had been undertaken previously and that officers were looking at how best to share this information with all members. Action, officers to review as above, Councillor Porter agreed to take this message back to the cabinet.
- 8. Page 13. A question was asked regarding the council's priority of tackling the climate emergency. Specifically, regarding the council's own carbon emissions and the use of offsetting of carbon emissions. Councillor Porter advised that offsetting was a last resort and was not something the council wished to use. A further question was asked as to whether the possible or potential use of offsetting should be removed as an option for the council. Action. Councillor Porter to discuss this with the cabinet.
- **9.** Page 15. A question was asked regarding the cost of solar panels and any income generated from the energy sold and whether there was a breakeven date. Action. Officers to follow up on this question.
- **10.** Page 15. Further to the pre-submitted question number 7 regarding the Council undertaking a comprehensive survey of its estate to establish where solar rooftop panels would provide a benefit? Councillor Porter advised that she understood that a survey had been commissioned recently and that consultants were asked to provide a full range of opportunities in this regard. A further question was asked as to how the

results of this survey would be fed into the council's decision-making process. Action. Councillor Porter agreed to enquire further on this but felt that the HEP committee may be the appropriate policy committee.

- 11. Page 17. Further to the pre-submitted question number 8 regarding resident and Councillor input to the changes to the waste system detailed in the final paragraph. Simon Hendey advised that an all-member briefing would be provided before the HEP Committee in July 2023, and a cabinet paper in July 2023. This report would set out plans for consultation with the public on waste and recycling. This timetable was subject to external influence. A further question was asked concerning the phrase in the final paragraph, which stated, "highest resident satisfaction," and whether KPIs would be used to measure this. Simon Hendey advised that the reports during the Summer would not at this stage discuss in detail the measurement of customer satisfaction but would need to be considered at a later date.
- 12. Page 18. Further to the pre-submitted question number 9 regarding the number of Ukrainian families who had entered WCC housing stock in Q4. Gillian Knight advised that for Q4, this was 7 families, and this requirement was ongoing. A further question was asked about the numbers housed in the private rented sector in the district. Following the meeting, Gillian Knight advised that there were 47 Ukrainian households assisted into privately rented accommodation for 22/23, 14 of those were in the 4th quarter. Action. Officers were asked to consider whether some form of tracking data would be possible for families entering various forms of housing stock.
- 13. Page 20. Further to the pre-submitted question number 10 regarding the issue of offering cash as well as a card facility at the Sport & Leisure Park. Councillor Porter advised that a system was being examined that would enable a card to be loaded with cash and used at the leisure park. Action. Councillor Porter advised that she would endeavour to provide further details on this.
- 14. Page 20. A question was asked regarding the final paragraph on this page concerning Community Infrastructure Levy (CIL) monies and specifically if officers could advise the amount claimed and the amount available for bids. Councillor Porter advised that more applications had been received than funding was available. Action. Officers to advise as above.
- 15. Page 24. Further to the pre-submitted question number 11 regarding when the conservation areas Retrofit Ready plan would be available, Gillian Knight advised that officers were aiming for this plan to be available by the end of July 2023.
- 16. Page 24. Further to the pre-submitted question number 12, regarding whether the Retrofit Ready programme did commence on 24th April as stated and how many were completed. Gillian Knight advised that the programme commenced on 2nd May 2023, and to date, 47 completions had been achieved. A further question was asked regarding the statement in the penultimate paragraph that indicated that properties with the South Downs National Park (SDNP) had not been included in the replacement window scheme. Councillor Porter advised that the different planning

policies in operation in WCC and the South Downs National Park might have been the cause of this. Action. Councillor Porter agreed to review the wording of the paragraph with officers.

- 17. Page 24. A question was asked regarding the retrofit measures and whether the council was engaging with organisations such as Historic England to understand how retrofitting could be achieved in historic or listed properties. Councillor Porter advised that this was very much part of the council's plans and they were working with several organisations to achieve this.
- 18. Page 25. A question was asked regarding the build works for Southbrook cottages. Councillor Horrill asked that any arranged tours or visits should remember that the properties were occupied. **Action. Officers to note.**
- 19. Page 29. Further to pre-submitted question number 13 regarding paragraph 2 of the page and why Jigsaw only referred to young people in their commitment to the CWR project. Sharon Evans advised that the commentary on Jigsaw's commitment to working closely with local young people was in specific response to the section in the Council Plan: Prioritising the needs of younger people in the redevelopment of Central Winchester'. Although the Supplementary Planning Document (SPD) for CWR highlighted the requirement to address the needs of younger people, Jigsaw's submission to the Council demonstrated that they would develop proposals that would lead to enhanced facilities for people of all ages, including new homes to suit people of all life-stages. Jigsaw Consortium is currently preparing a stakeholder engagement plan, which will set out a comprehensive strategy for undertaking meaningful engagement with a wide range of stakeholders, both young and old, including businesses, the education sector, formal institutions, and statutory operators, through to the voluntary sector and community groups and all points in between. This engagement will inform and shape the development of their proposals. A further question was asked in the same paragraph, regarding working closely with businesses in Winchester and whether further information on this was available. Officers were asked to re-look at the wording in paragraph 2 on this page to see if it could be reworded to better reflect the answer given regarding young people and to provide further information regarding the question on businesses. Action. Officers to review as above.
- 20. Page 30. Further to pre-submitted question number 14 and whether the February 2023 stakeholder group which was developing the Cultural Strategy involved creative and arts groups from across the district.
 Action. Sharon Evans advised that officers would need to take this question away.
- 21. Following a question regarding "legacy KPIs" i.e., KPIs used in the current quarterly reports that had not been fully reported against, Simon Howson advised that officers would consider whether a separate, one-off report would be required to formally report against. Action. Officers to action as above.
- 22. Page 37. A question was asked regarding the reported recycling figures for 2022/23 and whether the commentary accompanying the KPIs should reflect the historical issues with garden waste collections in that period.

Action. Councillor Porter and Simon Hendey advised that they would take this point away and provide clarification.

- 23. Page 38. Further to pre-submitted question number 15 regarding KPI ref, YSYV04 and what different action was taken in Q4 to deliver the 58% figure stated. Sharon Evans advised that this was a result of a reduction in complaint volumes and better resources rather than a change in processes.
- 24. Page 38. A question was asked regarding VLE 13a and VLE 13b, and understanding how that activity would have driven that objective. Simon Howson advised that a number of the legacy KPIs were restricted by available data, and VLE 13a and VLE 13b were examples of where measurement data had been restricted. **Action. Officers to monitor this issue.**
- 25. Page 40. A question was asked regarding the KPIs connected to Tackling the Climate Emergency and whether more frequent, i.e., quarterly data was available that would have helped the council understand its position sooner. Simon Howson advised that this table had been redrafted as part of the revision of KPIs and would be split between long-term trackers and quarterly data. While there was a delay in receiving climate emergency data, officers were working with partners and suppliers to get relevant data, for example, energy usage data, in a more timely fashion.
- 26. Page 41. Further to the pre-submitted question number 16 regarding KPI, TCE11, and the number of trees planted in 22/23. Simon Howson advised that this number was not known at that time. **Action. Officers were to review whether a figure for this could be provided.**
- 27. Page 43. A question was asked regarding HA03 and understanding how that activity would have driven that objective. Simon Howson advised that officers appreciated that the availability of data for this KPI was an issue that had been acknowledged. **Action. Officers to monitor this issue.**
- 28. Page 50. Further to pre-submitted question number 17 regarding the original date to sell the Depot site. Simon Hendey advised that Cabinet approved that the marketing should take place when market conditions were right. Stage one marketing took place in June 2022. Stage two marketing is scheduled for June 2023. A further question was asked as to whether an update would be tabled at a future cabinet meeting. Simon Hendey advised that he understood that there was no intention of a cabinet update ahead of the next formal stage of marketing. Following further discussion, Simon Hendey advised that bids would need to comply with relevant council policies. Action. Councillor Porter agreed to discuss this further with the cabinet.
- **29.** Page 54. A question was asked regarding the numbers in the RAG status on this page. Simon Howson advised that he believed that these numbers related to the overall programme and that the individual projects followed. **Action Officers to confirm the above following the meeting.**
- 30. Page 55. A question was asked regarding the reference to Home Upgrade Grant (HUG) funding streams on page 55, it was believed that Winchester City Council hadn't been awarded funding under this scheme and so wasn't clear why the reference to HUG appeared in the report. Action Officers to follow up on this question.

- 31. Page 56. Further to pre-submitted question number 19 regarding the timing for the availability of the Buro Happold report. Councillor Porter advised this linked back to the response to the earlier question number 10 and would endeavour to provide an update. Action. Officers to clarify the availability of this report.
- 32. Councillor Horrill wished to record in the minutes that she felt that due to the importance of the Carbon Neutral Programme and for the panel to undertake its role fully that it would be necessary for an officer from the relevant team to attend future meetings of the Panel. Action. Officers to consider as above.
- 33. Page 69. Further to pre-submitted question number 20 regarding when would the additional data such as the economic reports be available and was it intended to share this at a committee meeting? Councillor Porter advised that the data was due by the end of June 2023 and would request that this is tabled at a future meeting of the Local Plan Cabinet Committee. **Action. Councillor Porter as above.**
- 34. Page 71. A question was asked regarding the statement under "Project Update Summary" regarding the main risks to the programme and where were these risks being monitored. Simon Hendey advised that the risks were monitored internally but that also external advice was regularly sought regarding certain elements such as the cost of materials. He also advised that the timelines for the projects. on page 72 were being met except for Corner House. A further question was asked as to whether the identified risks were included in an existing risk register and Simon Hendey advised that a process existed for escalating these risks into the council's corporate risk register.
- 35. Page 72. A question was asked regarding the Woodman Close project and the milestone date of April 2023 for the approval of a planning application and whether this date had been updated. **Action. Officers to follow up on this question.**
- 36. Page 72. A question was asked regarding Winnall Flats and whether the dates provided for completion remained accurate. Simon Hendey advised that the dates provided reflected the current position but were subject to review. Further comments were made regarding the milestone dates for a number of the projects within the programme and how the dates within the report related to the period under review and not the current position.
- 37. Page 80. Further to pre-submitted question number 22 regarding the Park and Ride decision being linked to other proposals in the Local Plan such as the inclusion of Sir John Moore Barracks site? Councillor Tod advised that the study looked at the feasibility of several potential Park & Ride sites which included two or three potential sites for a Northern Park & Ride. This would need to be considered fully as part of the Local Plan process.
- 38. A question was asked about bus services in certain parts of the district and whether there was an opportunity for Hampshire County Council (HCC) to look at bus routes to improve services. Councillor Tod advised on the latest position from Hampshire County Council regarding the bus service improvement plan. The council was awaiting further information regarding the funding that had been provided to the County Council and

their priorities for that funding but ultimately this would be a matter for the County Council as the relevant authority.

2. MINUTES OF THE PREVIOUS MEETING OF THE 15 FEBRUARY 2023

The notes of the previous meeting were agreed, and no actions were required.

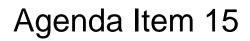
3. SUMMARY OF ACTIONS ARISING FROM THIS MEETING

Members of the panel agreed on the actions as outlined in 1. above. It was agreed that any further updates would be circulated to panel members.

The meeting commenced at 4.00 pm and concluded at 5.40 pm

Chairperson

- 1. Page 7/11.2 Please can we confirm that the detailed uses are not those being proposed by Jigsaw, who I understood were yet to develop a plan?
- 2. Page 8/11.4 How much of the £200k Cost of Living monies made available in September have been spent across the 12 grants?
- 3. Page 11/11.4 What is the further work being progressed in the market towns to enhance cycle parking?
- 4. Page 11/11.4 Do the benches in the High street continue to offer the protection against terrorist or criminal attacks the planters were able to offer. Do they meet the regulation standards required?
- 5. Page 11/11.4 What is the strategy being discussed with market towns regarding public conveniences? Has this been discussed with City Cllrs in those wards?
- 6. Page 11/11.4 When will the Residents Survey be made available to all Clirs?
- 7. Page 15 Has the Council undertaken a comprehensive survey of its entire estate to establish where else the introduction of solar roof top panels would provide a benefit?
- 8. Page 17 Do we have resident and Cllr input to the changes to the waste system detailed in the final paragraph?
- 9. Page 18 How many Ukrainians have entered WCC housing stock in Q4?
- 10. Page 20 Did we solve the issue of offering a cash as well as card facility at the S&LP in Q4?
- 11. Page 24 When will the conservation areas Retrofit Ready plan be available?
- 12. Page 24 Did the Retrofit Ready programme commence on 24th April and how many have been completed?
- 13. Page 29 Why are Jigsaw only referring to young people in their commitment to the CWR project?
- 14. Page 30 Did the February stakeholder group developing the Cultural Strategy involve creative and arts groups from across the district?
- 15. Page 38 YSYV04 What different action did we take in Q4 to deliver the 58%?
- 16. Page 41 TCE11 Is the number of trees planted in 22/23 likely to be greater than 21/22?
- 17. Page 50 When was the original date to sell the Depot site? My understanding was the original timing was not June 2023.
- 18. Page 52 Why do we not have original dates on the timeline?
- 19. Page 56 When will the Buro Happold report be available re renewable energy schemes?
- 20. Page 69 When will the additional data such as economic reports be available?
- 21. Page 72 Are the dates on page 72 all still accurate?
 - 22. Page 80 How is the Park and Ride decision linked to other proposals in the Local Plan such as the inclusion of SJM?





Strategic Director:

City Offices Resources **Colebrook Street** Winchester Hampshire SO23 9LJ Tel: 01962 848 220 Fax: 01962 848 472 email ngraham@winchester.gov.uk website www.winchester.gov.uk

Forward Plan of Key Decisions

August 2023

The Forward Plan is produced by the Council under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The purpose of the Plan is to give advance notice of Key Decisions to be made by the Cabinet, Cabinet Members or officers on its behalf. This is to give both Members of the Council and the public the opportunity of making their views known at the earliest possible stage.

This is the Forward Plan prepared for the period 1 - 31 August 2023 and will normally be replaced at the end of each calendar month.

The Plan shows the Key Decisions likely to be taken within the above period. Key Decisions are those which are financially significant or which have a significant impact. This has been decided, by the Council, to be decisions which involve income or expenditure over £250,000 or which will have a significant effect on people or organisations in two or more wards.

The majority of decisions are taken by Cabinet, together with the individual Cabinet Members, where appropriate. The membership of Cabinet and its meeting dates can be found via this link. Other decisions may be taken by Cabinet Members or Officers in accordance with the Officers Scheme of Delegation, as agreed by the Council (a list of Cabinet Members used in the Plan is set out overleaf).

The Plan has been set out in the following sections:

Section A – Cabinet

Section B - Individual Cabinet Members

Section C - Officer Decisions



The Government Standard

Anyone who wishes to make representations about any item included in the Plan should write to the officer listed in Column 5 of the Plan, at the above address. Copies of documents listed in the Plan for submission to a decision taker are available for inspection on the Council's website or by writing to the above address. Where the document is a committee report, it will usually be available five days before the meeting. Other documents relevant to the decision may also be submitted to the decision maker and are available on Council's website or via email democracy@winchester.gov.uk or by writing to the above

INVESTOR IN PEOPLE

Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 refers to the requirement to provide notice of an intention to hold a meeting in private, inclusive of a statement of reasons. If you have any representations as to why the meeting should be held in private, then please contact the Council via <u>democracy@winchester.gov.uk</u> or by writing to the above address. <u>Please</u> <u>follow this link to definition of the paragraphs</u> (Access to Information Procedure Rules, Part 4, page 32, para 10.4) detailing why a matter may be classed as exempt from publication under the Local Government Acts, and not available to the public.

If you have any queries regarding the operation or content of the Forward Plan please contact David Blakemore (Democratic Services Manager) on 01962 848 217.

Cllr Martin Tod

Leader of the Council

30 June 2023

Cabinet Members:	Title
Cllr Martin Tod	Leader & Cabinet Member for Asset Management
Cllr Neil Cutler	Deputy Leader & Cabinet Member for Finance & Performance
Cllr Kathleen Becker	Community & Engagement
Cllr Kelsie Learney	Climate Emergency
Cllr Jackie Porter	Place & the Local Plan
Cllr Lucille Thompson	Business & Culture
Cllr Chris Westwood	Housing

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
Secti	on A			г)ecisions m	ade by Cabinet				
1 Pag	Land transaction	Cabinet Member for Asset Manage- ment	Expend- iture > £250,000	All Wards	Geoff Coe	Cabinet report	Cabinet (if required)	Aug-23	Aug-23	Part exempt 3
g Becti	on B			Decisions r	nade by inc	dividual Cabinet I	Vembers			
1 ¢49	None									
	Section C Decisions made by Officers									
3	Treasury Management - decisions in accordance with the Council's approved strategy and policy	Cabinet Member for Finance and Perfor- mance	Expend- iture > £250,000	All Wards	Desig- nated HCC Finance staff, daily	Designated working papers	Designated HCC Finance staff, daily	Aug-23	Aug-23	Open

This page is intentionally left blank

Agenda Item 17

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank