

## **Appendix 2**

**Details of sites - including location maps and site assessment forms**

SHLAA Reference No:

80	16 Edgar Road, Winchester, SO23 9TW	Winchester
240	Land between Forest Gate and Park View Forest Lane	Wickham Common
275	Land at Sandyfields Nursery, Main Road	Colden Common
276	Land to rear of 58 -72 The Dean	New Alresford
277	Land at Langtons Farm, Sun Lane	New Alresford
278	Arlebury Park (1)	New Alresford
280	The Curtlilage of the Mill House, Winchester Road	Bishops Waltham
281	Land at Brooklands Farm, Botley Road	Bishops Waltham
283	Tangier Farm, Tangier Lane	Bishops Waltham
284	Site at Martin Street	Bishops Waltham
285	Land at Shepherds Lane	Compton and Compton Down
287	Spring Villa, Hole Lane	Curdridge
295	Land at Hilldale Farm, Titchfield Lane	Wickham
297	Land at Grig Ranch, Titchfield Lane	Wickham
298	Merryvale, Southwick Road	North Boarhunt
301	Land at Clarendon Farm	Denmead
310	Land at Forest Road/Furzeley Road (Site A)	Denmead
311	Land at Forest Road/Furzeley Road (Site B)	Denmead
312	Soake Road	Denmead
313	The Elms, Tanners Lane	Denmead
329	Land to the rear of 134 Springvale Road and "Dildawn" Tudor Way.	Kings Worthy
331	Site at Poles Lane (site B)	Otterbourne
332	Woodlands Park, Poles Lane	Otterbourne
333	Site at Poles Lane (Site A)	Otterbourne
340	Land at Hill Pound	Swanmore
341	St Peter's, Hyde Abbey Road Car Park	Winchester
344	Land fronting Fontley Lane, Titchfield	Whiteley
345	Land off Spingles Lane, Lee Ground, Fontley	Whiteley
348	Hectares House and Land, Laveys Lane	Whiteley
349	Moors Hill, Funtley Road	Whiteley
350	Land (Central) North of M27 south of Lee Ground	Whiteley
351	Five Acres, Lee Ground Road, Titchfield	Whiteley
356	Land south east of Tangier Lane	Bishops Waltham
363	Land between Home Lane and Lock's Lane	Sparsholt
364	Land off Lovedon Lane (Site A)	Kings Worthy
365	Land off Lovedon Lane (Site B)	Kings Worthy
367	Land at Kidmore Farm, Kidmore Lane	Denmead
369	Land South of Alresford Drove	South Wonston
370	land to the south of Purbrook	Purbrook Heath
374	Pinkmead Farm	Curdridge
375	Pinkmead Farm	Botley
378	Land to the south of Forest Road	Denmead
380	31B Main Road	Hursley
381	Kings Worthy Court, SO23 7QA	Kings Worthy
416	Royal Winchester Golf Club Teg Down Meads, Sarum Road	Winchester
417	Royal Winchester Golf club - North of Sarum Road	Winchester
418	Land north of Well House Lane	Winchester
419	Land South of Kilham Lane adjoining Pitt Manor	Winchester
420	South Winchester Golf Club, Pitt	Winchester
423	Land adjacent to the Down House, 90 Harestock Road	Winchester
424	Land North of The Down House, 90 Harestock Road	Winchester
425	Site at Main Road, Littleton	Littleton
429	Lower Chase Road	Swanmore
430	Whiteley Lane	Whiteley
434	Church Mead, Home Lane, Sparsholt (Garden of)	Sparsholt
466	Land behind 1& 2 Cottles	Swanmore
475	Land behind Highclere, School Lane	Denmead
500	Land at Woodlands Farm	Kings Worthy
569	Land At the end of West End Close	Winchester

659	Land off Firmstone Road	Winchester
888	Clayfield Park Homes Ltd, Main Rd	Colden Common
889	Avondale Park, Off Main Road	Colden Common
958	Shere, Green Meadows, Green Lane	Denmead
1712	Malt Lane	Bishops Waltham
1751	New Road	Swanmore
1753	Clewers Lane	Waltham Chase
1776	Inhams Lane	Denmead
1801	15 Chilbolton Avenue	Winchester
1810	The Spinney, Lady Betty's Drive	Whiteley
1811	Lady Betty's Drive	Whiteley
1823	Overton Road	Micheldever Station
1827	Royal Hampshire County Hospital B	Winchester
1829	Royal Hampshire County Hospital E	Winchester
1831	Chilcomb House, Chilcomb Lane	Winchester
1832	Land off A3051, Caigers Green	Whiteley
1837	Forest Close	Waltham Chase
1840	Heathlands	Shedfield
1841	Anmore Road	Denmead
1846	Behind Trussell Crescent	Winchester
1870	Land off Lower Moors Road	Colden Common
1871	Land adjacent to 85 Church Lane	Colden Common
1873	Adj Woody Lodge, Alresford Drove	South Wonston
1874	Land to the east of Highbridge Road	Colden Common
1875	Former Funtley Landfill Site, Titchfield Lane	Whiteley
1877	Land at Albany Farm	Bishops Waltham
1878	Land at end of Harvest Road	Denmead
1879	Land at Albany Farmhouse	Bishops Waltham
1881	Cherry Trees, Botley road	Curbridge
1883	Otterbourne Farm, Kiln lane	Otterbourne
1884	Lee Ground Farm House	Whiteley
1890	Land off Sandy Lane	Waltham Chase
1892	Mount Pleasant, Sandy Lane	Waltham Chase
1893	Land at Sandy Lane and Bull Lane	Waltham Chase
1894	Land between Forest Road and Ludwells Lane	Waltham Chase
1908	Mill Lane	Wickham
1909	Site 'A' off Winchester Road	Wickham
1910	Site 'B' off Winchester Road	Wickham
1912	Land at Twynhams Hill	Shirrell Heath
1915	Fonthill Farm and Horseshoe Paddocks, Business Centre	Whiteley
1916	Land West of Pegham Coppice	Whiteley
1925	Land West of Dale Close	Littleton
1926	Land at Church Farm	Sparsholt
1927	Land to west of New Farm Road (1)	New Alresford
1932	land off Main Road	Otterbourne
1933	land off Main Road	Otterbourne
1951	Blackbridge Yard, College Walk	Winchester
1966	The Cricketers Arms, Jacklyns Lane	New Alresford
1968	Back of Rareridge Lane	Bishops Waltham
2003	Land at Parklands Business Park, Forest Road	Denmead
2004	Land to the south of Maple Drive	Denmead
2007	Land at Brightlands	Sutton Scotney
2008	Micheldever Station	Micheldever Station
2009	Winchester Conservative Club	Winchester
2012	Shirrell Heath Farm, High Street	Shirrell Heath
2013	Flagstaff Stables, Flagstaff House & Clarendon Lodge, Sarum Farm	Winchester
2014	Teg Down Farm	Winchester
2018	Furzeley Corner, Waterlooville	Denmead
2019	Hedge End	Durley

2020	Wickham Park Golf Club	Wickham
2021	Land adjacent to Wellhouse Lane	Winchester
2022	Oliver's Battery	Winchester
2023	Land at Weeke Down, West of Lanham	Winchester
2026	Royal Winchester Golf Club	Winchester
2062	Land at Church Farm	Sparsholt
2065	Land behind Rosehill Garage, SO32 2LX	Waltham Chase
2123	Telephone Exchange, Station Road	New Alresford
2134	Winchester Cathedral grounds	Winchester
2283	Park Farm House, Whiteley Lane, Titchfield, PO15 6RQ	Whiteley
2286	Land around Ravenswood House	Knowle
2287	Land to the south/east of Knowle Village	Knowle
2288	Jhansi Farm, Clewers Lane	Waltham Chase
2292	Land at Beggars Drove, Sutton Scotney	Sutton Scotney
2293	Warners Farm Buildings, Compton	Compton and Compton Down
2388	Land North of Lower Chase Road	Waltham Chase
2389	Opposite Environment Agency & Scotts Close Estate, Main Road	Colden Common
2390	Albany Farm	Bishops Waltham
2394	Pitt Farm, South and West of Kilham Lane	Winchester
2398	Coppice Hill	Bishops Waltham
2399	Romany Way, Wintershill, SO32 2AH	Bishops Waltham
2405	Forest Farm, Winchester Road	Waltham Chase
2406	Land Opposite Forest Farm, Winchester Road	Waltham Chase
2407	Gregory Farm, Durley	Durley
2408	Land off Drove Lane	New Alresford
2411	Land off Woodman Lane	Sparsholt
2412	Land at Misingford Road	Swanmore
2413	Fairthorne Grange	Curdrige
2417	Land Off Bar End Road	Winchester
2420	85-89a and 91 to 95 St Cross Road	Winchester
2425	Land to the south of Forest Road	Denmead
2426	Land on Eastern Boundary of Teg Down Farm, Sarum Road	Winchester
2427	Land off Waterworks Road	Otterbourne
2430	Land to South of Southdowns	Old Alresford
2432	Land South of Forest Road	Waltham Chase
2438	Land South of Southwick Road	Wickham
2439	Appleshaw House, Otterbourne Road	Compton and Compton Down
2442	Land at Fontley House Farm, Fontley Road, Titchfield,	Whiteley
2444	Land at Corner of Old Sarum Road and Kilham Lane	Winchester
2445	Ashlyn Farm, Fontley Road, Titchfield, PO15 6QY	Whiteley
2447	Burlington Villa, Hill Pound	Swanmore
2448	Little Hadham, Chapel Road, Soberton	Soberton Heath
2449	Land Adj to Alexandra Cottage, Lower Chase Road	Swanmore
2450	Carfax, Sussex Street, Winchester, SO23 8TG	Winchester
2455	Land South and West of Malmains House, Hambledon Road	Denmead
2457	Land adjacent Otterbourne Road	Otterbourne
2460	Land adjacent to Daysh's Farm, Hosipital Road	Shirrell Heath
2461	Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate	Winchester
2462	Land at Collins Lane	Hursley
2463	Hill Pound/Old Mushroom Farm	Swanmore
2464	Land North of 'The Lakes' and Belmont Lane	Swanmore
2465	Land off Station Hill and Hillsons Road, Sherecroft Farm	Curdrige
2466	Meadow Cottage, Bull Lane	Waltham Chase
2467	Land off Main Road, Otterbourne (to SE of The Forge)	Otterbourne
2468	Portsmouth Main Site, James Callaghan Drive, Portsmouth	Portsmouth
2469	Land at Anmore Road	Denmead
2470	Hillier Way, Abbots Barton	Winchester
2485	Cricket Close House	Northington
2488	Land off Titchfield Lane,	Wickham



2489	Land to West of The Down House, 90 Harestock Road,	Winchester
2490	Land to the south of Lanham Road,	Winchester
2491	Land at Jhansi farm, north of Clewers Lane	Waltham Chase
2492	Land at High Street	Shirrell Heath
2493	Land east of Inhams Lane	Denmead
2494	Land adj. Main Road	Colden Common
2495	The Gorse, 111 Main Road	Colden Common
2496	Land at Parklands, Thompsons Lane	Denmead
2497	Land to the east of Main Road	Colden Common
2498	Ashbrook Stables	Colden Common
2500	Waterview Farm, Hensting Lane, Fishers Pond	Colden Common
2505	Land off New Road	Swanmore
2506	Land off Hookpit Farm Lane, Kingsworthy SO23 7NA	Kings Worthy
2507	Land to the east of London Road, and to the north of Cassandra Road,	Winchester
2508	Land adjacent to the Cart & Horses Public House, Kings Worthy	Kings Worthy
2509	Cornerways, Church Lane, Kings Worthy SO23 7QS	Kings Worthy
2510	Land at Down Farm, Lovedon Lane, Kings Worthy SO21 1AQ	Kings Worthy
2511	Land west of Widgeon, Hensting Lane, Colden Common	Colden Common
2512	East of Inhams Lane	Denmead
2514	Greenfields Lodge	Swanmore
2515	Field Farm, Lower Chase Road	Swanmore
2516	Yewtree Cottage, Solomons Lane	Waltham Chase
2519	Land on the south west side of Coppice Hill	Bishops Waltham
2520	Tollgate Sawmill Site	Bishops Waltham
2521	Land at Middle Hoe and Middle Hoe Cottage, Hoe Road	Bishops Waltham
2526	Land to the south of The Manor House, Hambledon Road	Denmead
2527	Swifts Farm, Hensting Lane	Colden Common
2528	Dalecote Farm	Waltham Chase
2530	Land at Yewtree Cottage	Waltham Chase
2531	Land at Southern House	Otterbourne
2532	Land at Arlebury Park (2)	New Alresford
2537	Pitthill Cottage, Romsey Road	Winchester
2538	Grazing land, Chilcomb Lane	Winchester
2540	Land at to the south of Oliver's Battery and to the North of Hursley	Winchester
2541	Land to west of Salters Lane	Winchester
2542	6 & 10 Harestock Road	Winchester
2552	Land at Arlebury Park (3)	New Alresford
2553	Land off New Farm Road (2)	New Alresford
2554	Centre of Albany Farm, Winchester Road	Bishops Waltham
2557	Land at Charles Close, Abbots Barton	Winchester
2558	Dysons Drive	
2561	Land at Church Lane	Colden Common
2562	Land on the former site of 'Oakley', Sandy Lane	Waltham Chase
2566	Land off Sandy Lane	Waltham Chase
2567	Land to the North of Forest Road and to East of of Forest Gardens (Bargate Hon	Waltham Chase
2568	Land to the North of Forest Road	Waltham Chase
2569	Cricket Club & Allotments, Albany Road	Bishops Waltham
2570	Hoe Road Cemetery	Bishops Waltham
2572	Priory Park	Bishops Waltham
2573	Land to the west of Bull Lane and east of Sandy Lane	Waltham Chase
2574	Land adjacent to Innersdown Farm, Basingstoke Road	Micheldever Station
2578	Land to west of Apsley House, Deane Down Drove	Littleton
2581	Land at Meadowside, Dean Croft and Little Hornby, Poles Lane	Otterbourne
2584	Back of Rareridge Lane	Bishops Waltham
2585	Land at Rowan Hill and Moor View, Easton Lane	Winchester
2587	Colbourne Court, Oglander Road	Winchester
2588	Cattlemarket Site	Winchester
2589	Wilberforce Close	Winchester
2592	Royal Winchester Golf Club	Winchester

2593	Belmont Farm area	Swanmore
2596	Land at Lower Chase Road	Waltham Chase
2601	Land to the rear of Courtenay Road	Waltham Chase
2608	Land at Ludwell's Farm	Waltham Chase

**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 80  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 10

**Address:** 16 Edgar Road, Winchester, SO23 9TW

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Dwellings
<b>Character of Area:</b>	
<b>Site Access:</b>	Directly on to main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Density reduced due to the character of area

129000.000000

129000.000000

Winchester College

Little White House

Tennis Court

Edgar Villas

Hawkins'

42.4m

BEAUFORT ROAD

TCB

The Cottage

37.8m

80

Orchard Cottage

GRAFTON ROAD

ROMAN ROAD

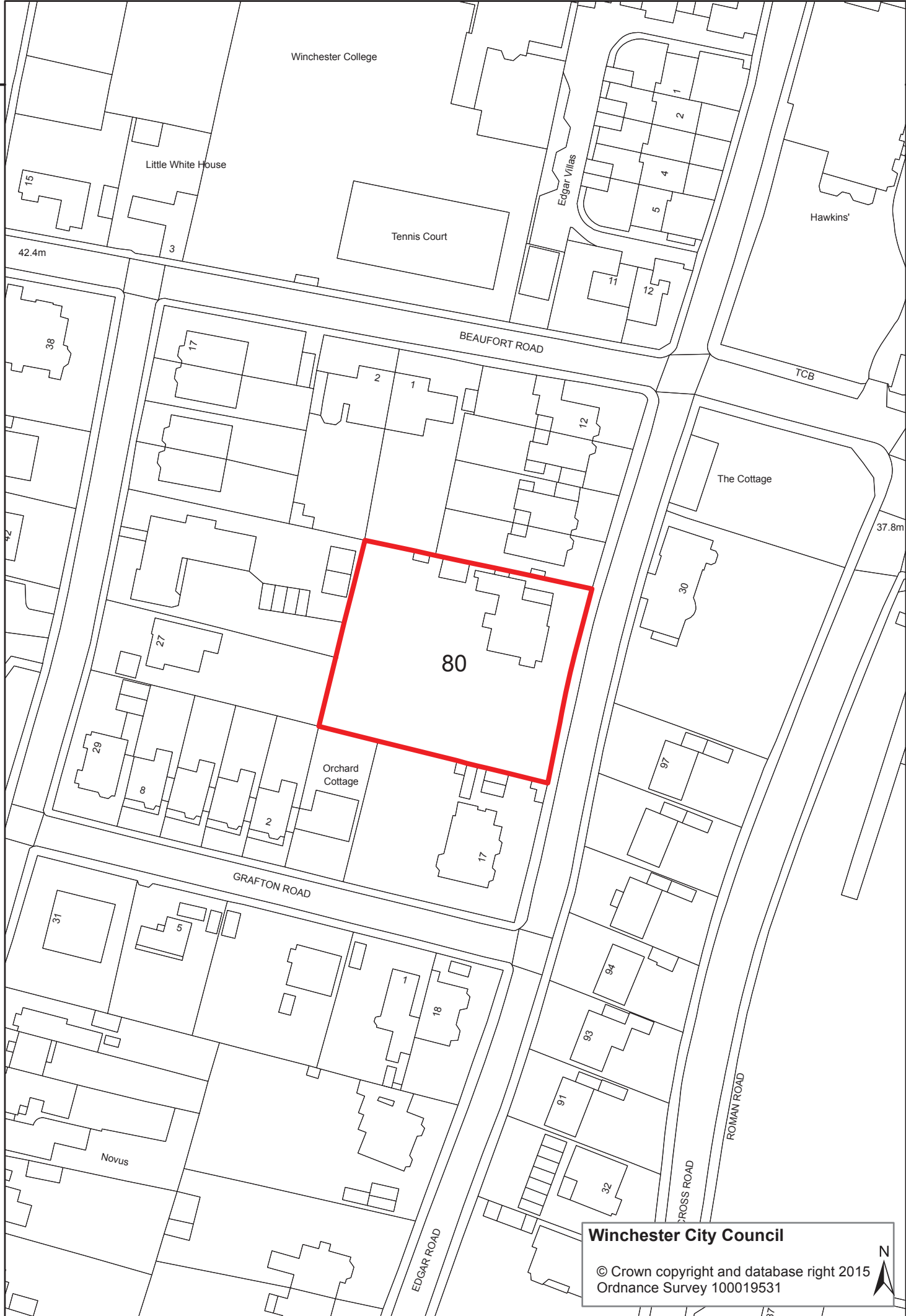
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EDGAR ROAD

CROSS ROAD

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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham Common

**SHLAA ID Ref:** 240  
**In PUSH:** PUSH  
**Estimated Capacity:** 10

**Address:** Land between Forest Gate and Park View Forest Lane, Wickham Common

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - paddock
<b>Character of Area:</b>	The site is a paddock between two properties along Forest Lane (no through road). Linear development of approx 13 properties (c. 8dph) on south side of road; Wickham Common bounds north side of road.
<b>Site Access:</b>	Onto minor, no through road - Forest Road. Asserted that site is within easy walking distance of Wickham given public rights of way. Bus services run along the A32

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.9</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.3</b>

**Notes:** The agent states that there is a track which reduces the distance to the Shell garage to 1.3km and that Wickham is within 2km of the site. Distance to Wickham measured by road is 2.9km.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

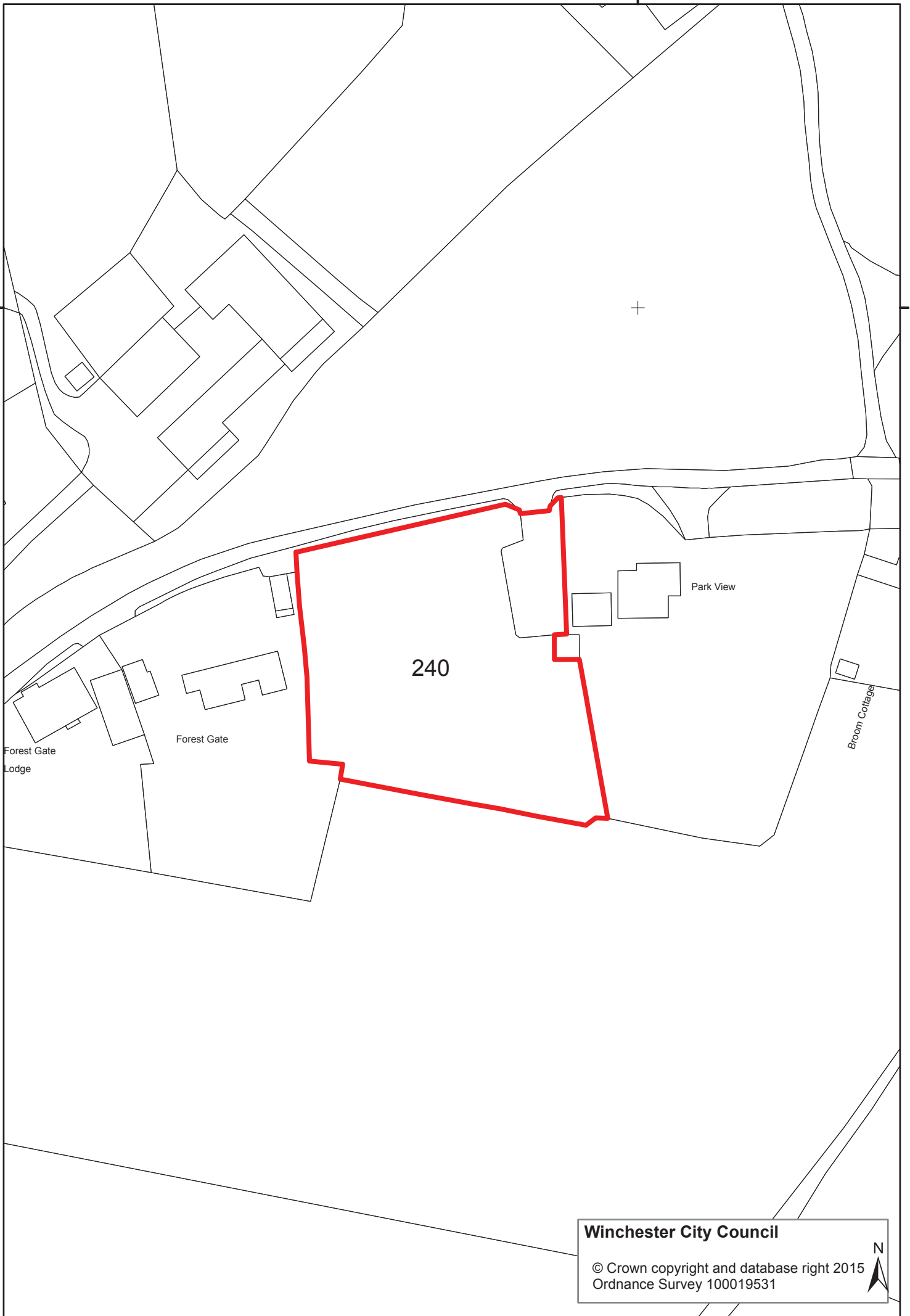
**Proposed Future Land Use:** Residential

**Summary:** This is a small site separate from the nearest defined settlement boundary; adjoining SINC.

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110500 000000

110500 000000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 275  
**In PUSH:** PUSH  
**Estimated Capacity:** 97

**Address:** Land at Sandyfields Nursery, Main road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	B8 and A1
<b>Character of Area:</b>	Nursery, 3 dwellings, large caravan storage area, some agricultural buildings and an area of open land. Surrounding densities of housing fairly low with mobile home estates to the south and west.
<b>Site Access:</b>	Directly onto Main Road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden:	<b>Yes-part</b>
TPO:	SINC: <b>Adjacent</b>	Agricultural Land
	AQMA:	Grade: <b>3</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8</b>

**Notes:** Site adjoins National Park to east and ancient woodlands and SINC to south. Would consider developing the site in phases, starting from the Main Road frontage, and in conjunction with potential site 2495 which, of itself, is too small to be included.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use residential/employment

**Summary:** Site on edge of high order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 276  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 9

**Address:** Land to rear of 58 -72 The Dean

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - watercress beds
<b>Character of Area:</b>	The site adjoins the residential areas of New Alresford with the river to the North. The northern part of the site is watercress beds and the southern area the garden to the rear of 58 The Dean.
<b>Site Access:</b>	Access onto Arle Gardens

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.3</b>

**Notes:** Within Floodzones 2 and 3

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Small site on edge of high order settlement and partly within floodzones 2 and 3. The capacity has been reduced from 15 to as the majority of the site is watercress beds and in the flood plain.



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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 277  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 632

**Address:** Land at Langtons Farm, Sun Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is located to the east of New Alresford, along Sun Lane . It is contained by the rail line to the north and the A31 to the south. To the east, a minor field boundary delineates the site from the surrounding agriculture fields.
<b>Site Access:</b>	Access possible onto Sun Lane and potentially A31.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>0.4</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large greenfield site on the edge of a higher order settlement.

459000 000000

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132500 000000

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132000 000000

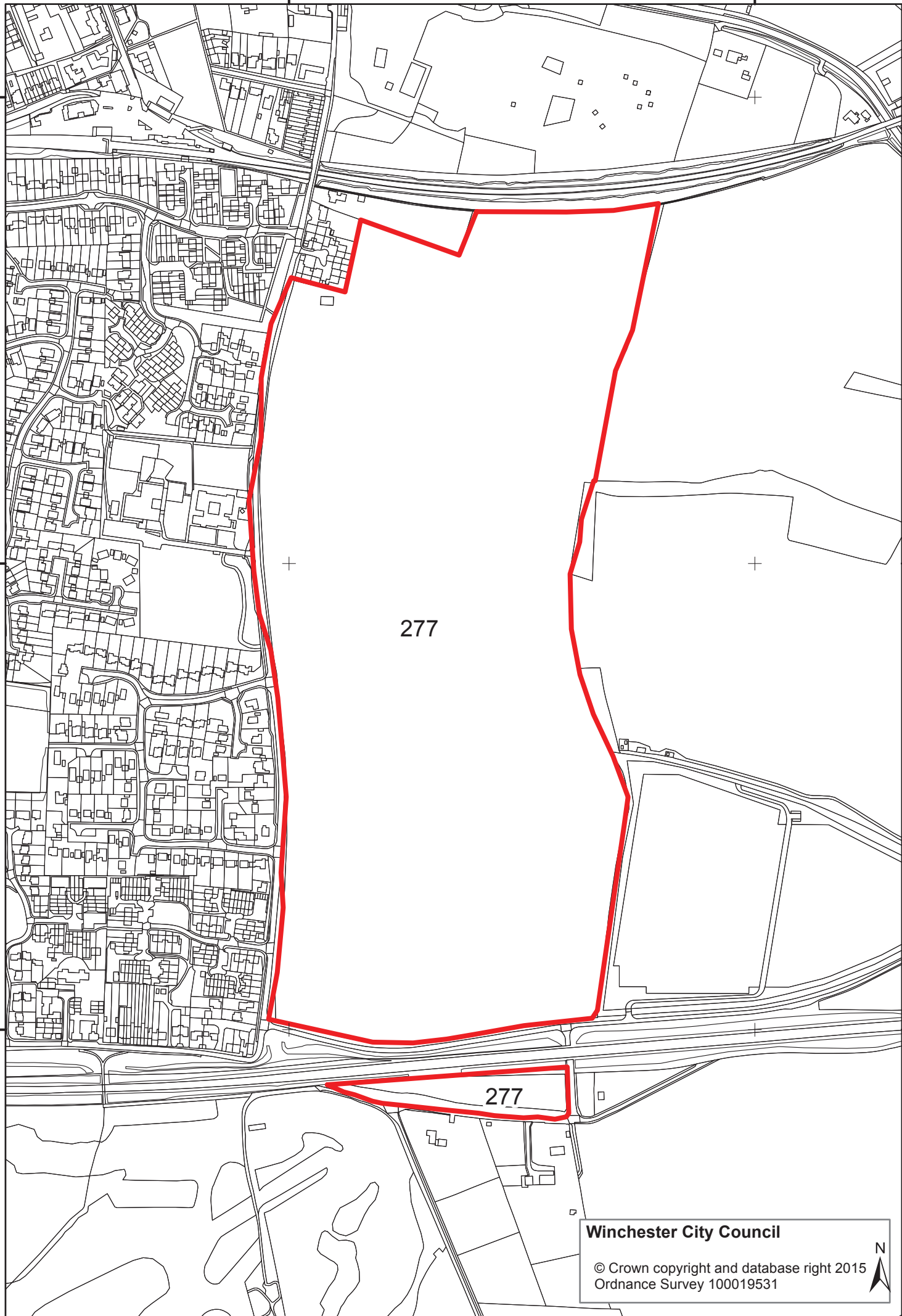
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459500 000000



277

277

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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 278  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 153

**Address:** Arlebury Park (1)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - vacant Agriculture land
<b>Character of Area:</b>	The site lies on the northern edge of the New Alresford settlement. To the west lies the remaining area of Arlebury park, to the north the site is bounded by the river and to the east lies residential areas beyond the recreation fields.
<b>Site Access:</b>	Access may be possible onto the B3047.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>0.3</b>

**Notes:** Site lies adjacent to Conservation Area. TPO located to the south of the site. Part of the site has now been acquired by New Alresford Town Council for Rugby Pitches.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use - residential and open space Site are given as 6.8ha, to be 4.4ha Public Open Space & 2.4 ha housing.

**Summary:** Site located on edge of high order settlement and part is allocated for open space in the Local Plan and designated as a historic park/garden.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 280  
**In PUSH:** PUSH  
**Estimated Capacity:** 87

**Address:** The Curtilage of the Mill House, Winchester Road

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Agriculture - grazing
<b>Character of Area:</b>	The surrounding area is predominantly agriculture; low density housing lies to the southeast and higher density housing at Bishops Waltham lies to the northwest.
<b>Site Access:</b>	Access possible direct onto B2177

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent to</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: <b>4</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	Proximity to village/town centre (km):	<b>0.5</b>

**Notes:** The site lies within a local gap.

### HOW AVAILABLE IS THE SITE?

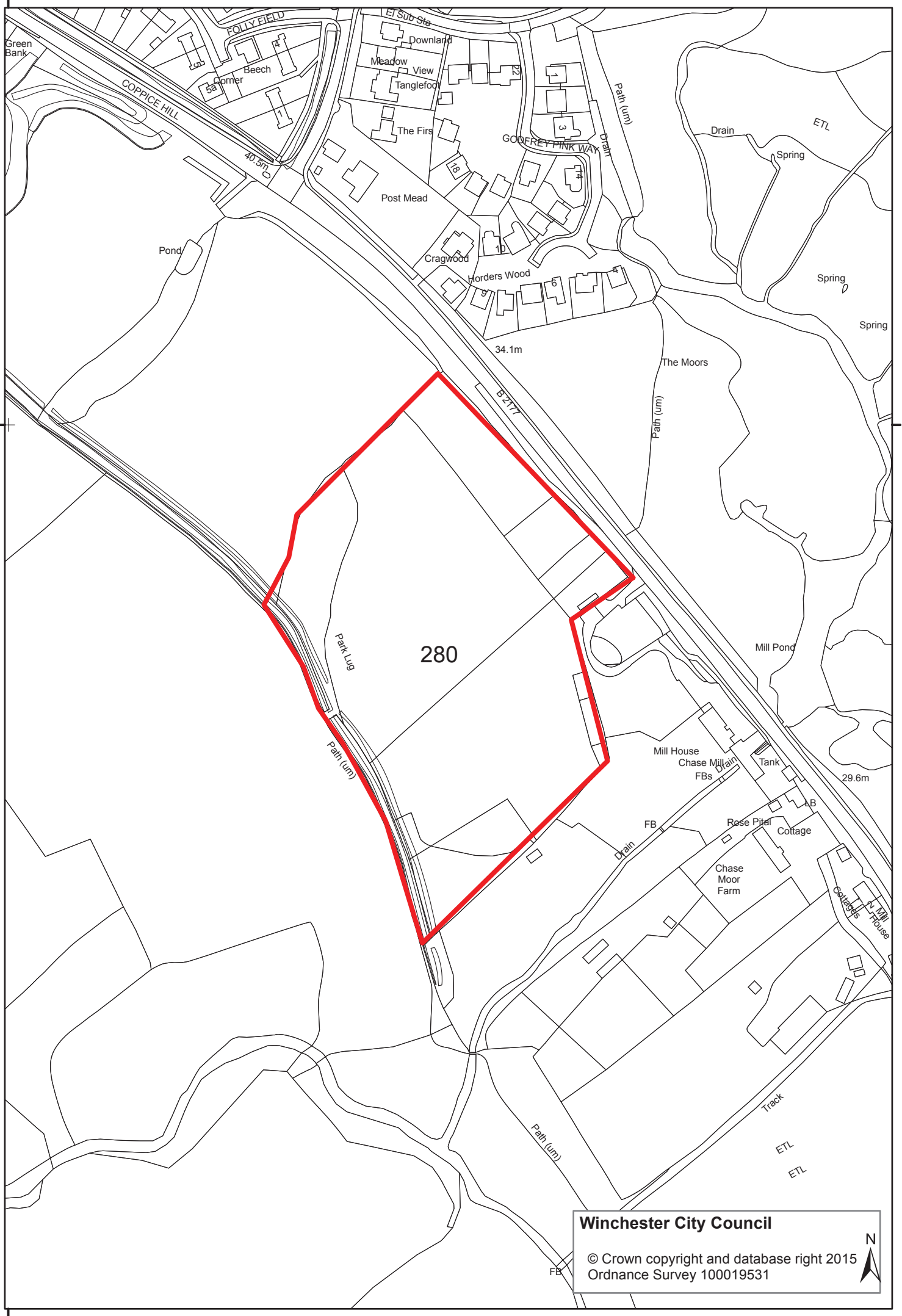
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential and community use

**Summary:** The site is located on the edge of Bishops Waltham within a local gap and is separated from the settlement by other agricultural land.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 281  
**In PUSH:** PUSH  
**Estimated Capacity:** 192

**Address:** Land at Brooklands Farm, Botley Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Predominantly rural-Agriculture. Playing fields (Priory Park) separates Bishops Waltham from the site to the North.
<b>Site Access:</b>	Current access through former Sewage Treatment Works. Potential primary access would be from Elizabeth Way.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Part</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.4</b>

**Notes:** Part of area used to be sewage treatment works. Site actually within 100m of Bishops Waltham, but current access through former STW which is further away from settlement. Floodplain - small part adjacent to southern boundary along river.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site. Potential issues with access, although development of adjacent sites may resolve this. Separated from settlement by playing fields.

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 283  
**In PUSH:** PUSH  
**Estimated Capacity:** 1383

**Address:** Tangier Farm, Tangier Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Lying to the southwest of Bishops Waltham, the site comprises of numerous agricultural fields and Tangier Farm and adjoins further agricultural areas submitted for consideration in the SHLAA.
<b>Site Access:</b>	The owner of the site also owns Tangier Lane to the east of the stream which provides one of the potential access points.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>part</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.2</b>

**Notes:** Floodplain - narrow area alongside the stream is shown as being floodplain on EA map. Adjacent to Priory Park

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Very large site which is either available as a whole or as a number of smaller sites. Separated from settlement by other SHLAA sites and areas of countryside. Flood zone 2 and 3 on small part of site. The owner is proposing either the development of th

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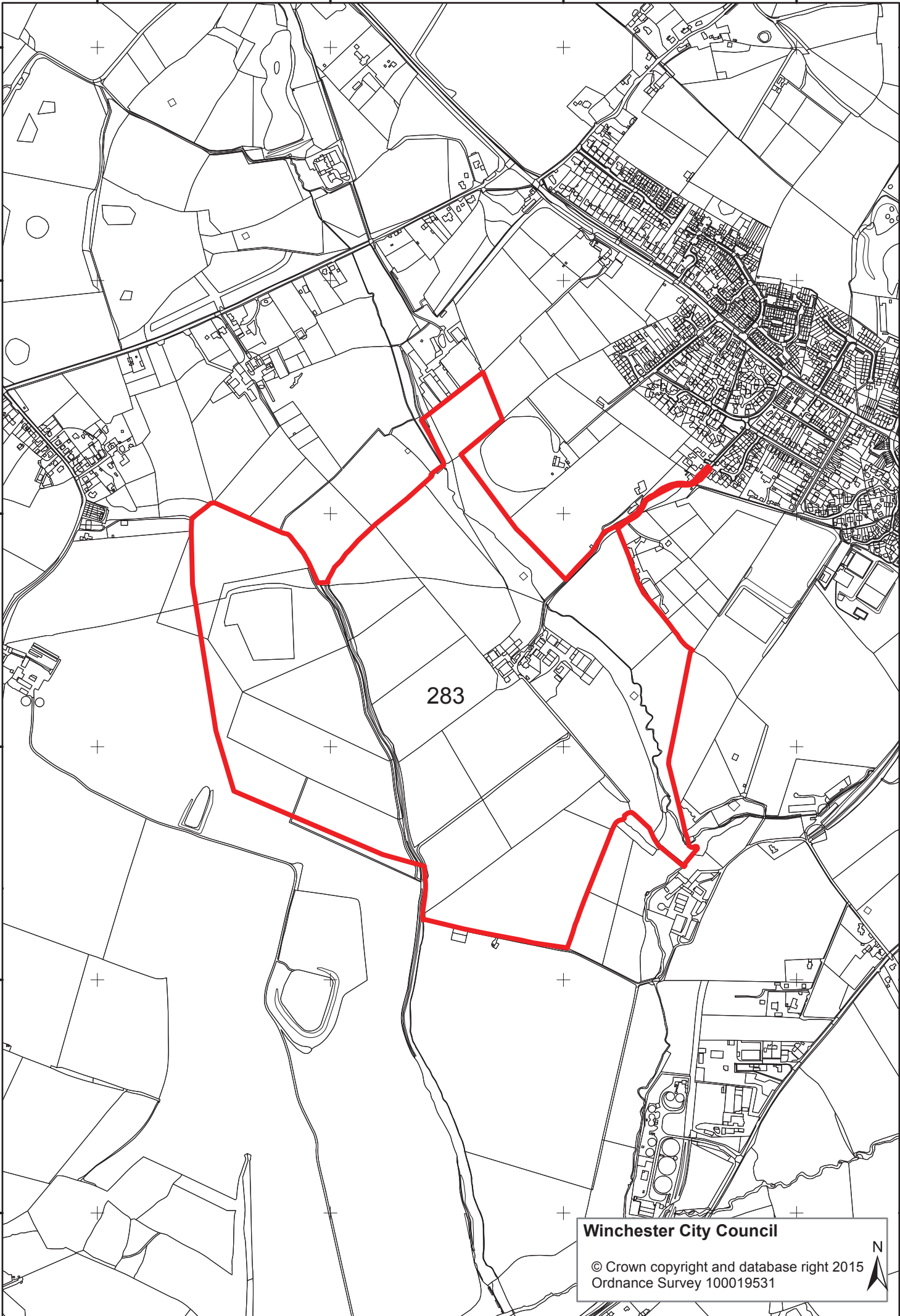
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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 284  
**In PUSH:** PUSH  
**Estimated Capacity:** 60

**Address:** Site at Martin Street

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the southern edge of Bishops Waltham with recreational land (Priory Park) to the west and further agricultural land to the south and east.
<b>Site Access:</b>	Onto Martin Street (private road in poor state of repair). The owners agent states the road is owned by the same landowner as the site and agreement has been reached regarding access

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.6</b>

**Notes:** Adjacent to Priory Park. The land is currently under option to David Wilson Homes,

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Compton and Compton Down

**SHLAA ID Ref:** 285  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 106

**Address:** Land at Shepherds Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the northwest corner of Compton Down, adjacent to further agricultural land.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>5</b>

**Notes:** Location can not take any additional traffic at this time.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/Care Home

**Summary:** On edge of lower order settlement. Significant access constraints in this area (Compton Down Local Area Design Statement).

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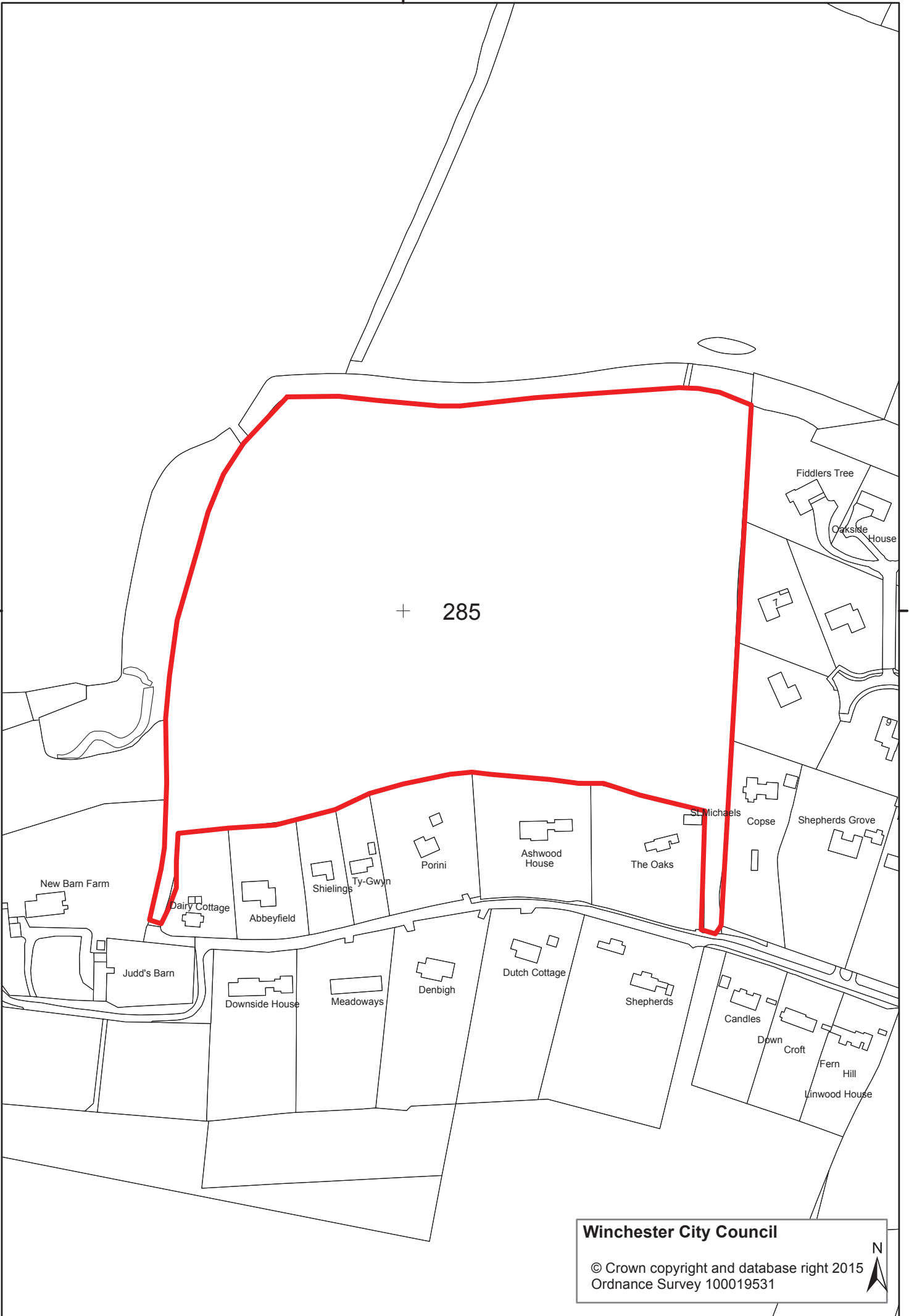
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**Within Settlement:** Countryside  
**Nearest Settlement:** Curdridge

**SHLAA ID Ref:** 287  
**In PUSH:** PUSH  
**Estimated Capacity:** 25

**Address:** Spring Villa, Hole Lane

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	Site is adjacent to residential area of Curdridge.
<b>Site Access:</b>	Access onto Gordon Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

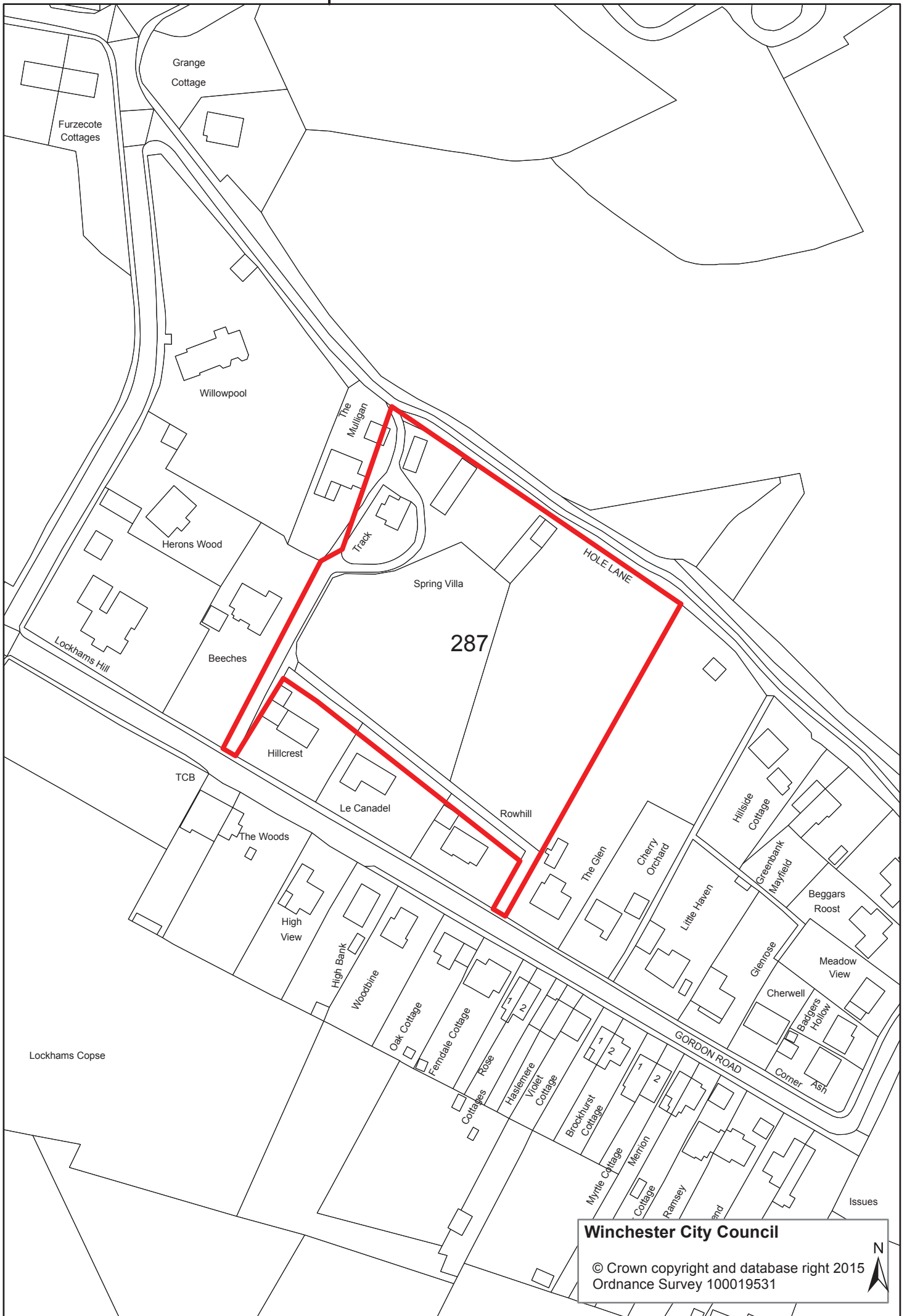
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a relatively small site on the edge of a lower order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 295  
**In PUSH:** PUSH  
**Estimated Capacity:** 26

**Address:** Land at Hilldale Farm, Titchfield Lane, Wickham, PO17 5NZ

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site forms a gap between low density housing outside the settlement boundary (ca 10dph). To the east, the site borders Titchfield Lane, and the remaining Agriculture field lies behind the frontage to the west.
<b>Site Access:</b>	Onto Titchfield Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.25</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.59</b>

**Notes:** Agriculture land.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020- 2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site separate from the nearest defined settlement.

456000.000000

57.5m

Drokes Farm

Track

Cold Harbour Farm

Gardener's Cottage

Oaklands

TITCHFIELD LANE

Green Acres

Armagh

Meon Run

Nursery

295

Harbour Villas

Wickham Park Golf Club

Path

St Govan's

St. Ann's

Rookelea

52.6m

View Hill

Marvane Cottage Farm

Hawthorns

Domus

Simama

Rogues Rhoost

Hunters End

FB

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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 297  
**In PUSH:** PUSH  
**Estimated Capacity:** 5

**Address:** Land at Grig Ranch, Titchfield Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - storage sheds
<b>Character of Area:</b>	The boundary on the northeast is made up of large mixed trees beyond which is an industrial/commercial storage yard. The site boundary with Grig Ranch to the southeast is made up of evergreen hedge. The site access is from Biddenfield Lane.
<b>Site Access:</b>	Onto Biddenfield Lane - minor road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.6</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

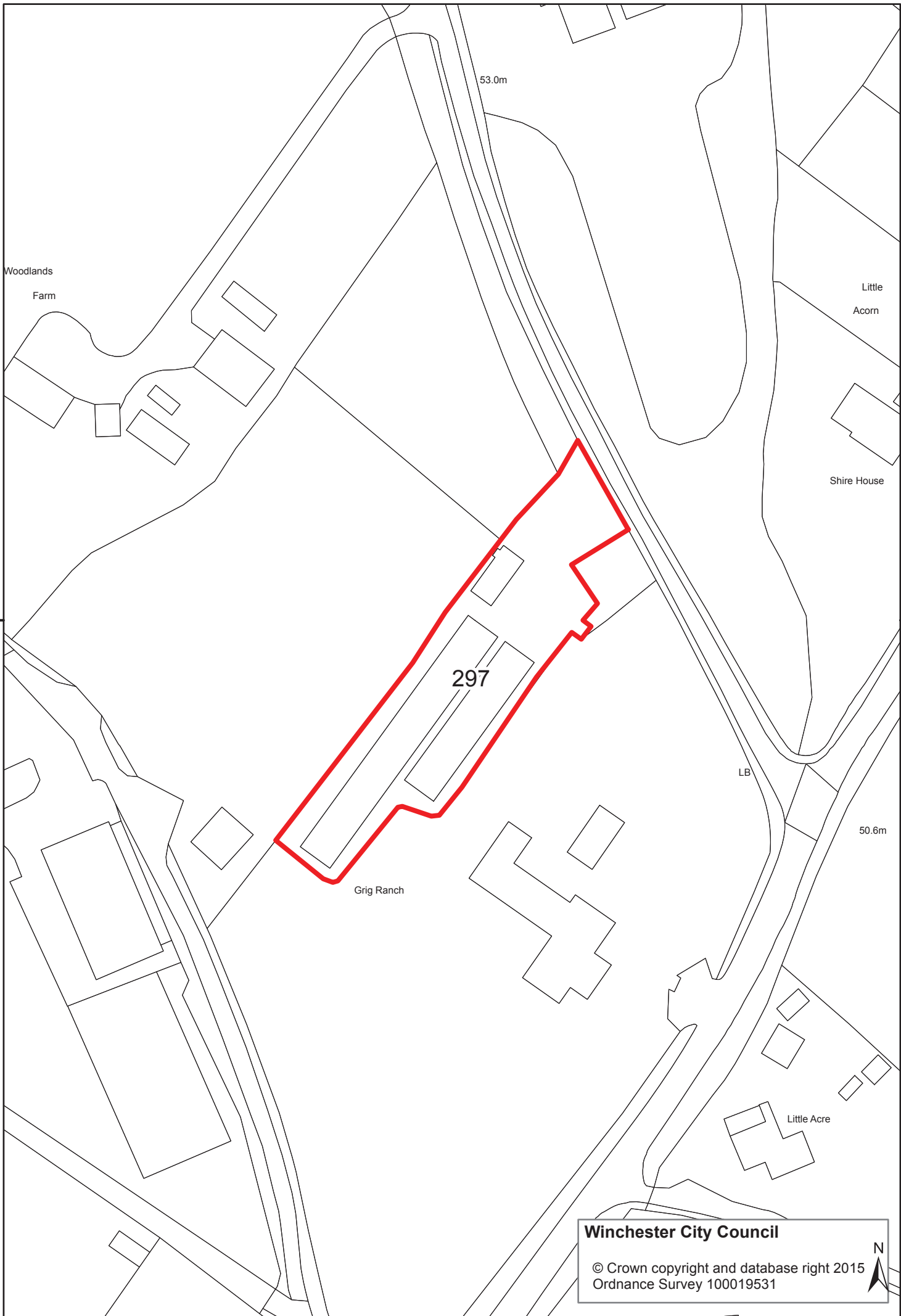
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site, separate from the nearest defined settlement.



Woodlands  
Farm

Little  
Acorn

Shire House

297

Grig Ranch

LB

50.6m

Little Acre

53.0m

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**Within Settlement:** Countryside  
**Nearest Settlement:** North Boarhunt

**SHLAA ID Ref:** 298  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** Merryvale, Southwick Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies along a residential frontage in North Boarhunt, a small rural village, and backs onto further residential properties.
<b>Site Access:</b>	Onto Southwick Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.6</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.9</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site on the edge of a lower order settlement and separate from the nearest defined settlement.

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Rowndale

The Bungalow

Mount Folly Cottage

Willow Lodge

Spurlings

Headley

33.5m

Merryvale

298

Winston

32.9m

Glenhome

Borland House

Elgora

Dalwood

Hawthorn House

Russets

Chartwell

Pandora

El Sub Sta

Songbird

The Nest

Wyvern

Willow Way

Southern Cross

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 301  
**In PUSH:** PUSH  
**Estimated Capacity:** 260

**Address:** Land at Clarendon Farm

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Predominantly rural-agricultural. The site is directly adjacent to Havant to the East.
<b>Site Access:</b>	The site has direct access from the minor road network.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>part</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.58</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.3</b>

**Notes:** Agriculture Land within in Denmead local gap. Directly adjacent to urban area of Havant. Flooding area only covers small area of site along the ditch/drain.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large Site on the edge of an urban area within the Local Gap and partly within Floodzones 2/3.

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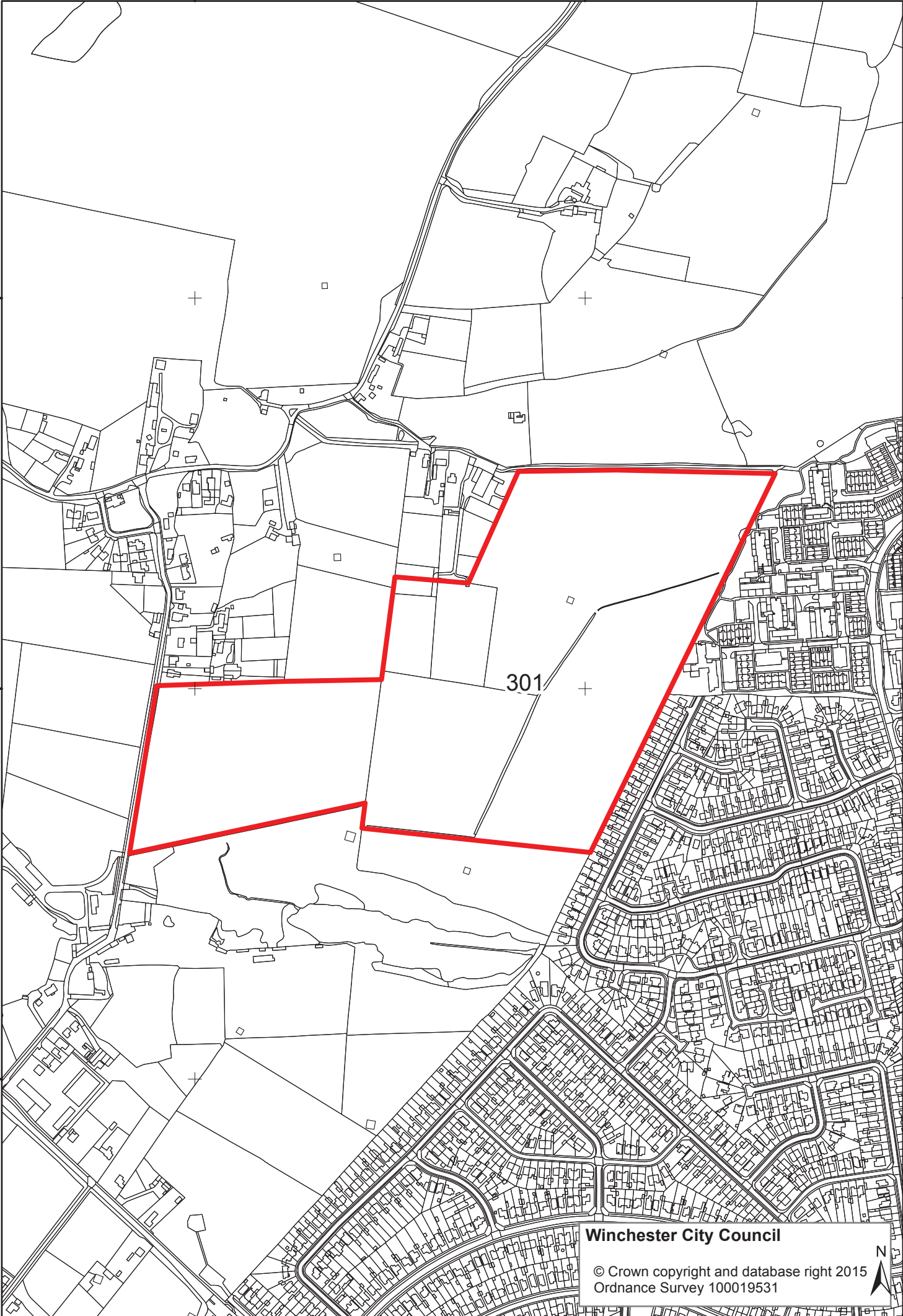
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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 310  
**In PUSH:** PUSH  
**Estimated Capacity:** 74

**Address:** Land at Forest Road/Furzeley Road (Site A)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - Paddock
<b>Character of Area:</b>	Denmead residential area lies to the north of the site, with low density residential and parkland/golf club outside the settlement making up most of the remaining area to the east, with some small enclosed fields and the business park to the west.
<b>Site Access:</b>	Onto Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.4</b>

**Notes:** Grade 3b Agriculture land. The site is being promoted together with the adjacent site (ref 311). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road.

### **HOW AVAILABLE IS THE SITE?**

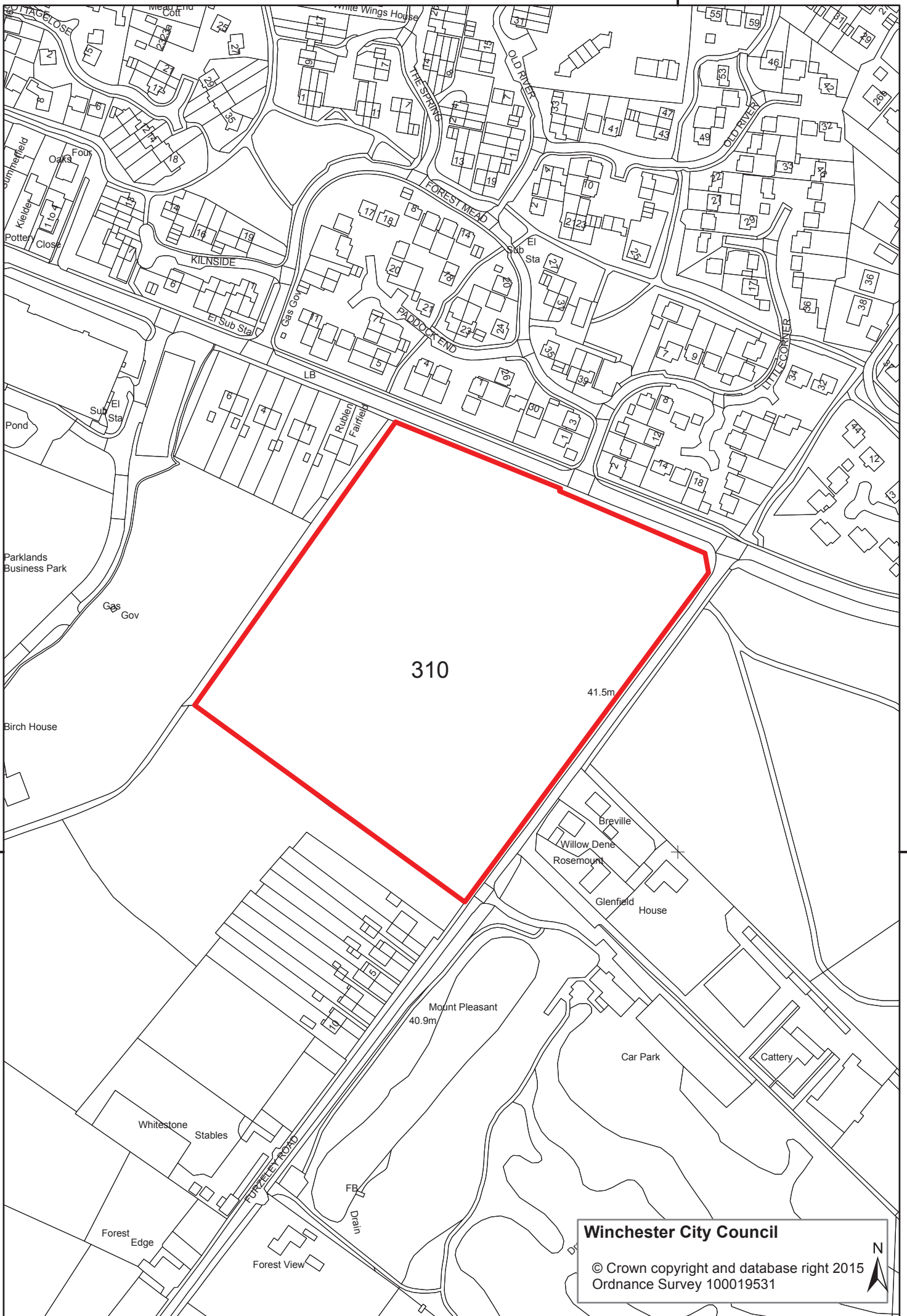
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site on edge of high order settlement adjacent to SINC. Site being promoted with site 311.



310

41.5m

40.9m

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111000 000000

111000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 311  
**In PUSH:** PUSH  
**Estimated Capacity:** 75

**Address:** Land at Forest Road/Furzeley Road (Site B)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - paddocks
<b>Character of Area:</b>	Denmead residential area lies to the north of the site beyond site 310, with low density residential and the golf club to the east, some small enclosed fields and woodland to the south and the business park to the west.
<b>Site Access:</b>	Primary access proposed through site 310 onto Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	<b>Yes - 2</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.6</b>

**Notes:** Grade 3b Agriculture land.'Grade 3b Agriculture land.The site is being promoted together wit the adjacent site (ref 310). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road.. A

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

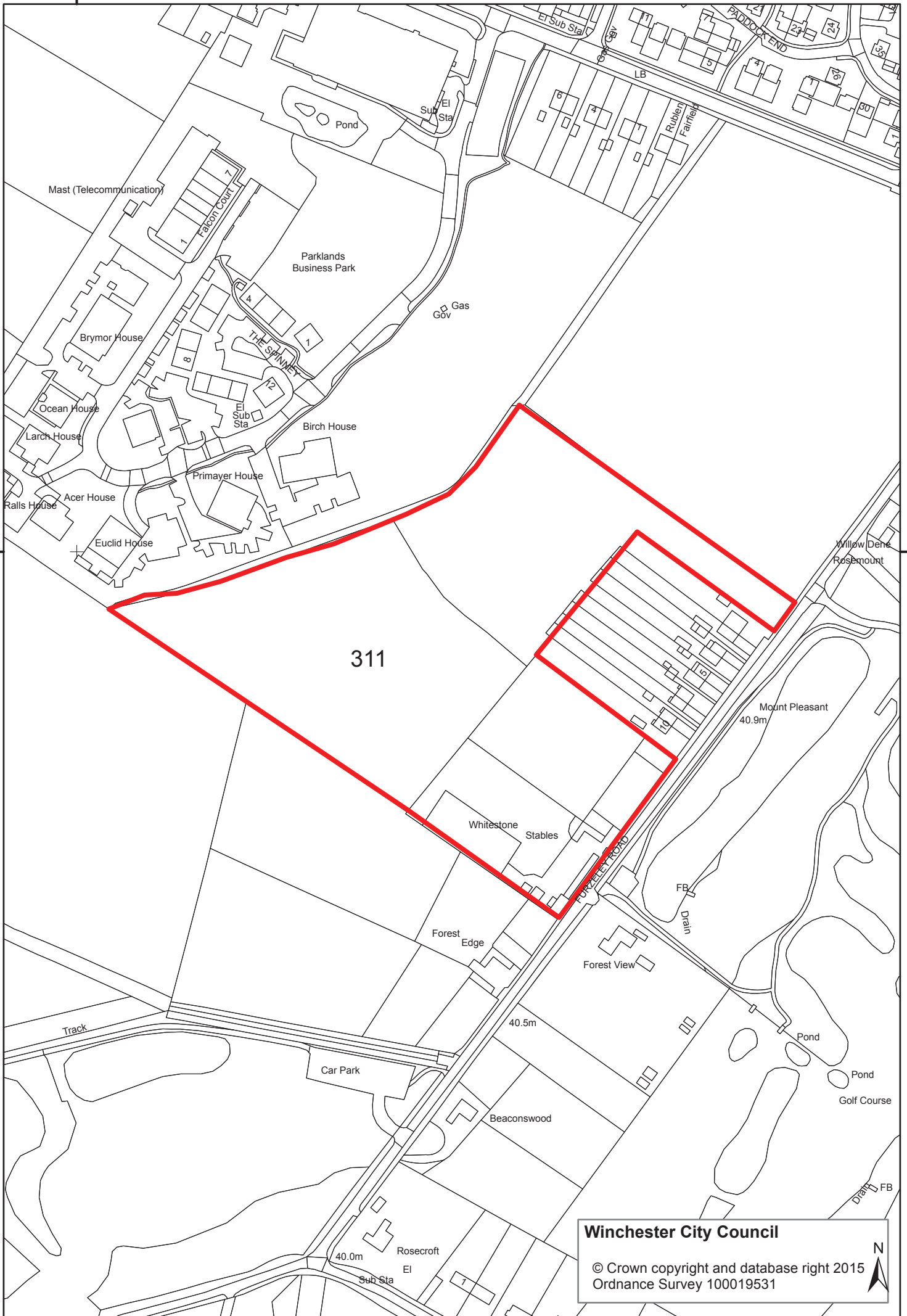
**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site separated from the settlement by another SHLAA site and countryside. A SINC designation on a large part of the site was removed in September 2012. Site being promoted with site 311.





311

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**Within Settlement:** Countryside

**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 312

**In PUSH:** PUSH

**Estimated Capacity:** 37

**Address:** Soake Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential, agriculture and A1
<b>Character of Area:</b>	The site is distant from a defined settlement. It is within the countryside, lying on the edge of a rural housing area of Anmore.
<b>Site Access:</b>	Onto Soake Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	<b>Yes - 2</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part PDL</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.4</b>

**Notes:** The site is within the local gap.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

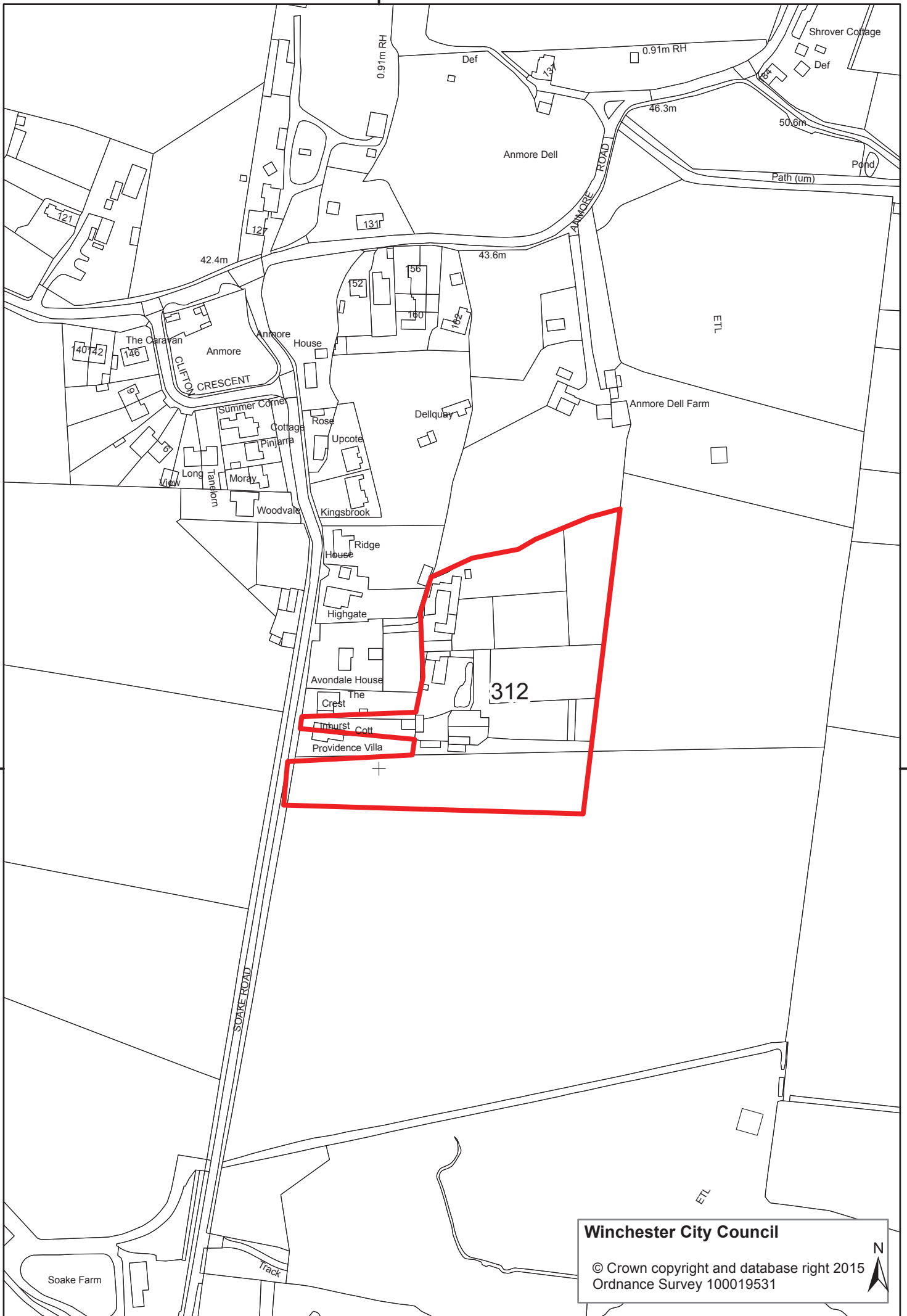
**Estimated Timescale for Delivery:** 2020-2030

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is separated from the urban area by another SHLAA site. Partly within Floodzones 2/3 and within the Local Gap.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 313  
**In PUSH:** PUSH  
**Estimated Capacity:** 17

**Address:** The Elms, Tanners Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site is 200m distant from the settlement and is surrounded by agricultural fields.
<b>Site Access:</b>	Onto Tanners Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.3</b>

**Notes:** WCC's Local Plan Part 2 Transport Accessment (2013) states that this site "could not be developed in isolation due to the unacceptable access and lack of pedestrian facilities on Tanners Lane. However, it would be acceptable to access and develop this site

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020--2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - 1 house existing on site

**Summary:** This is a small site separated from the settlement by other SHLAA sites and areas of countryside.



Pond

TANNER'S LANE

The Elms

313

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**Within Settlement:** Kings Worthy  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 329  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 7

**Address:** Land to the rear of 134 Springvale Road and "Dildawn" Tudor Way.

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Dwellings
<b>Character of Area:</b>	The land rises from Springvale Road to the west, resulting in Springvale Road being a valley between the rising land to the east and west. The rear gardens within Springvale Road & Tudor Way rise significantly towards Top Filed to the west.
<b>Site Access:</b>	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Adjacent to RT5 site</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>4.1</b>	Proximity to village/town centre (km):

**Notes:** The site area has been reduced as the original site had little prospect of coming forward for development.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential

**Summary:** This site forms of a larger site which is currently the subject of a planning application (15/00969/OUT)



133500,000000

Path (um)

329

Lindisfame

TUDOR WAY

FOXWOOD CLOSE

SPRINGVALE ROAD

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133500,000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 331  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 61

**Address:** Site at Poles Lane (site B)

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Bordering a narrow copse, this piece of agriculture land backs onto further large agriculture fields with scattered residential plots.
<b>Site Access:</b>	Onto Poles Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.4</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.7</b>

**Notes:** The site is being promoted in conjunction with site 333 (however it can also be developed independently). It is being promoted for low density residential (approx 45 dwellings).

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

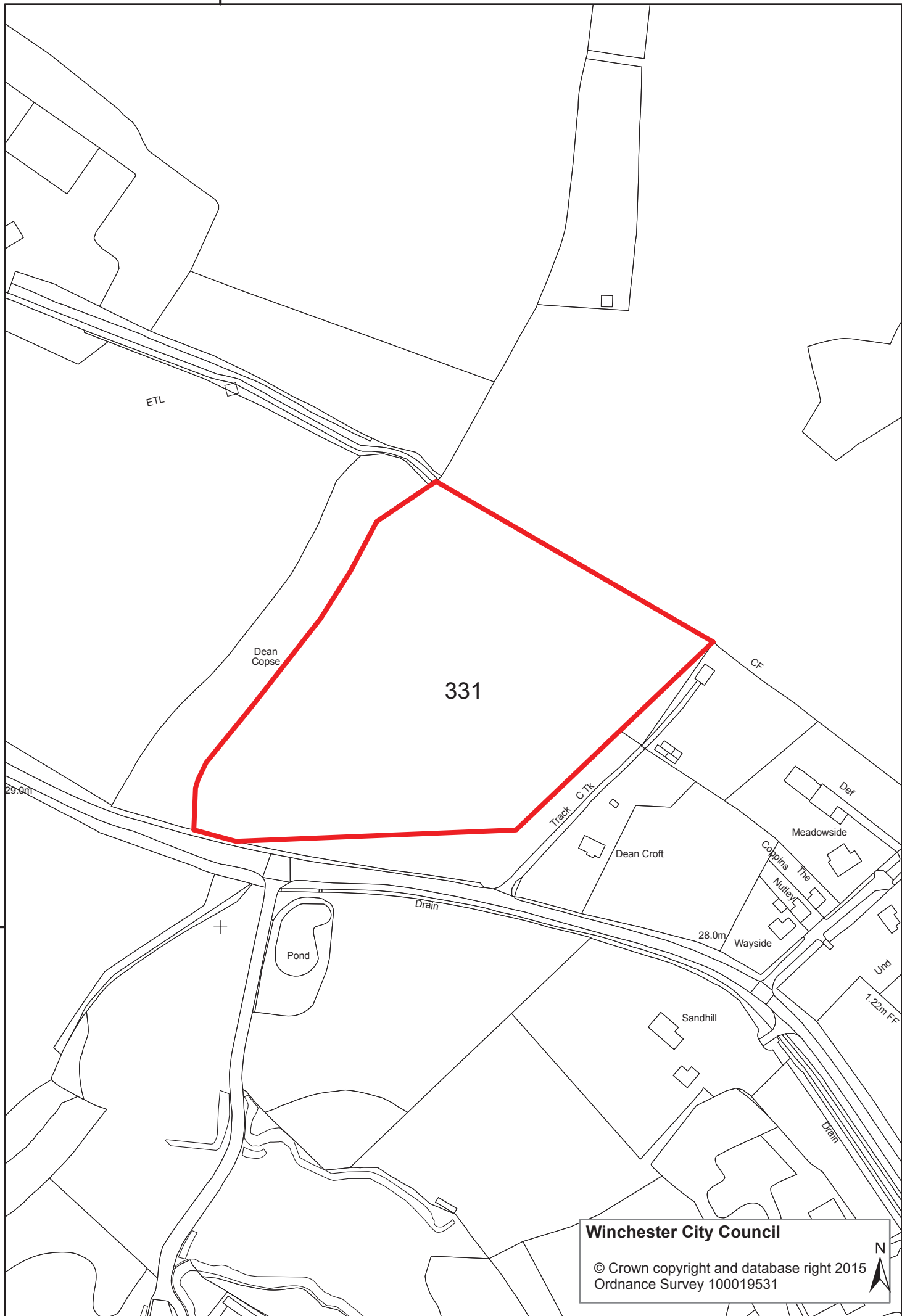
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separated from the nearest lower order settlement by the M3, and intervening land.

445500 000000




124000 000000

124000 000000

445500 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 332  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 76

**Address:** Woodlands Park, Poles Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Garden (single)
<b>Character of Area:</b>	Residential land bordering the M3 to the east, surrounding uses are predominantly agriculture.
<b>Site Access:</b>	Onto Poles Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.1</b>

**Notes:** Have existing permission to retain existing building and convert to gymnasium and office use, ancillary to main residence.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

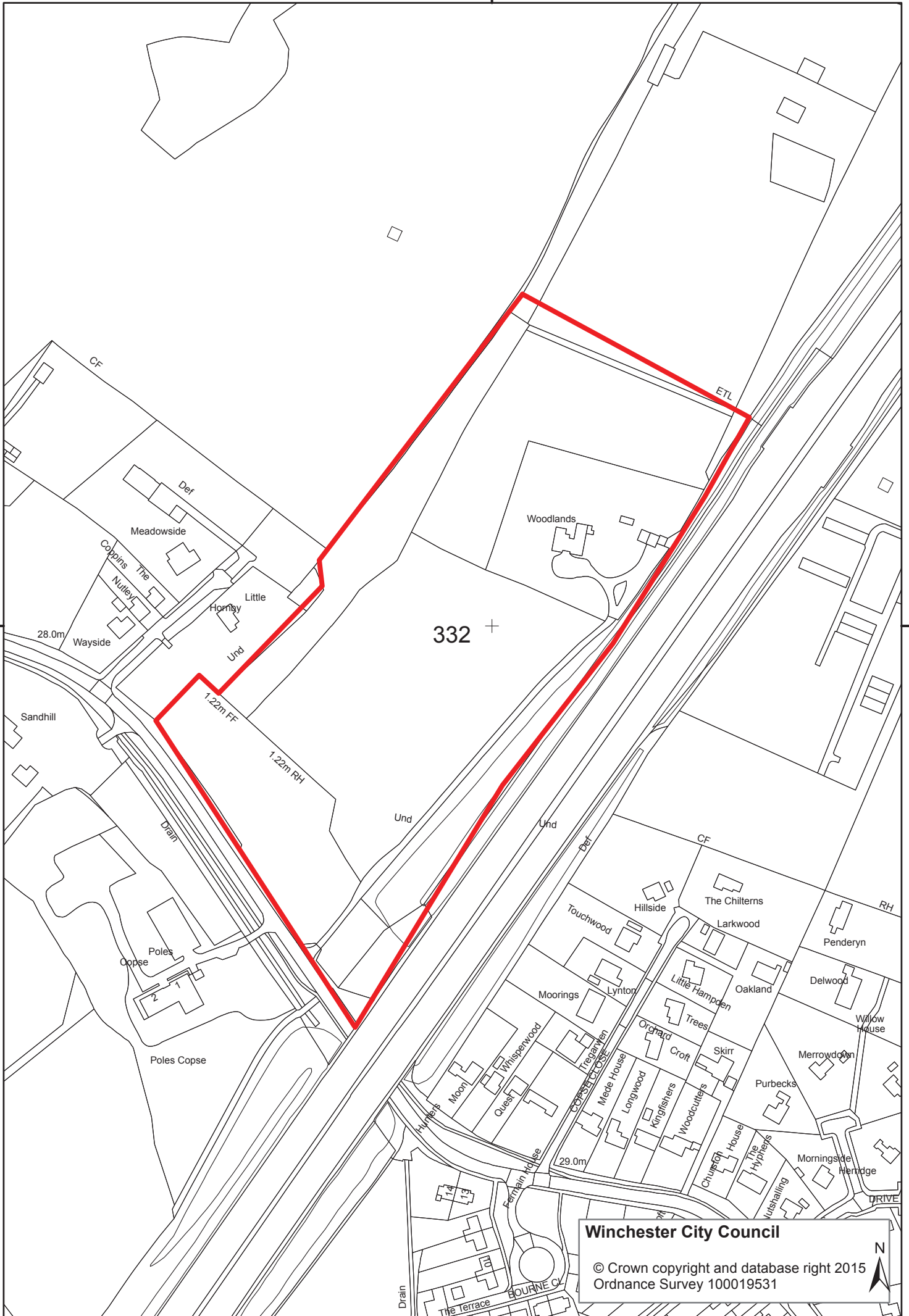
---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - Affordable housing, allotments and possibly community centre.

**Summary:** The site is separated from the nearest lower order settlement by the M3.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 333  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 90

**Address:** Site at Poles Lane (Site A)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Agriculture land, surrounding uses are predominantly Agriculture.
<b>Site Access:</b>	Onto Poles Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

### **Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0.8</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>6.8</b>

**Notes:** The site is being promoted in conjunction with site 331 (however it can also be developed independently). Potential uses could include sheltered housing, care home living or countryside apartments (approximately 45 units at 30 dwellings per hectare)

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

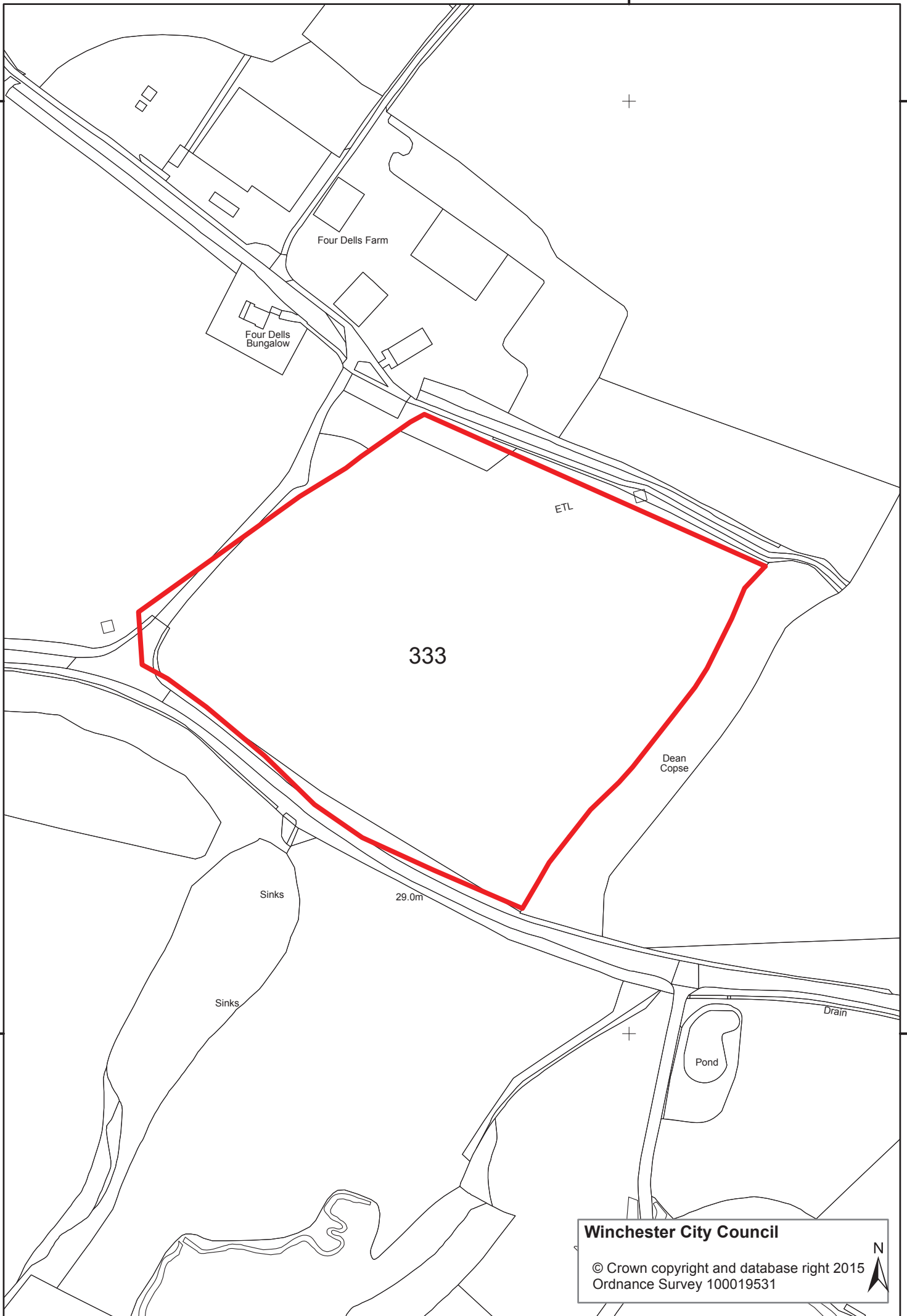
**Proposed Future Land Use:** Residential

**Summary:** This is a small site is separated from the nearest lower order settlement by the M3, and intervening land.

445500 000000

124500 000000

124500 000000



333

Four Dells Farm

Four Dells Bungalow

ETL

Dean Copse

Sinks

Sinks

29.0m

Drain

Pond

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445500 000000

124000 000000

124000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 340  
**In PUSH:** PUSH  
**Estimated Capacity:** 78

**Address:** Land at Hill Pound, Swanmore

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	Situated to the south of Swanmore residential area, the site fronts onto an unmade track (Belmont Lane/the Lakes) beyond which lie Agriculture fields. The eastern boundary is formed by Gravel Hill Road.
<b>Site Access:</b>	Onto Gravel Hill via an unmade track. Regular bus services run between Fareham and Winchester from the college. Road runs along eastern edge of site.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes - part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes - part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO: <b>Yes - 5</b>	SINC: <b>Adjacent</b>	Previously developed land?: <b>Greenfield</b>
AQMA:		
Sustainability of Site Location		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MRTA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.7</b>

**Notes:** Adjoining SINC. There are 5 TPO'd trees on site and a small part of the southwest corner of the site forms part of the floodplain. Mature hedgerow along road frontage. Drainage/flooding issues have been raised previously. David Wilson Homes and First W

### HOW AVAILABLE IS THE SITE?

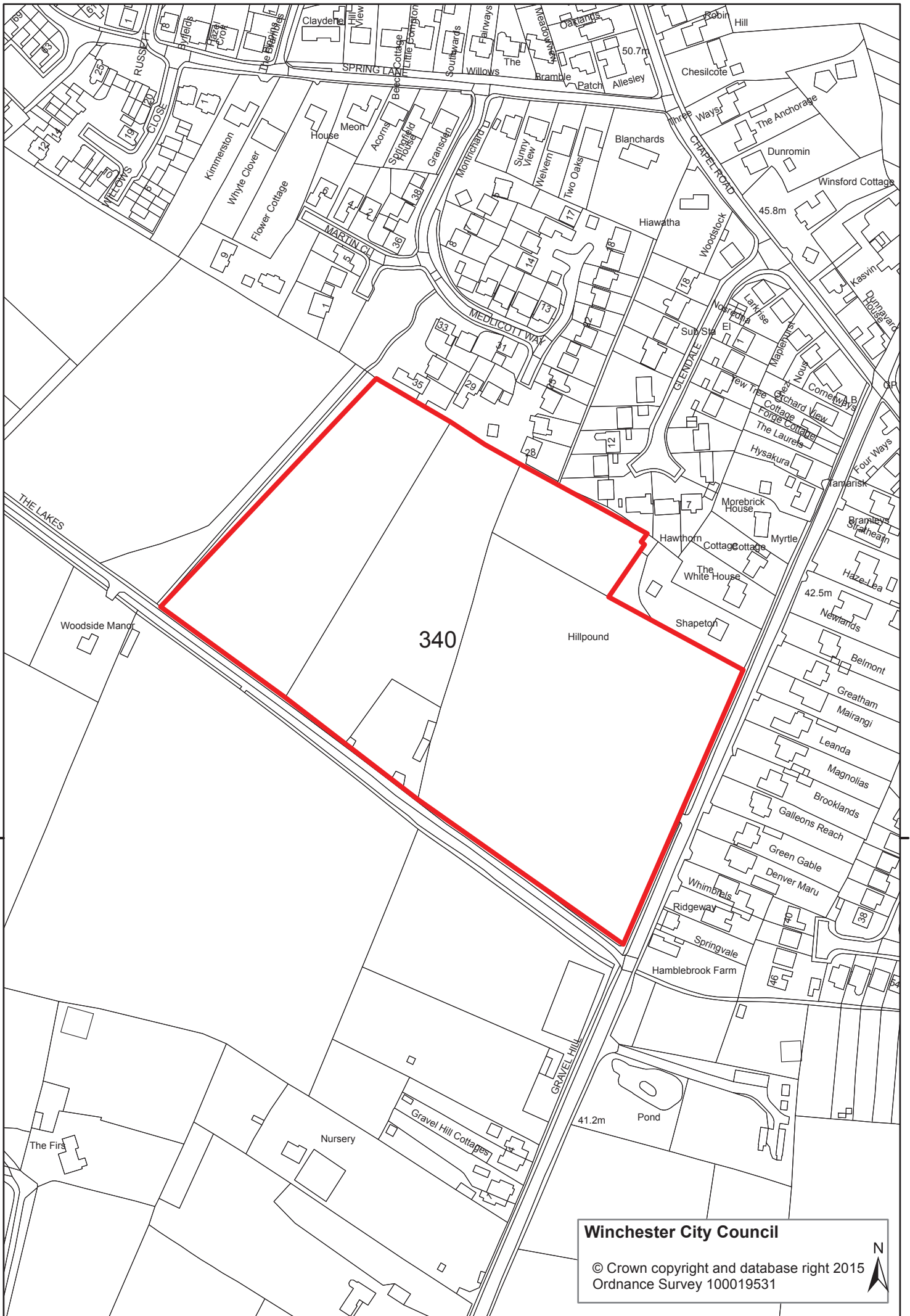
Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential

**Summary:** Large site on edge of high order settlement adjoining SINC. Within the local gap and partly within Floodzones 2/3.



115500.000000

115500.000000

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 341  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 6

**Address:** St Peter's, Hyde Abbey Road Car Park

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Car park
<b>Character of Area:</b>	
<b>Site Access:</b>	Directly on to main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes- part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: <b>Yes</b>	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: <b>Yes</b>		Proximity to village/town centre (km):

**Notes:** Site owned by Winchester City Council

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

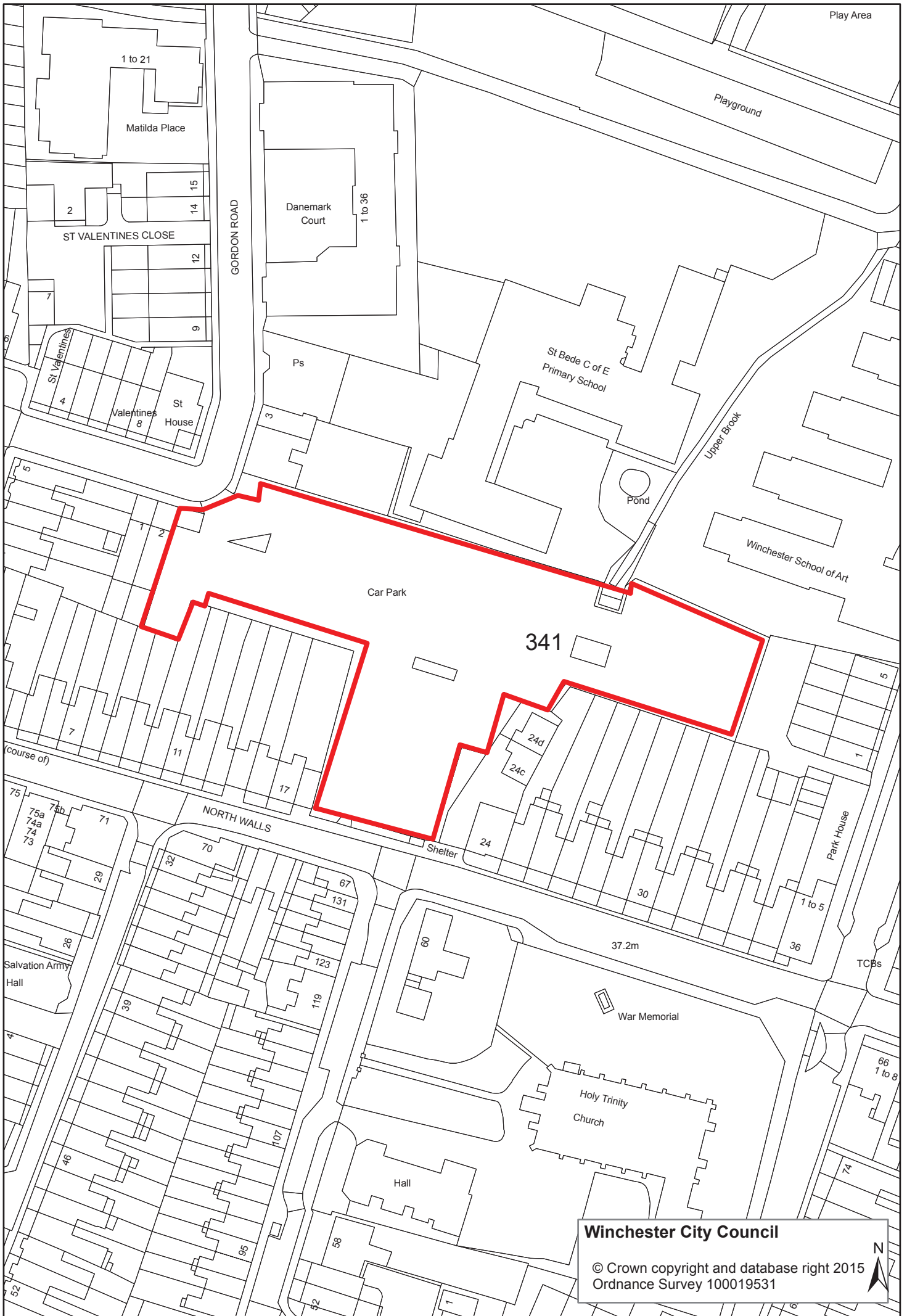
---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This land is held within the Housing Department





Play Area

1 to 21

Matilda Place

ST VALENTINES CLOSE

GORDON ROAD

Danemark Court

1 to 36

Playground

Ps

St Bede C of E Primary School

Upper Brook

Pond

Winchester School of Art

Car Park

341

(course of)

NORTH WALLS

Shelter

Park House

Salvation Army Hall

37.2m

TCBs

War Memorial

Holy Trinity Church

Hall

**Winchester City Council**

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 344  
**In PUSH:** PUSH  
**Estimated Capacity:** 121

**Address:** Land fronting Fontley Lane, Titchfield

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	The site is located to the north of the M27 in an area of uncultivated land to the south of Lee Ground, Titchfield.
<b>Site Access:</b>	Onto Fontley Road- minor road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Part</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3</b>

**Notes:** Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. In Meon Strategic Gap and partially within a SINC.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separated from the urban area by SHLAA sites 343 and 430. Partially within the SINC and adjacent to Ancient Woodland. Within the Strategic Gap.

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108500.000000

108000.000000

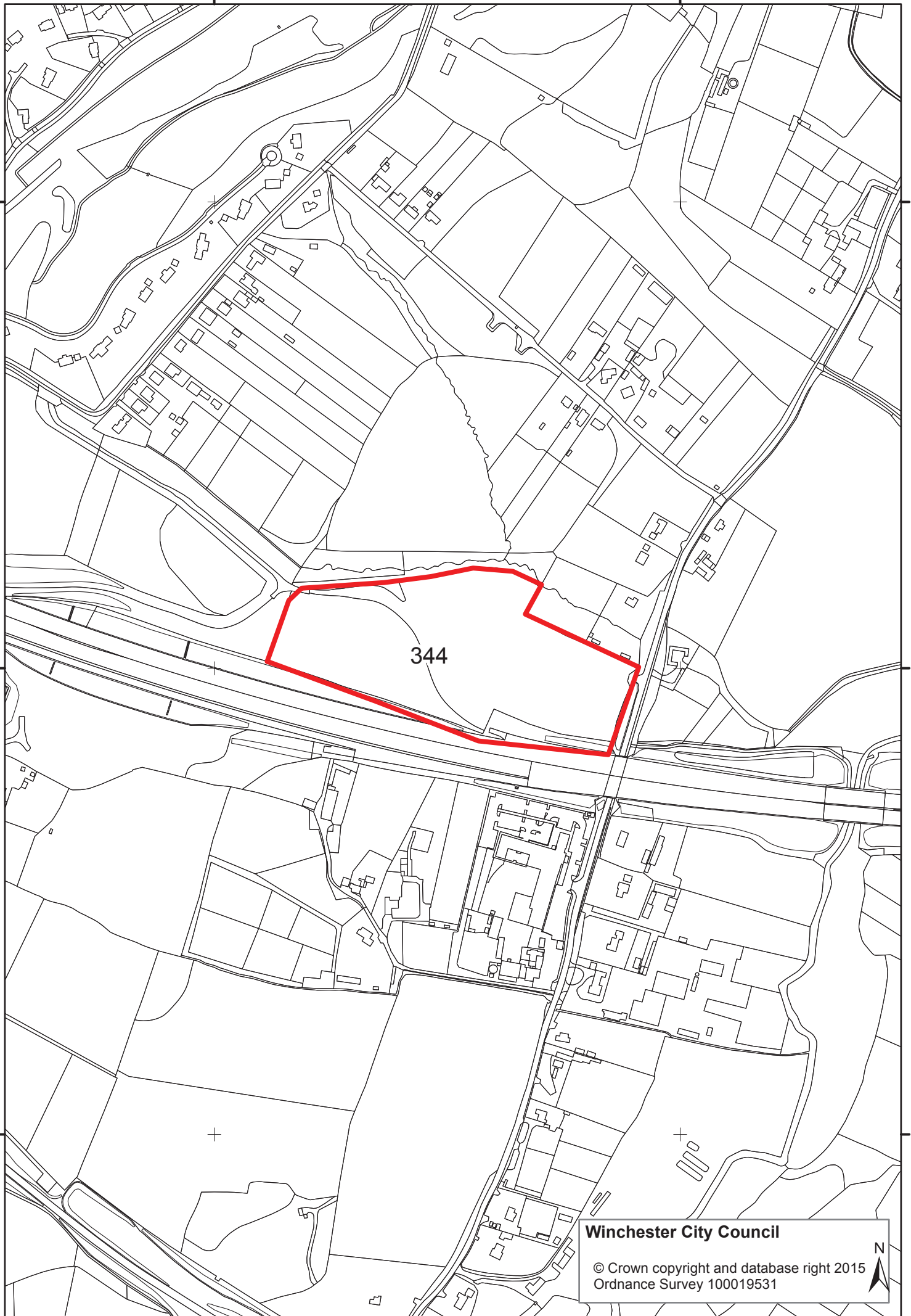
108000.000000

107500.000000

107500.000000

454000.000000

454500.000000



344

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 345  
**In PUSH:** PUSH  
**Estimated Capacity:** 39

**Address:** Land off Springles Lane, Lee Ground, Fontley

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	The site lies within a low density rural residential area at Lee Ground and backs onto a small area of ancient woodland/SINC.
<b>Site Access:</b>	Onto Springles Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.6</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.5</b>

**Notes:** Meon Gap

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

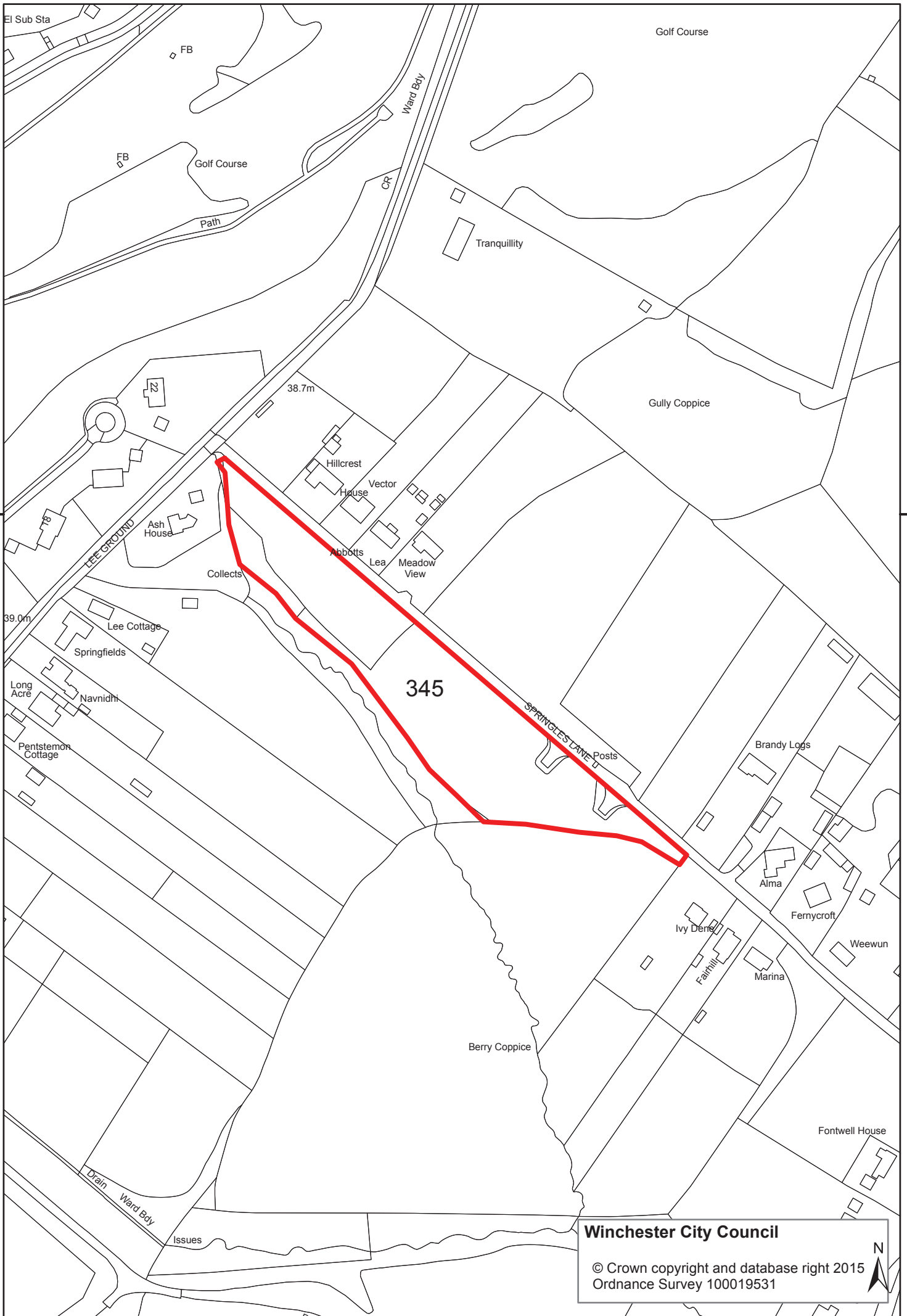
**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separated from the urban area and within Strategic Gap and adjacent to SINC and Ancient Woodland.



345

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 348  
**In PUSH:** PUSH  
**Estimated Capacity:** 32

**Address:** Hectares House and Land, Laveys Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other-paddock
<b>Character of Area:</b>	The site is divorced from the settlement and lies on the edge of Great Funtly Farm, part of a former landfill site. Industrial and business areas lie to the east and south of the site.
<b>Site Access:</b>	Onto Lavey's Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4</b>

**Notes:** Previous use - landfill (15 years ago), therefore the possibility of contamination would need to be examined. The site is also within a strategic gap.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2023-2028

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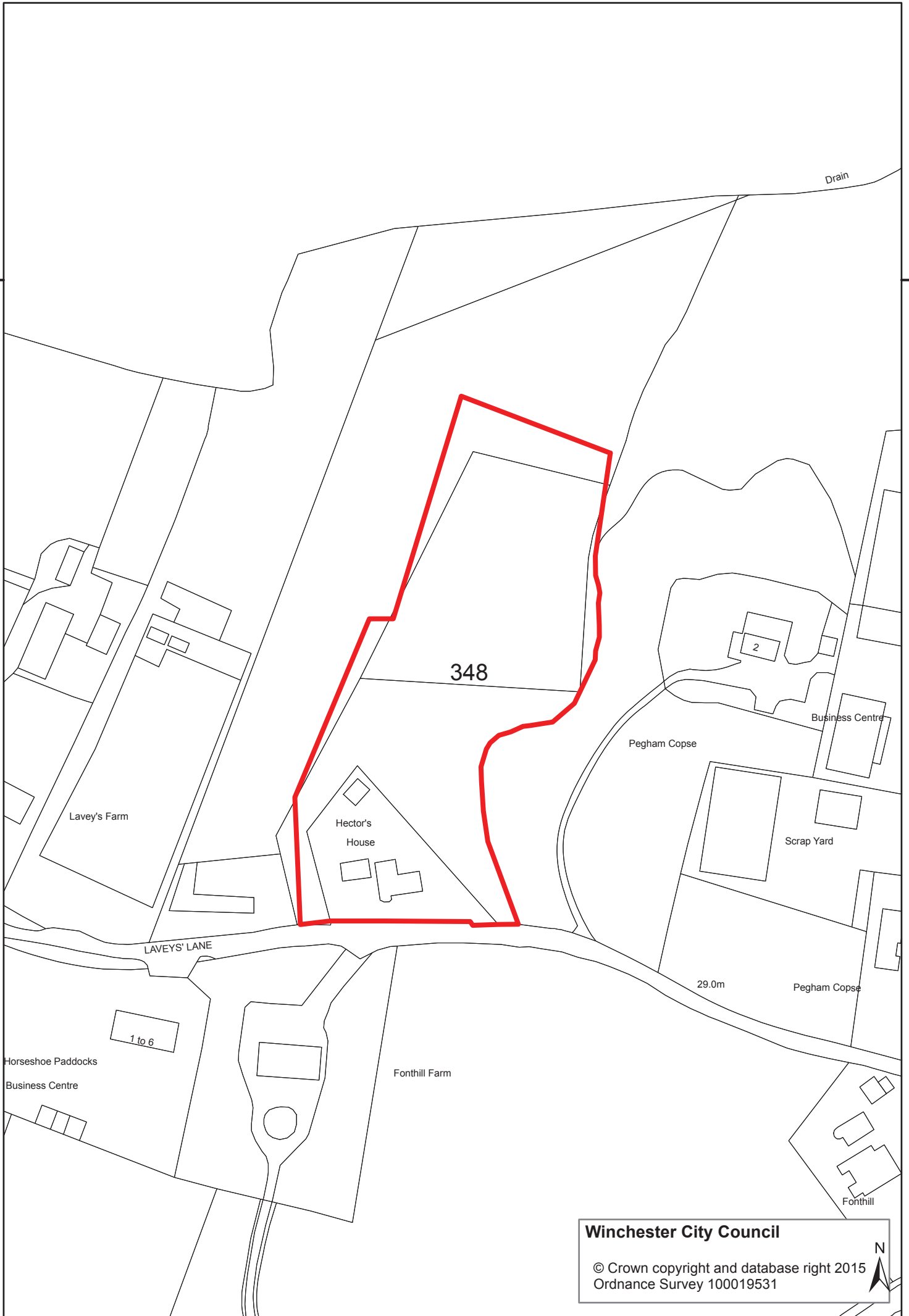
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separate from the urban area. This site is within the strategic gap and adjacent to SINC and Ancient Woodland.

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348

Lavey's Farm

Hector's House

Pegham Copse

Business Centre

Scrap Yard

LAVEYS' LANE

29.0m

Pegham Copse

Horseshoe Paddocks

Business Centre

Fonhill Farm

Fonhill

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 349  
**In PUSH:** PUSH  
**Estimated Capacity:** 32

**Address:** Moors Hill, Funtley Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site is located to the north of the M27 on the edge of a low density, rural residential area.
<b>Site Access:</b>	Onto Fontley Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Part PDL</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.4</b>

**Notes:** The site is within a strategic gap.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2023-2028

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separate from the urban area by other SHLAA sites and SINC and within the strategic gap. Adjoins SINC and Ancient Woodland.



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Berry Coppice

Fairhill

Marina

Weewun

Saxonweob

Fontwell House

21.9m

Moorhill Farm

Woodlands

349

Moorhill

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 350  
**In PUSH:** PUSH  
**Estimated Capacity:** 98

**Address:** Land (Central) North of M27 south of Lee Ground

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - Uncultivated land.
<b>Character of Area:</b>	The site is located to the north of the M27 in an area of uncultivated land to the south of Lee Ground, Titchfield.
<b>Site Access:</b>	Via private track through adjacent site onto Lee Ground or via Five Acres at Lee Ground.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:** Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. Within Meon Strategic Gap

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

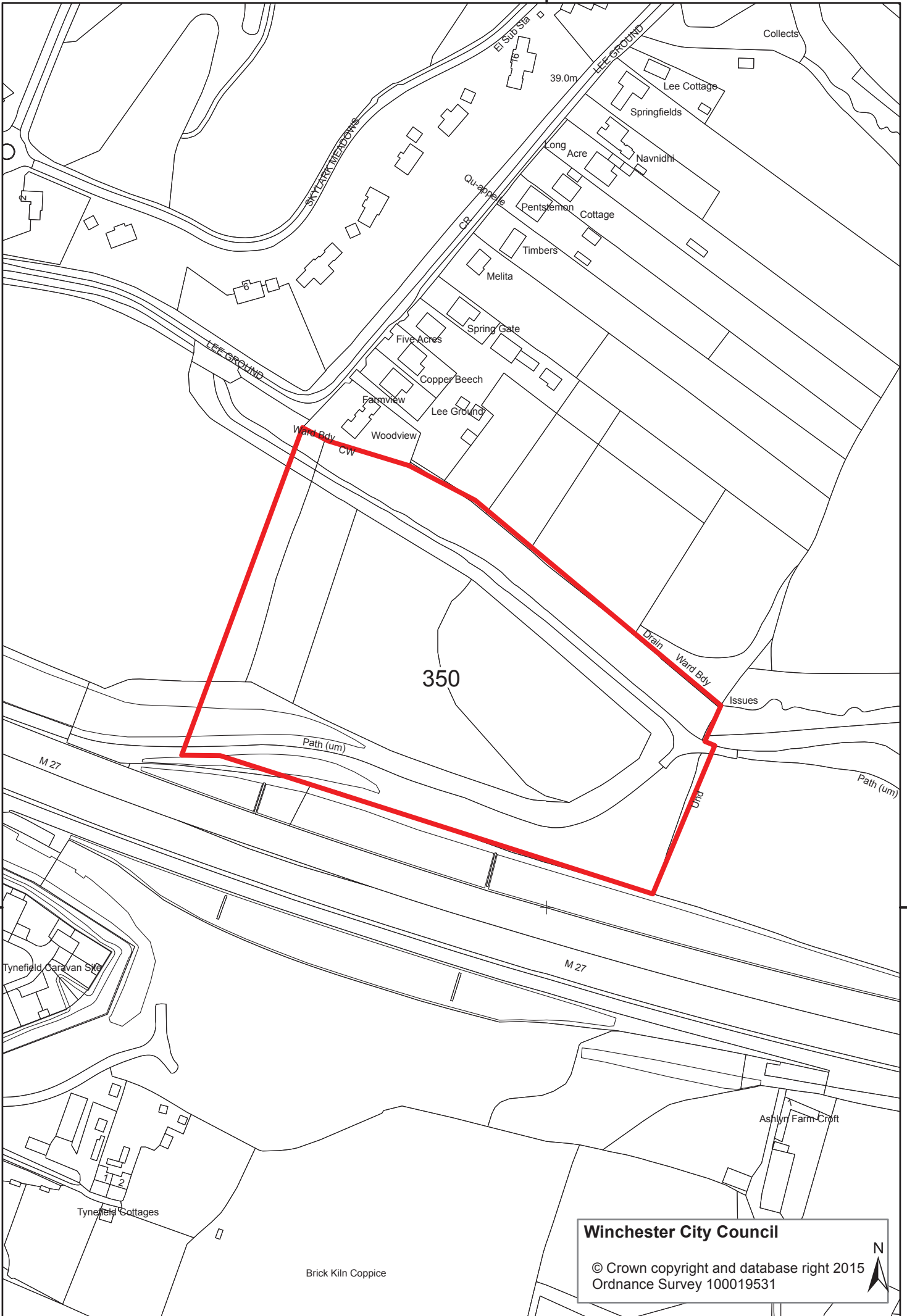
**Estimated Timescale for Delivery:** 2023-2028

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separated from the nearest urban area by uncultivated land and adjacent SHLAA site 430. Site is same as 343, but submitted by different agents. Within the Strategic Gap and adjacent to SINC and Ancient Woodland.



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Tynefield Caravan Site

Tynefield Cottages

Brick Kiln Coppice

Ashlyn Farm Croft

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 351  
**In PUSH:** PUSH  
**Estimated Capacity:** 53

**Address:** Five Acres, Lee Ground Road, Titchfield

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land (equestrian)
<b>Character of Area:</b>	The site is located to the north of the M27 in an area of predominantly uncultivated land with some low density residential outside the settlement boundary.
<b>Site Access:</b>	Onto Lee Ground.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Part PDL</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.1</b>

**Notes:** The site is within the Meon strategic gap.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2023-2028

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is separated from the nearest area by other SHLAA sites and within the strategic gap. Adjacent to SINC and Ancient Woodland.

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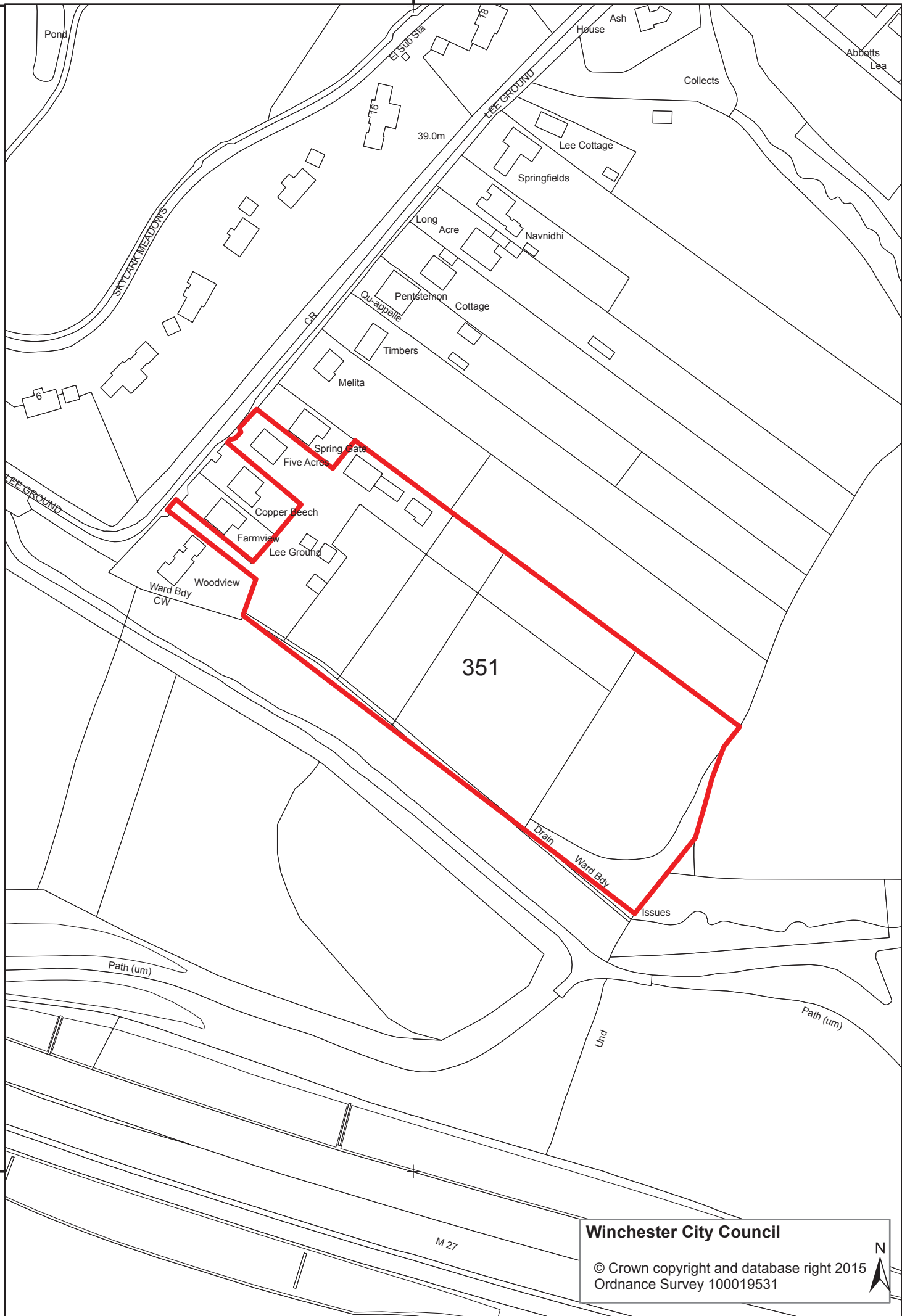
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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 356  
**In PUSH:** PUSH  
**Estimated Capacity:** 239

**Address:** Land south east of Tangier Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the southern edge of Bishops Waltham, but is predominately rural in character, with Cricket Ground to the east and agriculture land to the south and west.
<b>Site Access:</b>	Possible access issues, could be onto Tangier Lane, Albany Road or through adjacent SHLAA sites.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO: <b>Yes</b>	SINC: <b>Yes</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.9</b>

**Notes:** The Alabny Farm SINC is situate in the north east of the site. A TPO forms the north weston boundary of the site. Adjacent to Albany Road Cricket Ground

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and commercial/industrial

**Summary:** Large site on edge of high order settlement. Potential issues with access, although development of adjacent sites may resolve this.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Sparsholt

**SHLAA ID Ref:** 363  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 35

**Address:** Land between Home Lane and Lock's Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site adjoins Sparsholt to the west, and low density housing to the south, The area is rural in character.
<b>Site Access:</b>	From Locks Lane and Home Lane. There is also an hourly bus service during the day and early evening.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4.7</b>

**Notes:** Site is within a Conservation Area.

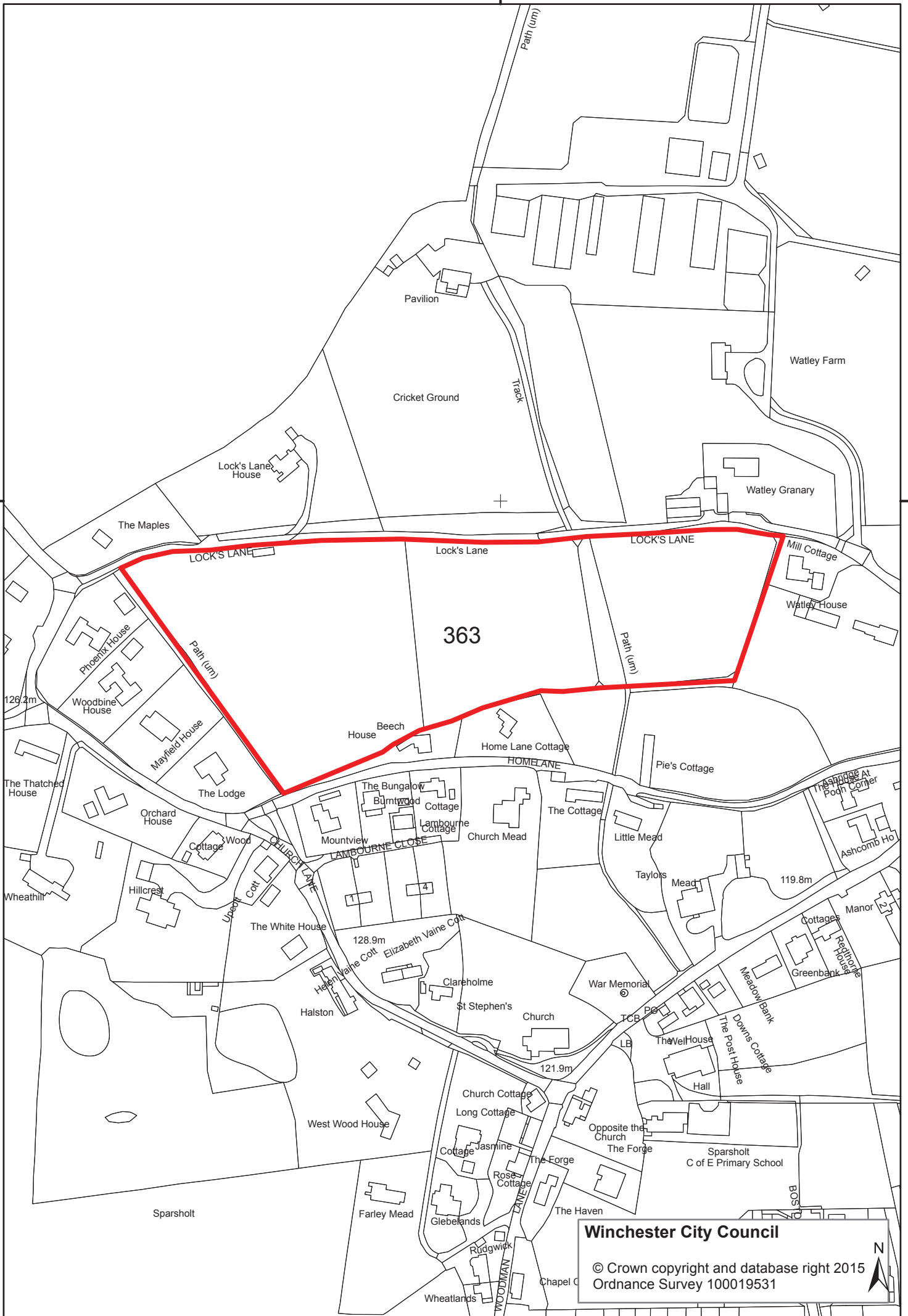
### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and public open space

**Summary:** The owner proposes only a small part of the eastern and western fields should be built on, at a low density, to provide about 14 homes, (including affordable). The remainder of the land would be available as public open space. The site is recognised in



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**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 364  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 125

**Address:** Land off Lovedon Lane (Site A)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site adjoins the settlement boundary at the top northwest corner, to the north, west (site 365) and south lie Agriculture fields and the National Park (with historic park to south) and low density residential at the southern corner.
<b>Site Access:</b>	Lovedon Lane to the west and the A33 to the west form the boundaries of the site.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Adjacent</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.5</b>

**Notes:**

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement adjoining the National Park, the local gap and a Historic Park and Garden.

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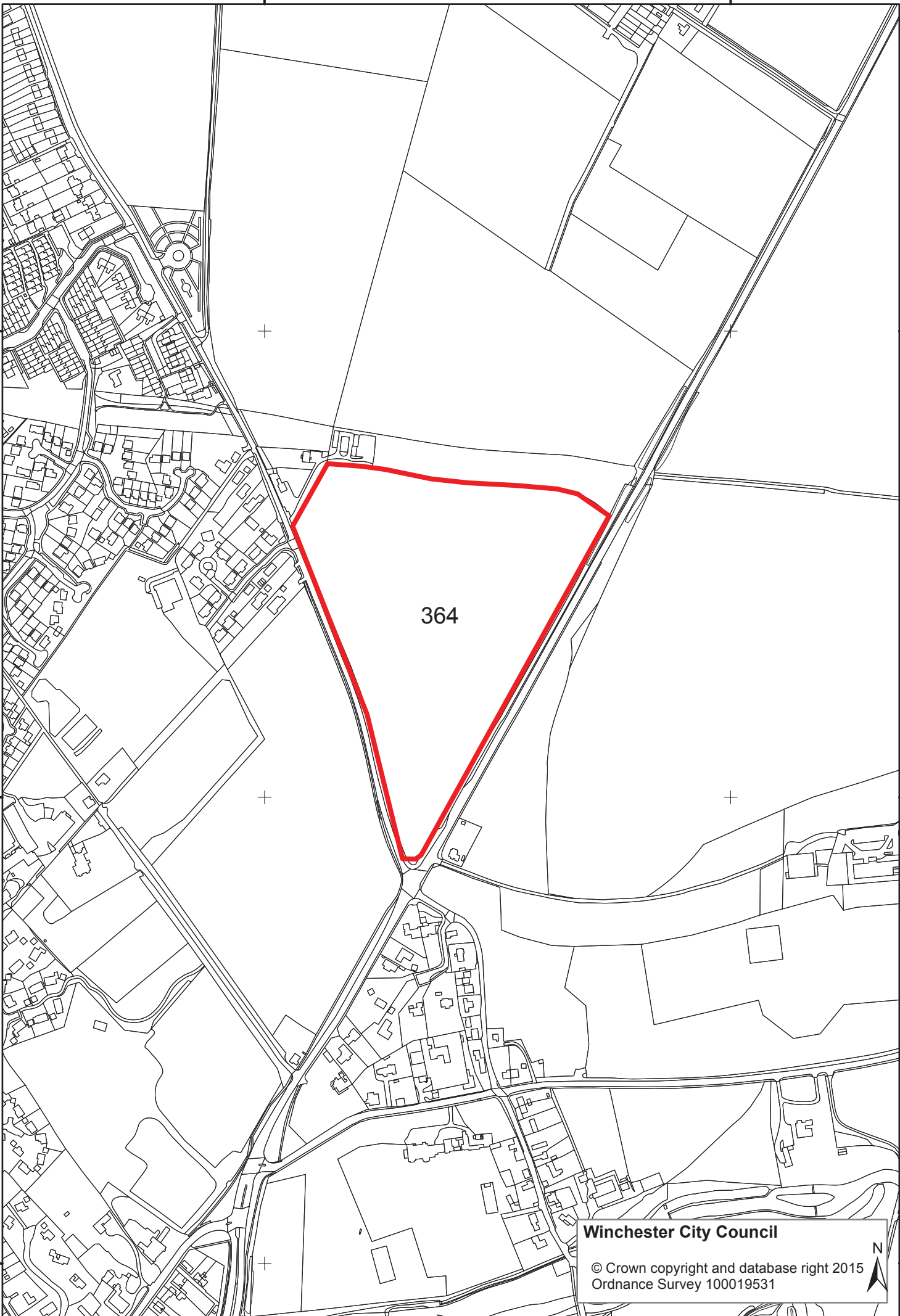
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**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 365  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 113

**Address:** Land off Lovedon Lane (Site B)

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site adjoins the settlement boundary at the top northwest corner alongside playing fields, to the north lie agricultural fields (site 364), to the west the national park and low density residential and to the south a historic park.
<b>Site Access:</b>	Lovedon Lane and the A33 form the eastern boundaries of the site. Hinton House Drive forms the western boundary.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.5</b>

**Notes:** Within a local gap. Adjacent to existing play area at Eversley Park.

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement within the local gap and adjacent to the National Park, Historic Park/Garden and TPO designations.



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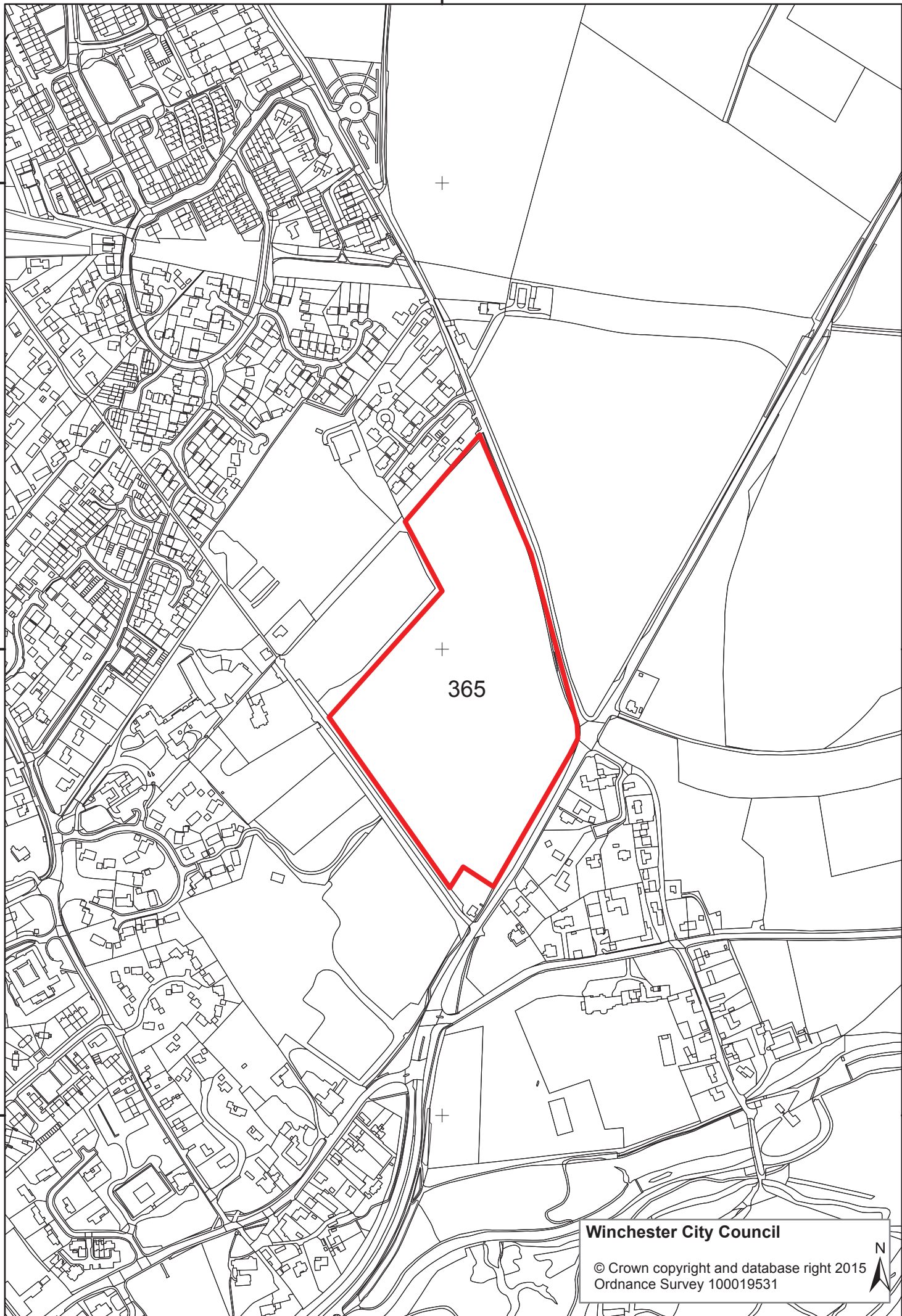
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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 367  
**In PUSH:** PUSH  
**Estimated Capacity:** 84

**Address:** Land at Kidmore Farm, Kidmore Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Denmead lies to the west (ca 30 to 60 dph) and south; the land to the east and north is agricultural with large open field systems.
<b>Site Access:</b>	Anmore Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.1</b>

**Notes:**

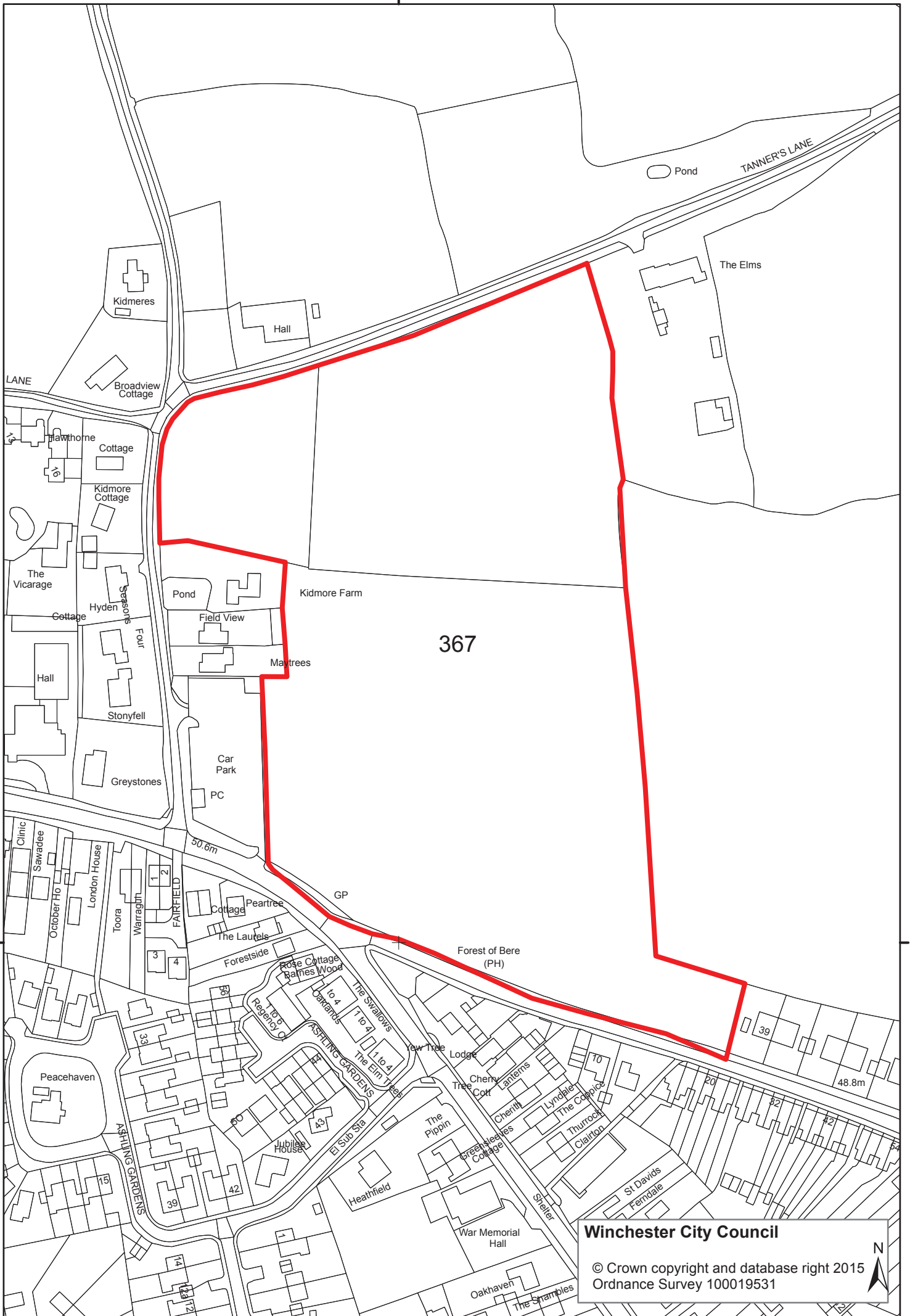
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - The site is promoted for a residential led development, supported by community use and recreational open space north of Tanners Lane  
**Summary:** This is a large site on the edge of a high order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** South Wonston

**SHLAA ID Ref:** 369  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 37

**Address:** Land South of Alresford Drove

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the eastern edge of the settlement with Agriculture land to the north and east and a listed building to the south.
<b>Site Access:</b>	Onto Alresford Drove

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument: <b>Part</b>	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8</b>

**Notes:** Part of the site falls within a scheduled monument designation.

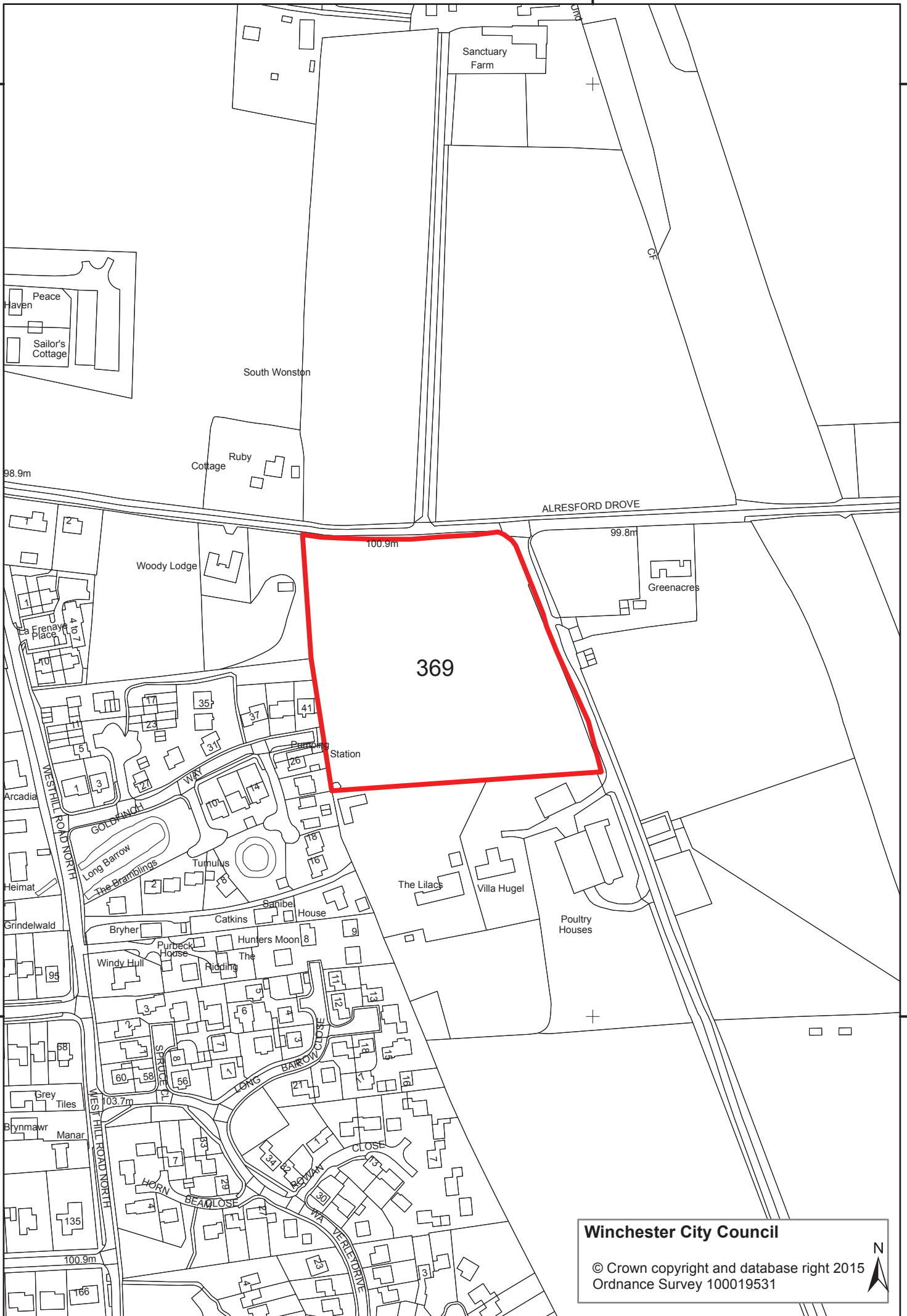
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2025-2030

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site lies on the edge of a low order settlement. Part of the site falls within a scheduled monument designation.



98.9m

100.9m

99.8m

103.7m

100.9m

369

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**Within Settlement:** Countryside  
**Nearest Settlement:** Purbrook Heath

**SHLAA ID Ref:** 370  
**In PUSH:** PUSH  
**Estimated Capacity:** 249

**Address:** land to the south of Purbrook

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture (allotments within Havant area).
<b>Character of Area:</b>	The site lies on the eastern edge of the district adjacent to the urban area of Widley, Havant and to the south of the floodzone along the river.. The area within Winchester District is Agriculture/rural in character.
<b>Site Access:</b>	Direct onto main road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: <b>part</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Part of the site which is just outside Winchester District is covered by a SINC designation.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** On the edge of an urban area and part falls within Havant BC. Adjoins Floodzones 2/3. Part within SINC.



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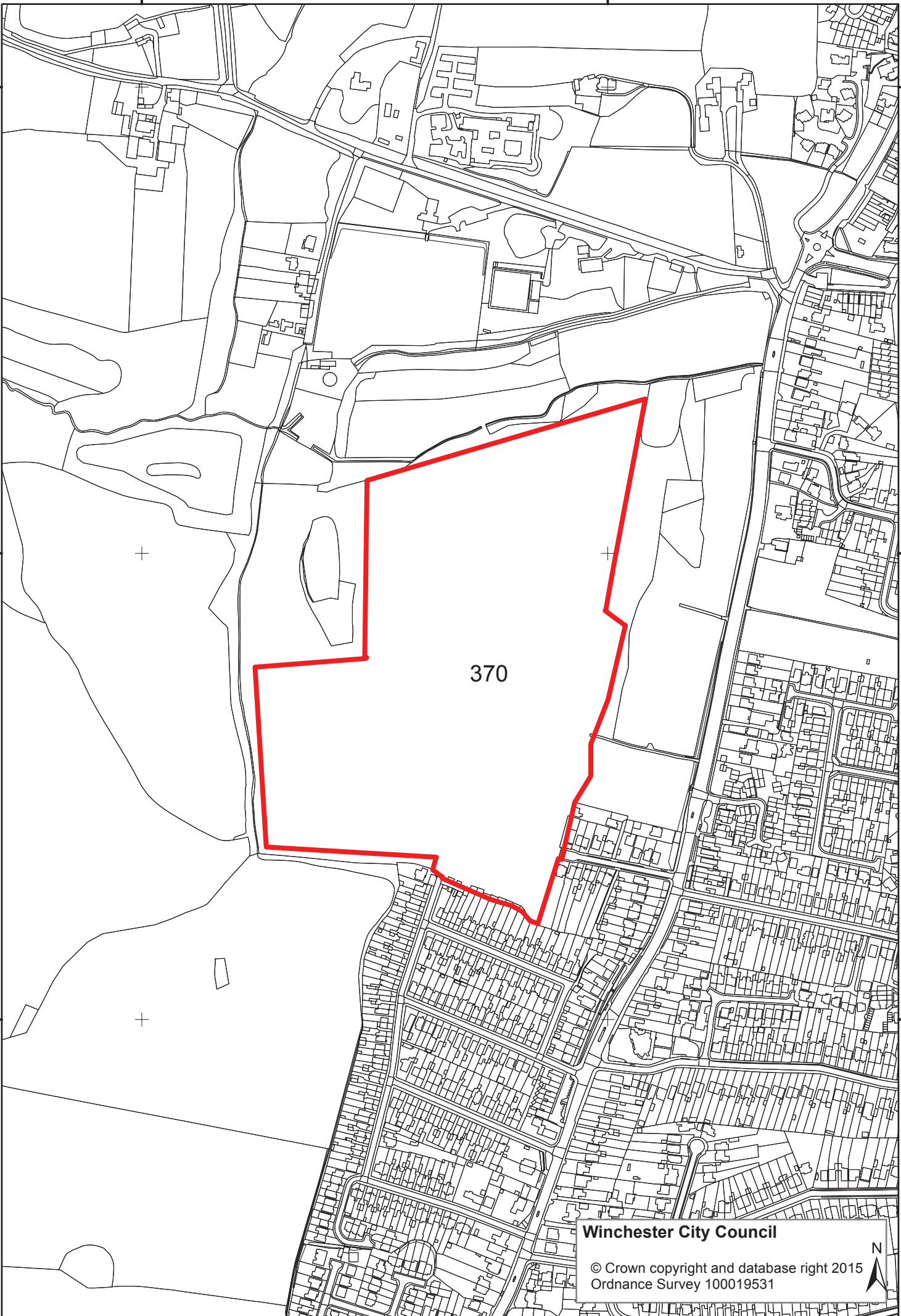
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**Within Settlement:** Countryside  
**Nearest Settlement:** Curdridge

**SHLAA ID Ref:** 374  
**In PUSH:** PUSH  
**Estimated Capacity:** 0

**Address:** Pinkmead Farm

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture and uncultivated land
<b>Character of Area:</b>	The site is within a rural location situated between the A334, the A3051 and Outlands Lane with the rail line forming the northern boundary of the site.
<b>Site Access:</b>	The site fronts onto 3 roads, including two A roads.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>3 and 4</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.47</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.59</b>

**Notes:** Agriculture land. Site was submitted as part of suite of sites (289, 374, 375)

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** Land was submitted when WCC/EBC were looking at the proposed Hedge End SDA. The owner is willing to consider a smaller/or phased development of the land, with a small part of the site being developed in the early part of the plan period (first 5 years).

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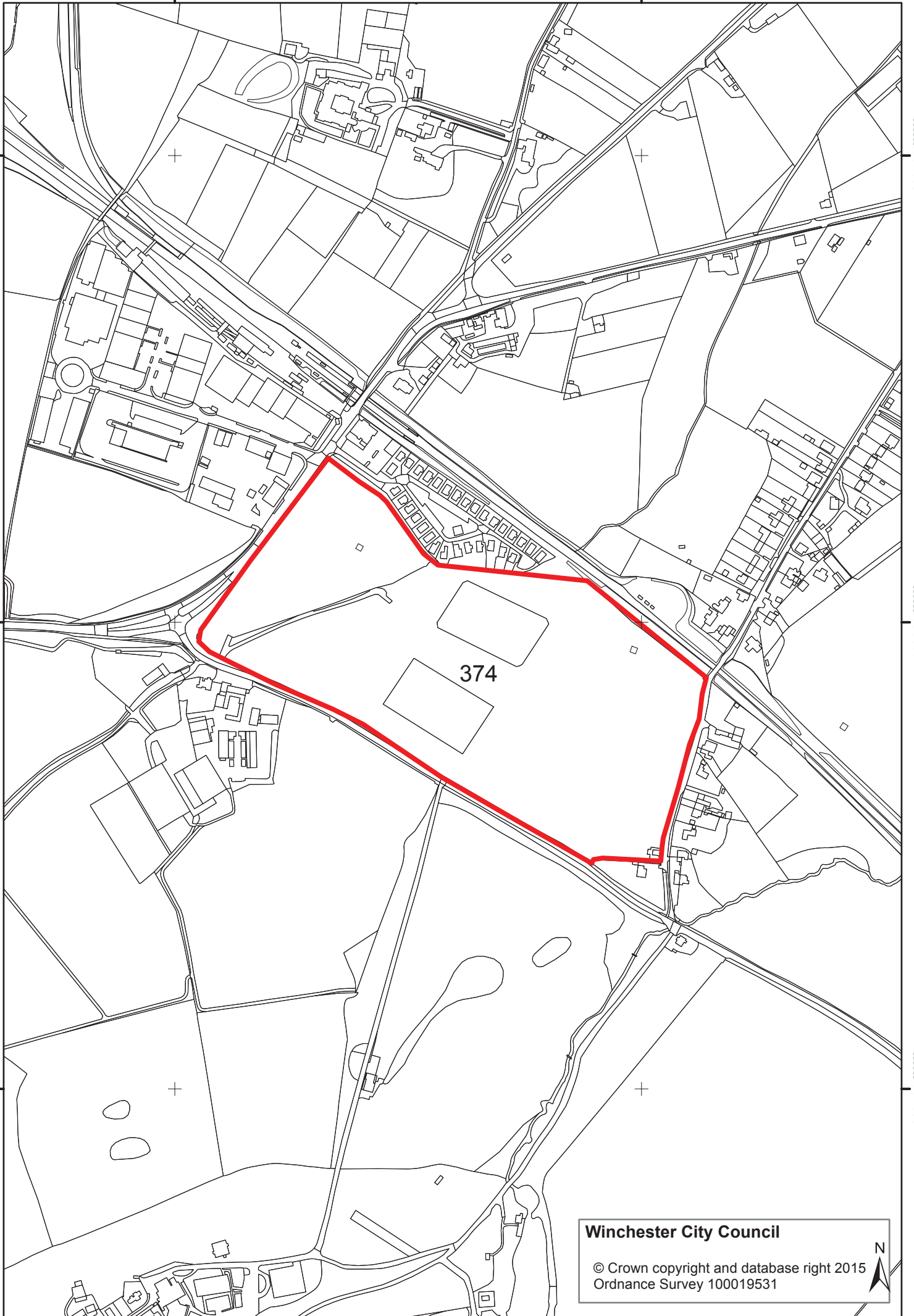
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**Within Settlement:** Countryside  
**Nearest Settlement:** Botley

**SHLAA ID Ref:** 375  
**In PUSH:** PUSH  
**Estimated Capacity:** 487

**Address:** Pinkmead Farm

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture, Equestrian, Commercial/industrial, Residential
<b>Character of Area:</b>	This site lies to the east of the Upper Hamble Estuary, close to Botley. It fronts onto the A34 and A3051 with the Historic Parkland of Fairthorne Manor to the East and ancient woodland/SINC to the south.
<b>Site Access:</b>	The site fronts onto two A roads.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Part</b>	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar: <b>Part</b>	Local Gap:	Flood Zone 3a/b: <b>Part</b>
SPA: <b>Part</b>	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC: <b>Part</b>	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Part</b>	<b>Yes</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>1, 3 and 4</b>
TPO:	SINC: <b>Part</b>	Previously developed land?:
	AQMA:	<b>Part greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.53</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.62</b>

**Notes:** Western boundary in highly protected conservation areas and is also within the flood area. The site is adjacent to historic parkland and ancient woodland.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** Land was submitted when WCC/EBC were looking at the proposed Hedge End SDA. The owner is willing to consider a smaller/or phased development of the land, with a small part of the site being developed in the early part of the plan period (first 5 years).

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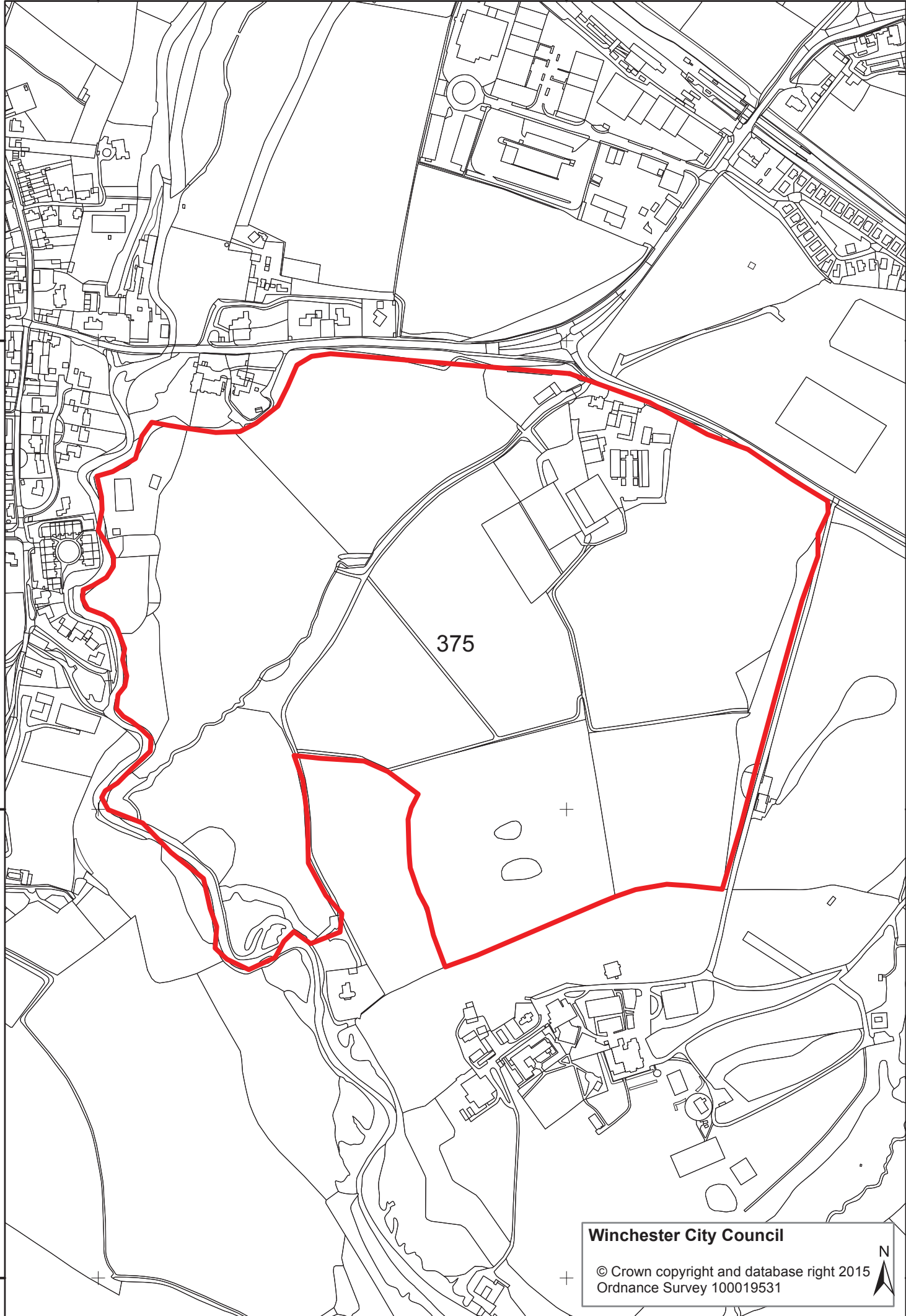
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375

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 378  
**In PUSH:** PUSH  
**Estimated Capacity:** 73

**Address:** Land to the south of Forest Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the south-eastern edge of Denmead and fronts onto Hambledon, Forest and Furzeley Roads. To the south lie a small number of residential properties with a golf course beyond. To the east lie further agricultural fields.
<b>Site Access:</b>	The site can be accessed directly off a B road; access could be gained from Forest or Hambledon Road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: The south-eastern boundary is TPO.</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.93</b>

**Notes:** Part of the site along the river and in the northeast corner is within floodzones 2 and 3. Part of site is allocated for proposed recreational use, with the whole site falling in the Gap between Denmead and Waterlooville.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and Community (recreation)

**Summary:** This is a large site on the edge of a high order settlement. Parts of the site are within the floodzones 2 and 3. The site is within the local gap.



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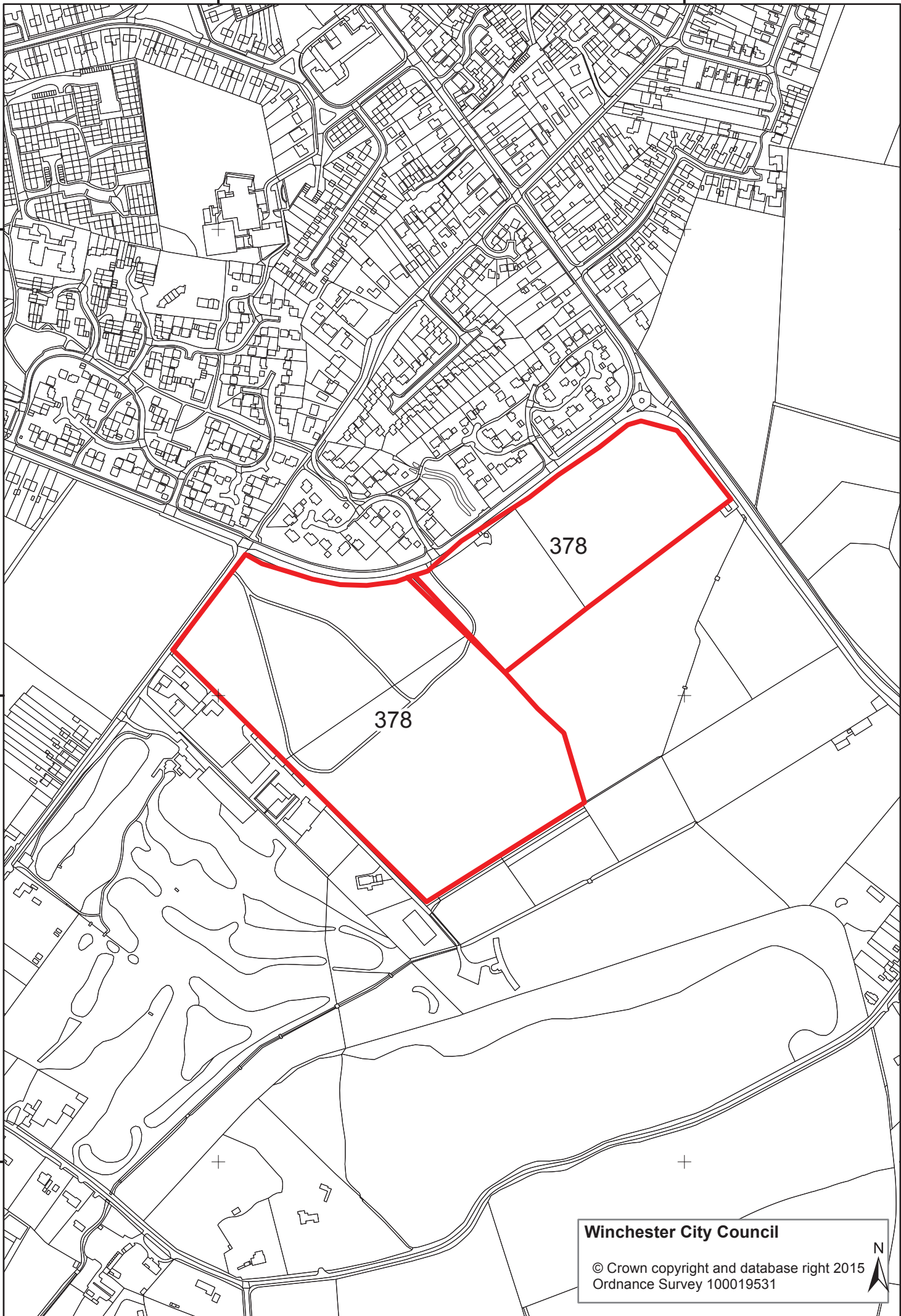
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**Within Settlement:** H3/Countryside  
**Nearest Settlement:** Hursley

**SHLAA ID Ref:** 380  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 0

**Address:** 31B Main Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential - Garden (single)
<b>Character of Area:</b>	The site lies on the western edge of Hursley, adjacent to a woodland SINC and Hursley Park.
<b>Site Access:</b>	Onto the A3090 - currently driveway width.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7</b>

**Notes:** The site is within a Conservation Area and adjacent to a SINC. Adjacent to Hursley Recreation Ground

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

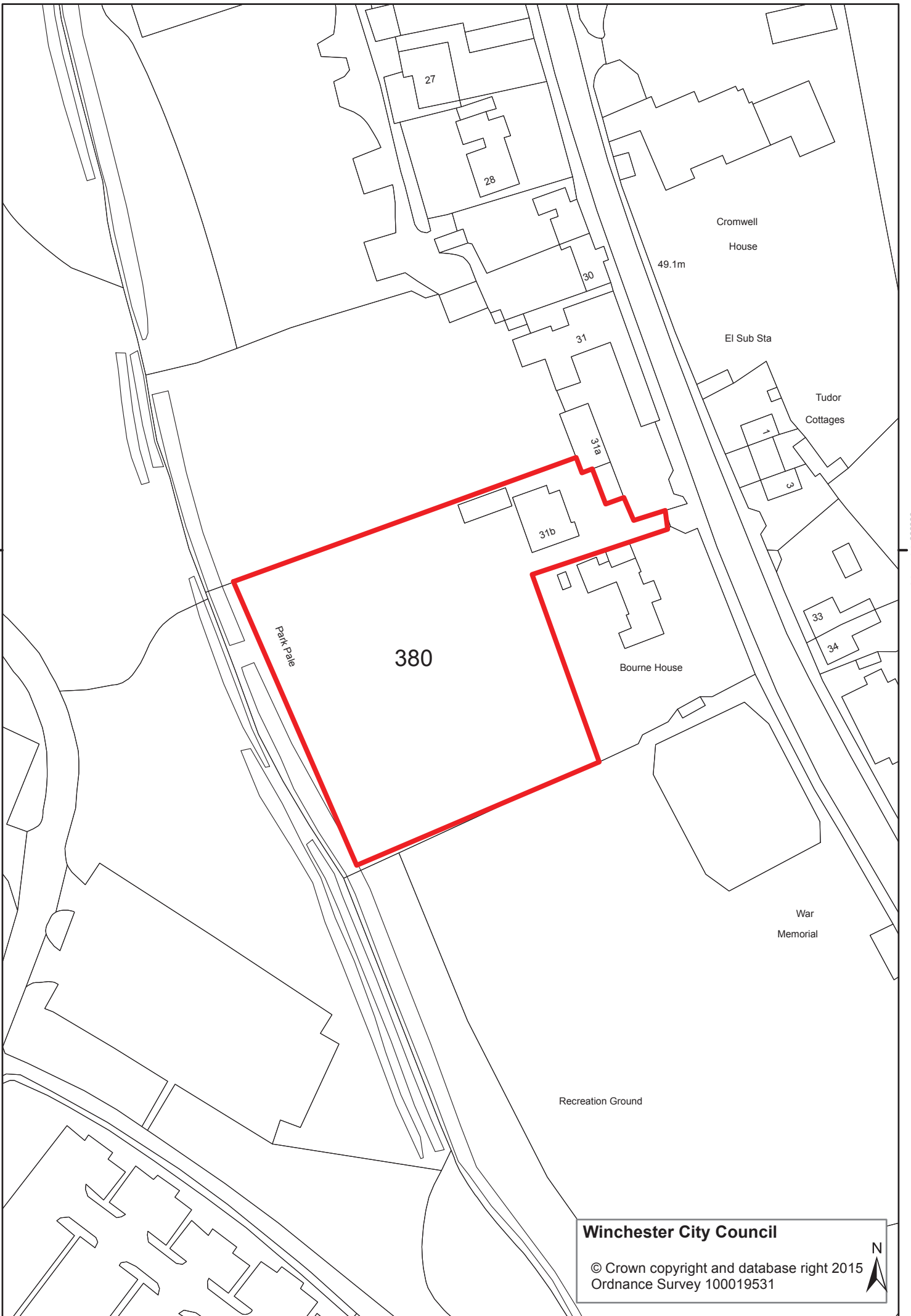
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is partly within the settlement boundary on the edge of a lower order settlement within a Conservation Area and adjoining a SINC.

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**Within Settlement:** Kings Worthy  
**Nearest Settlement:**

**SHLAA ID Ref:** 381  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 14

**Address:** Kings Worthy Court, SO23 7QA

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Industria/commercial site
<b>Character of Area:</b>	Area of open land with some tree cover fronting Church lane in an area of low-density housing
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	<b>Yes</b>
National Park	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:** Part of the site is Kings Worthy Court Historic Park

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing? ???? Estimated Timescale for Delivery: 2025-2030**

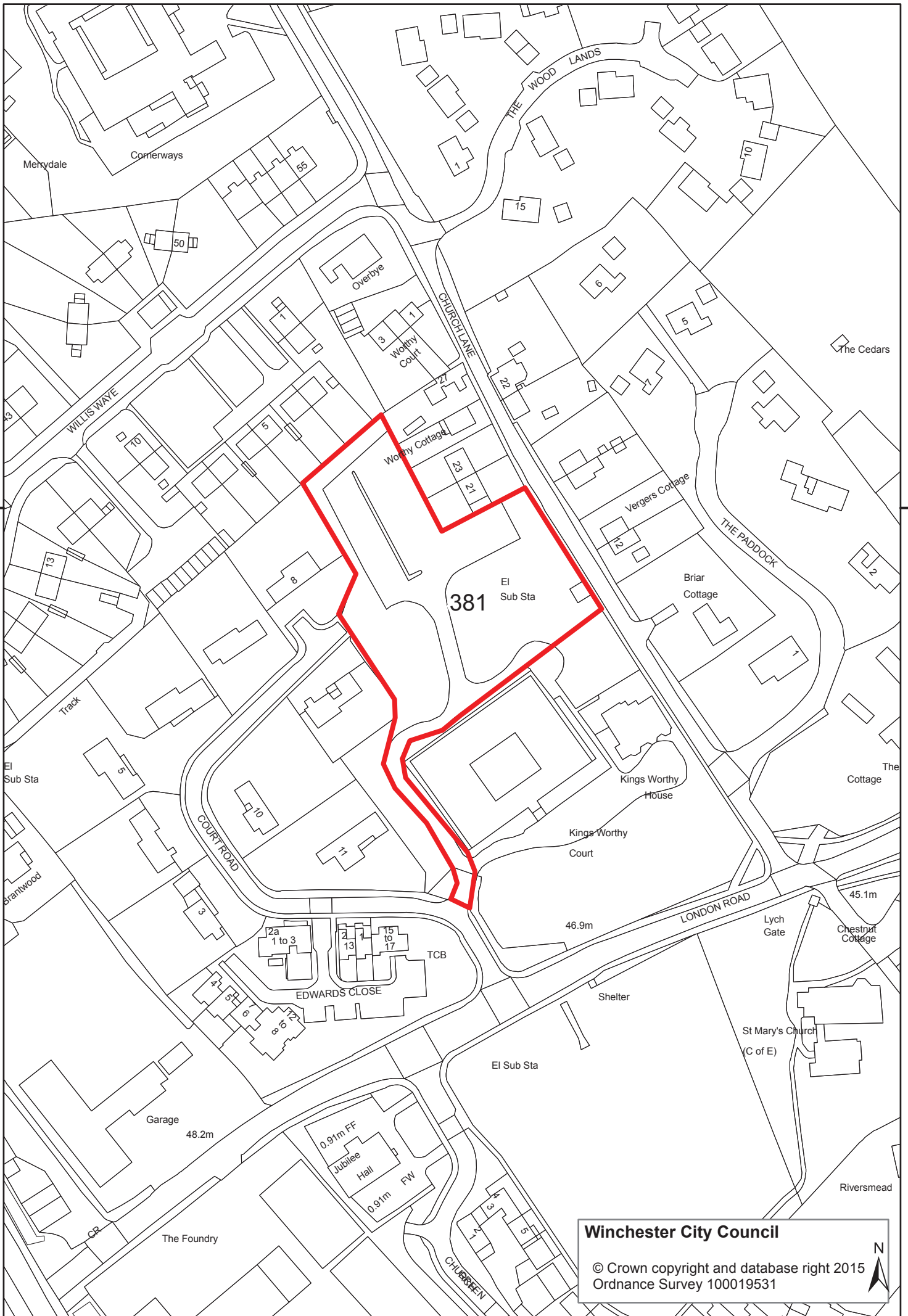
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Development will need to be in keeping with the Conservation Area.

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 416  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 0

**Address:** Royal Winchester Golf Club Teg Down Meads, Sarum Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space/ recreation
<b>Character of Area:</b>	The site is bounded by Winchester settlement on three sides. To the south lies the golf course.
<b>Site Access:</b>	There is no vehicular access to the site; would need to use land in existing residential curtilage.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Urban</b>
<b>TPO: Part</b>	SINC: <b>Yes</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.8</b>

**Notes:** Open space/recreation site; no vehicular access to the site; land is undulating and partially high lying - landscape implications; public footpath/bridleway crosses site; part of operational golf course

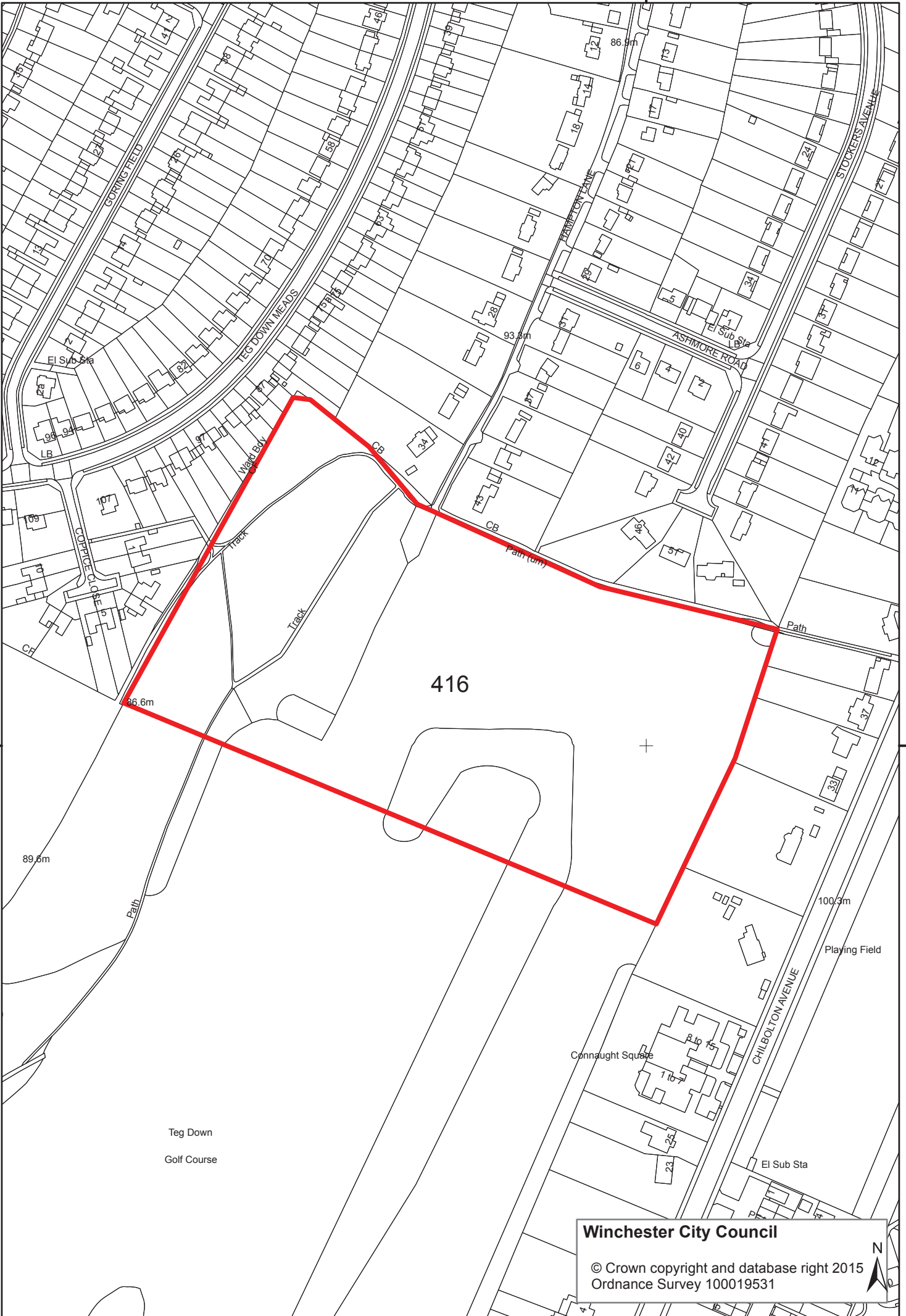
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of the urban area within a SINC. Capacity table shows 0 capacity as SINC covers the whole site.



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Teg Down  
Golf Course

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 417  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 132

**Address:** Royal Winchester Golf club - North of Sarum Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies between the Royal Winchester Golf course to the north and west, and another Agriculture/residential site submitted for consideration to the south.
<b>Site Access:</b>	Onto Sarum Road which is likely to require upgrading. Good bus links into Winchester.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument: <b>Adjacent</b>	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Part</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	<b>0.14</b>
Within 100m of Town Centre:	Proximity to village/town centre (km):	<b>1.9</b>

**Notes:** Highways limitations from Sarum Road - requires widening. A TPO forms the boundary to the south. The eastern part of the site is undulating.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Landowner suggests increasing capacity to 137 but no change proposed at this time. This is a large site separated from the urban area, adjacent to a SINC and Scheduled Monument.

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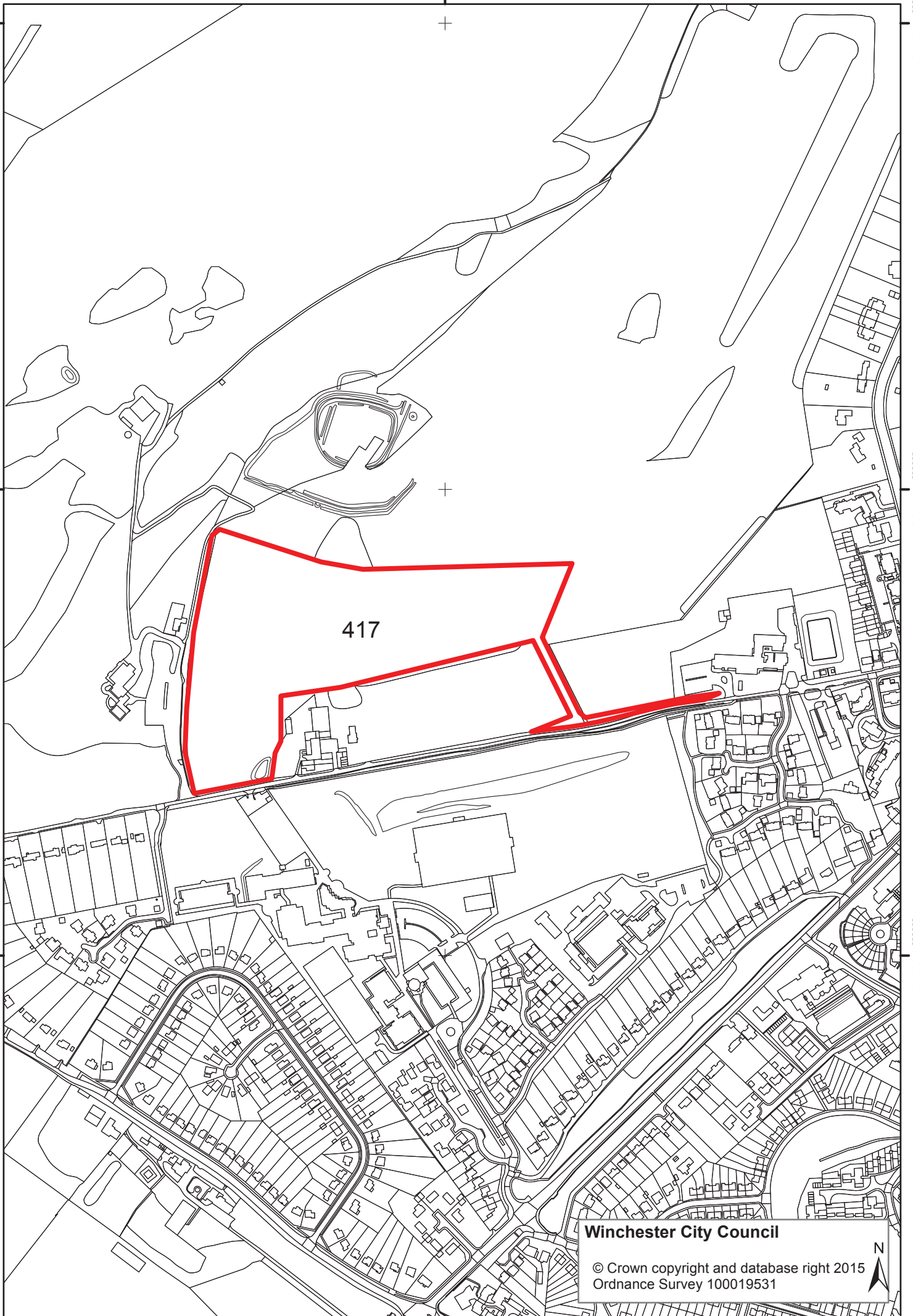
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417

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 418  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 1217

**Address:** Land north of Wellhouse Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site slopes down to the north & south. Winchester settlement lies beyond the Barton Farm site to the South and to the edge of the site in the west. The Barracks form the western boundary beyond Andover Road and Headbourne Worthy to the west.
<b>Site Access:</b>	The site borders Well House Lane to the south and Andover Road to the west.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes-part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>2.8</b>

**Notes:** There is a narrow floodzone (2/3) which runs through the site. 750 dwellings are proposed; would involve development on the southern area between Well House Lane and the 70m contour allowing for the provision of a Knowledge Park and park & ride. Only the

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** This is a large site separated from the urban area by other SHLAA sites partly within the floodzone 2/3.

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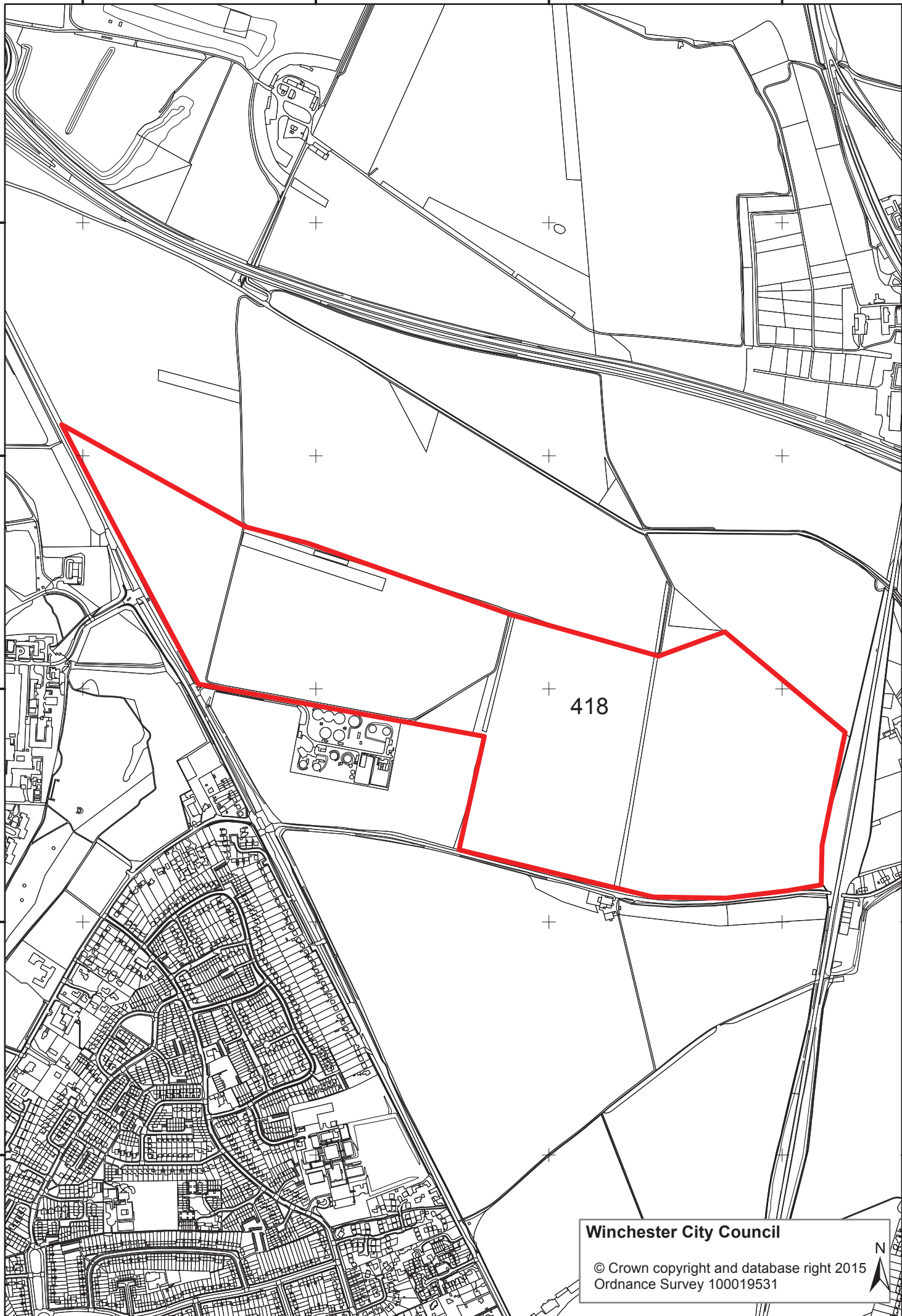
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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 419  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 144

**Address:** Land South of Kilham Lane adjoining Pitt Manor

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site borders Kilham lane and Winchester residential areas to the northeast. The remaining area of Pitt Manor lies to the southeast with Agriculture land forming the remaining boundaries.
<b>Site Access:</b>	Onto Kilham Lane - minor residential street

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade:
TPO: <b>Yes - multiple</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy <b>WT1</b> Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** There are a number of TPOs scattered over the site which would make any potential development of the site difficult. There is also a historic parks and gardens designation on the site. 200 homes have been permitted at Pitt Manor, adjoining the site to th

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is on the edge of the urban area; designated as Historic Park and Garden and adjoining a SINC.

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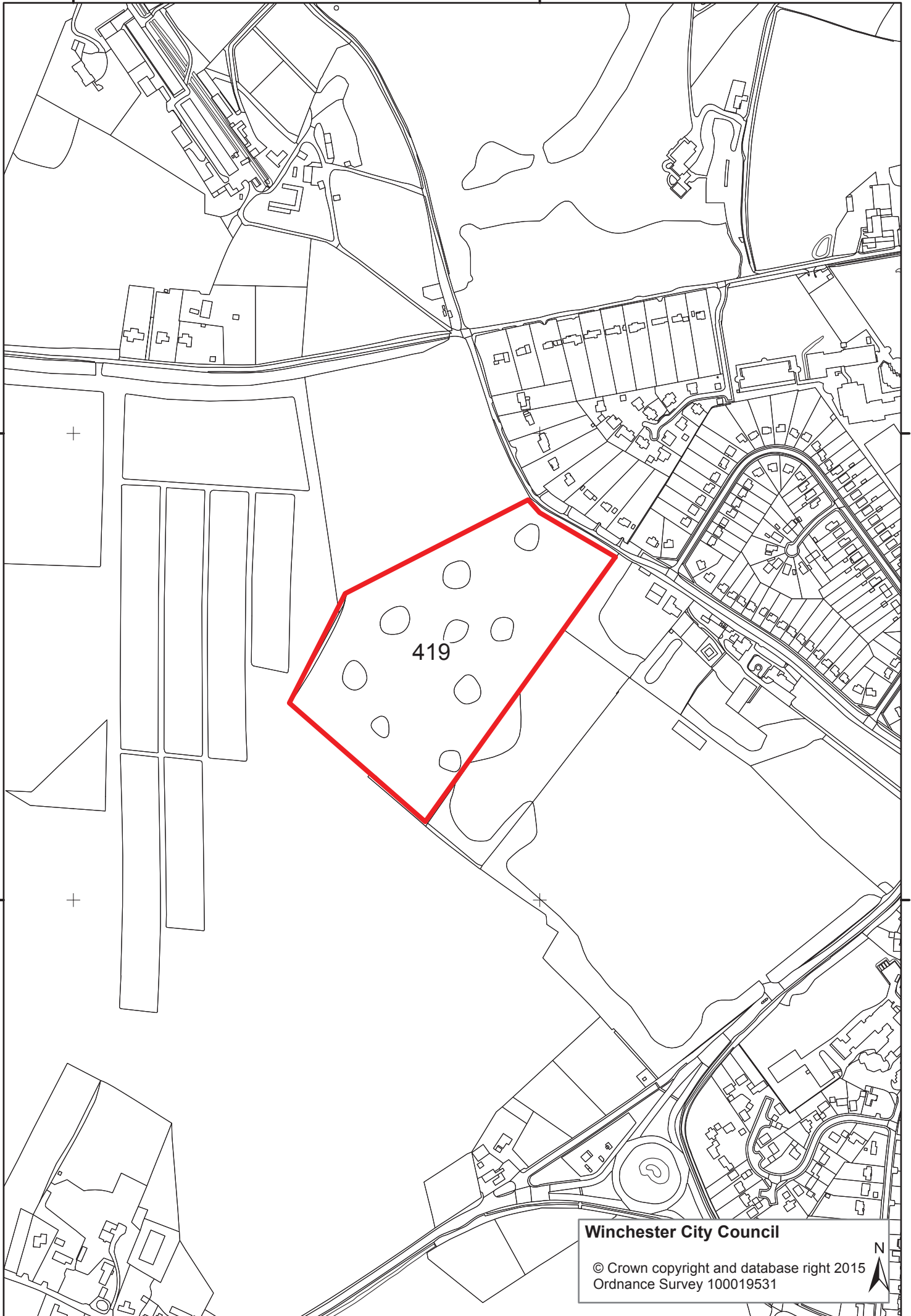
445500 000000

129000 000000

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419

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445000 000000

445500 000000



**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 420  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 1371

**Address:** South Winchester Golf Club, Pitt

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Sports facilities, formal recreation areas
<b>Character of Area:</b>	The site lies adjacent to residential areas of Winchester settlement to the south and east of and bounded by Millers Lane to the south and A3090 to the north with dense hedgerows and tree belts forming much of the boundary . The site slopes to the east.
<b>Site Access:</b>	Direct onto the A3090

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Part</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.5</b>

**Notes:** Olivers Battery VDS guidelines refer to maintaining current management policies and resisting further built development where it would be harmful to the landscape.

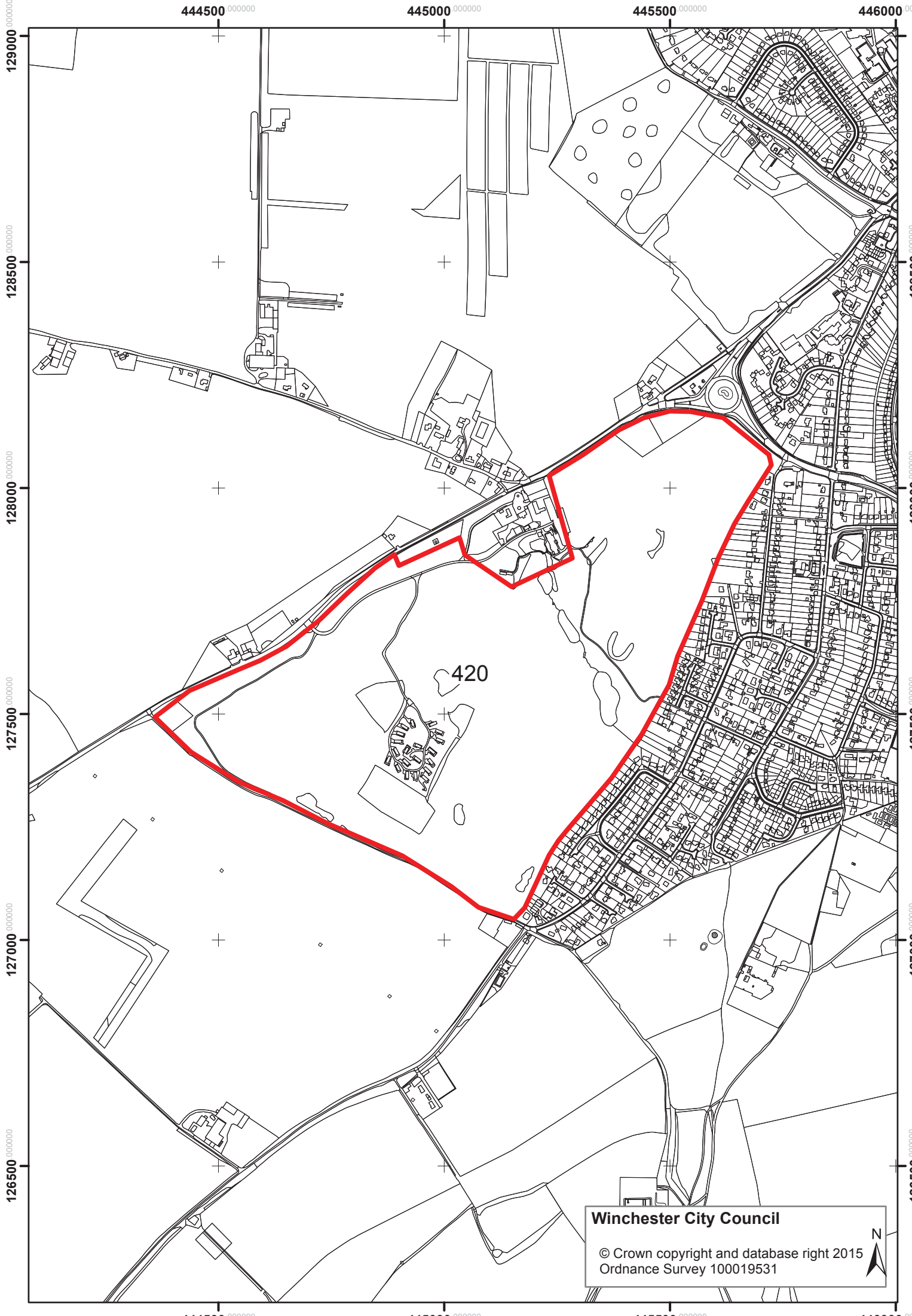
### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2030+

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential on part of the site (estimated capacity is based on the whole site being brought forward for residential use).

**Summary:** This is a large site on the edge of the urban area.



420

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 423  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 33

**Address:** Land adjacent to the Down House, 90 Harestock Road

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	The site lies adjacent to Winchester settlement to the east and fronts Harestock Road. The eastern boundary is made up of a belt of trees. Agricultural land lies to the west and low density residential to the north and south.
<b>Site Access:</b>	Onto Harestock Road (the consultant proposes that access and visibility splays could be provided). Nearest bus stop is within 50m and other services are available along Stockbridge road 500m away.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:** Within local gap. This site is being promoted along with site 424 and 2489, to include a community centre and sports pitches in addition to residential.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential and community facilities.

**Summary:** This site is located on the edge of the urban area and within the Local Gap. Previously referred to as 'Land at Kennel Lane' Site boundary has been ammended in April 2013

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423

Highland House

Laburnum Cottage

HARESTOCK ROAD

90.8m

85.6m

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 424  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 67

**Address:** Land North of The Down House, 90 Harestock Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	The site lies adjacent to Winchester settlement to the east and fronts Harestock Road. The southern and eastern boundaries are made up of a belt of trees and hedge to the north. Agricultural land lies to the west and low density residential to the south.
<b>Site Access:</b>	Onto Harestock Road (the consultant proposes that access and visibility splays could be provided). Nearest bus stop is within 50m and other services are available along Stockbridge road 500m away.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.2</b>

**Notes:** Within local gap. This site is being promoted along with sites 423 and 2489, to include a community centre and sports pitches in addition to residential.

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

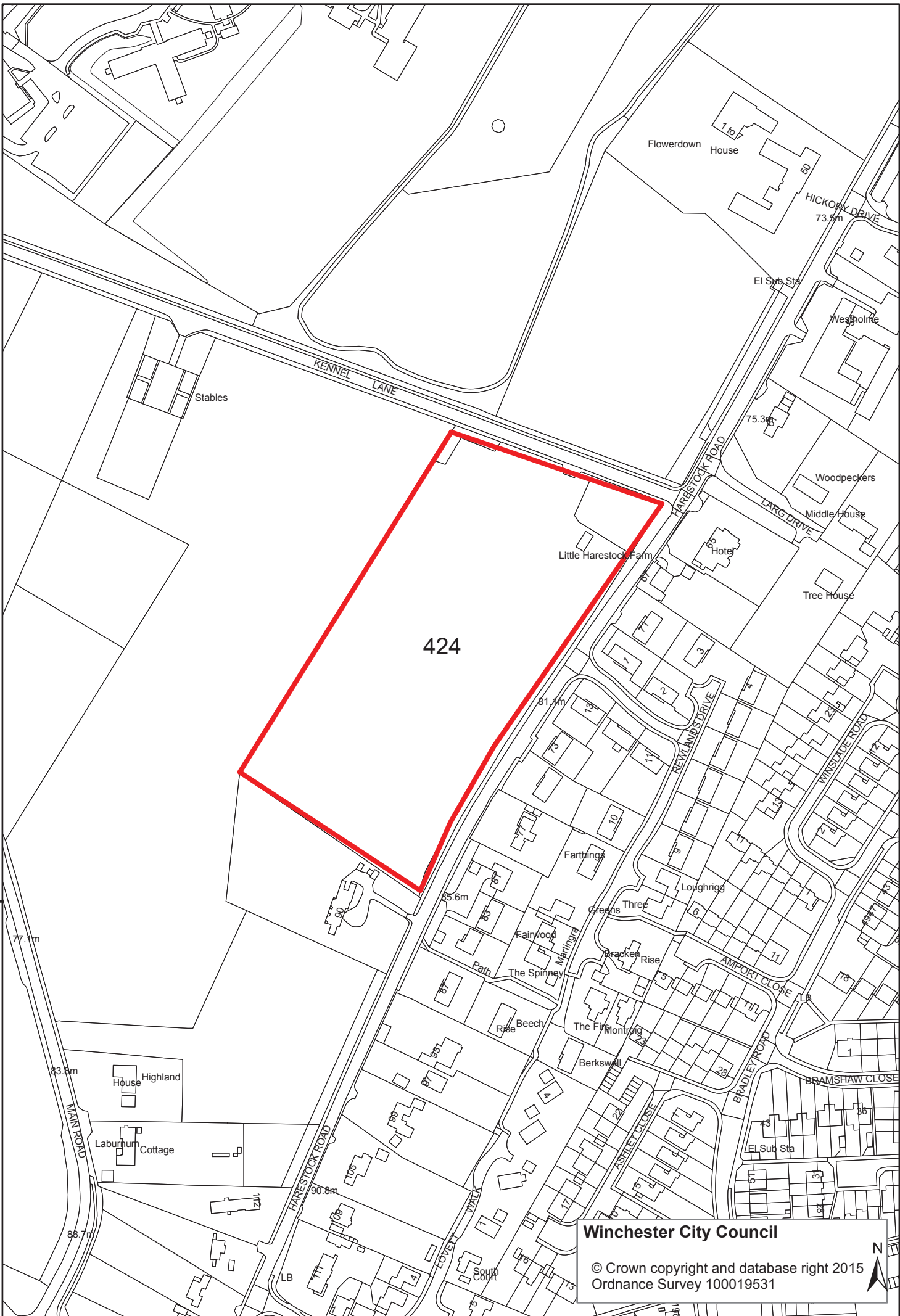
**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and community facilities.



**Summary:** This is a large site of the edge of urban area within the local gap. Previously referred to as 'Land at Kennel Lane'



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**Within Settlement:** Countryside  
**Nearest Settlement:** Littleton

**SHLAA ID Ref:** 425  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 35

**Address:** Site at Main Road, Littleton

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	This site is on the northern edge of Littleton. The surrounding area to the north and west is Agriculture.
<b>Site Access:</b>	Access onto main road - Littleton Lane. The owner has retained a right to provide access through the front of the recently completed exception site.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

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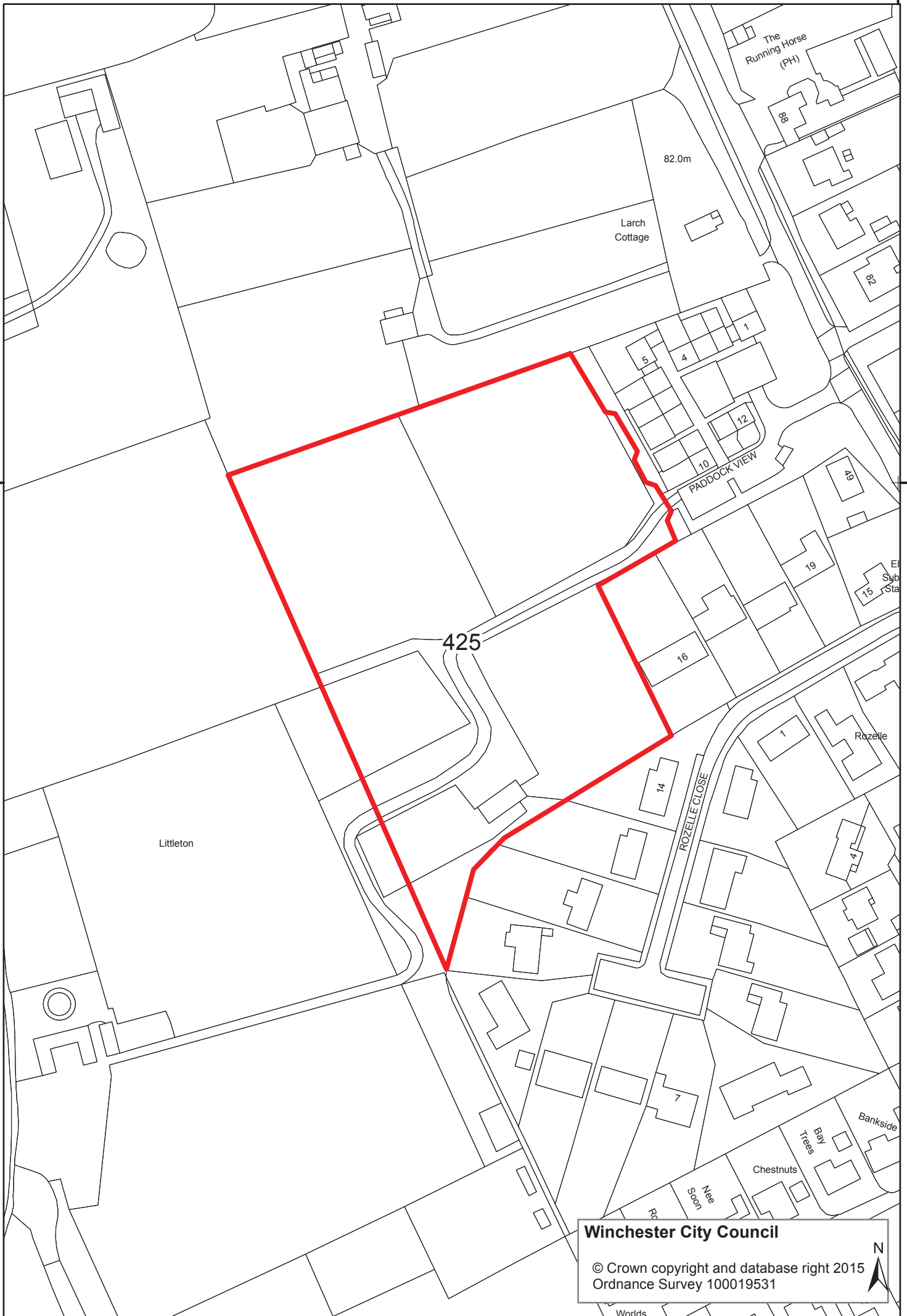
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a lower order settlement. An exception scheme has been permitted to the east of the site. The owner would consider wither a private scheme with 40% affordable housing or a further rural exception site.

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**Within Settlement:** Sutton Scotney  
**Nearest Settlement:**  
**Address:** Old Station Yard

**SHLAA ID Ref:** 427  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 33

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Industrial or commercial site
<b>Character of Area:</b>	
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed): <b>Yes</b>
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** This site has now been subdivided into 2 separate SHLAA sites: 427 (Old Station Yard) and 2484 (Taylors Yard).

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

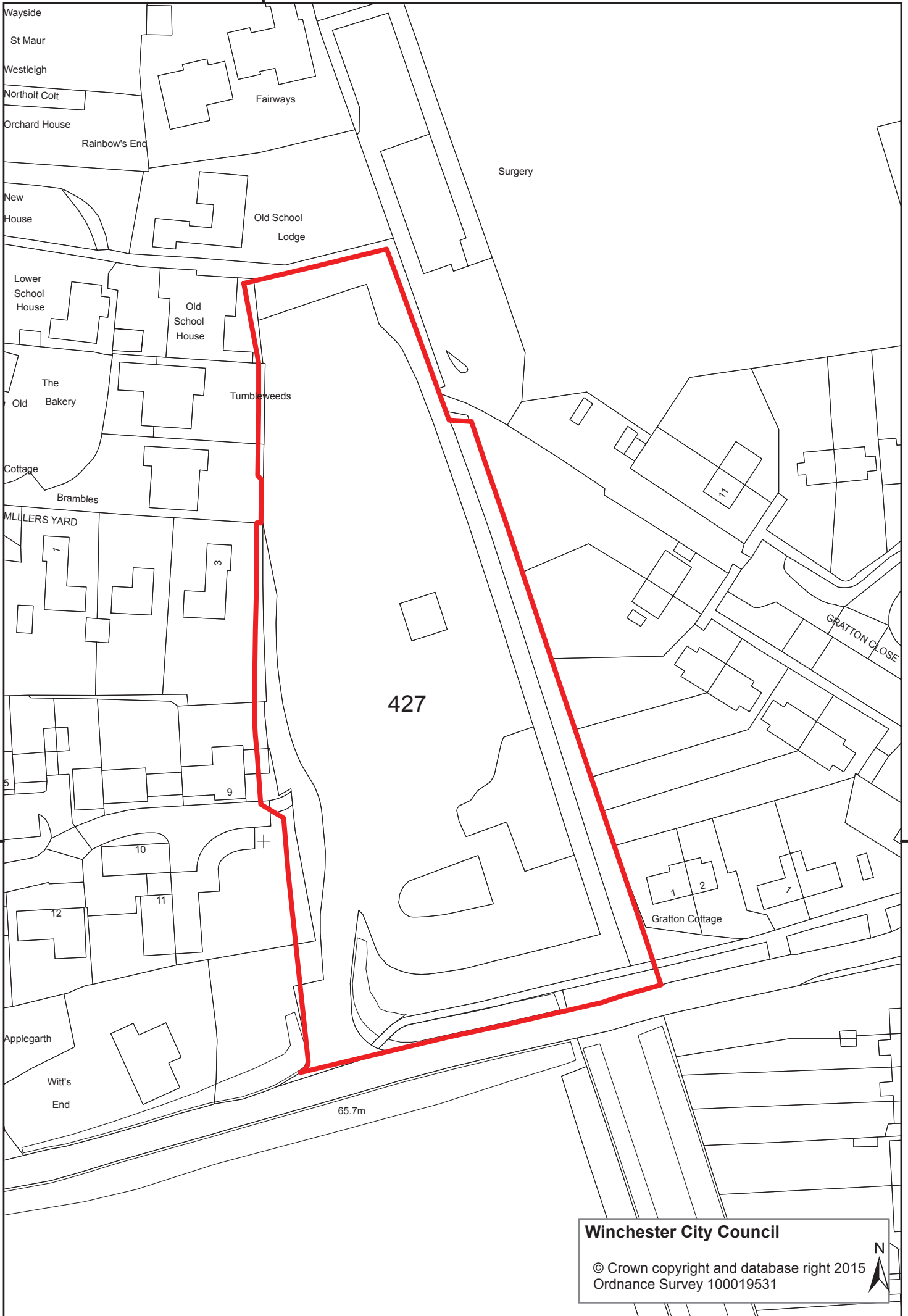
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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and employment

**Summary:** Planning permission granted on 30/10/13 for 33 residential units, including 4 live-work units (11/00518/FUL).

446500 000000



427

65.7m

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139500 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 429  
**In PUSH:** PUSH  
**Estimated Capacity:** 75

**Address:** Lower Chase Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture - grazing and remnant of former farm.
<b>Character of Area:</b>	The site lies to the south and west of Swanmore residential area, with playing fields of the school to the south and Lower Chase Road to the west.
<b>Site Access:</b>	Onto Lower Chase Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.8</b>

**Notes:** The site is within the local gap. Adjacent to College Sports Grounds

**HOW AVAILABLE IS THE SITE?**

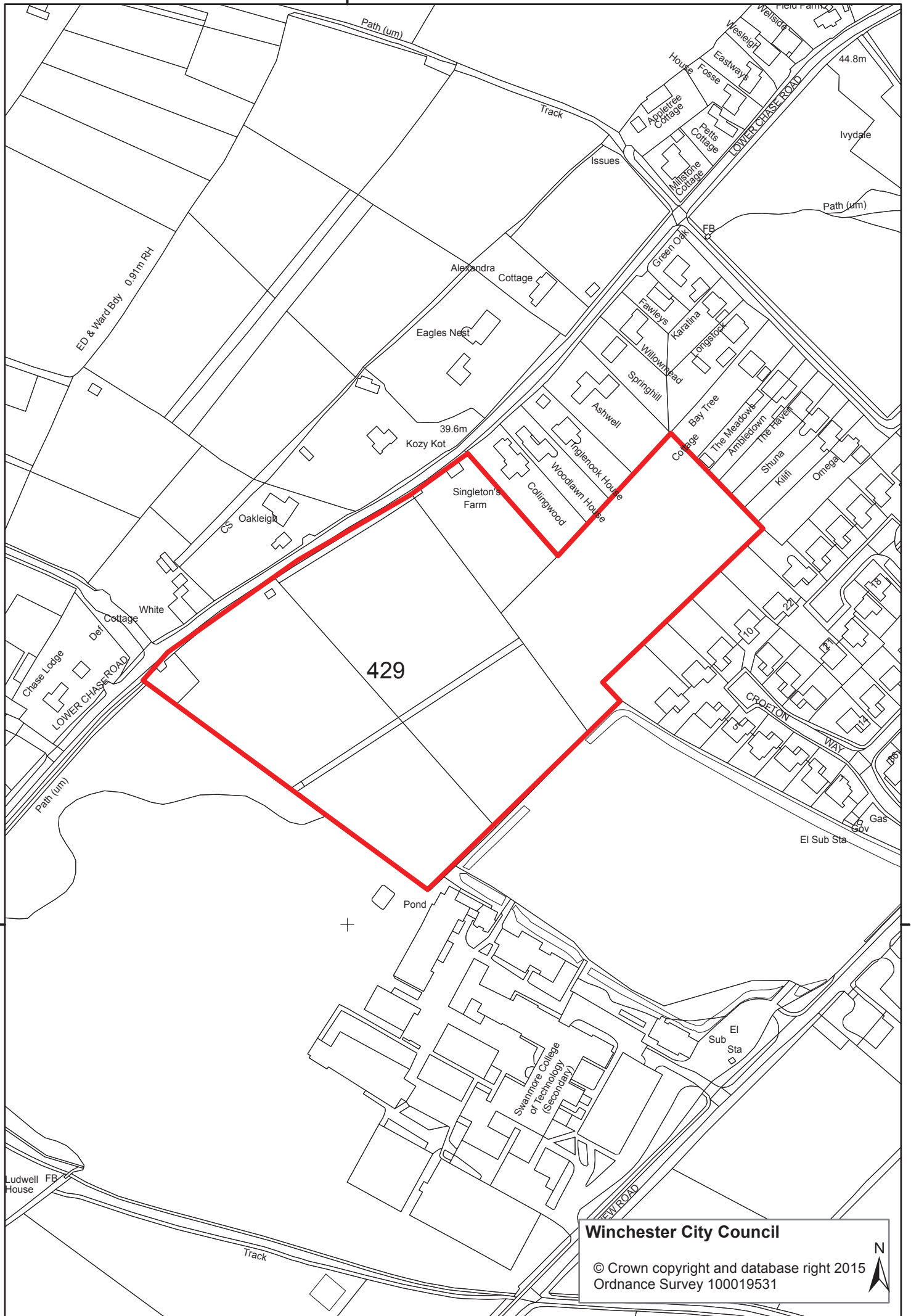
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential including allotments or public open space

**Summary:** Site has been put forward by the owner for housing. A neighbouring land owner, HCC are also interested in a possible land-swap with their land to the east, to replace the playing fields on this site and build on current playing fields. Within local gap.

457000 000000



ED & Ward Bay 0.91m R/L

429

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116000 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 430  
**In PUSH:** PUSH  
**Estimated Capacity:** 101

**Address:** Whiteley Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other (Vacant) was Agriculture
<b>Character of Area:</b>	The surrounding area is urban, with recent development to the north and west and the M27 forming the southern boundary. There is a field on the eastern boundary which has also been submitted for consideration.
<b>Site Access:</b>	The site fronts onto Lee Ground and Whiteley Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>1.9</b>

**Notes:** Noise from M27 may be an issue; however already a number of residential properties at the same distance from the motorway. Site within strategic gap.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

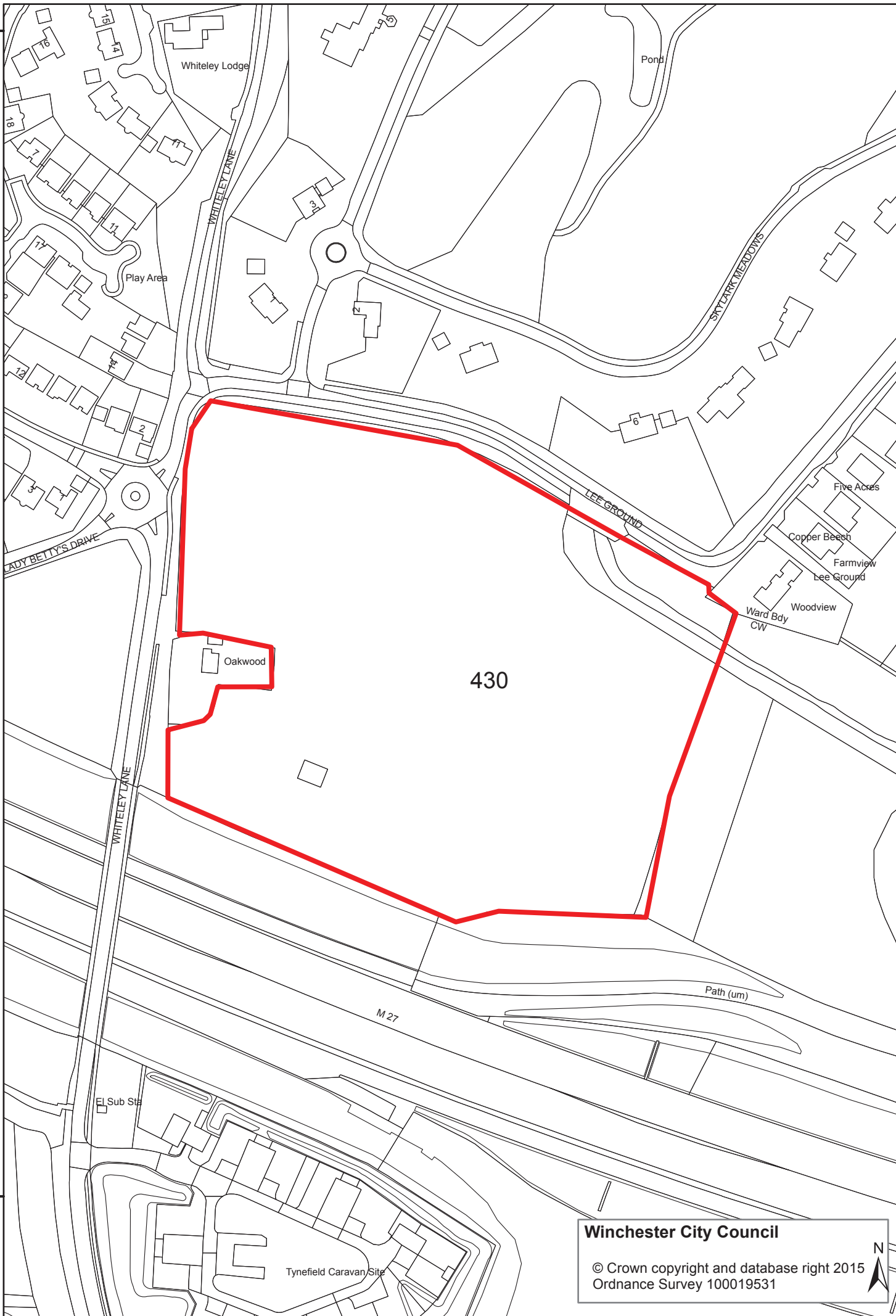
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - propose 100 dwellings at 35dph (net)

**Summary:** This is a large site on the edge of an urban area within Strategic Gap.

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108000.000000

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Tynefield Caravan Site

Sub Sta

M 27

Path (um)

Ward Bdy  
CW

Five Acres

Copper Beech

Farmview  
Lee Ground

Woodview

Whiteley Lodge

Play Area

Pond

SYLPERK MEADOWS

LEE GROUND

WHITELEY LANE

WHITELEY LANE

LADY BETTY'S DRIVE

430

Oakwood

18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

**Within Settlement:** Sparsholt  
**Nearest Settlement:**

**SHLAA ID Ref:** 434  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 7

**Address:** Church Mead, Home Lane, Sparsholt (Garden of)

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Garden (single)

**Character of Area:**

**Site Access:** Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>adjacent</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Adjacent</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

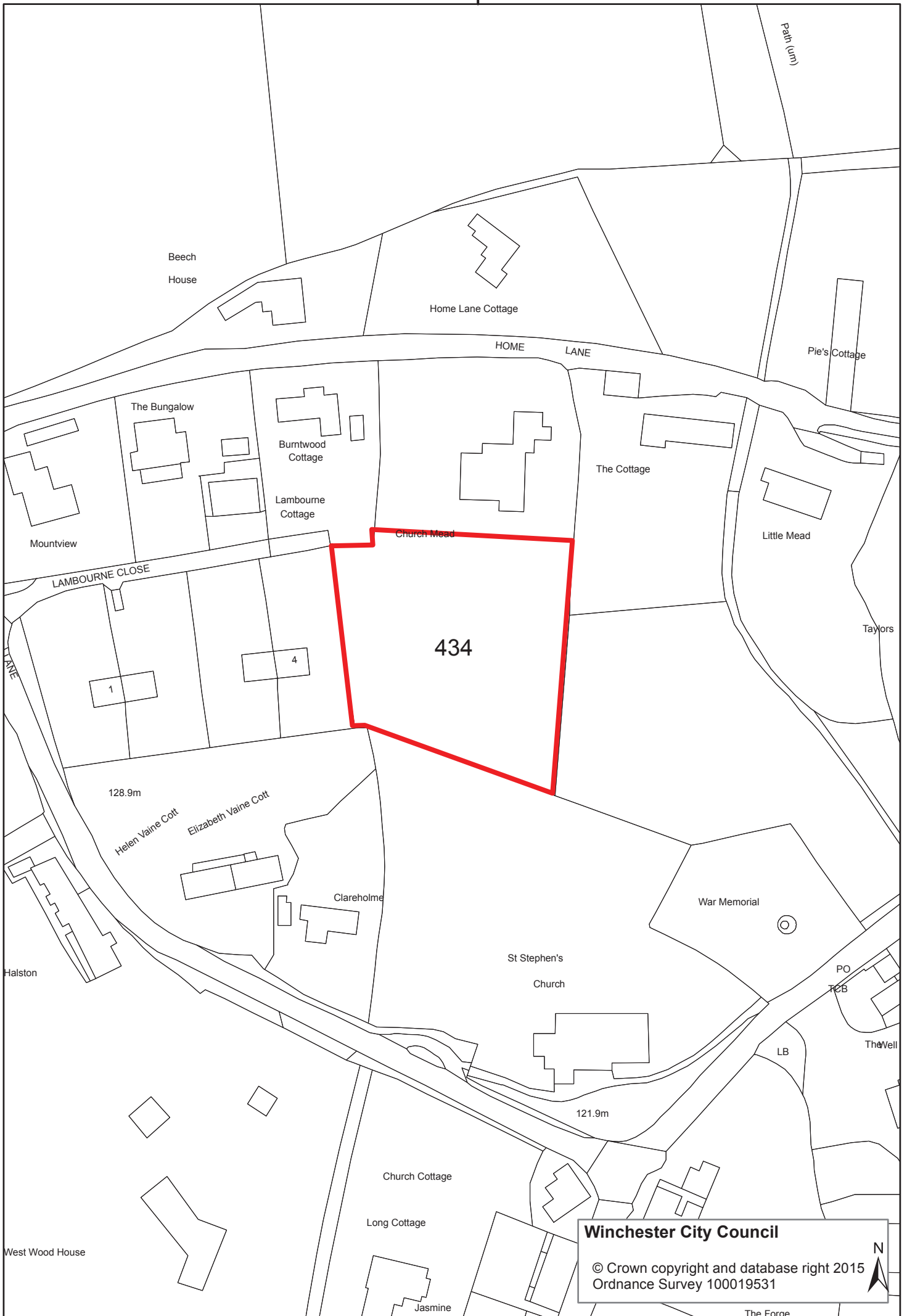
Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2025-2030

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Swanmore  
**Nearest Settlement:**

**SHLAA ID Ref:** 466  
**In PUSH:** PUSH  
**Estimated Capacity:** 5

**Address:** Land behind 1& 2 Cottles

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Garden (single)
<b>Character of Area:</b>	The site is to the rear of the the residential properties and backs on to the wider coutside/agriculatural land to the east
<b>Site Access:</b>	Hampton Farm Lane (unadopted gravel track)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Access to this site would be from an unadopted gravel track, which is not suitable for intensification of the current use.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

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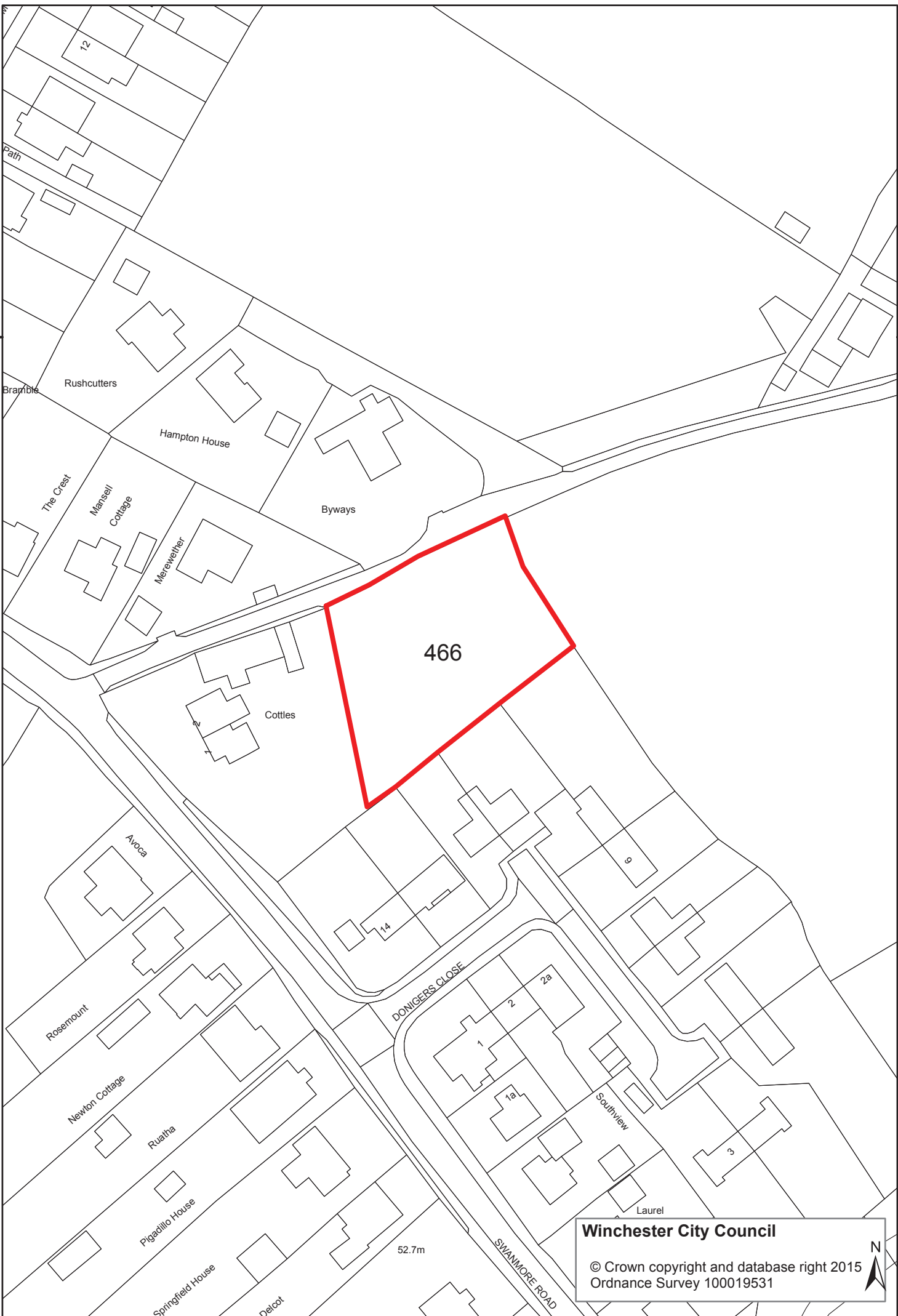
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Some potential. The landowner has not yet been contacted as the land is not registered.

117000.000000

117000.000000



466

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**Within Settlement:** Denmead  
**Nearest Settlement:**

**SHLAA ID Ref:** 475  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** Land behind Highclere, School Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Allotments
<b>Character of Area:</b>	The site forms part of the rear gardens of residential properties fronting School Lane
<b>Site Access:</b>	private drive/track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

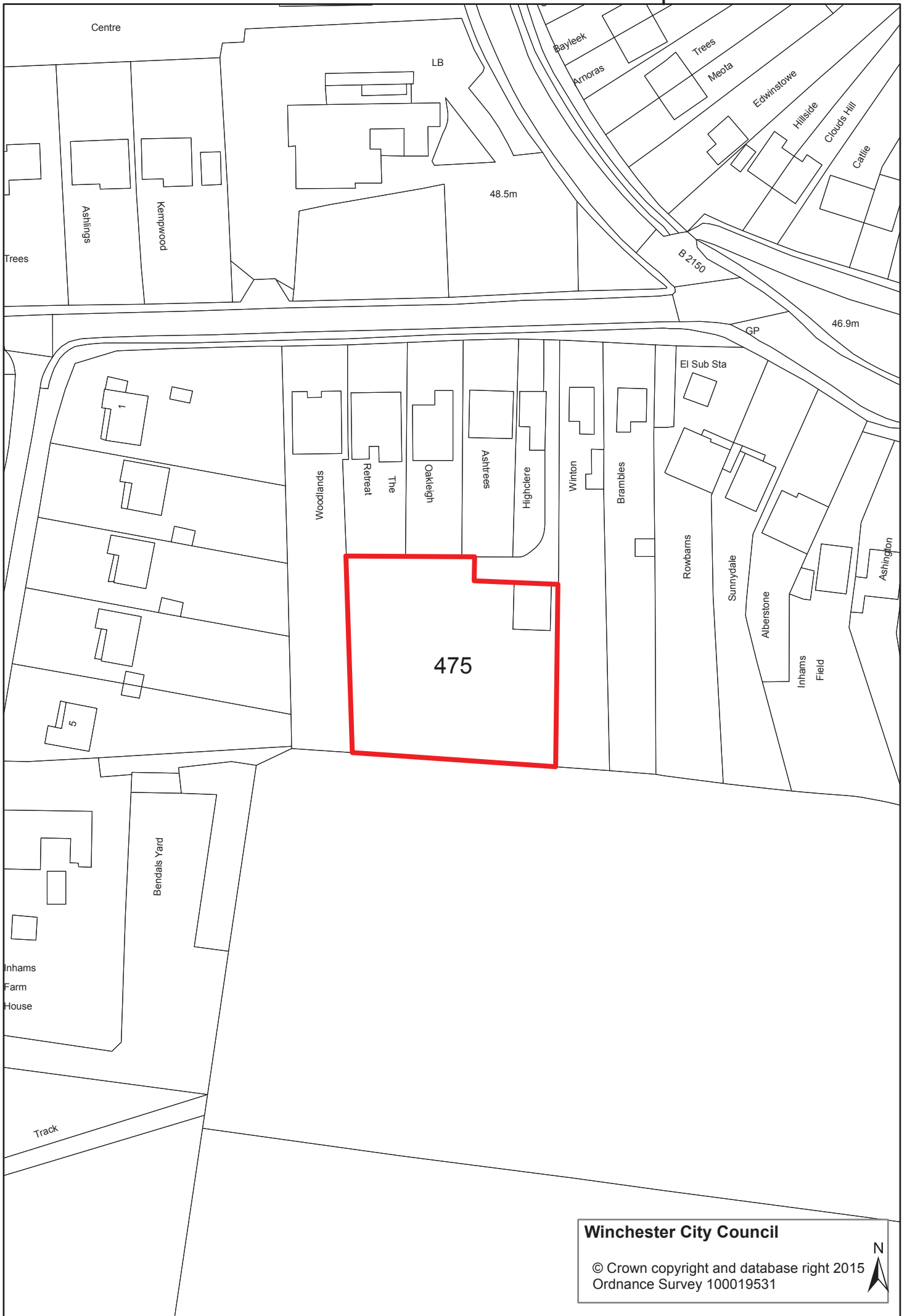
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Backland site within settlement boundary



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**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 500  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 242

**Address:** Land at Woodlands Farm

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies to the north and west of Kings Worthy residential areas. The railway line forms most of the western boundary and the A34 the southern boundary.
<b>Site Access:</b>	Bus stop located on Springvale Road frontage with regular services to Winchester and the railway station. The site adjoins the A34 and Springvale Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument: <b>Part</b>	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Part</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>3.3</b>

**Notes:** A Scheduled Ancient Monument on site; small proportion of the site on the eastern boundary is within a floodrisk zone. There's a line of TPOs through the centre of the site and along one of southern boundaries and 2 additional TPOs in the centre of the fi

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential, commercial/industrial and public open space

**Summary:** This is a large site on the edge of a high order settlement with scheduled monuments on the northern part of the site and TPOs and floodrisk affecting other small parts of the site. The capacity of the site has been reduced due to the SAM and TPO's.

448500 000000

449000 000000

133500 000000

133500 000000

133000 000000

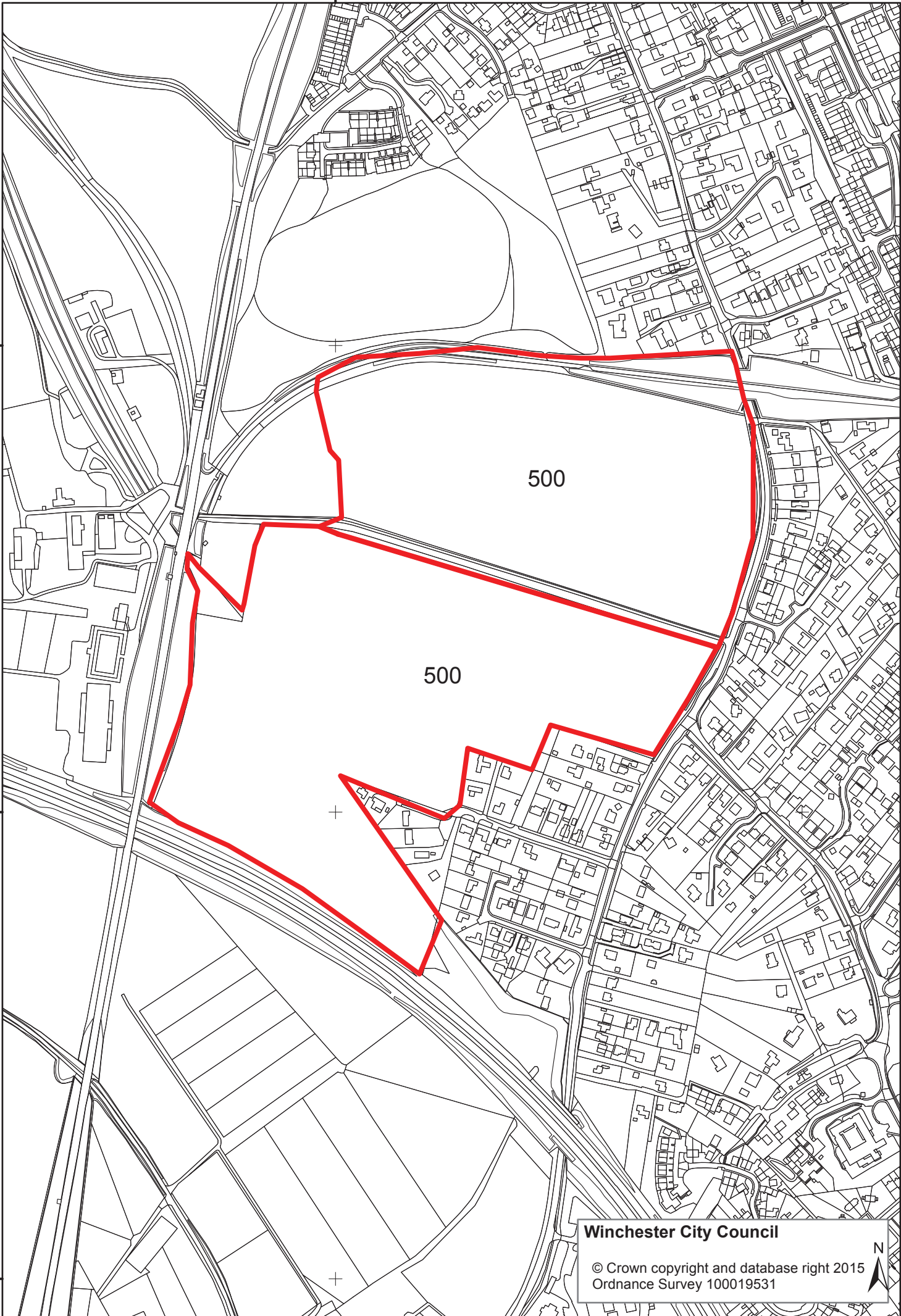
133000 000000

132500 000000

132500 000000

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449000 000000



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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 569  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 13

**Address:** Land At the end of West End Close

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Car park

**Character of Area:**

**Site Access:** private drive/track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Grassed area with mature trees - car parking behind



El Sub Sta

Fullflood Court

TCB

LB

Sharokhaz

72.8m

Path

569

WEST END CLOSE

Pond

Winchester Community Prison

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 659  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 12

**Address:** Land off Firmstone Road, Winchester, SO23 0PA

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Car park

**Character of Area:**

**Site Access:** private drive/track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Adjacent</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

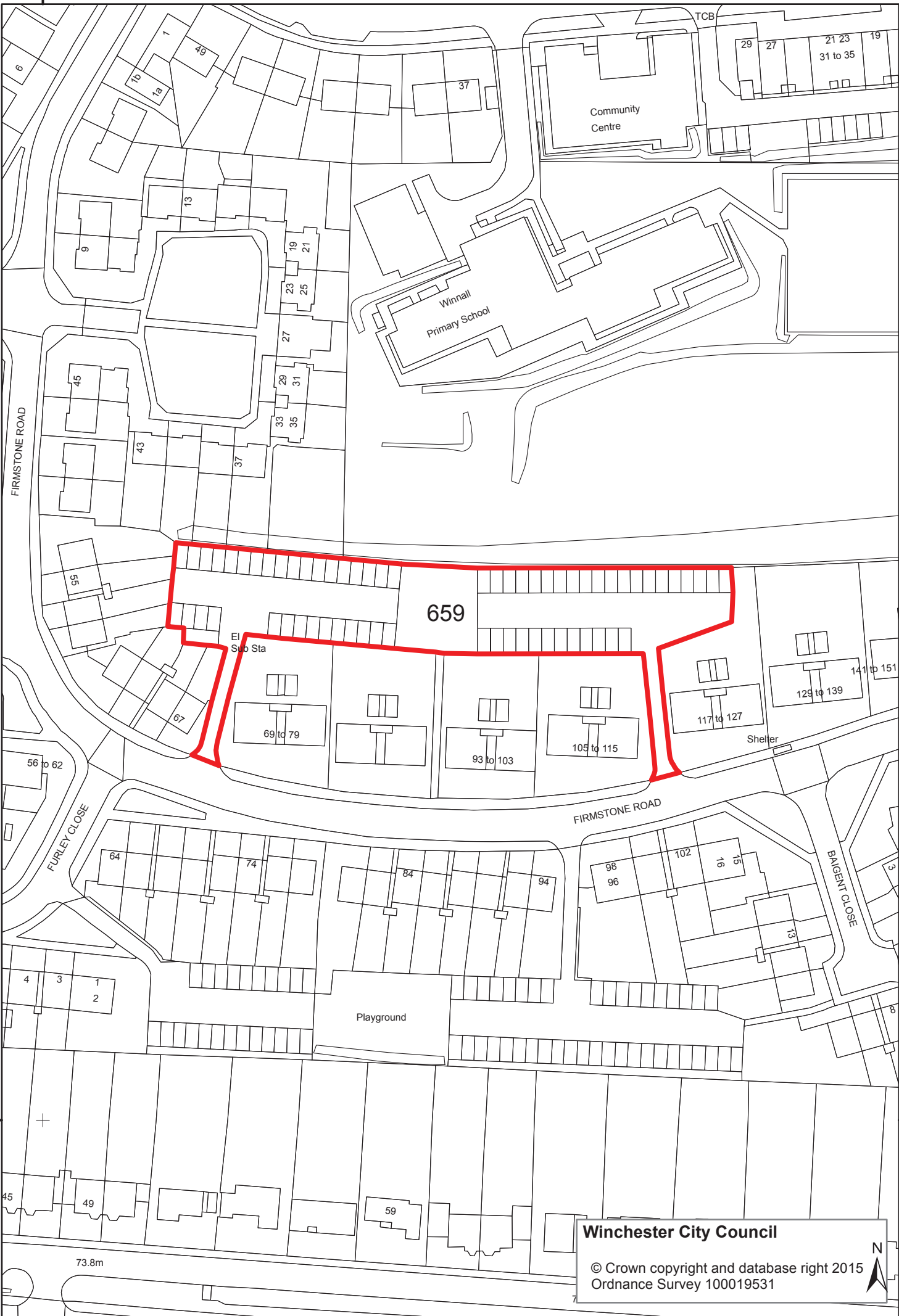
Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2025-2030

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Colden Common  
**Nearest Settlement:**

**SHLAA ID Ref:** 888  
**In PUSH:** PUSH  
**Estimated Capacity:** 40

**Address:** Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Industrial or commercial site
<b>Character of Area:</b>	Previously-developed site within settlement boundary. Prominent frontage to Main Road.
<b>Site Access:</b>	Directly on to Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

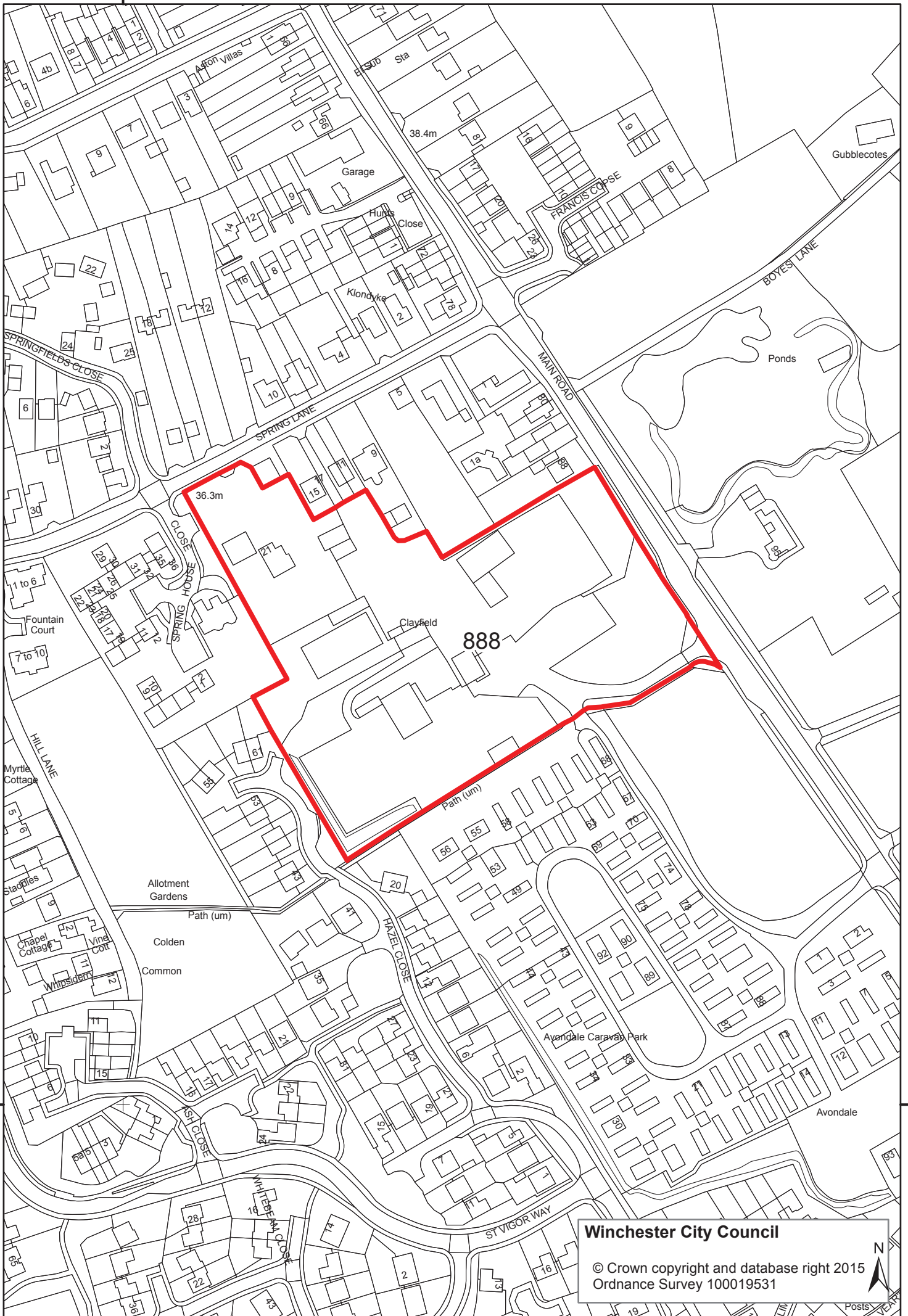
**Estimated Timescale for Delivery:** 2015-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Caravan storage site



888

Path (um)

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**Within Settlement:** Colden Common

**Nearest Settlement:**

**SHLAA ID Ref:** 889

**In PUSH:** PUSH

**Estimated Capacity:** 16

**Address:** Avondale Park, Off Main Road, Colden Common, SO21 1TF

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Undeveloped field plot

**Character of Area:** Undeveloped site fronting Main Road

**Site Access:** Directly on to Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7.86</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Field attached to caravan park and buildings

889

Avondale Caravan Park

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122000 000000

122000 000000

**Within Settlement:** Denmead  
**Nearest Settlement:**

**SHLAA ID Ref:** 958  
**In PUSH:** PUSH  
**Estimated Capacity:** 7

**Address:** Shere, Green Meadows, Green Lane, Denmead, PO7 6LW

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other community facility
<b>Character of Area:</b>	Medium density residential area with some tree-cover. Main frontage to Green Lane
<b>Site Access:</b>	Directly on to main road (Green Lane)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Part greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** In grounds of HCC residential home

112000 0000000

112000 0000000



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**Within Settlement:** Bishops Waltham  
**Nearest Settlement:**

**SHLAA ID Ref:** 1712  
**In PUSH:** PUSH  
**Estimated Capacity:** 18

**Address:** Malt Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other community facility
<b>Character of Area:</b>	Situated to the south-west of the High-Street, adjacent to St George's Square which forms a focal point to the town centre. Adjacent to the site to the north and west is residential development. To the south of Winchester Road
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>Yes</b>	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

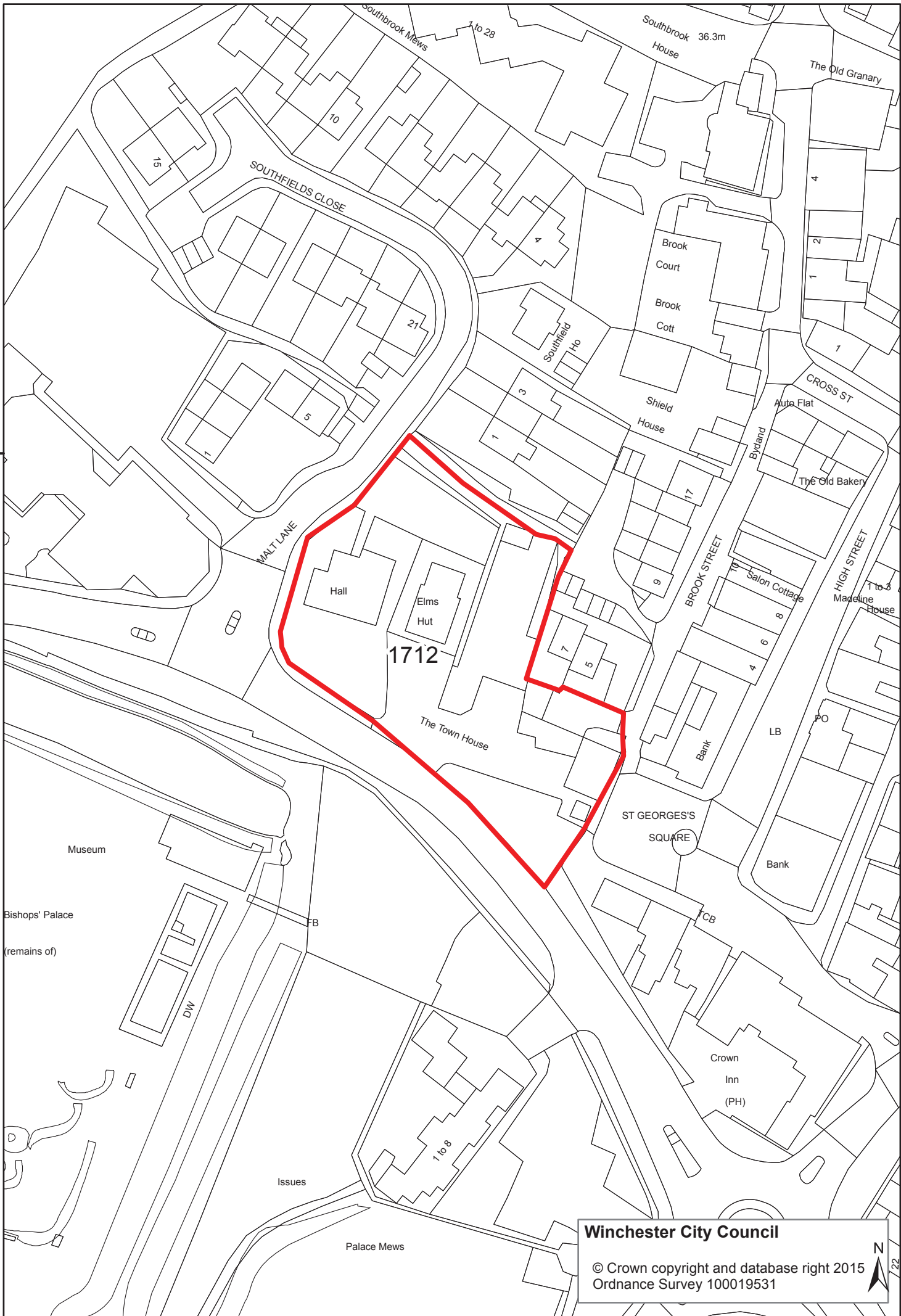
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/mixed use

**Summary:** This site is allocated in WDLPR (2006) for mixed uses (policy S.2). A Design Brief for Malt Lane is available. The Youth Centre and NHS will need to relocate before the site can be redeveloped.

117500.000000

117500.000000



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**Within Settlement:** Swanmore  
**Nearest Settlement:**

**SHLAA ID Ref:** 1751  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** New Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other community facility
<b>Character of Area:</b>	The site of the former Scout Hut is now let for the keeping of ponies.
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** A scout hut was previously situated on the site, now demolished.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The Charity also holds the village hall and the field known as 'Trough Field' to the south in trust alongside the rest of the site identified.

116000 000000

116000 000000

Gas  
Gov

Five  
Acres

El Sub Sta

2

Hall

Car Park

1751

El  
Sub  
Sta

108

12

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1753  
**In PUSH:** PUSH  
**Estimated Capacity:** 26

**Address:** Clewers Lane, Waltham Chase

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is contained on three sides by residential development and borders Waltham Chase to the south.
<b>Site Access:</b>	Safe highway access can be obtained via Clewers Lane from Winchester Road. - visibility issues at the junction can be overcome. Bus services along Winchester Road are frequent

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed): <b>Yes - 5 employees</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.9</b>

**Notes:** In WDLPR Local Gap - the owners propose that this area bounded by Clewers Lane, Clewers Hill and the B2177 should be excluded from the local gap without setting precedent for further expansion to the north. As the site overlaps with site 2491, this area h

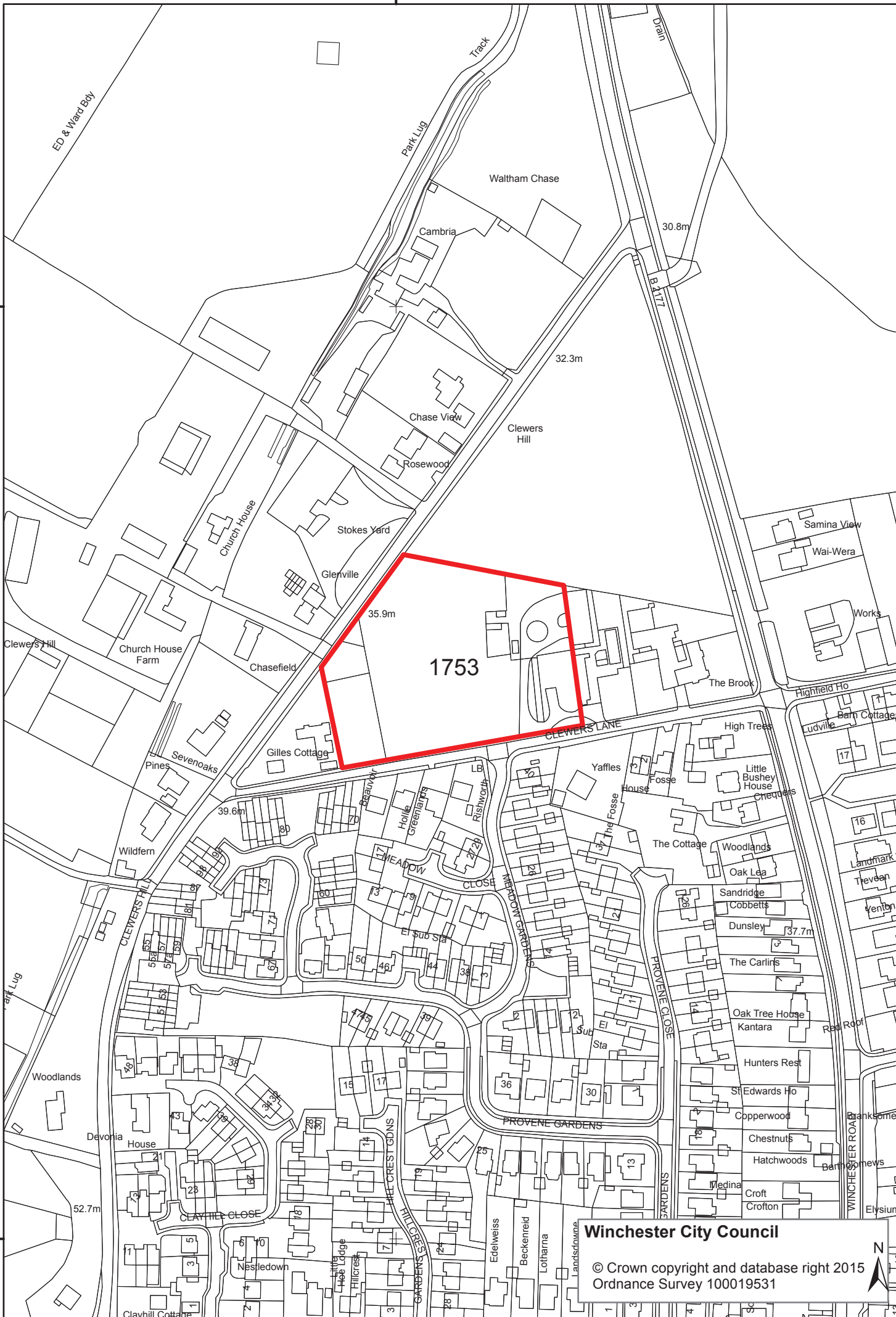
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and retain existing commercial use. propose 1.1Ha of site is developed for residential.

**Summary:** This is a large site located on the edge of a higher order settlement within the Local Gap.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 1776  
**In PUSH:** PUSH  
**Estimated Capacity:**  
77.003550000000004

**Address:** Inhams Lane

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:**

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?**

**Estimated Timescale for Delivery:**

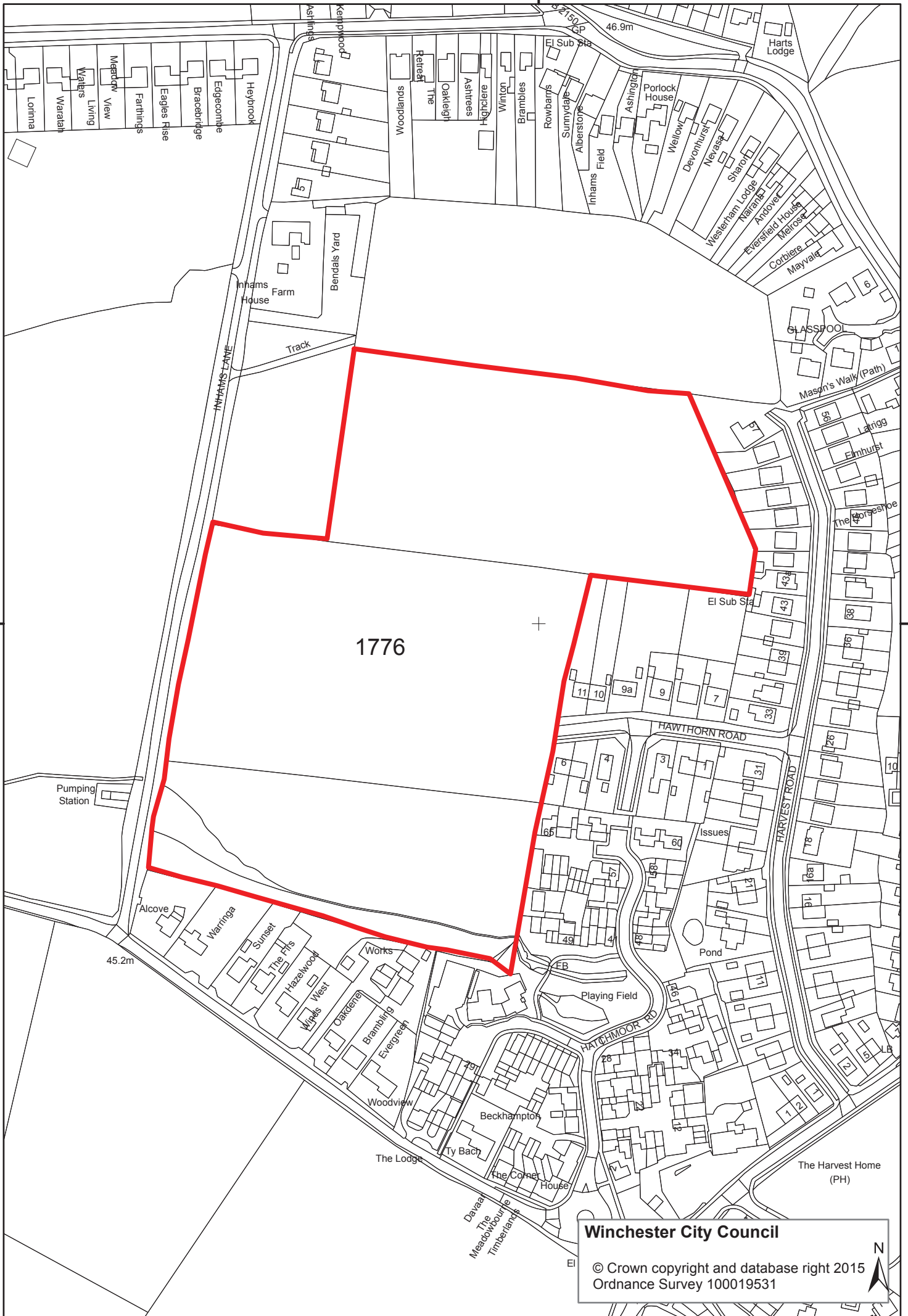
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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:**

**Summary:**





1776

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 1801  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 15

**Address:** 15 Chilbolton Avenue

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Dwellings
<b>Character of Area:</b>	
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: <b>Adjacent</b>	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

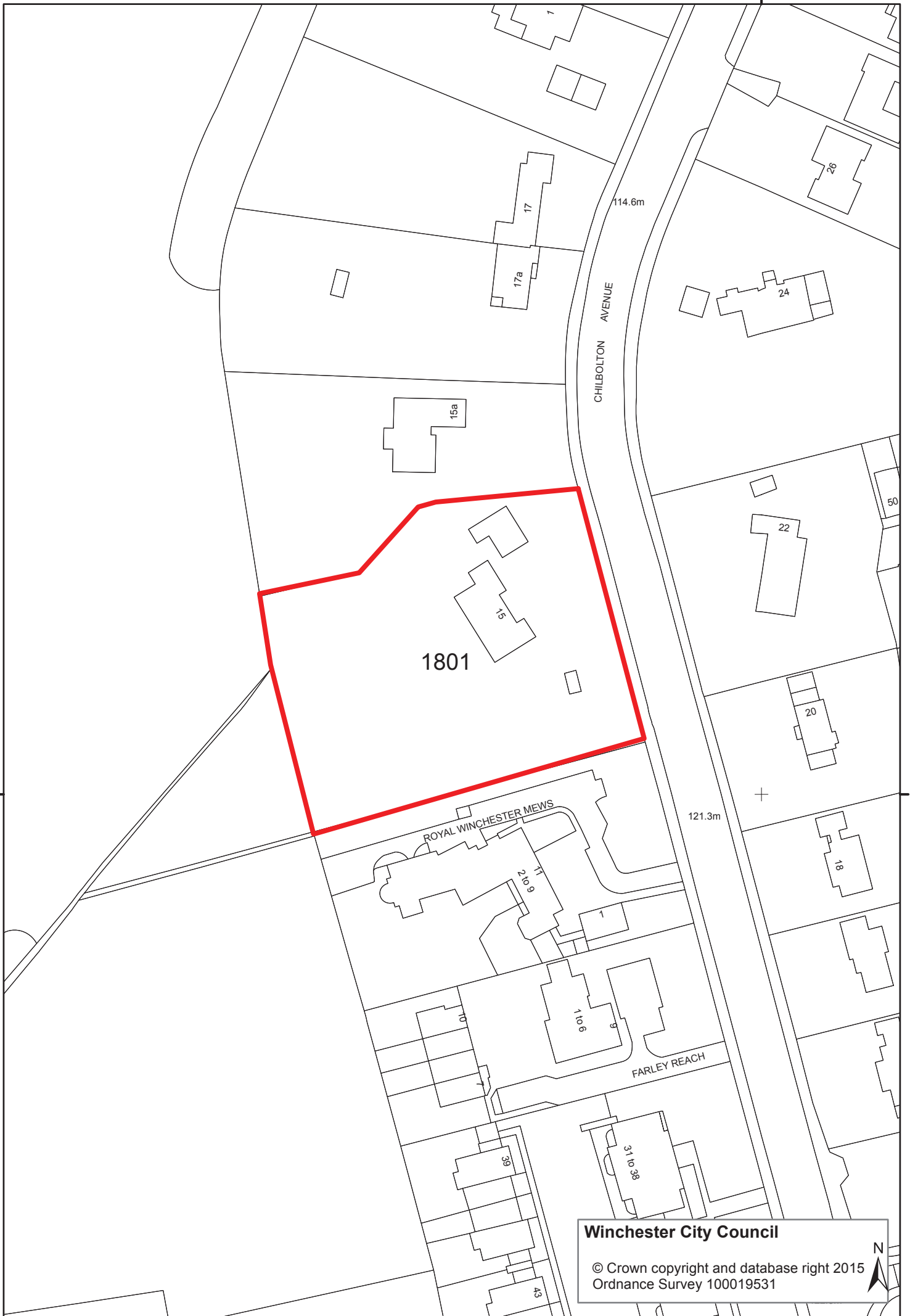
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Planning application refusal for 11 dwellings 05/01506/FUL (reasons included design and layout issues).



1801

CHILBOLTON AVENUE

ROYAL WINCHESTER MEWS

FARLEY REACH

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**Within Settlement:** Whiteley  
**Nearest Settlement:**

**SHLAA ID Ref:** 1810  
**In PUSH:** PUSH  
**Estimated Capacity:** 5

**Address:** The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Dwellings
<b>Character of Area:</b>	The site is made up of 3 residential plots. It is adjoined by residential development to its northern boundary.
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Part greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

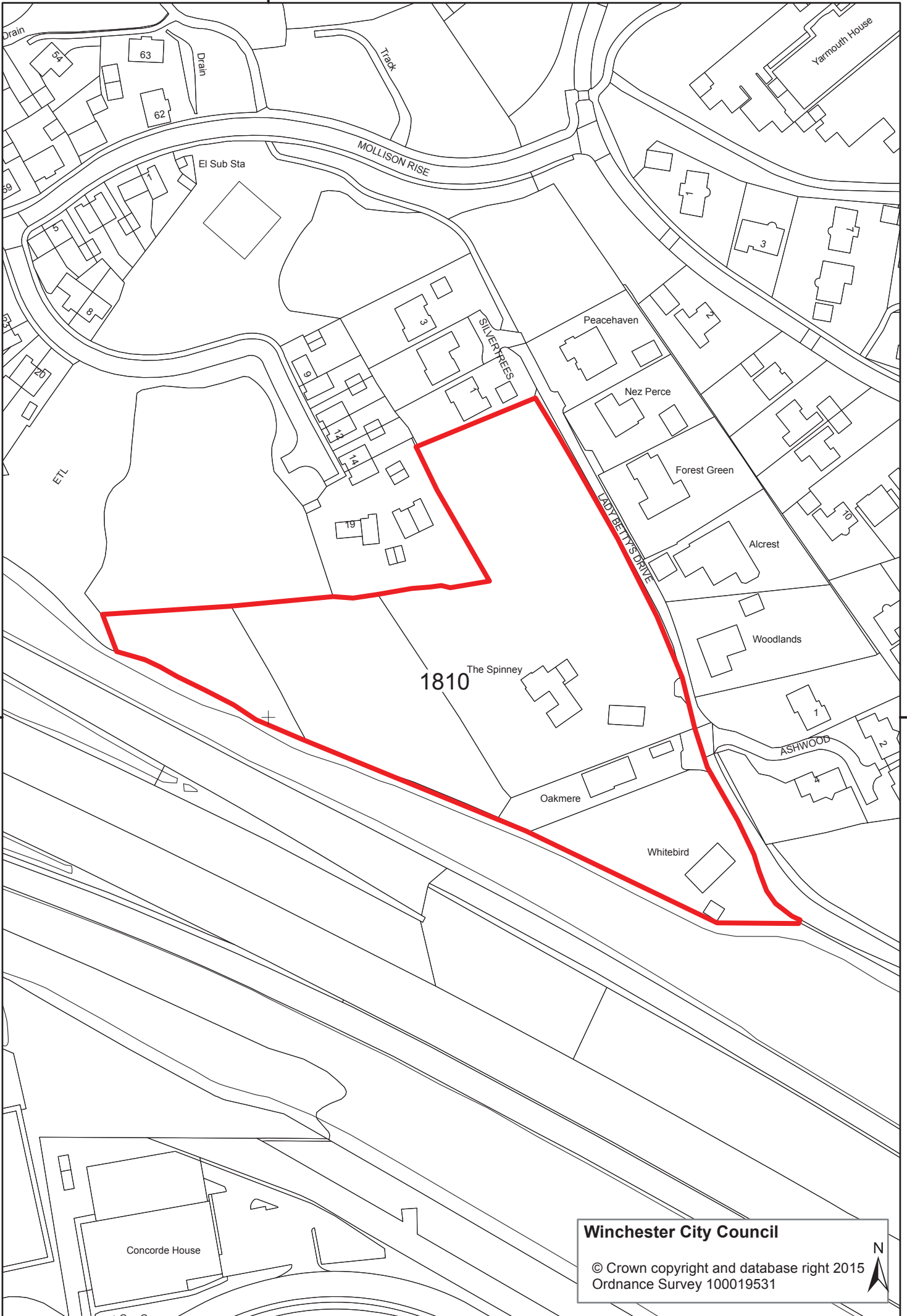
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** A low density scheme would be required at this site due to character of the area.

453000 000000



108500 000000

108500 000000

453000 000000

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**Within Settlement:** Whiteley  
**Nearest Settlement:**

**SHLAA ID Ref:** 1811  
**In PUSH:** PUSH  
**Estimated Capacity:** 13

**Address:** Lady Betty's Drive

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Garden
<b>Character of Area:</b>	Development of this site would extend the existing linear residential development on the north side of lady Betty's Drive
<b>Site Access:</b>	private drive

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

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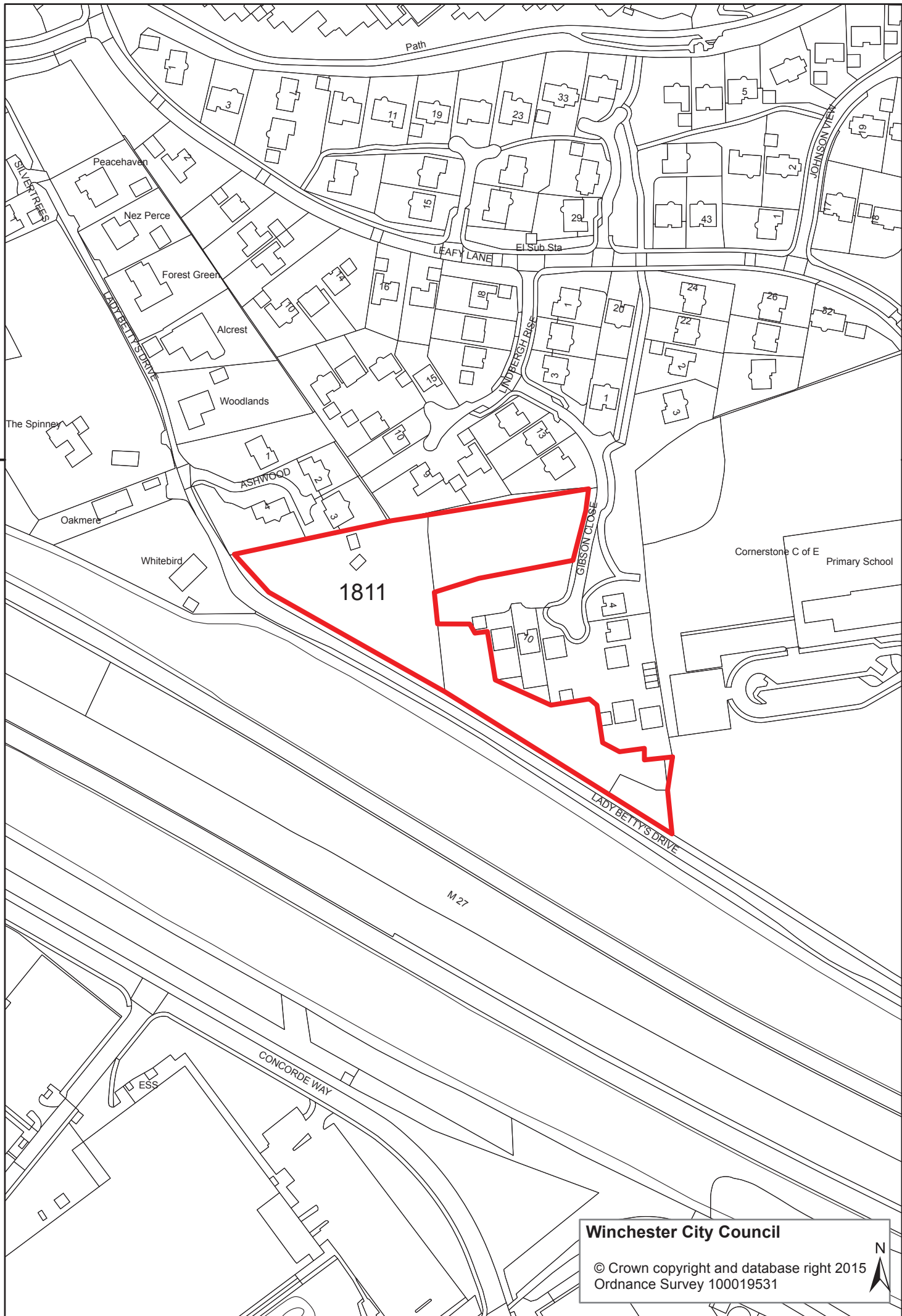
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Property with garage and open area of scrub, plus small, narrow access strip. Difficult shaped plot.

108500 000000

108500 000000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Micheldever Station

**SHLAA ID Ref:** 1823  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 105

**Address:** Overton Road

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Industrial or commercial site

**Character of Area:**

**Site Access:** Onto Overton Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	<b>Yes</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>16</b>

**Notes:** Site partially used as rail terminal for oil and could possibly be used for aggregates depot.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Commercial and residential

**Summary:** This site is safeguarded for rail-head aggregates depot in the Hampshire Minerals Local Plan and WCC Local Plan .

451500 000000

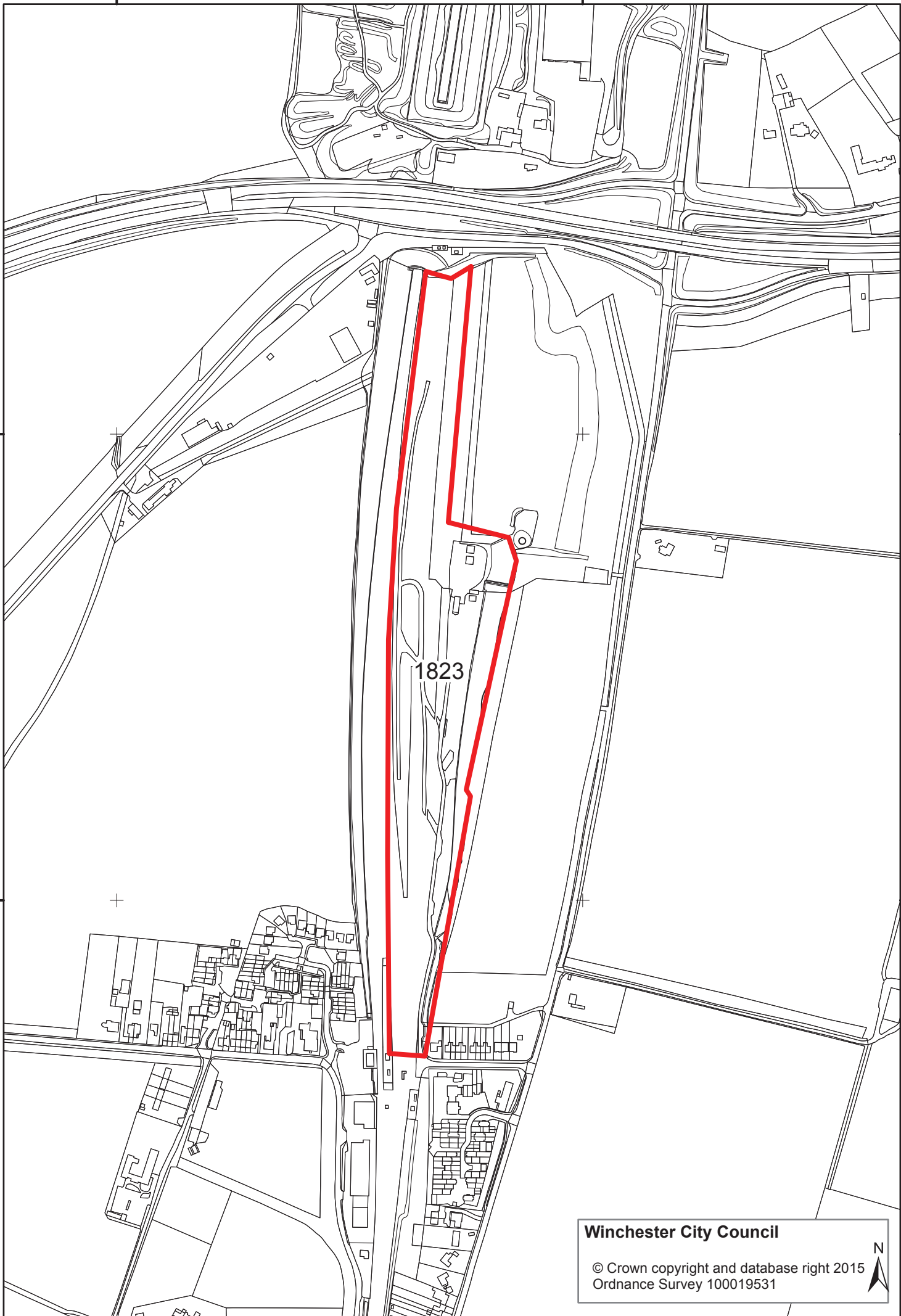
452000 000000

143500 000000

143500 000000

143000 000000

143000 000000



1823

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451500 000000

452000 000000

**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 1827  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 24

**Address:** Royal Hampshire County Hospital B

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Other community facility

**Character of Area:**

**Site Access:** Directly on to main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: <b>Yes</b>	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and retail

**Summary:** Hospital site proposed for mixed use of residential and retail.

129500.000000

129500.000000

WEST HILL

Stone

ED & Ward Bdy

ROMSEY ROAD

CR

59 57 55 53 51 49

TCB

96.9m

LB

93.0m

Connaught House

61

Shelter

Posts

The Coach House

1827

24

22

89.6m

Marfield Cottage

Gas Gov

Marfield House

Multistorey Car Park

Burma Road Student Village

40 to 54

55 to 66

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 1829  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 34

**Address:** Royal Hampshire County Hospital E

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Other community facility

**Character of Area:**

**Site Access:** Directly on to main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: <b>Yes</b>	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location: <b>Within Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	
Within 100m of Town Centre:	Proximity to village/town centre (km):	

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

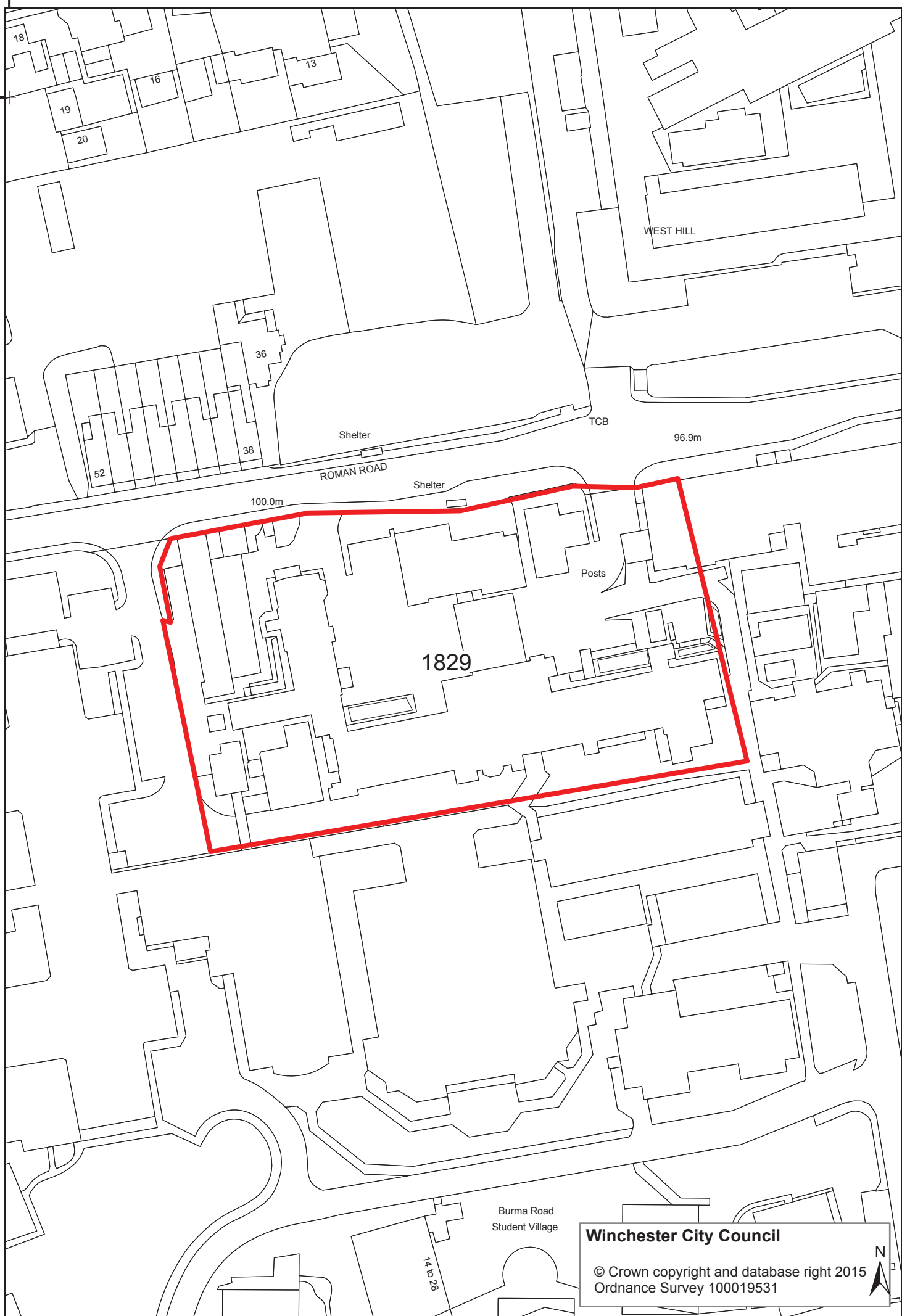
**Proposed Future Land Use:** Residential and small scale employment

**Summary:** Hospital site proposed for mixed use of residential and small-scale employment.

447000.000000

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1829

ROMAN ROAD

WEST HILL

Shelter

TCB

96.9m

100.0m

Shelter

Posts

Burma Road Student Village

14 to 28

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447000.000000



**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 1831  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 48

**Address:** Chilcomb House, Chilcomb Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other community services - HCC Museum & Archive Service - converted outbuildings to offices.
<b>Character of Area:</b>	The site lies between the M3 and King George V playing fields on the edge of Winchester Town, with Bar End the nearest residential area.
<b>Site Access:</b>	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Urban</b>
TPO: <b>part</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.95</b>

**Notes:** There are small areas of TPOs on the site Adjacent to King George V Playing Fields and Erskine Road recreation area.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential or mixed use

**Summary:** Landowner suggests reducing capacity to 23 but no change proposed at this time. Site separated from urban area by another SHLAA site 2417.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 1832  
**In PUSH:** PUSH  
**Estimated Capacity:** 11

**Address:** Land off A3051, Caigers Green

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - Former Logs and sawing storage.
<b>Character of Area:</b>	This site was initially put forward to be considered as part of the proposed North Whiteley strategic allocation area which lies on the northern edge of Whiteley.
<b>Site Access:</b>	Via unmade track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Part</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>4.6</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>5.7</b>

**Notes:** Adjacent to SINC and Ancient Woodland site.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential Use or alternatively a gypsy and traveller site

**Summary:** Adjacent to SINC and Ancient Woodland site.



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**Within Settlement:** Swanmore  
**Nearest Settlement:**

**SHLAA ID Ref:** 1836  
**In PUSH:** PUSH  
**Estimated Capacity:** 0

**Address:** New Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Small informal amenity/ open areas (not PDL)
<b>Character of Area:</b>	Sports Field in the grounds of Swanmore College of Technology. The site lies to the south and west of Swanmore residential area, with the school to the south and Agriculture fields and Lower Chase Road to the west.
<b>Site Access:</b>	Directly onto New Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Site subject to potential land exchange with a neighbouring landowner, the site is within the countryside.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** n/a

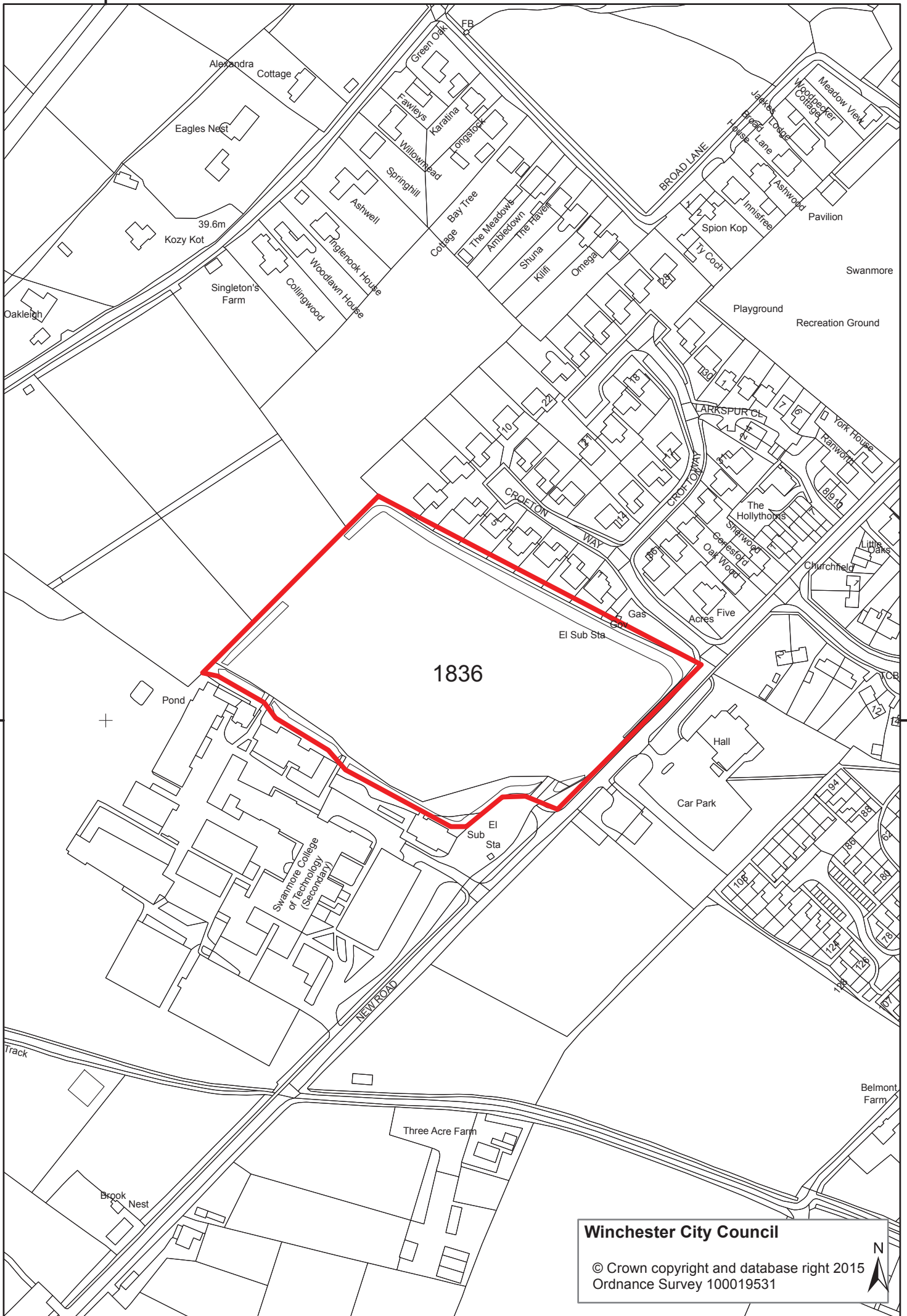
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** In grounds of Swanmore College of Technology - The site is subject to a potential land exchange with an adjoining landowner and subject to satisfying policies in the Local Plan and to terms and formal resolution of the School.

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116000.000000

116000.000000

457000.000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1837  
**In PUSH:** PUSH  
**Estimated Capacity:** 46

**Address:** Forest Close

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is a long, narrow field. To the west lies the residential area of Waltham chase (ca 25-30dph), with Agriculture fields forming the southern and eastern boundaries, separated by mature hedges and Forest Road the northern boundary.
<b>Site Access:</b>	Onto Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Adjacent</b>	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	Proximity to village/town centre (km):	<b>2.6</b>

**Notes:** The site is within a local gap and adjoining SSSI.

### **HOW AVAILABLE IS THE SITE?**

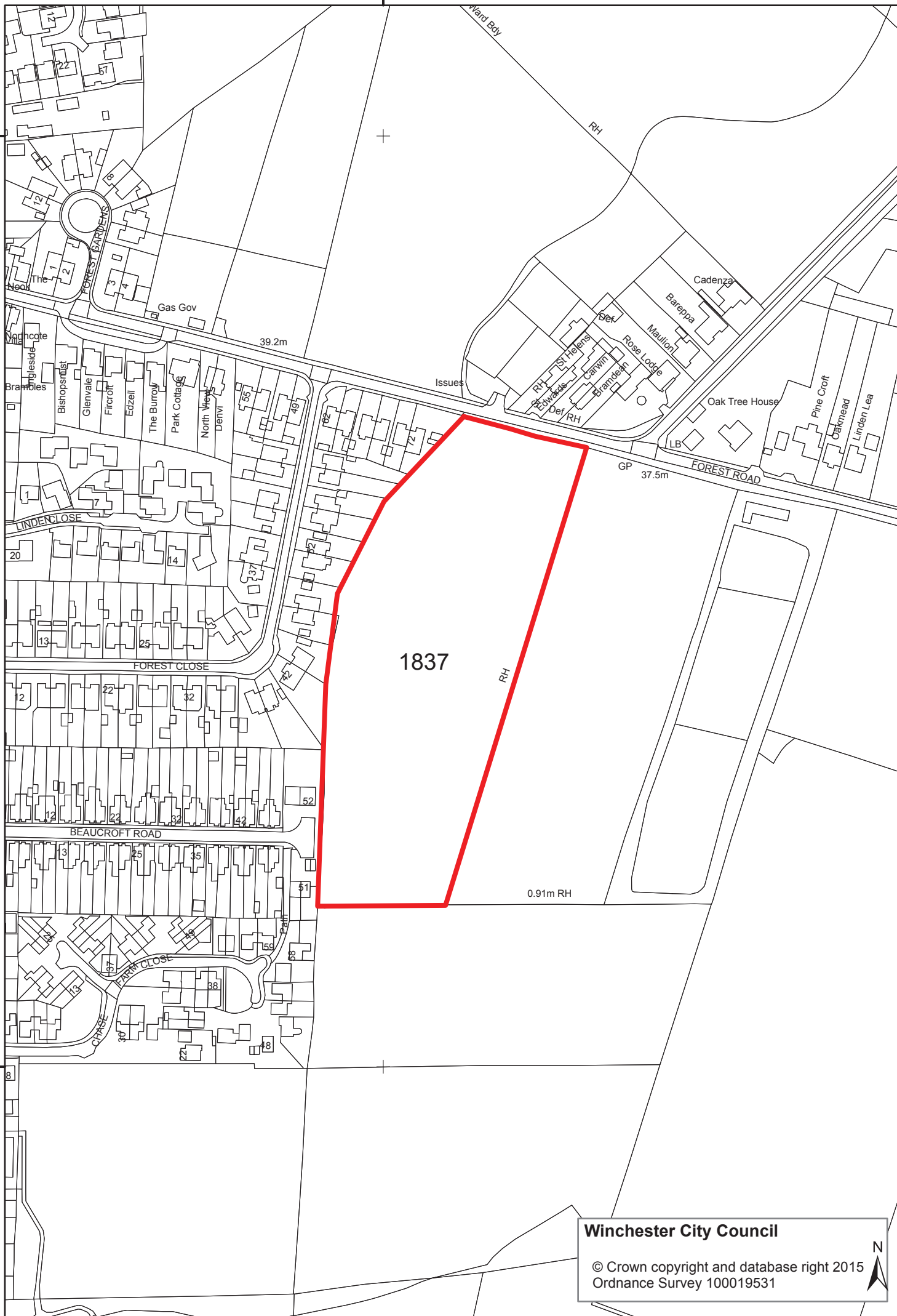
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is located on the edge of a higher order settlement and within a local gap and adjoining SSSI.



1837

RH

GP 37.5m

39.2m

0.91m RH

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**Within Settlement:** Countryside  
**Nearest Settlement:** Shedfield

**SHLAA ID Ref:** 1840  
**In PUSH:** PUSH  
**Estimated Capacity:** 43

**Address:** Heathlands

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - openspace/recreation
<b>Character of Area:</b>	The site lies within the residential area of Shedfield and adjoins an area of woodland designated as a SINC to the southeast and an employment area to the south.
<b>Site Access:</b>	Via small residential road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.8</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:** The site is a recreation area and has an number of TPOs around the boundary.

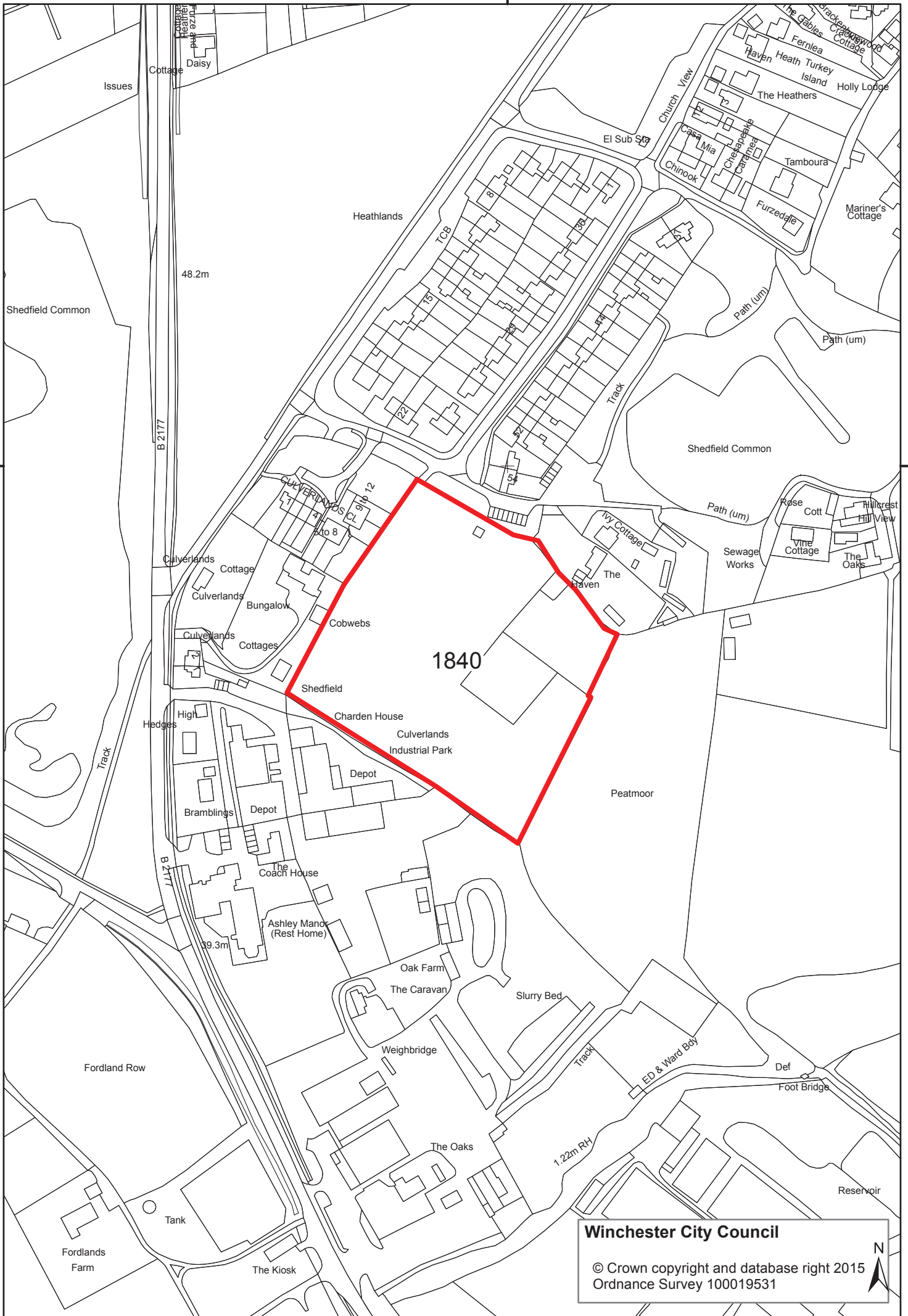
### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a lower order settlement adjacent to SINC.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 1841  
**In PUSH:** PUSH  
**Estimated Capacity:** 43

**Address:** Anmore Road

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the eastern edge of Denmead with Agriculture land lying to the west and south and low density housing to the north.
<b>Site Access:</b>	Onto Anmore Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes - part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes - part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Part</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.8</b>

**Notes:** In Denmead local gap. The western part of the site is within the floodzone. Part of the site is also SINC.

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**HOW AVAILABLE IS THE SITE?**

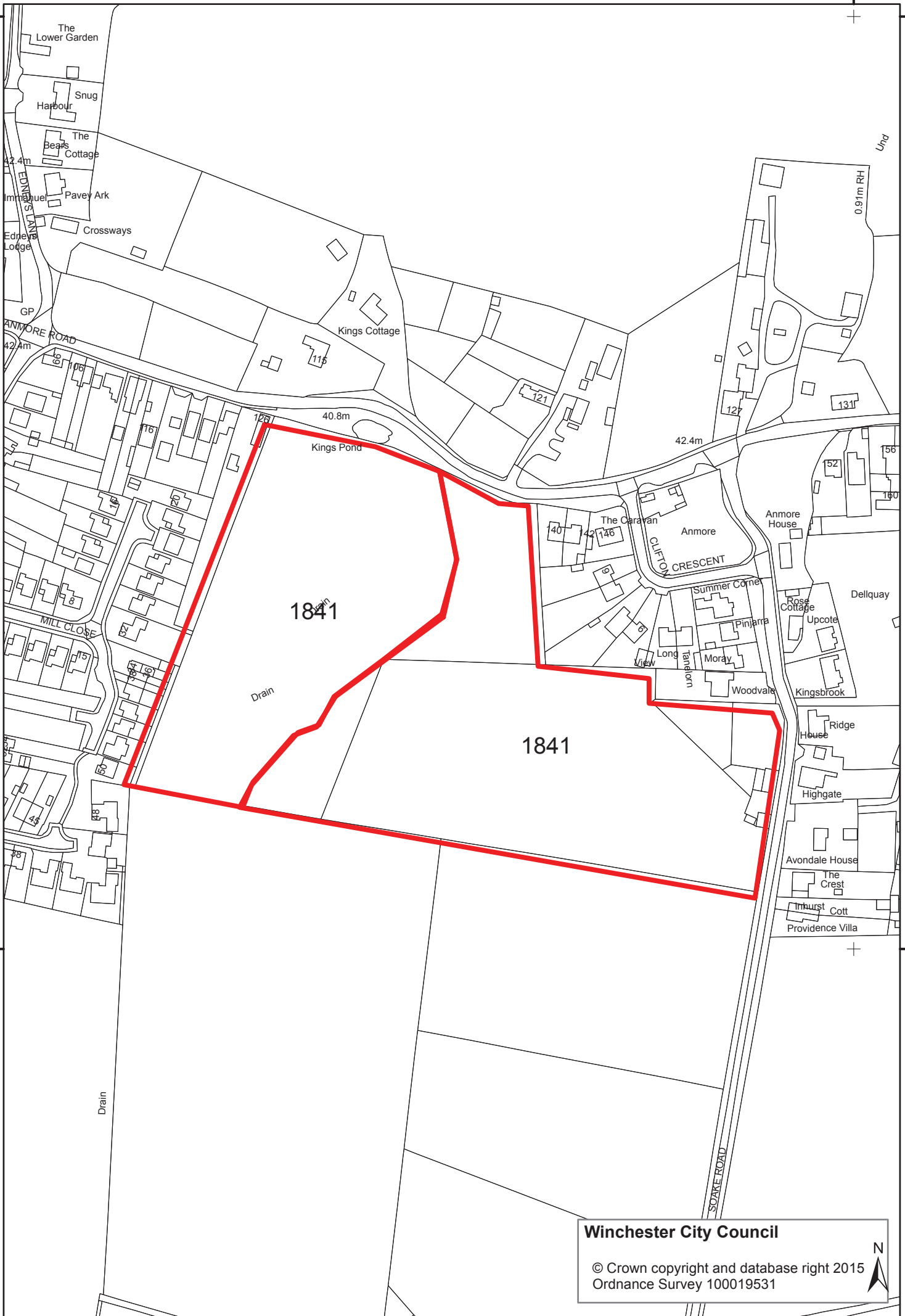
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site within the local gap on the edge of a high level settlement. The part of the site adjoining the settlement is within floodzone 2 and 3.



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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 1846  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 12

**Address:** Behind Trussell Crescent

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Car park

**Character of Area:**

**Site Access:** private drive/track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

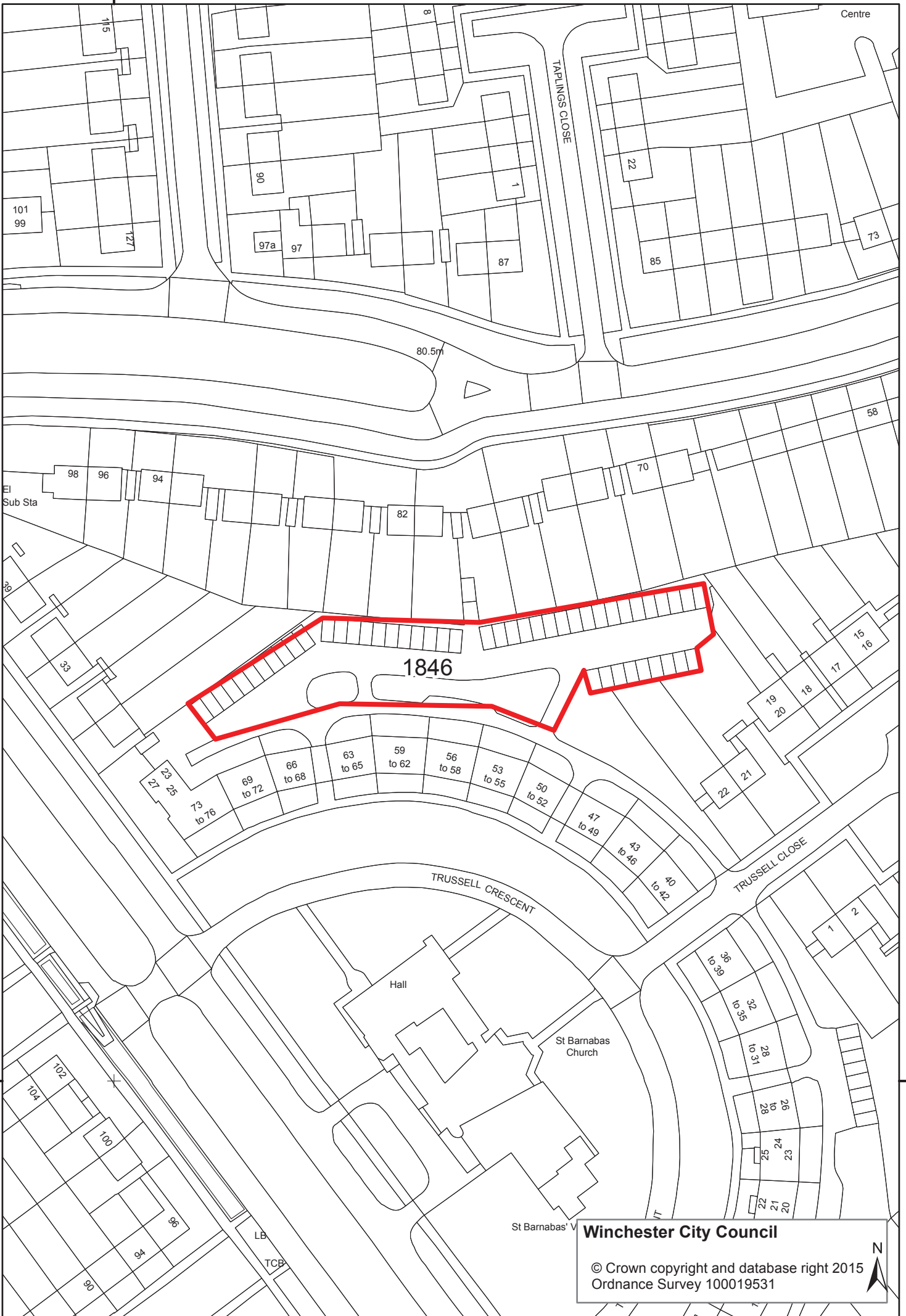
**Estimated Timescale for Delivery:** 2015-2020

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Garages



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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 1870  
**In PUSH:** PUSH  
**Estimated Capacity:** 45

**Address:** Land off Lower Moors Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Located on the northern edge of Colden Common bordering low density residential housing to the east and the National Park to the west. Part of the landscape/green gap between Colden Common and Twyford, preventing coalescence of the settlements.
<b>Site Access:</b>	Access is located in the south west corner, north of the property Woodside. There is also access at the point where the public footpath joins Lower Moors Road to the east.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7.3</b>

**Notes:** Adjacent to National Park and recreation ground. A Public Right of Way runs across site an would need to be diverted.

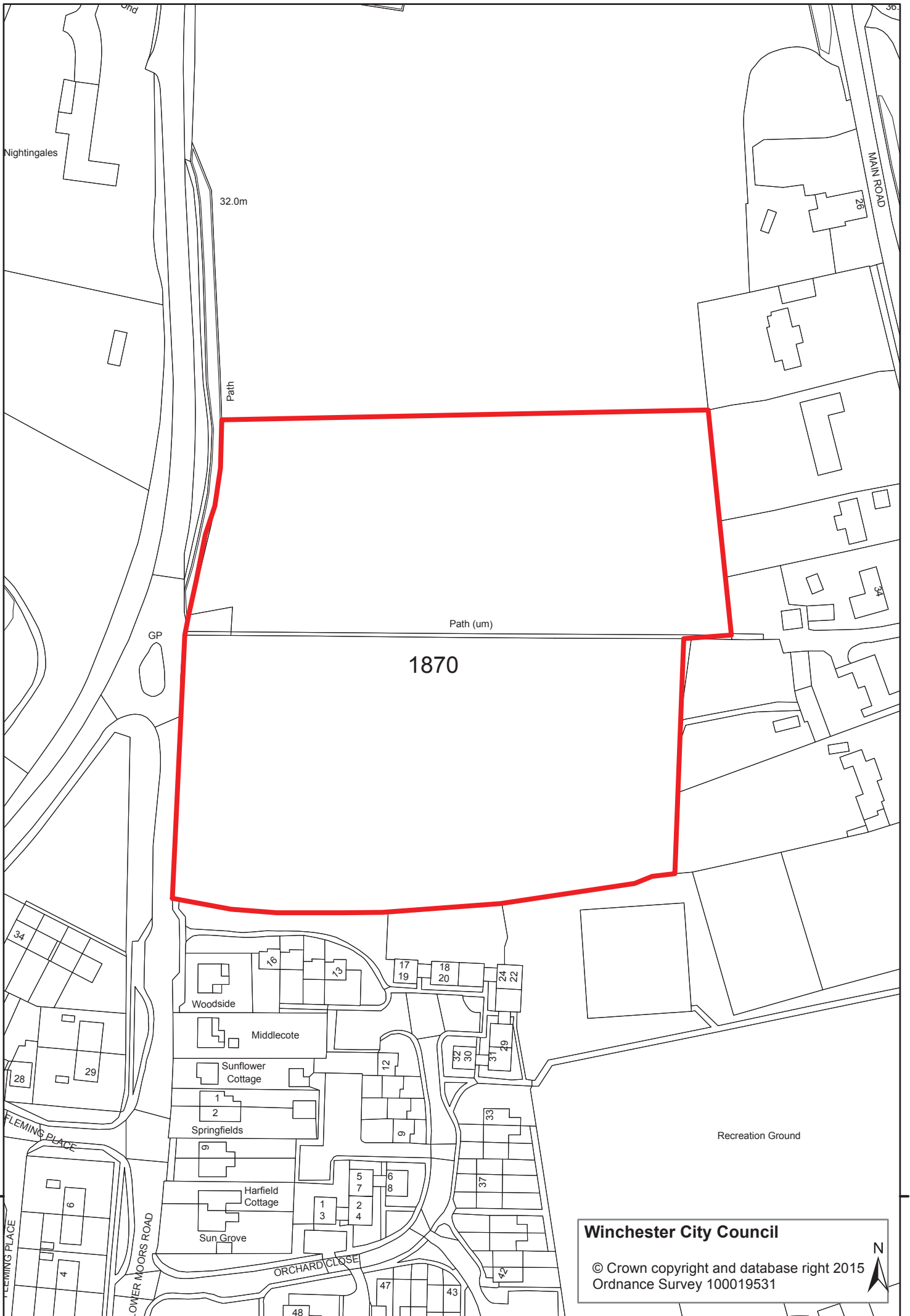
**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use - residential, community and public open space.

**Summary:** Large site on edge of high level settlement adjoining the South Downs National Park. Agent for owner proposing 0.4ha on southern edge of site as extension to existing recreation ground & for new scout hut.



1870

Path (um)

32.0m

Path

GP

Woodside

Middlecote

Sunflower Cottage

Springfields

Harfield Cottage

Sun Grove

Recreation Ground

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 1871  
**In PUSH:** PUSH  
**Estimated Capacity:** 21

**Address:** Land adjacent to 85 Church Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Located on the southern edge of Colden Common residential area (c. 10 to 45 dph), and forms part of an open field system, with the gently undulating farmland sloping down to the watercourse, and with strong hedgerow boundaries.
<b>Site Access:</b>	One existing access to Church Lane.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8.5</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

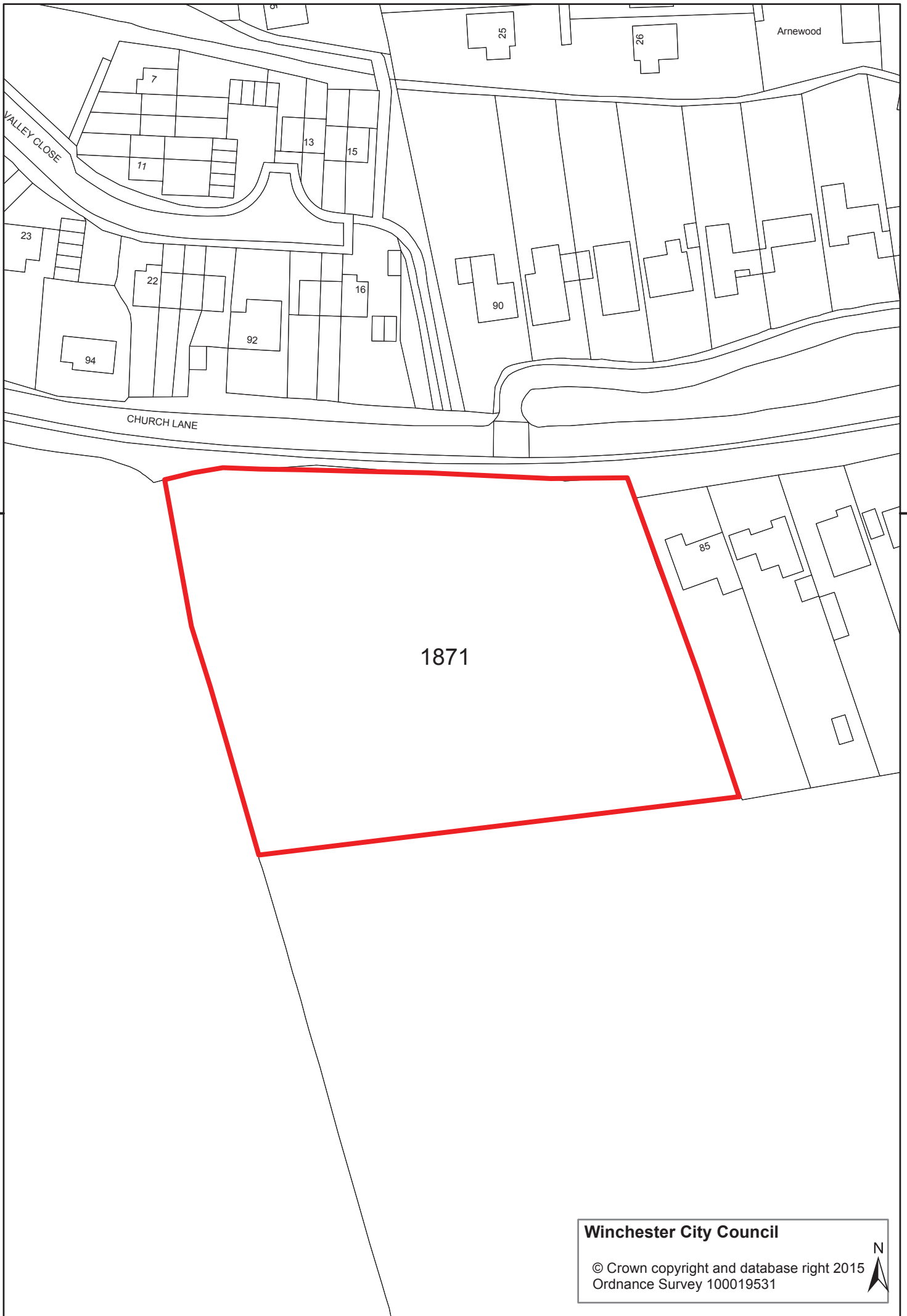
**Estimated Timescale for Delivery:** 2001-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Site is undeveloped countryside on the edge of the settlement.





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1871

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**Within Settlement:** Countryside  
**Nearest Settlement:** South Wonston

**SHLAA ID Ref:** 1873  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 13

**Address:** Adj Woody Lodge, Alresford Drive

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated field
<b>Character of Area:</b>	On the northern edge of South Wonston, the site lies alongside a recent exception site to the west and a mix of residential plots and small field systems. The site fronts onto Alresford Drive.
<b>Site Access:</b>	Onto Alresford Drive.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8</b>

**Notes:** Agriculture land

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site on the edge of a lower order settlement.



Woody Lodge  
1873

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 1874  
**In PUSH:** PUSH  
**Estimated Capacity:** 108

**Address:** Land to the east of Highbridge Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - unused vacant land not part of agricultural holding
<b>Character of Area:</b>	Residential areas lie to the north and east of the site, with low density residential outside the settlement boundary to the south and rural land to the west. Site consists of number of small fields with hedged boundaries. It is popular with local residen
<b>Site Access:</b>	The site fronts onto the B3335. Possible secondary access from Upper Moors Road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>3</b>
TPO: <b>Yes</b>	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7.8</b>

**Notes:** Agricultural land, currently unused/vacant, not forming part of an agricultural holding. Several TPOs around the edge of the site, and between the two fields.

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and Public Open Space

**Summary:** This is a large site adjoining the South Downs National Park and a Historic Park/Garden.

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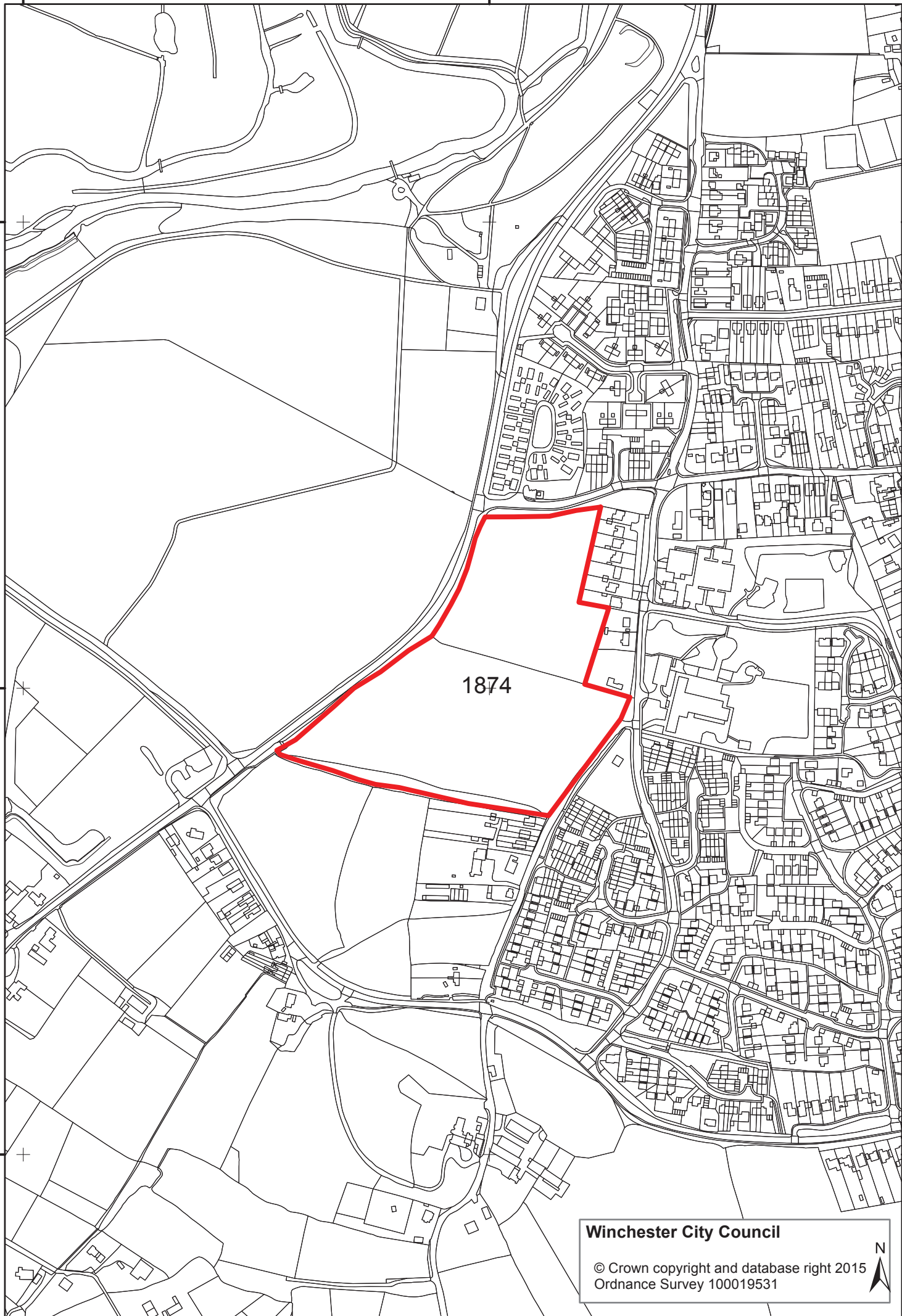
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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 1875  
**In PUSH:** PUSH  
**Estimated Capacity:** 463

**Address:** Former Funtley Landfill Site, Titchfield Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other-exlandfill site (stopped operation 2001)
<b>Character of Area:</b>	The site lies within the countryside at the edge of Botley Wood to the north and is separated from a settlement with Wickham to the north east and Fareham to the West. To the south lie employment sites.
<b>Site Access:</b>	Via gated track off Titchfield Lane and off Pegham Coppice Industrial Estate.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Adjacent</b>	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>SHUA</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	<b>3.7</b>
Within 100m of Town Centre:	Proximity to village/town centre (km):	<b>4</b>

**Notes:** The Site was previously used as a landfill site and was capped with a minimum 750mm thick layer of clay in 2001. The site is within the strategic gap.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential mixed use with facilities and open space.

**Summary:** This is a large site, separated from the nearest defined settlement boundary. Large former landfill site. The site is within the strategic gap and adjacent to SSSI and ancient woodland.



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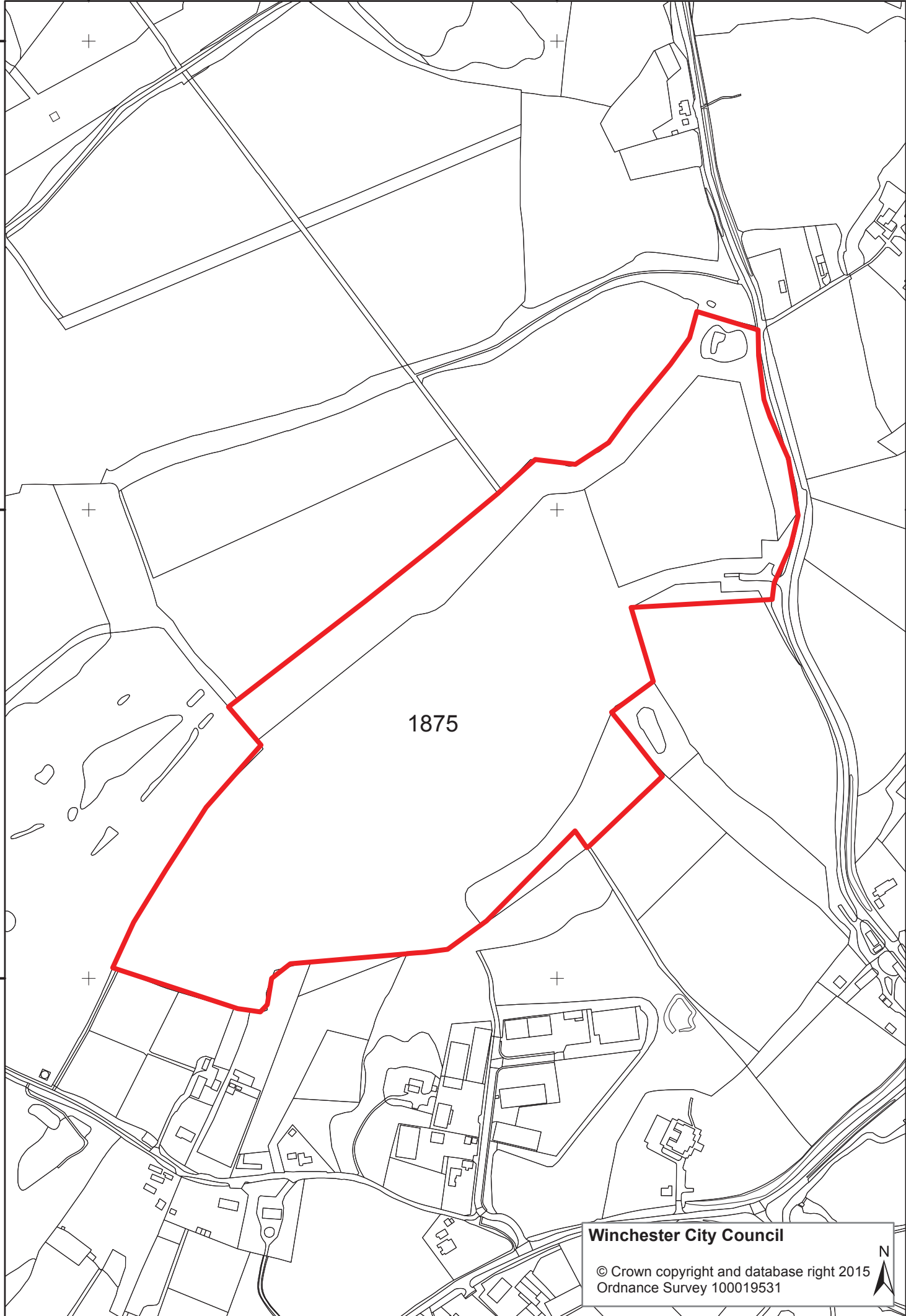
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1875

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 1877  
**In PUSH:** PUSH  
**Estimated Capacity:** 169

**Address:** Land at Albany Farm

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). To the southwest of the site lies an employment area, and the site borders allotments on the eastern edge.
<b>Site Access:</b>	Onto Winchester Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.2</b>

**Notes:** Two of the boundaries are designated as TPO - the frontage with the road is not designated TPO. Adjacent to Albany Road Cricket Ground

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement.

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1877

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454000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 1878  
**In PUSH:** PUSH  
**Estimated Capacity:** 15

**Address:** Land at end of Harvest Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture - grazing
<b>Character of Area:</b>	The site is contained by the residential area of Denmead on three sides with small Agriculture fields forming the boundary to the south (site 1776)
<b>Site Access:</b>	Possibly through Harvest Road. As far as applicant knows, There is no ransom strip to the site.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.8</b>

**Notes:** Most of the site is within floodzone 2 or 3

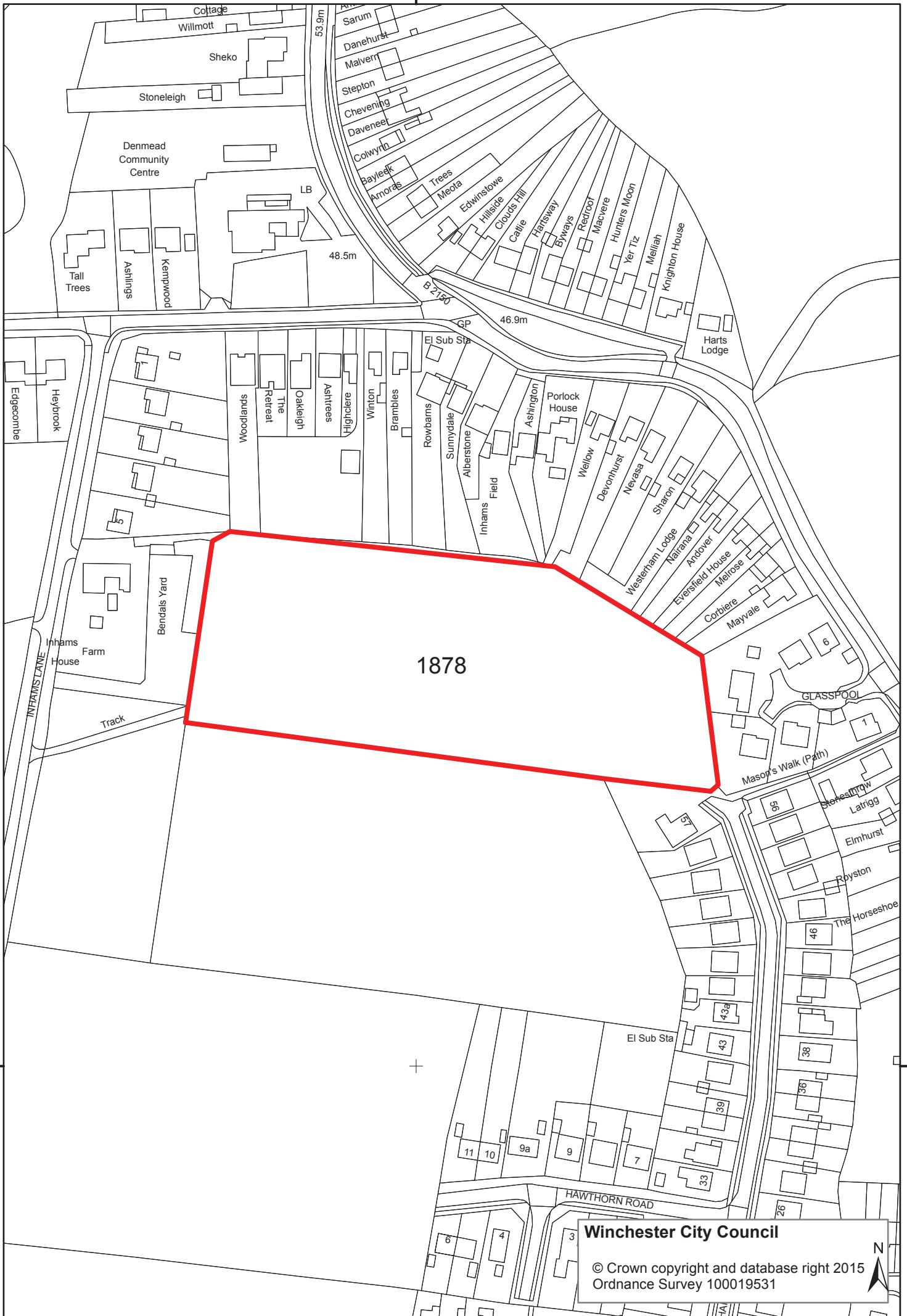
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential, commercial/industrial/retail/leisure or community use

**Summary:** Most of the site is within floodzone 2 or 3. The site is adjacent to a high order settlement and another site submitted for the SHLAA. Should be considered with sites 1776 & 2493.



1878

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 1879  
**In PUSH:** PUSH  
**Estimated Capacity:** 15

**Address:** Land at Albany Farmhouse

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential and paddock
<b>Character of Area:</b>	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). The site backs onto large agricultural fields.
<b>Site Access:</b>	Onto Winchester Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Part</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.1</b>

**Notes:** A TPO designation covers part of the site along the southern boundary.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

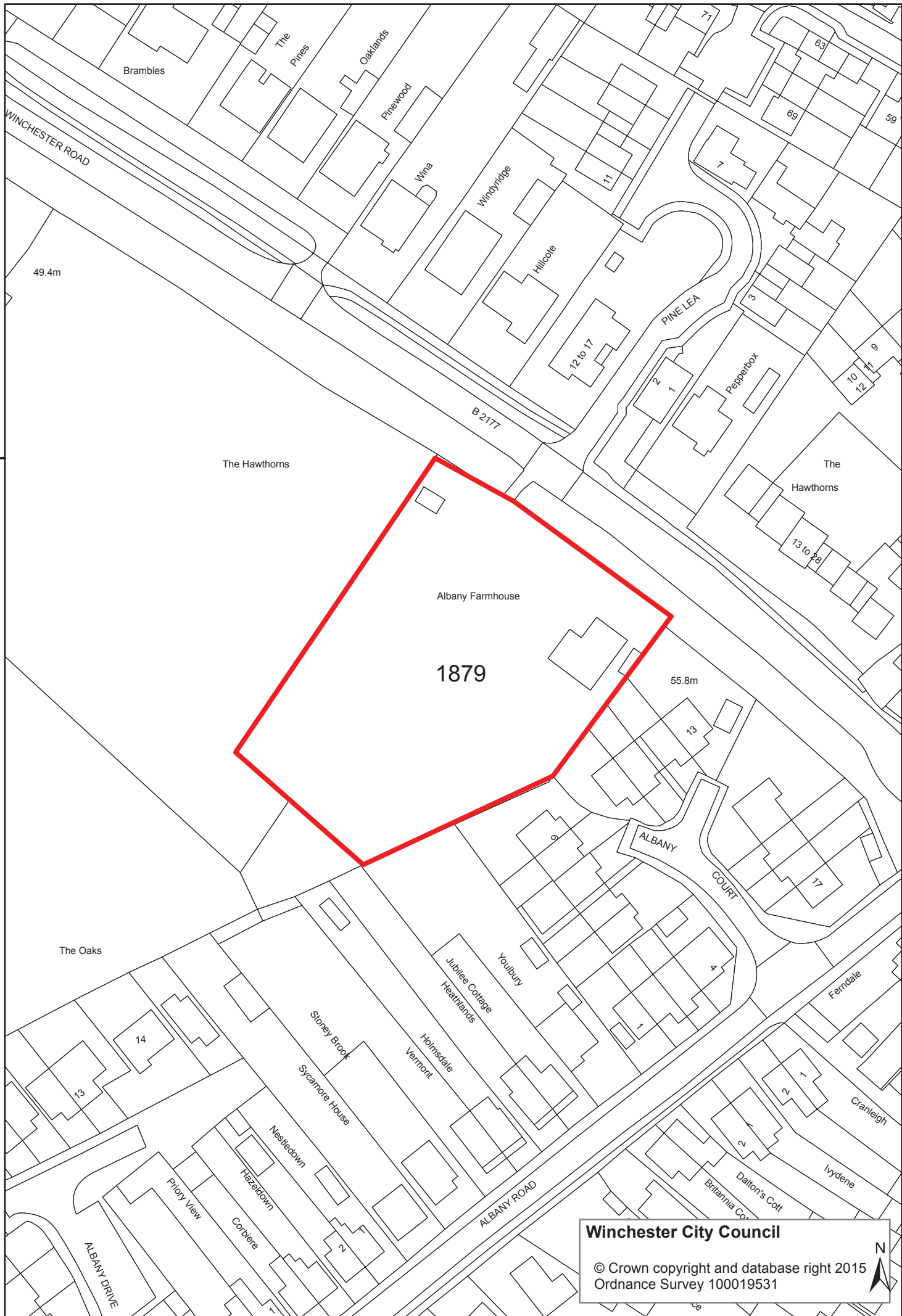
**Proposed Future Land Use:** Residential

**Summary:** This is a relatively small site on the edge of a high order settlement adjacent to residential areas.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Curbridge

**SHLAA ID Ref:** 1881  
**In PUSH:** PUSH  
**Estimated Capacity:** 16

**Address:** Cherry Trees, Botley road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	commercial/industrial (open storage and car repairs)
<b>Character of Area:</b>	This is a commercial/industrial site distant from the settlement but close to the North Whiteley strategic allocation. The site backs onto small uncultivated fields.
<b>Site Access:</b>	Onto the A3051

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Part</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed): <b>Yes</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.6</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.7</b>

**Notes:** Part of site is ancient woodland, rest is employment. Adjoining SINC

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Site crosses Winchester/Fareham boundary. The area within Winchester District is 0.6Ha. Part of site is ancient woodland. Adjoining SINC



316

Def

Drain

Drain

312

3 to 11

Cherry Tree Farm Industrial Estate

1881

Drain

0.91m RH

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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 1883  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 157

**Address:** Otterbourne Farm, Kiln lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is located close to Otterbourne, with a historic park to the west and the river forming the north-eastern boundary. The site lies adjacent to site 1933.
<b>Site Access:</b>	Onto Kiln Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3 and 4</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.9</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The owner also owns site 2467 which could be accessed from this site. This site could also provide access to sites 1932 and 1933. Development is being promoted in 3 phases over the next 15 years plus with a suggest capacity of 310 dwellings

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential (Eastern part)

**Summary:** This is a large site separated from the nearest lower order settlement by historic parkland and further agricultural fields.

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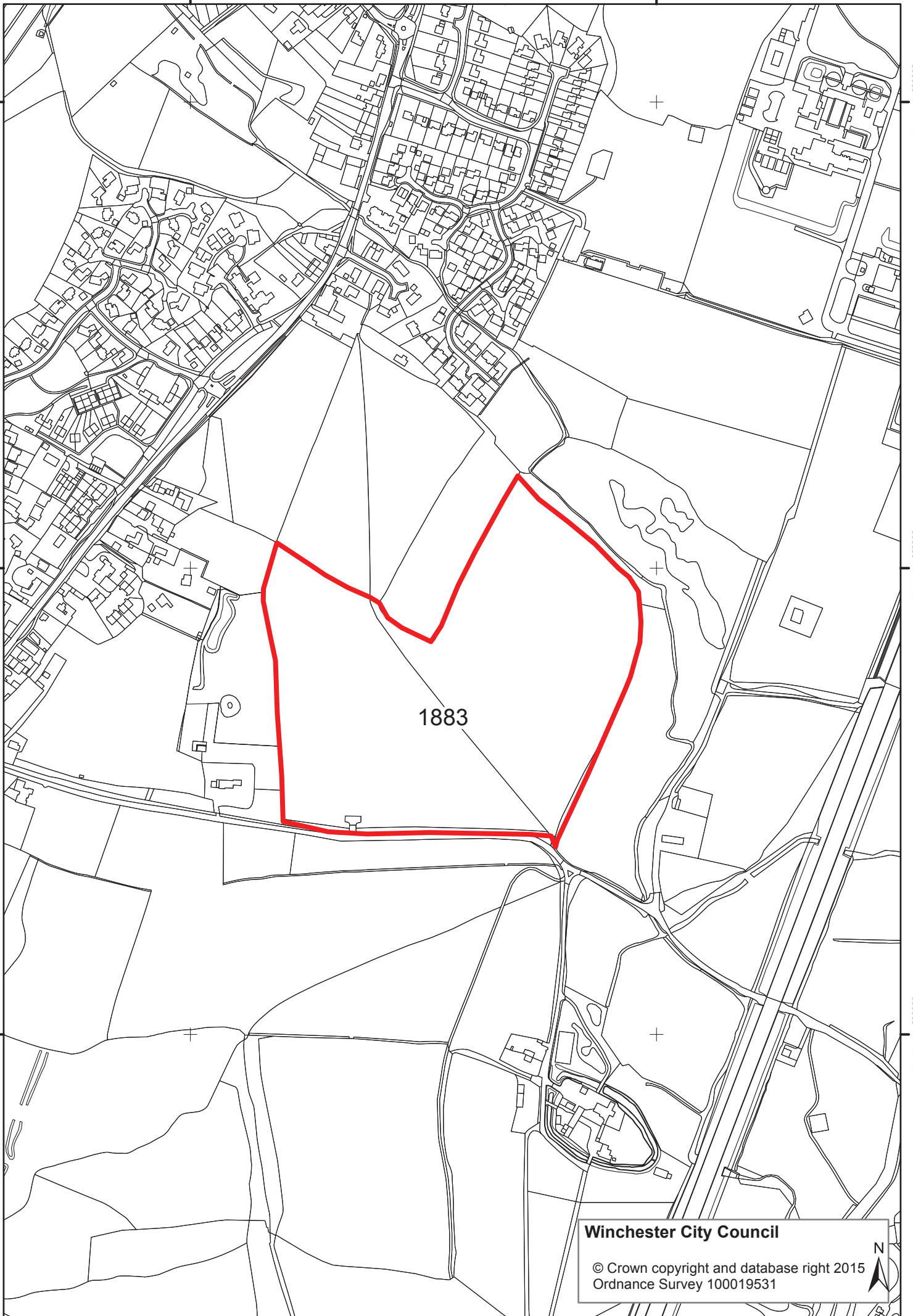
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1883

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 1884  
**In PUSH:** PUSH  
**Estimated Capacity:** 15

**Address:** Lee Ground Farm House

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies between Whiteley to the west and freham to the east. It is a rural location adjacent to a golf course and agricultural fields.
<b>Site Access:</b>	Access via golf course only (Skylark Meadows). Access via Lazey's Lane restricted.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.8</b>

**Notes:** Farm house Grade II listed building. Access via golf course only (Skylark Meadows). Access via Lazey's Lane restricted. Within Strategic Gap.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and leisure

**Summary:** This is a small site separated from the urban area within the Strategic Gap. Listed building on site.



109000.000000

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Pond

Fareham Woods Golf Club

Pond

CW

CF

CH

38.7m

Tank

Pond

Lee Ground  
1884  
Farm

39.3m

FW

Drain

Golf Course

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1890  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** Land off Sandy Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	Residential areas of Waltham Chase lie to the East (ca 14dph). To the south lies small Agriculture fields (submitted as site 1893). A track separates the site from Mount Pleasant to the North and Sandy Lane forms the western boundary.
<b>Site Access:</b>	Onto Sandy Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.3</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

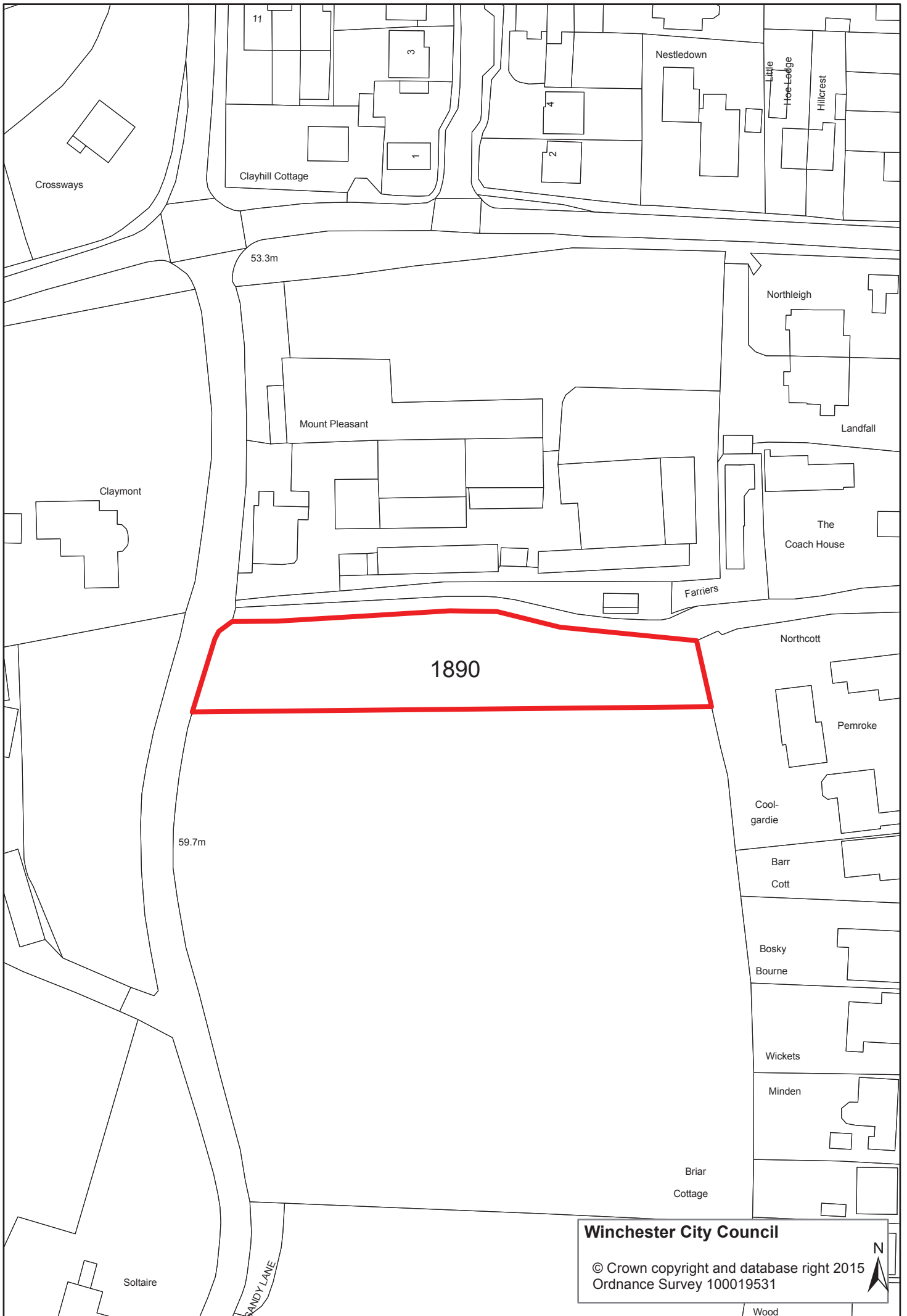
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site adjacent to other sites submitted for the SHLAA (1892 & 1893) on the edge of a higher order settlement.



11

3

1

4

2

Nestledown

Little  
Hoe ledge

Hillcrest

Crossways

Clayhill Cottage

53.3m

Northleigh

Mount Pleasant

Landfall

Claymont

The  
Coach House

Farriers

1890

Northcott

Pemroke

59.7m

Cool-  
gardie

Barr  
Cott

Bosky  
Bourne

Wickets

Minden

Briar  
Cottage

Soltaire

SANDY LANE

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Wood

**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1892  
**In PUSH:** PUSH  
**Estimated Capacity:** 19

**Address:** Mount Pleasant, Sandy Lane

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is bordered by Waltham chase to the North (cs 30dph) and the East (ca 10dph), and further low density housing to the West. Agriculture fields lie to the South.
<b>Site Access:</b>	Directly on to main road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	<b>Yes - 4</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Yes - on southern boundary</b>	SINC:	Previously developed land?:
	AQMA:	<b>Part greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0</b>

**Notes:** There is a consent for a mobile home on the site which had not been implemented. 4 people are currently employed in business on the site.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

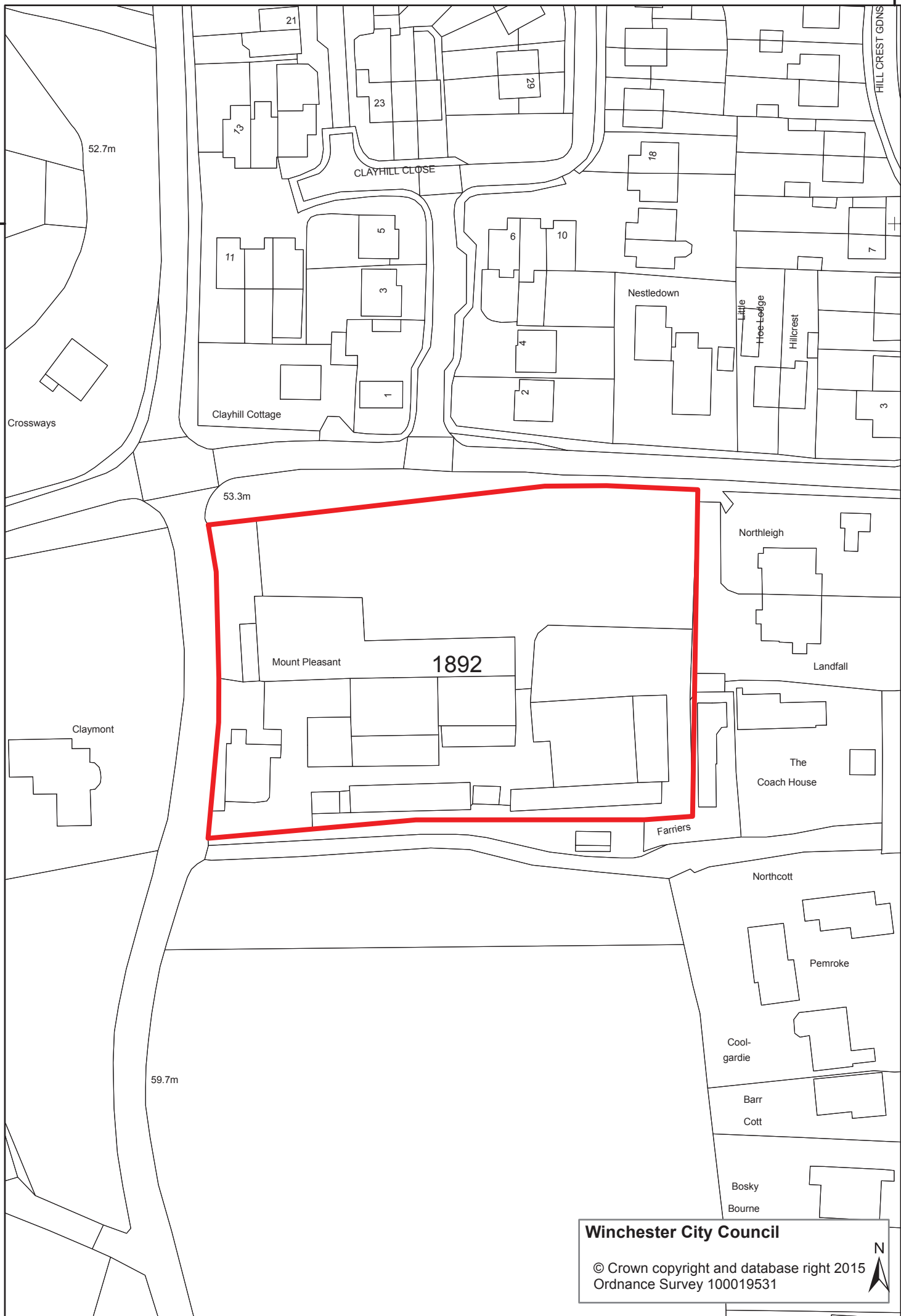
**Estimated Timescale for Delivery:**

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and commercial/industrial

**Summary:** The site lies on the edge of a higher order settlement and is being promoted with sites 1890 & 1891 to the south..



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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1893  
**In PUSH:** PUSH  
**Estimated Capacity:** 43

**Address:** Land at Sandy Lane and Bull Lane

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is on the western edge of Waltham Chase to the East. The western area is rural, mainly Agriculture with some low density housing.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.4</b>

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:**

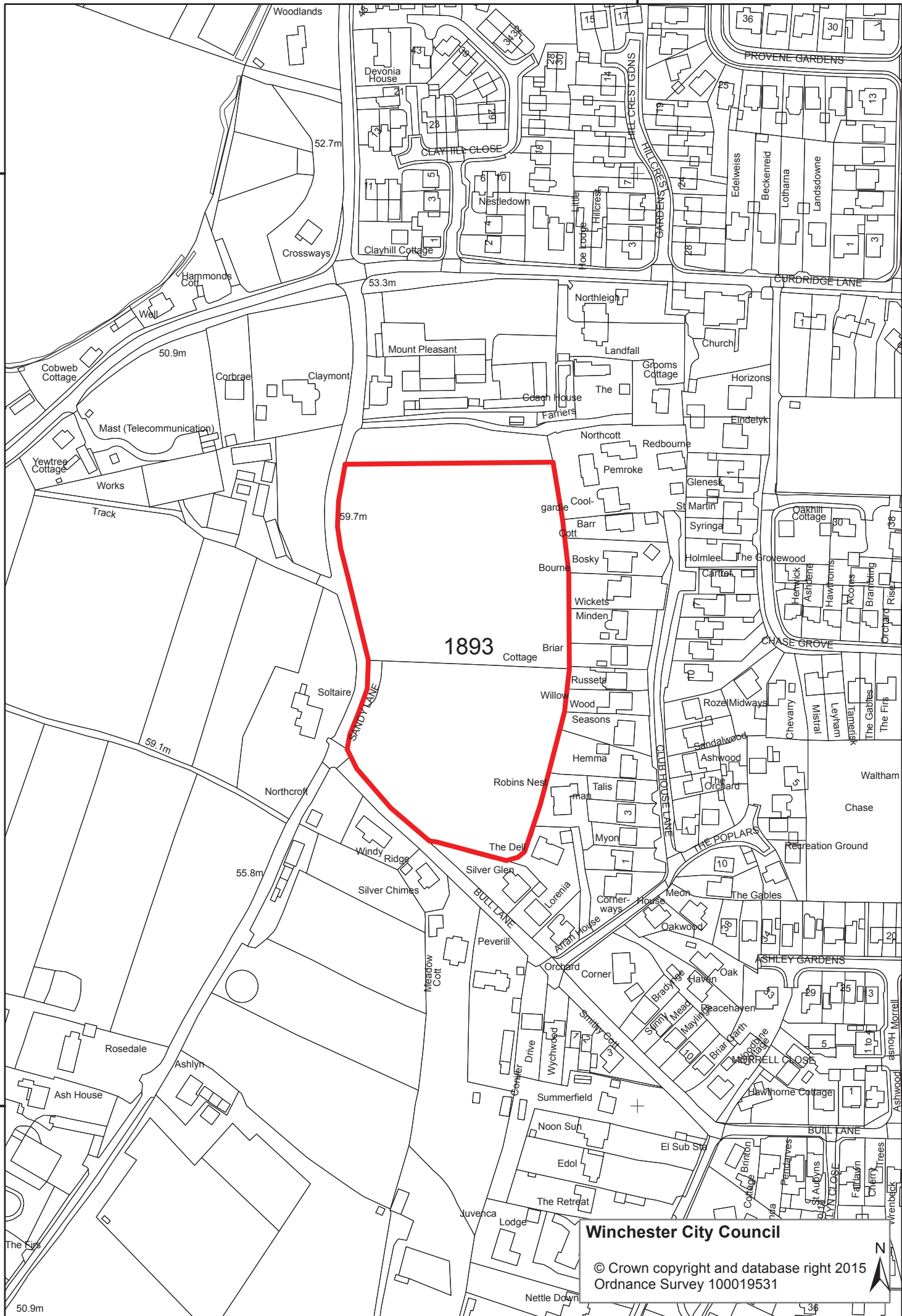
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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement. Further sites to the north have been submitted for the SHLAA 1890 & 1892.





1893

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 1894  
**In PUSH:** PUSH  
**Estimated Capacity:** 202

**Address:** Land between Forest Road and Ludwells Lane

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site borders the residential area of Waltham Chase to the West. The surrounding area is predominantly Agriculture/rural in nature. Lower Chase Road to the north, Ludwell's Lane to the East and New road to the South form the remaining boundaries.
<b>Site Access:</b>	Onto Lower Chase Road to the north, Ludwell's Lane to the East and New road to the South

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Yes - on boundary to West</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:** The site falls within the local gap. The flood zone skirts past the site to the north. Adjacent to New Road Sports Grounds

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2020-2025

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential and employment

**Summary:** This is a large site on the edge of a high order settlement within the Local Gap and Floodzones 2/3.

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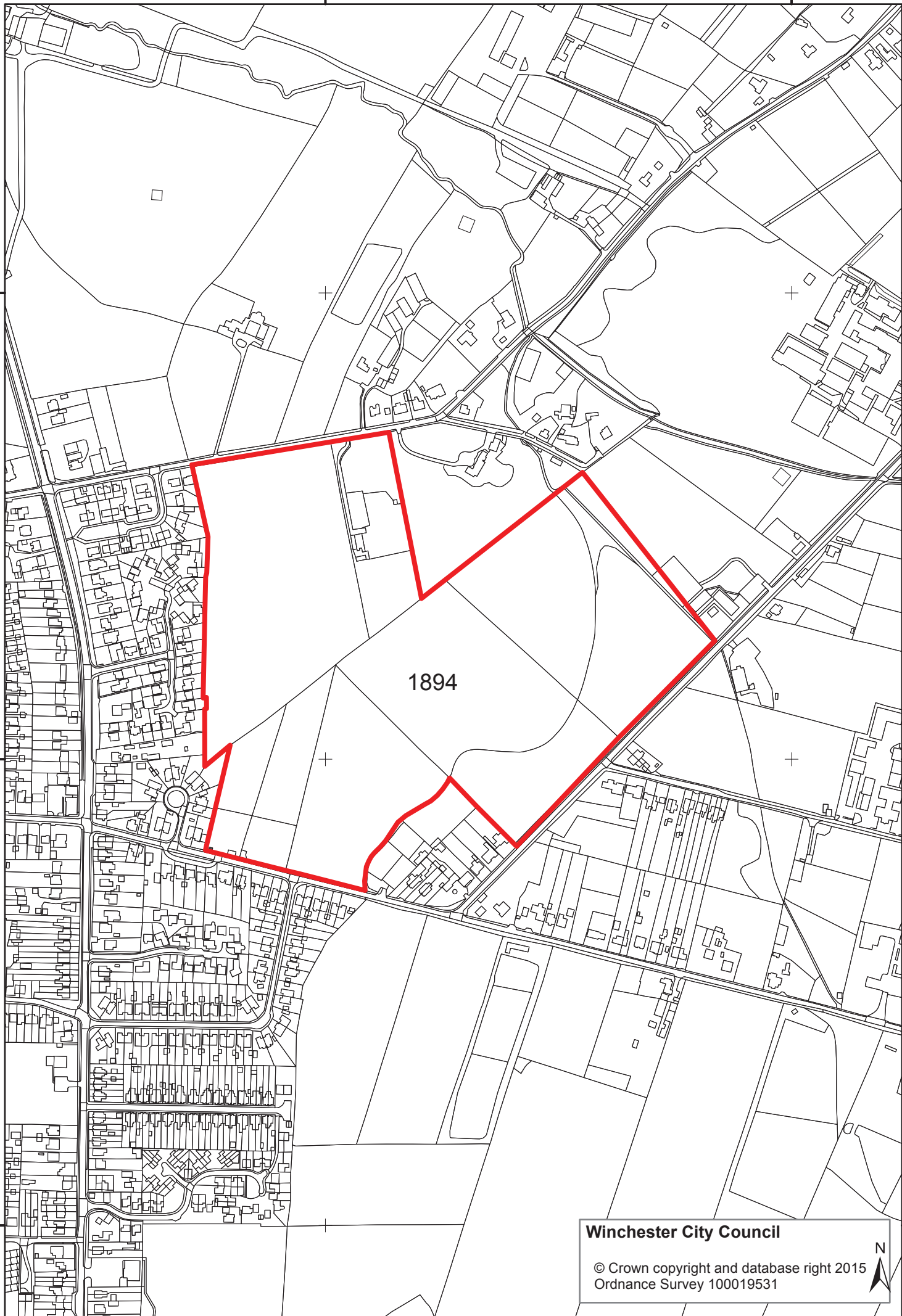
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1894

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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 1908  
**In PUSH:** PUSH  
**Estimated Capacity:** 127

**Address:** Mill Lane

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies to the north of Wickham and is close to the school and community centre. Mill Land and Blind Lane form the road frontages to the east and west.
<b>Site Access:</b>	Onto Mill Lane or Blind Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Adjacent</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
<b>TPO: Yes along bottom edge of western boundary and along roads.</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.7</b>

**Notes:** TPOs - 2 oak trees covered by TPO 0254. One is on Blind Lane, the other on Mill Lane. Owners of neighbouring sites looking to work together in this area to bring in comprehensive plan to address access, affordable housing and open space issues etc.

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

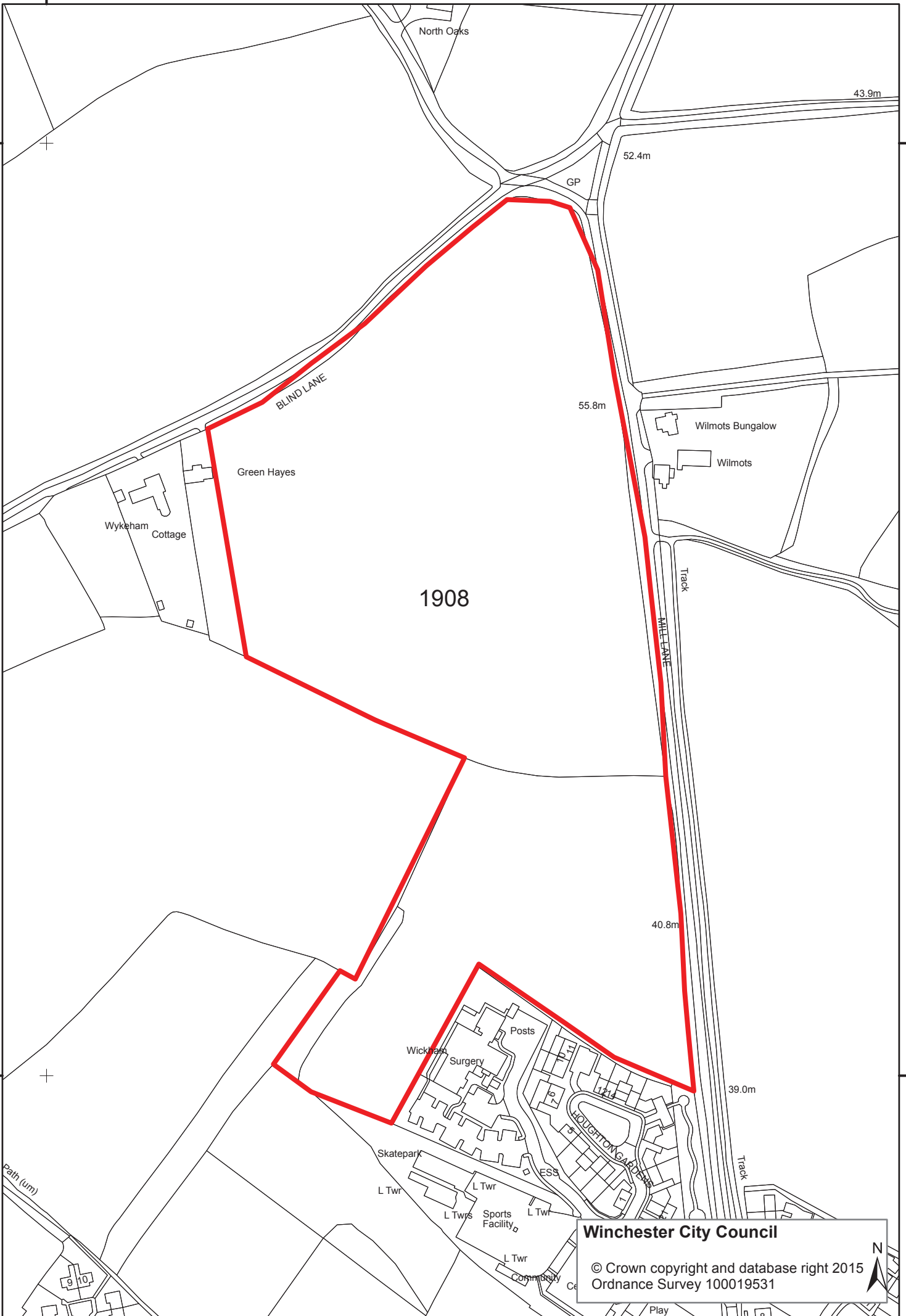
**Summary:** This is a large site adjoining a higher order settlement. Close to National Park.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 1909  
**In PUSH:** PUSH  
**Estimated Capacity:** 77

**Address:** Site 'A' off Winchester Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Located to the north of Wickham. The site is bounded by Winchester Road to the south and the residential area of Wickham to the east. The western boundary borders a SINC and TPO site and to the northeast lie further sites submitted for consideration.
<b>Site Access:</b>	The site is bounded to the south by Winchester Road; the main road into Wickham.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>3</b>
<b>TPO: Yes forming eastern boundary</b>	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.3</b>

**Notes:** TPO forms part of the eastern boundary. Could be linked in with adjacent sites 1910 and 1908. An area of land which is allocated by policy RT5 is put forward as recreation land in return for the release of the site.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

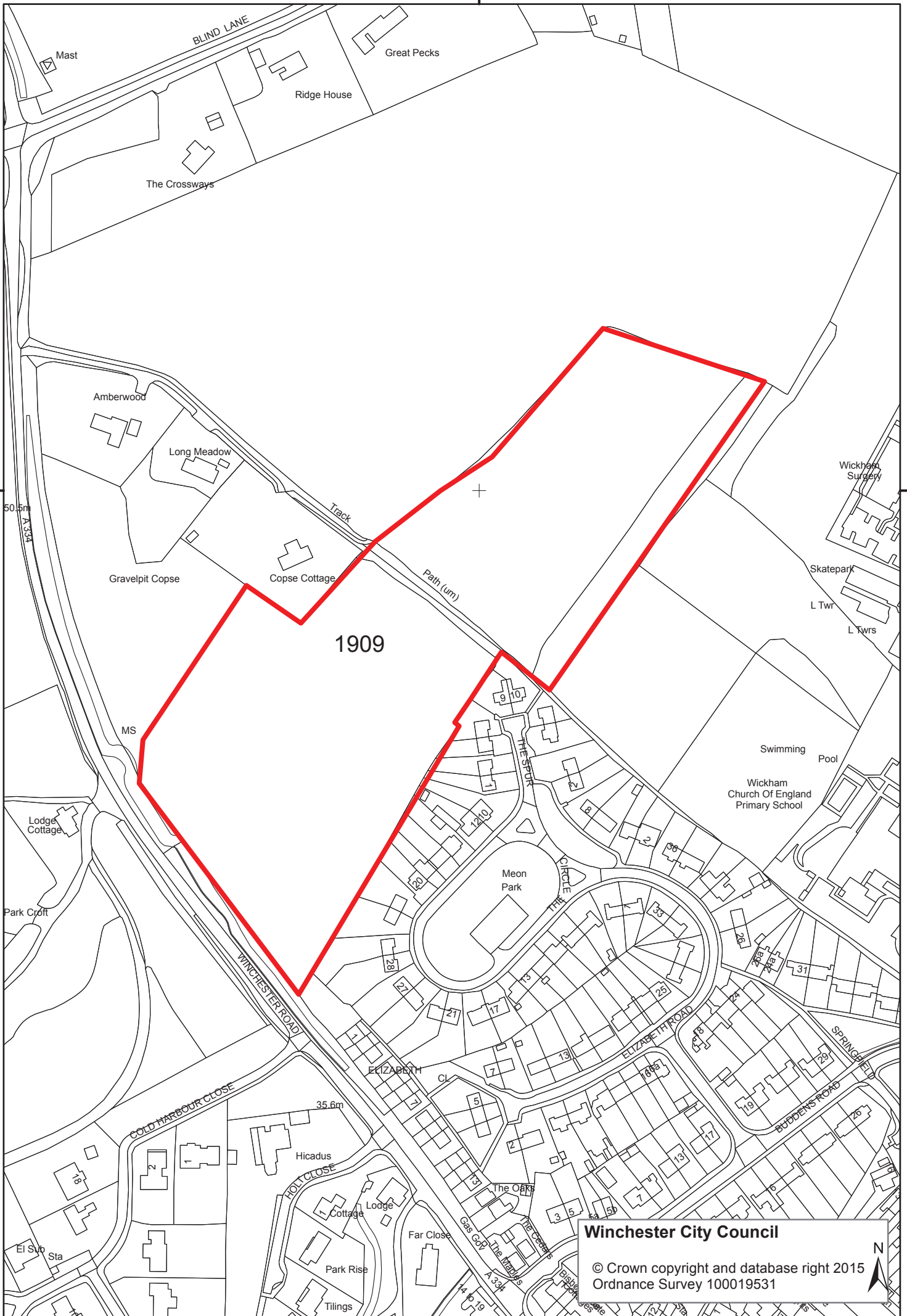
**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a higher order settlement. Adjoining SINC.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 1910  
**In PUSH:** PUSH  
**Estimated Capacity:** 107

**Address:** Site 'B' off Winchester Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Located to the north of Wickham. The site is bounded by Winchester Road to the south and a residential area outside Wickham to the east and remaining southern boundary. The eastern boundary borders a further greenfield sites submitted for consideration.
<b>Site Access:</b>	Can be achieved onto Winchester Road (with loss of trees and hedgerows in frontage), or through neighbouring site owned by same estate.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>adjacent</b>	Agricultural Land Grade: <b>3</b>
<b>TPO: On the boundary of the site</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.4</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.7</b>

**Notes:** Could be linked in with adjacent sites 1909 and 1908. An area of land which is allocated by policy RT5 is put forward as recreation land in return for release of this site.

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site separated from higher order settlement by site 1909.

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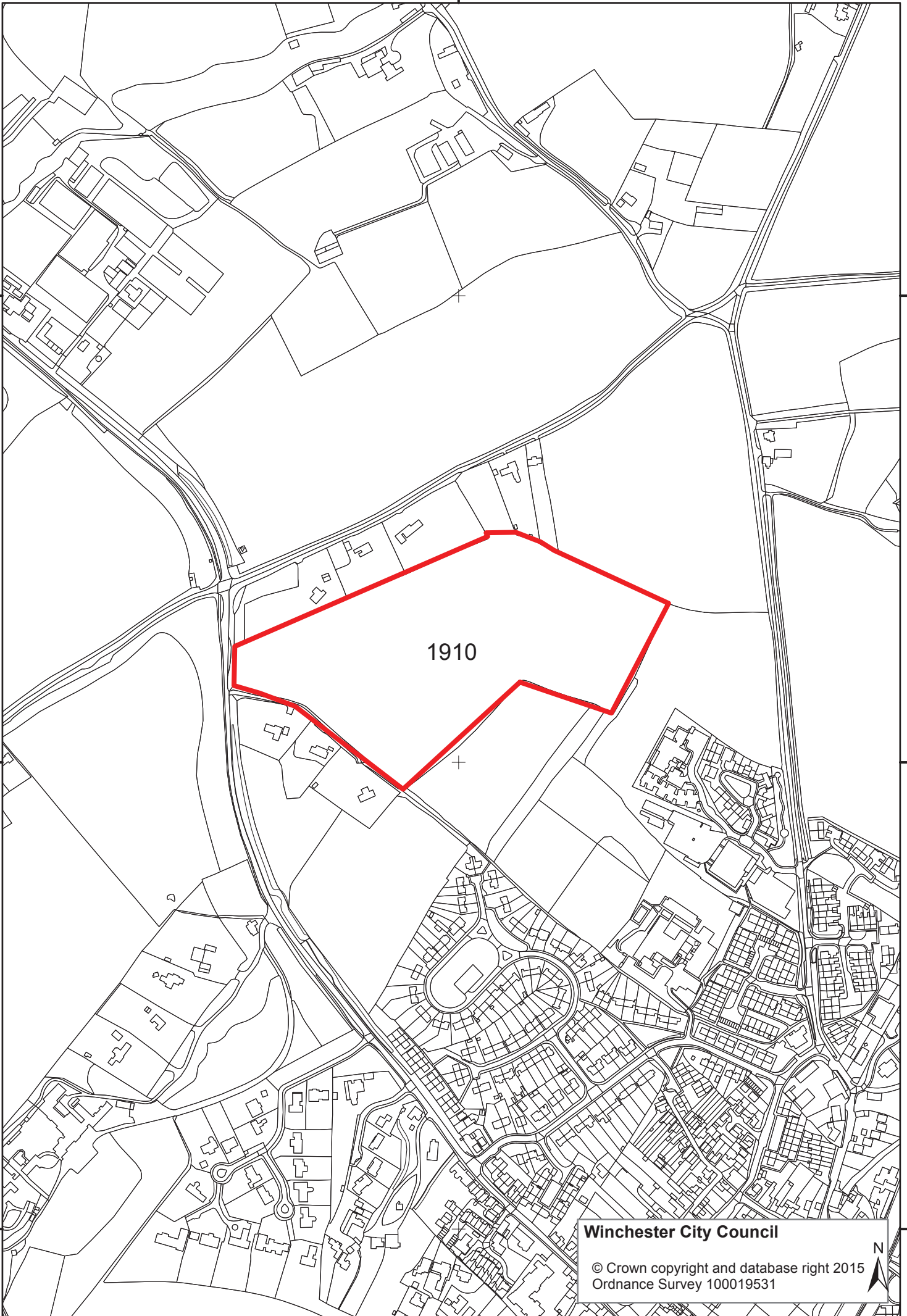
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1910



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**Within Settlement:** Countryside  
**Nearest Settlement:** Shirrell Heath

**SHLAA ID Ref:** 1912  
**In PUSH:** PUSH  
**Estimated Capacity:** 48

**Address:** Land at Twynhams Hill

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - vacant (previously used for gravel extraction pre 1970)
<b>Character of Area:</b>	The site lies on the southern edge of Shirrell Heath. Residential areas lie to the east and west and Agriculture land to the south.
<b>Site Access:</b>	Onto Twynhams Hill and Private Drive (in same ownership) from the High Street.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.7</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4.8</b>

**Notes:** TPOs on north-eastern boundaries. The owner is looking to develop 10 to 20 dwellings.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

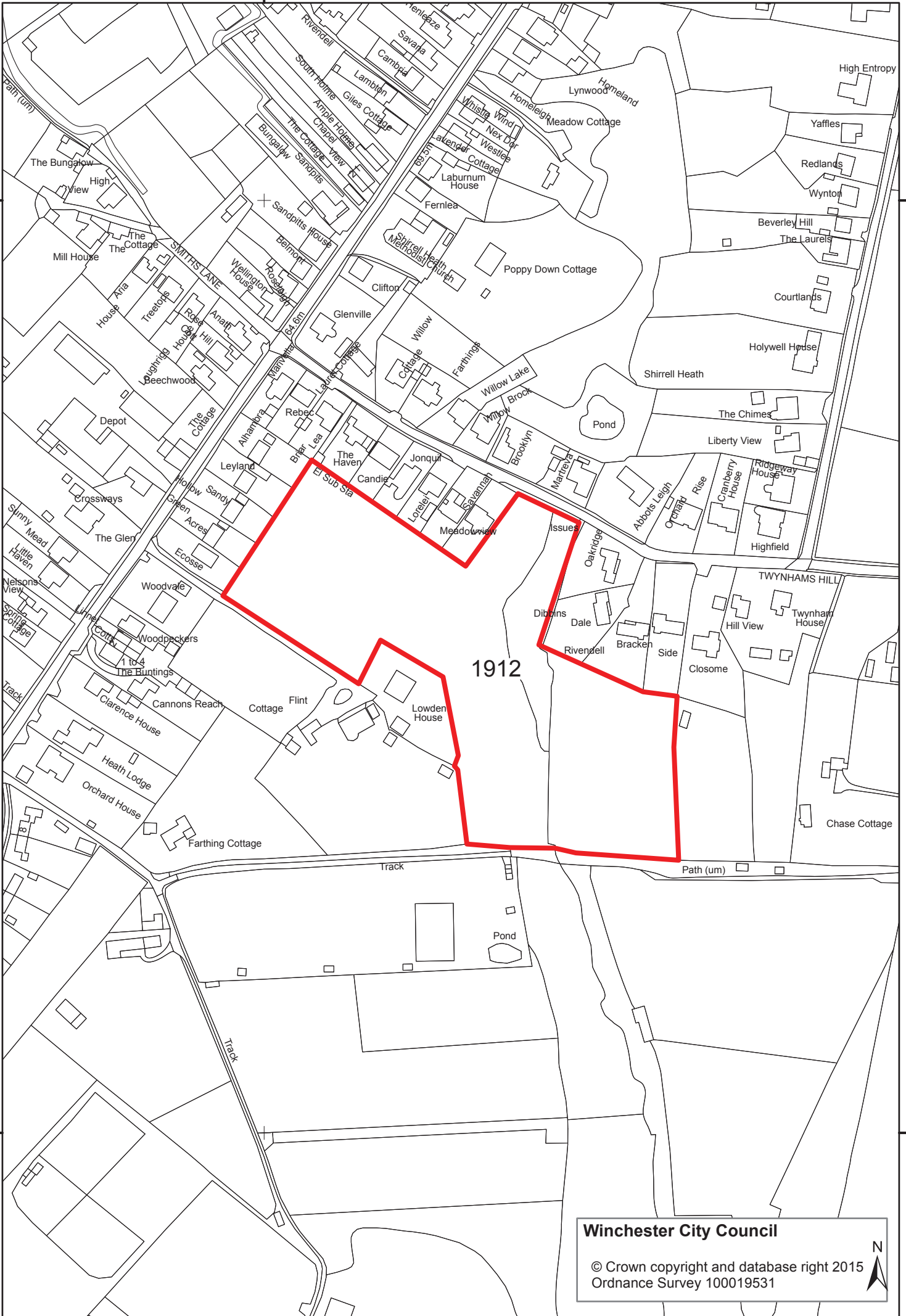
**Summary:** This is a large site, distant from a defined settlement boundary. TPOs on site.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 1915  
**In PUSH:** PUSH  
**Estimated Capacity:** 157

**Address:** Fonthill Farm and Horseshoe Paddocks, Business Centre

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Paddocks, B1, B2 and B8 uses
<b>Character of Area:</b>	The site is divorced from a settlement. It lies between Whiteley to the west and Fareham to the east. Industrial and business areas lie to the north of the site, with low density residential to the south. The site backs onto fields.
<b>Site Access:</b>	The site fronts onto Funtley Lane.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4</b>

**Notes:** Within Strategic Gap.

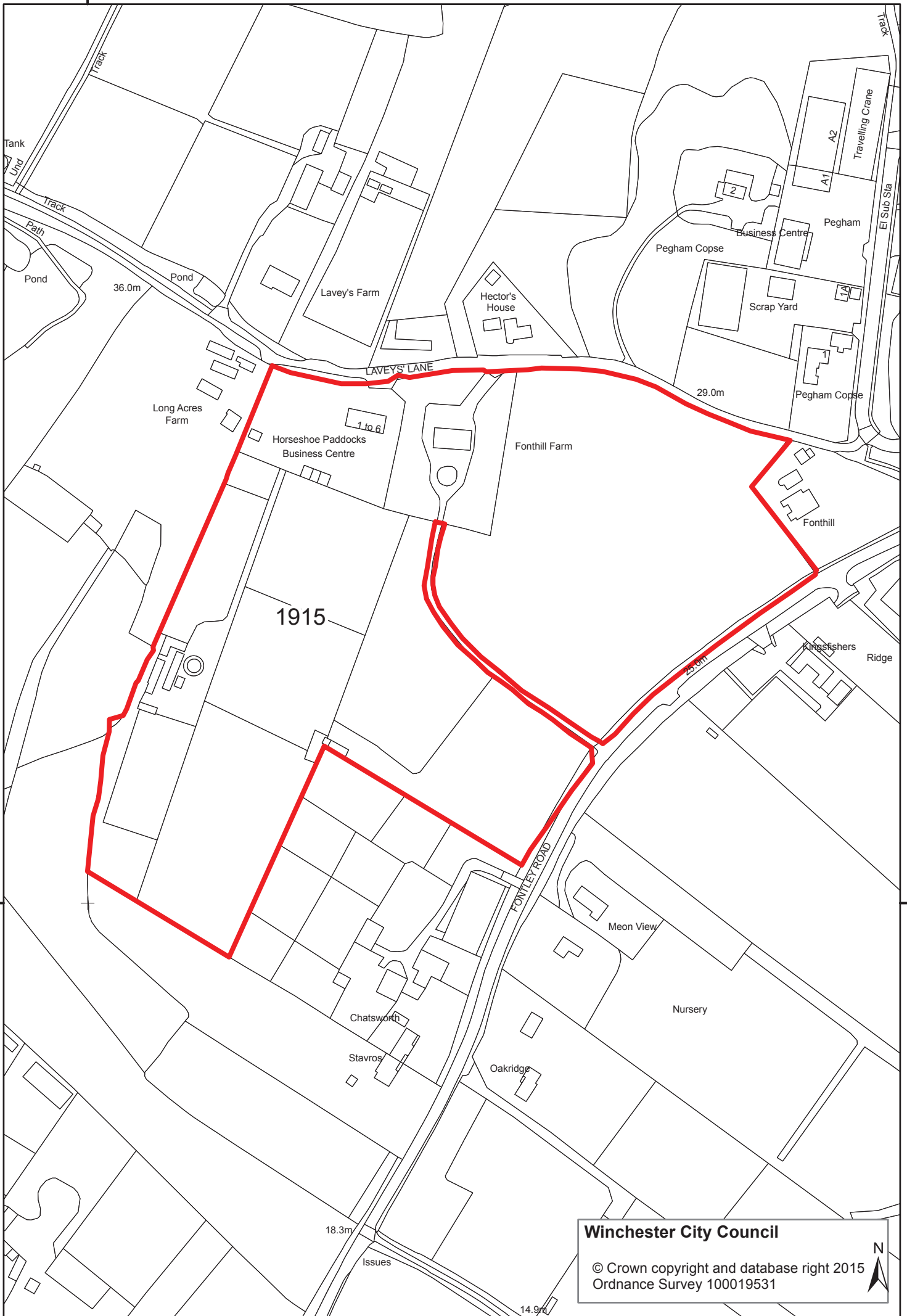
### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and leisure

**Summary:** The site is separate from a settlement by undeveloped land within the Strategic Gap. Adjoins Ancient woodland and SINC



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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 1916  
**In PUSH:** PUSH  
**Estimated Capacity:** 36

**Address:** Land West of Pegham Coppice

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Paddocks, B1, B2 and B8 uses.
<b>Character of Area:</b>	The site is divorced from a settlement. It lies between Whiteley to the west and Fareham to the east. Industrial and business areas lie to the east of the site, with low density residential to the south.
<b>Site Access:</b>	The site fronts onto Funtley Lane.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>2.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4</b>

**Notes:** Agriculture land. Within Strategic Gap.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and leisure

**Summary:** The site is separate from a settlement by undeveloped land within the Strategic Gap.

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1916

Lavey's Farm

Hector's House

Pegham Copse

Pegham Business Centre

Scrap Yard

Pegham Copse

Fonthill Farm

Fonthill

LAVEYS' LANE

Drain

Track

El Sub Sta

Travelling Crane

A1

A2

2

1A

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1 to 6

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Pond

Long Acres Farm

Horseshoe Paddocks Business Centre

**Within Settlement:** Countryside  
**Nearest Settlement:** Littleton

**SHLAA ID Ref:** 1925  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 56

**Address:** Land West of Dale Close

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Commercial/industrial
<b>Character of Area:</b>	Littleton lies to the East with densities around and low density development to the north and south. The western boundary is Agriculture fields and
<b>Site Access:</b>	Access from Dale Close with secondary emergency accesses onto South Drive and Littleton Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>YesYes-part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed): <b>Yes - 14</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.3</b>

**Notes:** Contamination likely to be present. Part of the site is within floodzone 2/3.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential (40) Commercial/industrial (0.4Ha) and new public open space (0.8)

**Summary:** This is a large site on the edge of a settlement. Contamination likely to be present. Part of the site is within floodzone 2/3.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Sparsholt

**SHLAA ID Ref:** 1926  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 15

**Address:** Land at Church Farm

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture, Community and Other Education Site
<b>Character of Area:</b>	The site is encircled by residential development . There are traditional farm buildings on the site that should be retained. Agriculture land - rough grazing and redundant farm buildings.
<b>Site Access:</b>	From Bostock Close and Woodman Lane with existing footpath incorporated into the scheme.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4.9</b>

**Notes:** Contamination likely to be present - associated with use of former farm buildings. Part of the site is currently used as school playing fields that need to be retained/enhanced. One of the fields is within the Conservation Area.

### **HOW AVAILABLE IS THE SITE?**

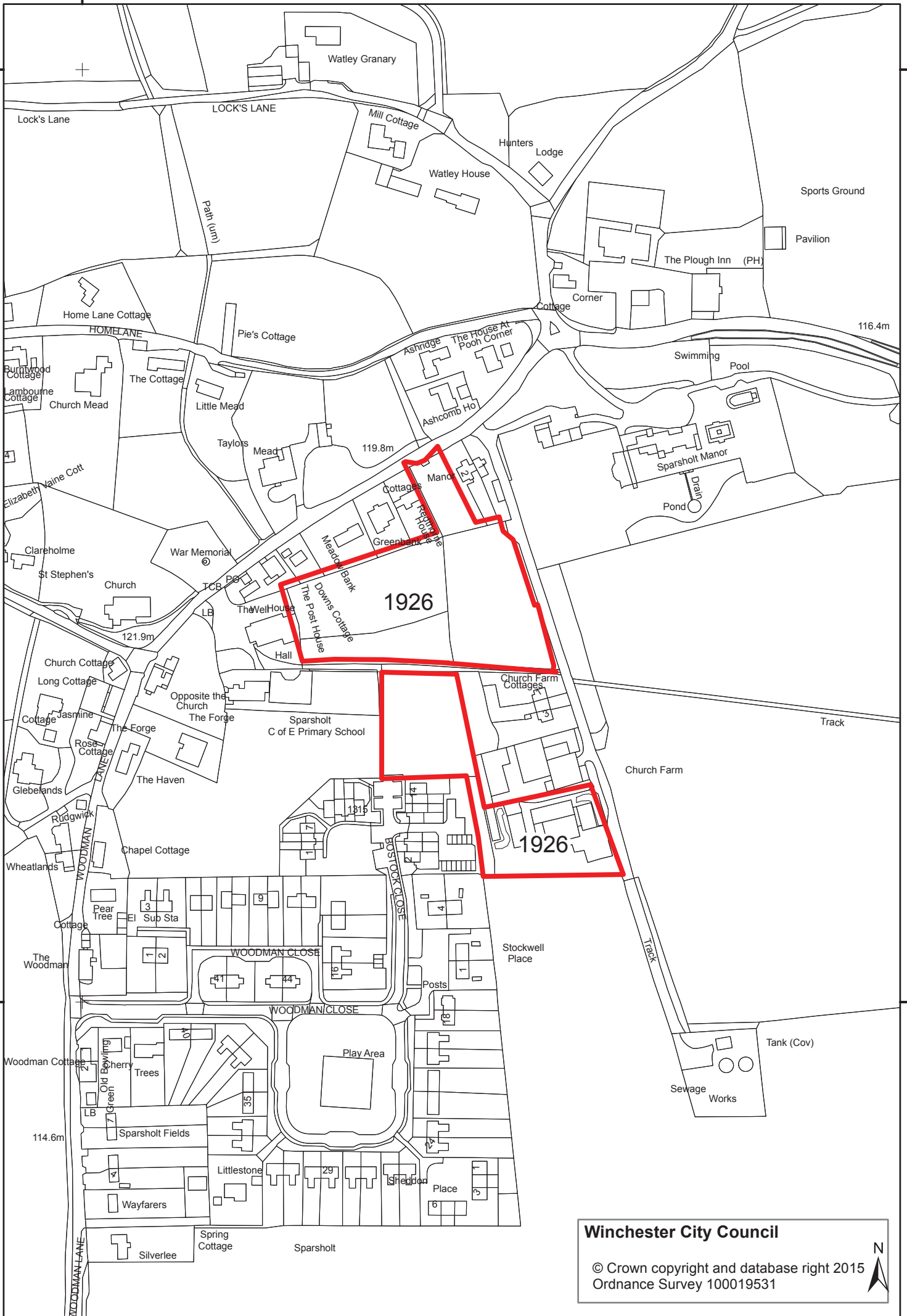
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential (50), leisure (village green) and community (school playing field)

**Summary:** The site is located on the edge of a lower order settlement partly within the Conservation Area. Part of site is recognised in the Sparsholt VDS as important open space.



**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 1927  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 100

**Address:** Land to west of New Farm Road (1)

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture (grazing and watercress bed)
<b>Character of Area:</b>	Adjacent to New Alresford; small fields on sloping ground used mainly as horse paddocks;borders back gardens along New Farm Road.
<b>Site Access:</b>	Potential to create new vehicular accesses onto New Farm Road and footpaths and cycle ways linking with new open space and the adjoining countryside.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.5</b>

**Notes:** Site boundary amended for SHLAA update

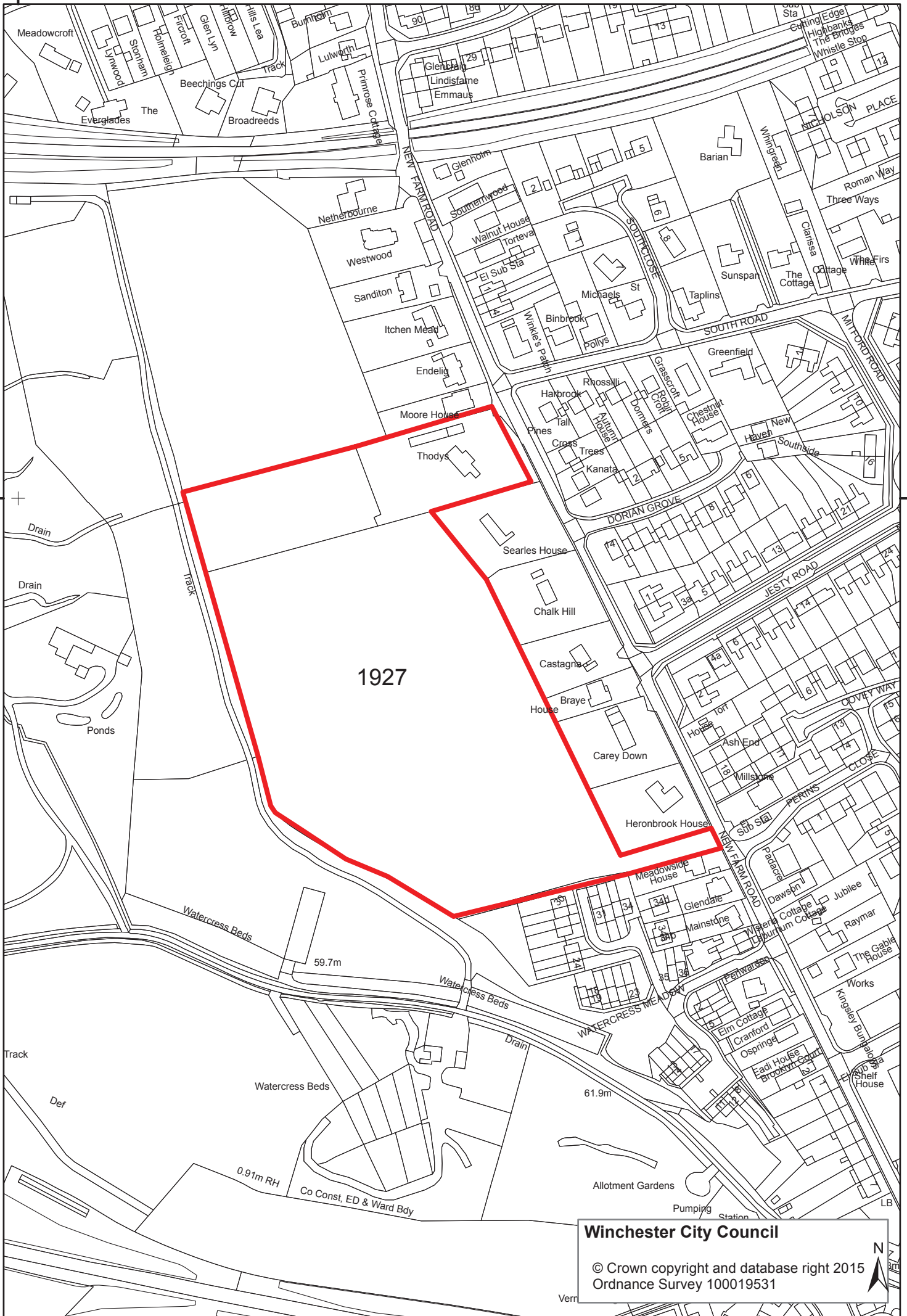
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement.



1927

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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 1932  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 10

**Address:** land off Main Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land ( former mineral extraction site)
<b>Character of Area:</b>	The site lies on the eastern edge of Otterbourne. The main road forms the western frontage of the site and uncultivated fields (also submitted for the SHLAA) lie to the east.
<b>Site Access:</b>	The site fronts onto the main road. Potential access through SHLAA site 1883, Otterbourne Farm (in the same ownership)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>TPO on part of site in north</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.3</b>

**Notes:** TPO on part of the site boundary.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

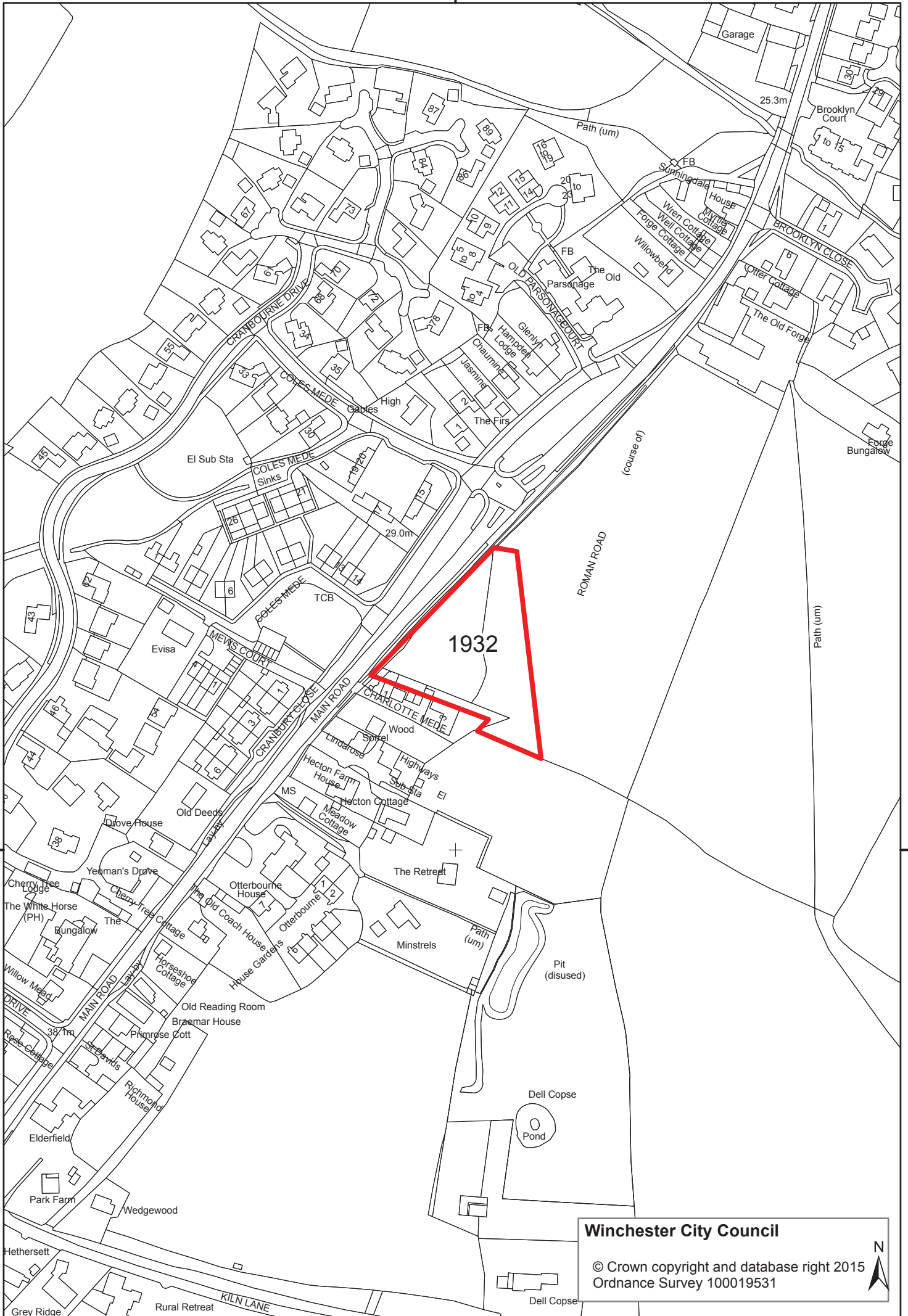
**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site which lies on the edge of a lower order settlement. The site could be considered on own or with 1933





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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 1933  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 104

**Address:** land off Main Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land ( former mineral extraction site)
<b>Character of Area:</b>	The site lies on the eastern edge of Otterbourne. The main road forms the western frontage of the site and uncultivated fields (also submitted for the SHLAA) lie to the east.
<b>Site Access:</b>	Potential access through SHLAA site 1883, Otterbourne Farm (in the same ownership)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.3</b>

**Notes:** TPO on part of the site boundary.

### **HOW AVAILABLE IS THE SITE?**

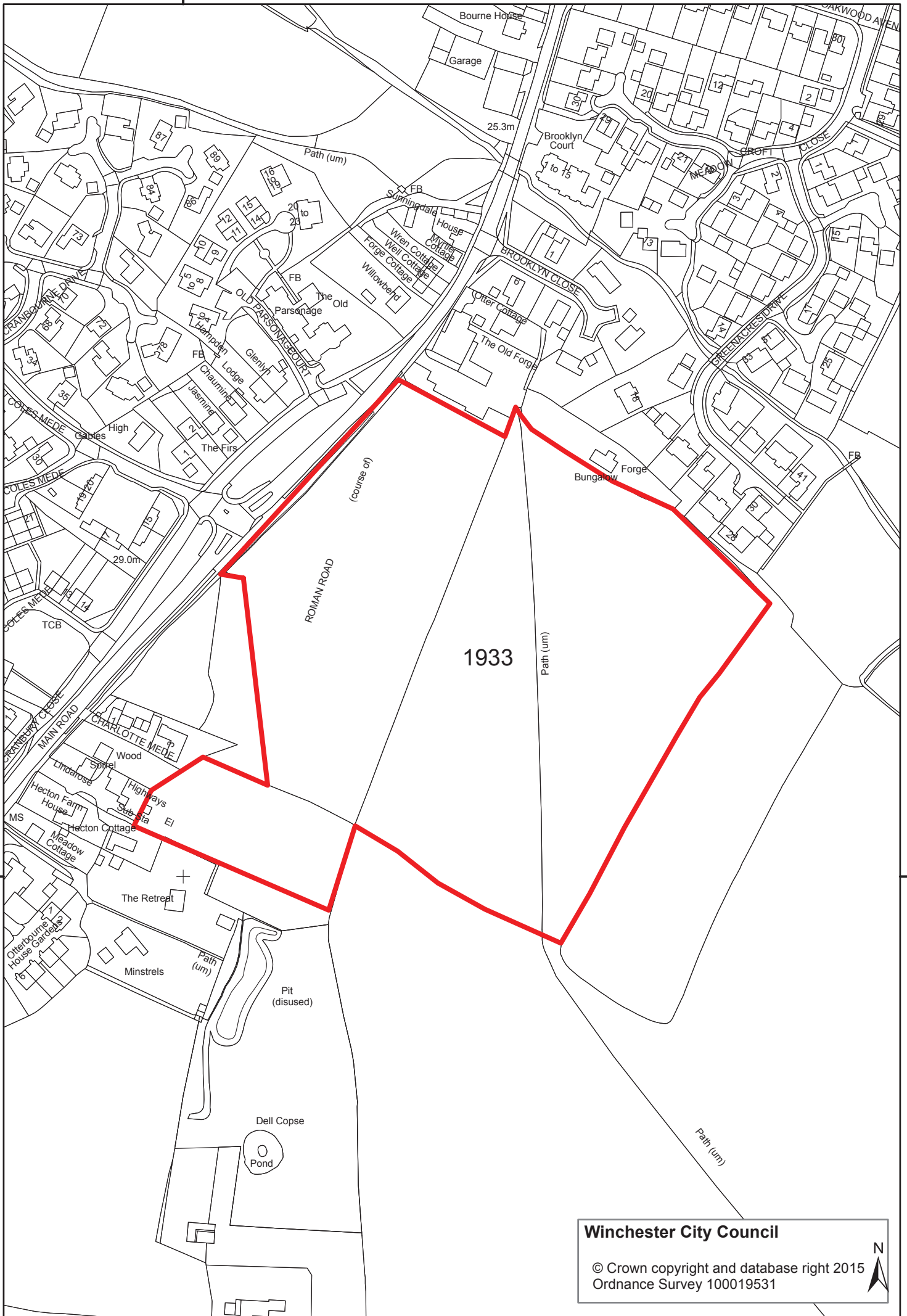
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a lower order settlement. Site could be considered in conjunction with 1932 and 1883.



1933

ROMAN ROAD

Path (um)

Bungalow

Forge

Path (um)

(course of)

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123000.000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 1951  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 15

**Address:** Blackbridge Yard, College Walk

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - storage
<b>Character of Area:</b>	The site is contained by Winchester settlement boundary on three sides, but is separated from residential areas by the river on one side and playing fields on the other. However there are residential areas opposite the site along Wharf Hill.
<b>Site Access:</b>	onto Black Bridge - minor road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>adjacent</b>	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC: <b>adjacent</b>	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Urban</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	Proximity to village/town centre (km):	<b>0.3</b>

**Notes:** A flood risk assessment has been carried out on behalf of the landowner which looks in more detail at the area and asserts that the site is within Flood Zone 1. WCC will need to consult with their engineers and the EA on this report.

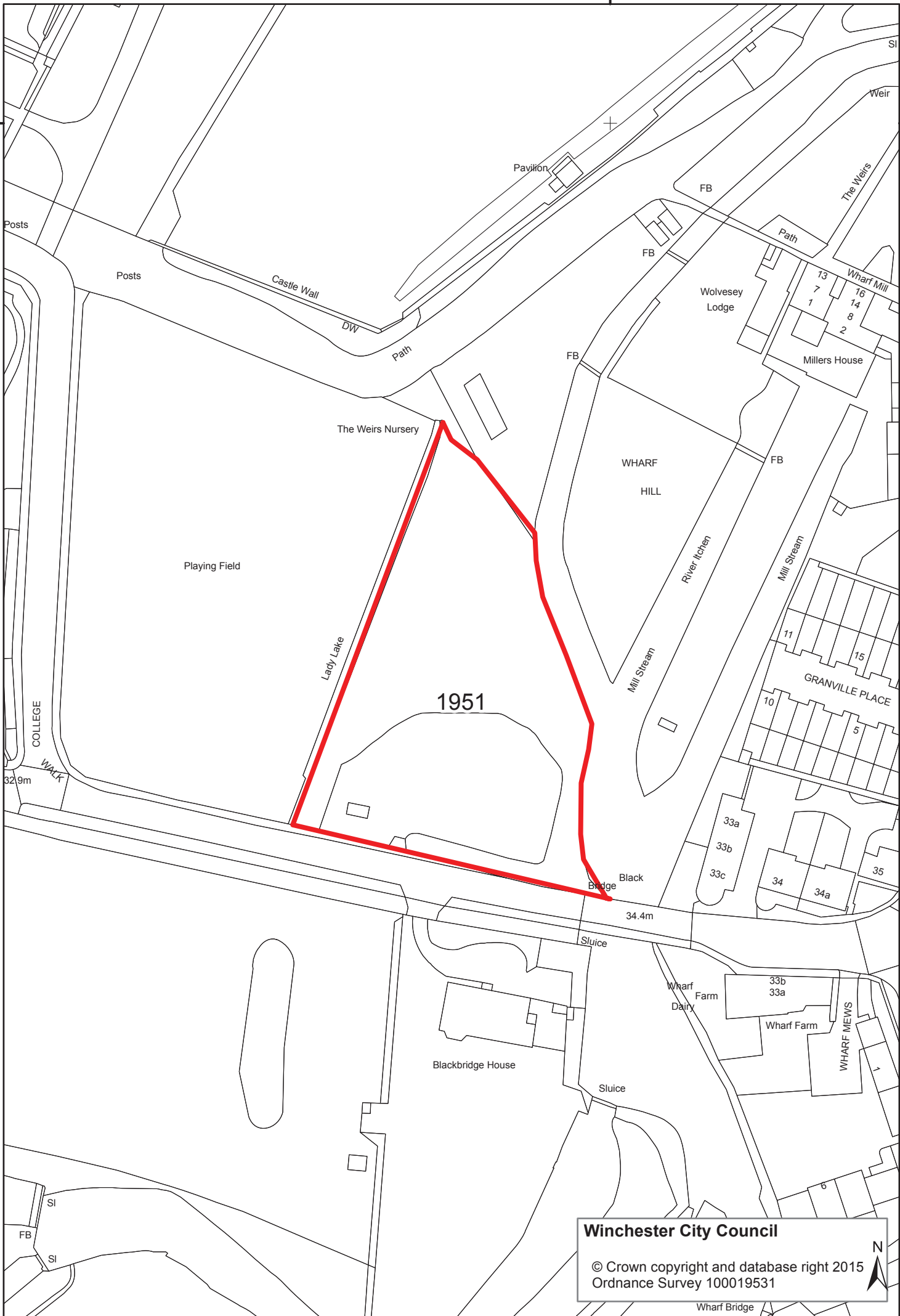
### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and college use

**Summary:** This is a small site on the edge of the urban area which is entirely within floodzones 2 and 3. Also within Conservation area and adjacent to SSSI, SAC and National Park. Landowner suggest a capacity of 15. but given constraints, capacity is 0.



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**Within Settlement:** New Alresford  
**Nearest Settlement:**

**SHLAA ID Ref:** 1966  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 14

**Address:** The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Industrial or commercial site
<b>Character of Area:</b>	Site forms part of the
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Radon Class 3 area

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

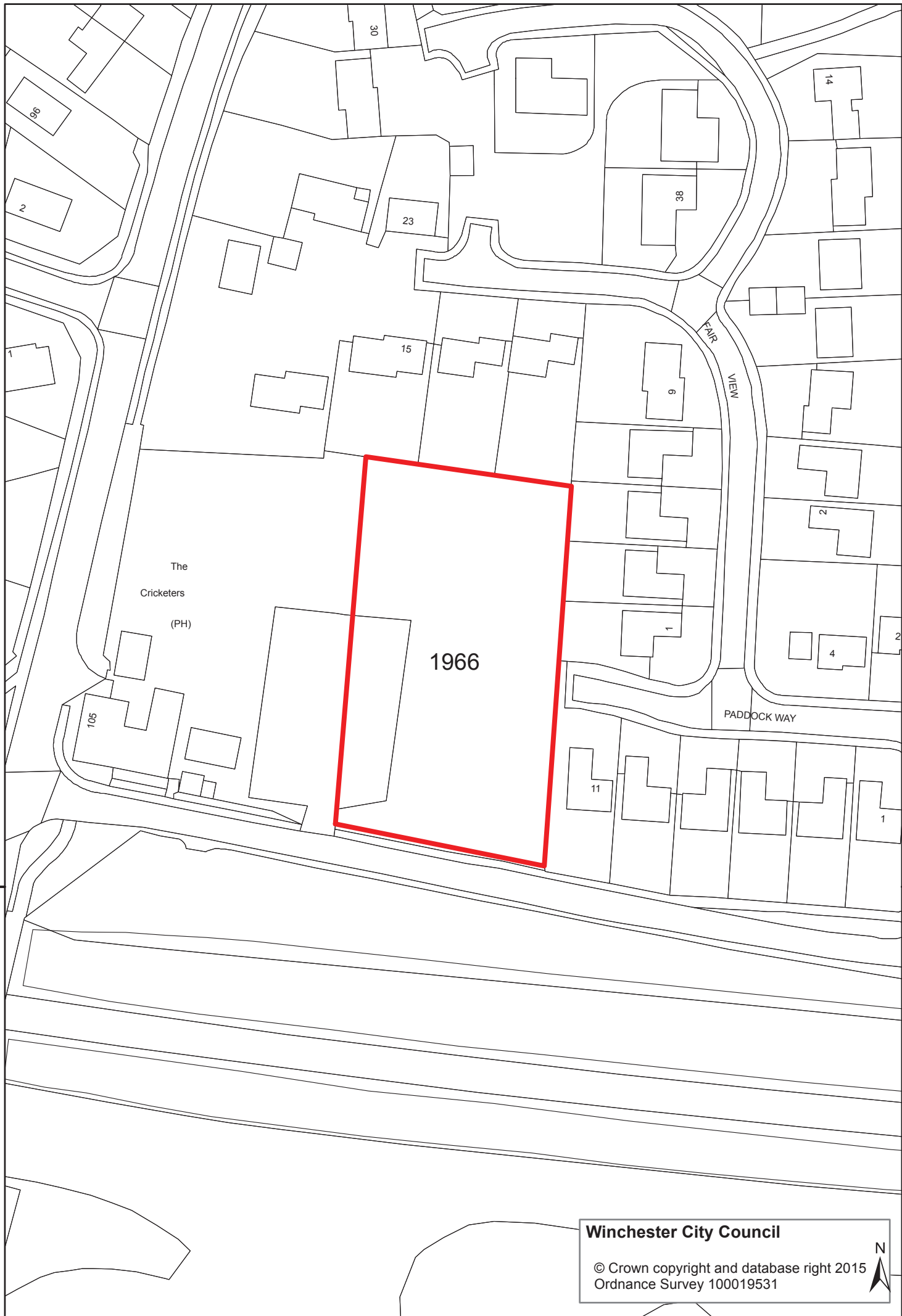
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Land adjoining The Cricketers Pub used as pub car park. Some mature trees on site. Potential loss of a facility.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 1968  
**In PUSH:** PUSH  
**Estimated Capacity:** 127

**Address:** Back of Rareridge Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other- part plantation
<b>Character of Area:</b>	This is a triangular site, located on the northern edge of Bishops Waltham. To the north lies the national park with the cemetery to the east and BW to the south.
<b>Site Access:</b>	Through Byron Close or private access onto Hoe Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.1</b>

**Notes:** Adjacent to the South Downs National Park

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - Affordable Housing proposed or static caravan site

**Summary:** This is a large site on the edge of a high order settlement adjoining the South Downs National Park.

Path (um)

1968

Cemetery

Lych Gate

West Hoe

Middle Hoe

Middle Hoe Cottage

Hoe Cottage

Tks

Hoe Cottage

Halloween

Olysgon

Marshalls

Paddocks

The Gables

Beech Lodge

Whitegate House

Wolvenscliffe

The Firs

Chatsworth Lodge

Uplands


The Gardens

Meadow Croft

Hall

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2003  
**In PUSH:** PUSH  
**Estimated Capacity:** 42

**Address:** Land at Parklands Business Park, Forest Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - Vacant or derelict land
<b>Character of Area:</b>	The site lies within the business on the southern edge of southern edge of Denmead. Uncultivated fields lie adjacent to the site.
<b>Site Access:</b>	Via Business park access onto Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
<b>TPO: Yes - covering whole site</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.8</b>

**Notes:** The site is covered by a TPO designation.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and community

**Summary:** Large site on edge of high order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2004  
**In PUSH:** PUSH  
**Estimated Capacity:** 27

**Address:** Land to the south of Maple Drive

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Denmead residential areas lie to the north and west of the site, with open, Agriculture field to the east and south bounded by well established trees and hedgerows.
<b>Site Access:</b>	Onto Hambledon Road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes - part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.8</b>

**Notes:** Agriculture land; part of the site (on the eastern boundary) is within floodzone, part of Denmead Local Gap. Proposal submitted to the Denmead Neighbourhood Forum in summer 2013 proposed 50 homes, plus open space/ recreational land and an area of safegua

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement. It is within the local gap and partly within floodzone 2.



466500 000000

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111000 000000

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2004

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**Within Settlement:** Countryside  
**Nearest Settlement:** Sutton Scotney

**SHLAA ID Ref:** 2007  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 99

**Address:** Land at Brightlands

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is surrounded by development on three sides, Sutton Scotney to the South (50dph), The dismantled railway with low density housing to the east (10dph) and an industrial/commercial site to the west. Agriculture field lies to the north.
<b>Site Access:</b>	Access onto A30

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3 and 4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>10.3</b>

**Notes:**

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential (1.3 Ha - 40 dwells) and structural landscaping/woodland planting.

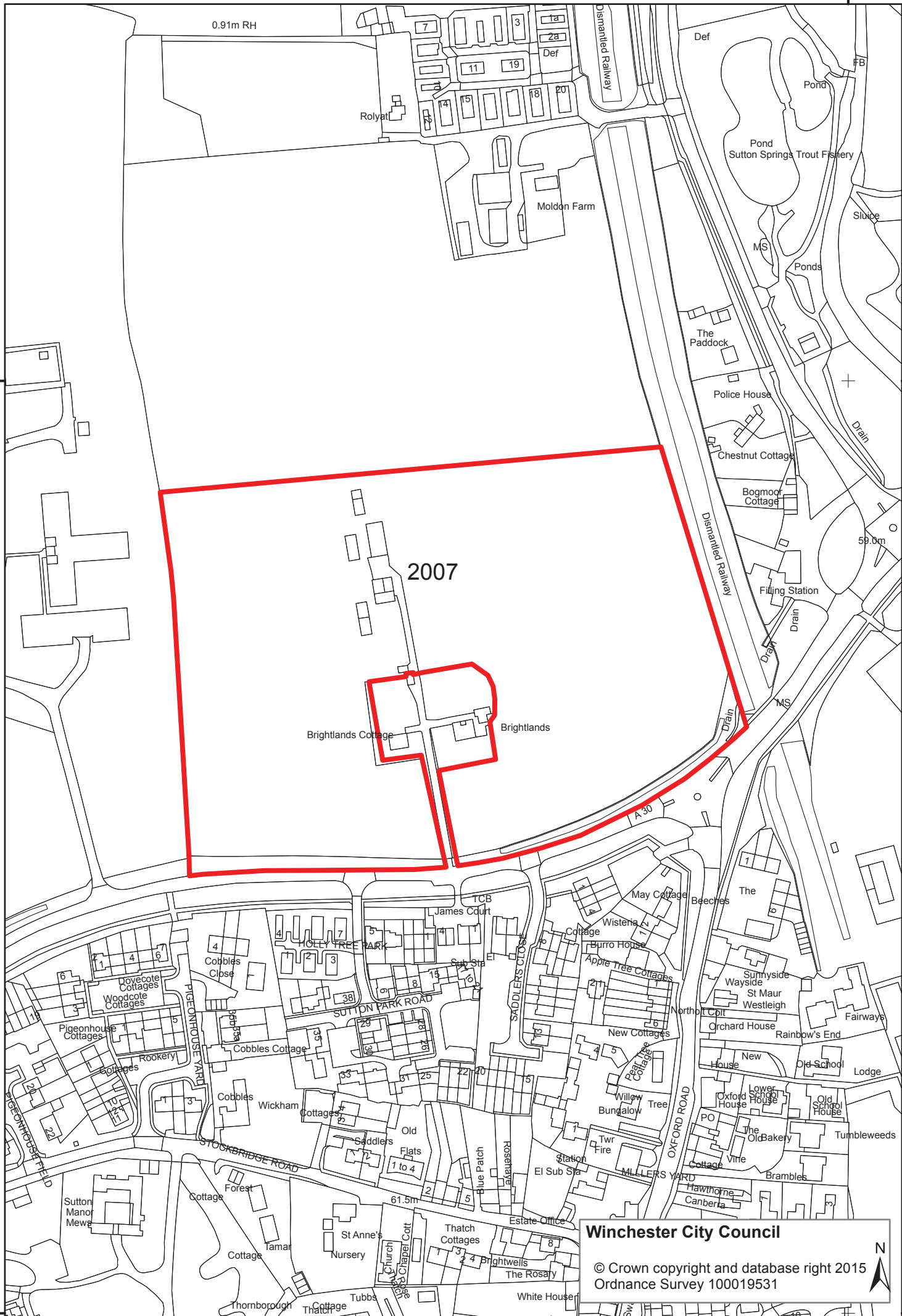
**Summary:** This is a large site on the edge of a lower order settlement.

140000 000000

140000 000000

39500 000000

39500 000000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Micheldever Station

**SHLAA ID Ref:** 2008  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 8276

**Address:** Micheldever Station

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Was part of Eco Town proposal, dismissed.
<b>Site Access:</b>	The site has numerous road frontages.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes-part</b>
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	

### **Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>15</b>

**Notes:** The site has a number of listed buildings within it . A relatively small area of the site is within Floodzone 2/3. Includes the Warren Playing Field

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

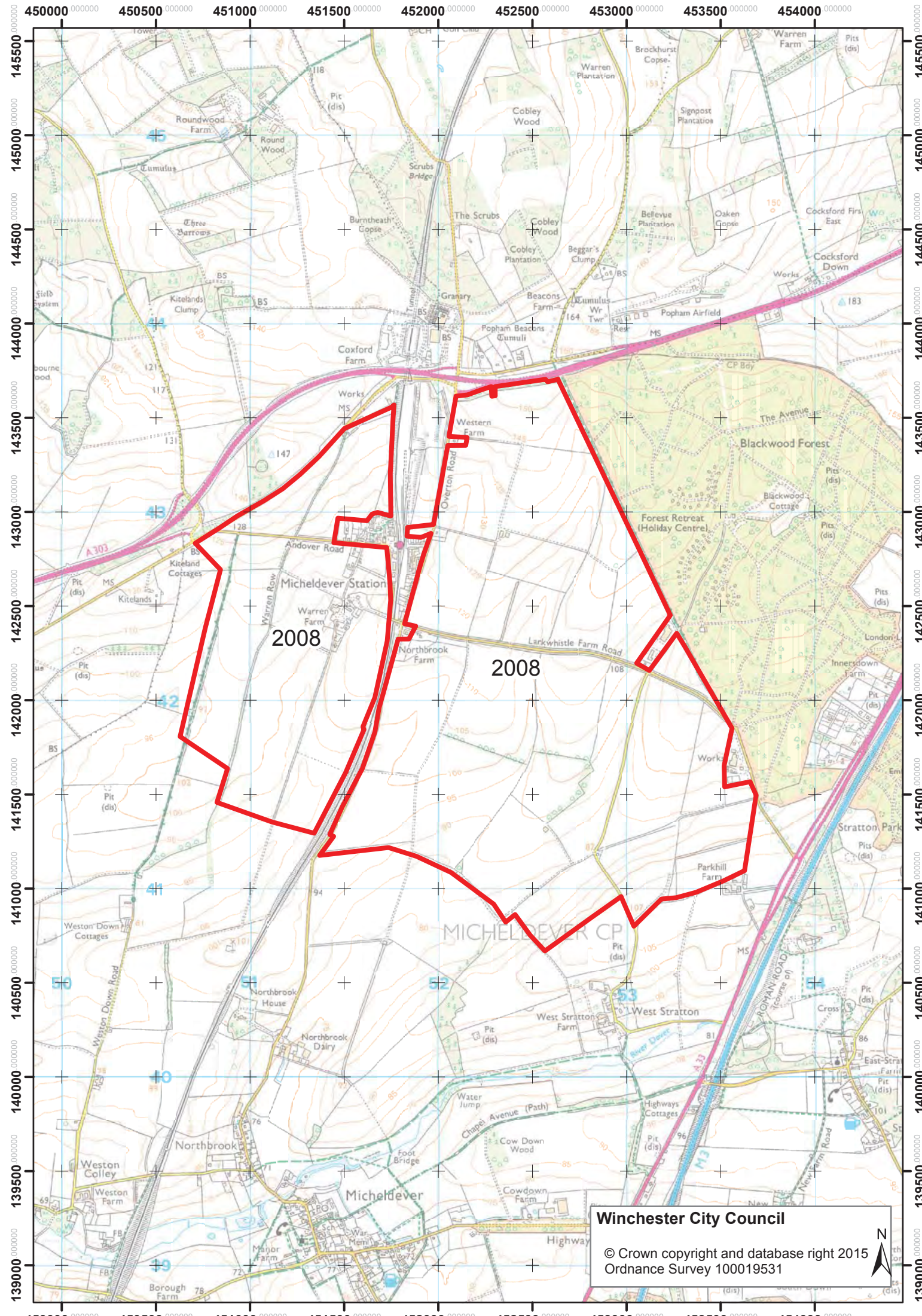
**Estimated Timescale for Delivery:** 2025-2030

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** This is a very large site distant from the nearest settlement boundary (high order settlement). The site has a number of listed buildings within it . A relatively small area of the site is within Floodzone 2/3. Includes the Warren Playing Field.





2008

2008

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2009  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 54

**Address:** Winchester Conservative Club

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### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Private members club, bowling green and associated car-parking

**Character of Area:**

**Site Access:** Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA: <b>Yes</b>	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: <b>Yes</b>		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

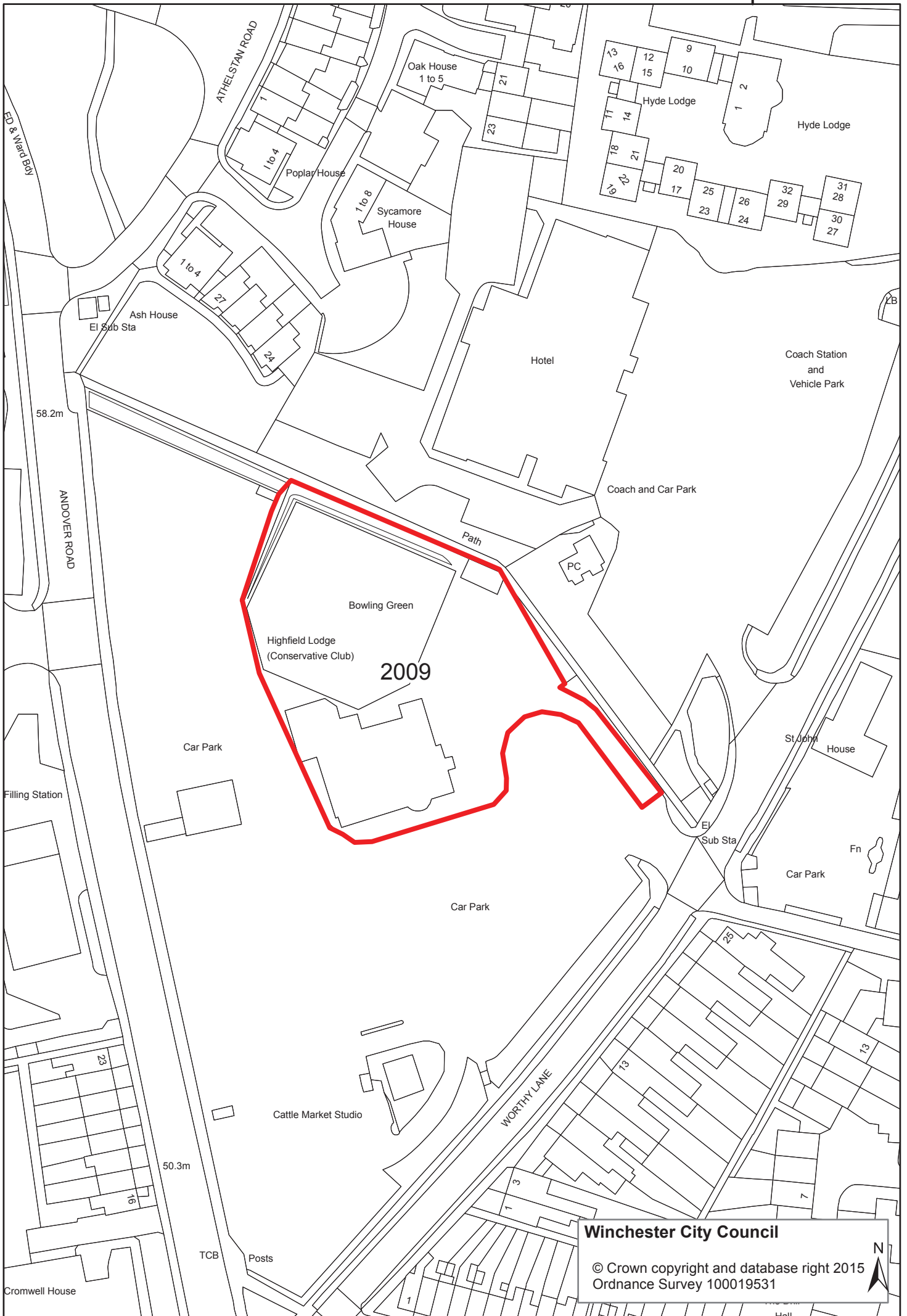
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is in private ownership and may come forward as part of proposals for the Staion Approach initiative. Alternatively, the site could be developed separately.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Shirrell Heath

**SHLAA ID Ref:** 2012  
**In PUSH:** PUSH  
**Estimated Capacity:** 44

**Address:** Shirrell Heath Farm, High Street

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated land
<b>Character of Area:</b>	The site lies on the edge of the residential area of Shirrell Heath; low density residential plots lie to the south and west of the site and a small plot of Agriculture land to the west.
<b>Site Access:</b>	Existing access onto Blackhorse Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.9</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4</b>

**Notes:** The site lies within a local gap.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

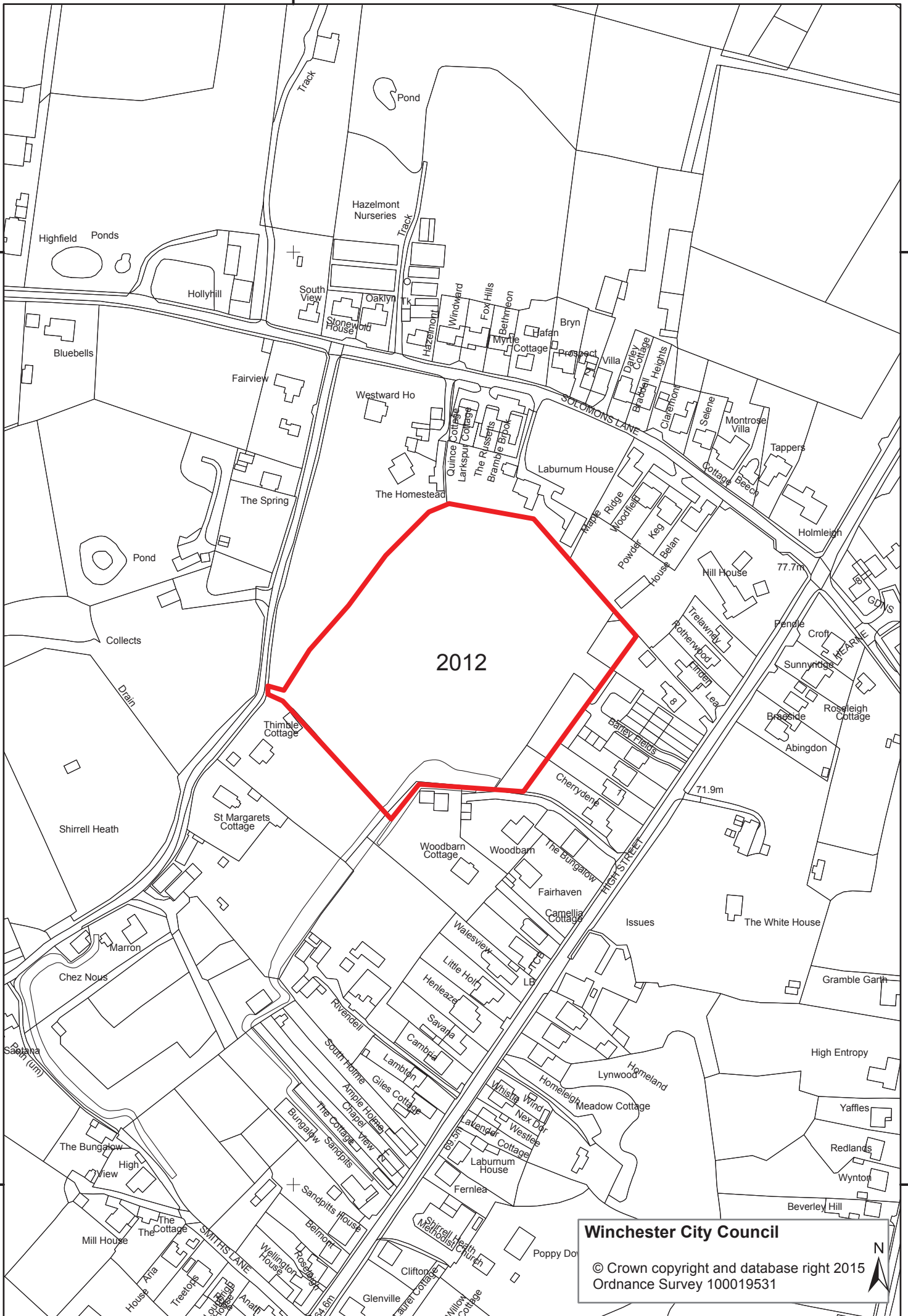
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site, distant from a defined settlement boundary and within a local gap.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2013  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 224

**Address:** Flagstaff Stables, Flagstaff House & Clarendon Lodge, Sarum Farm

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture, Commercial/industrial and residential
<b>Character of Area:</b>	The site lies on the western edge of the golf course in a rural setting. The land slopes to the east towards Clarendon Way.
<b>Site Access:</b>	Onto Clarendon Way

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Part Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.7</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and commercial/industrial - linked in with Pitt Manor Proposal

**Summary:** This is a large site on the edge of urban area, adjacent to SINC.

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2013

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2014  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 57

**Address:** Teg Down Farm

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies close to the settlement boundary of Winchester opposite Kings School to the south and a golf course and further fields which have also been submitted lie to the north and to the east.
<b>Site Access:</b>	Direct onto Sarum Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
<b>TPO: Yes</b>	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.17</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.6</b>

**Notes:** TPOs form part of the northern and western boundaries of the site.

### **HOW AVAILABLE IS THE SITE?**

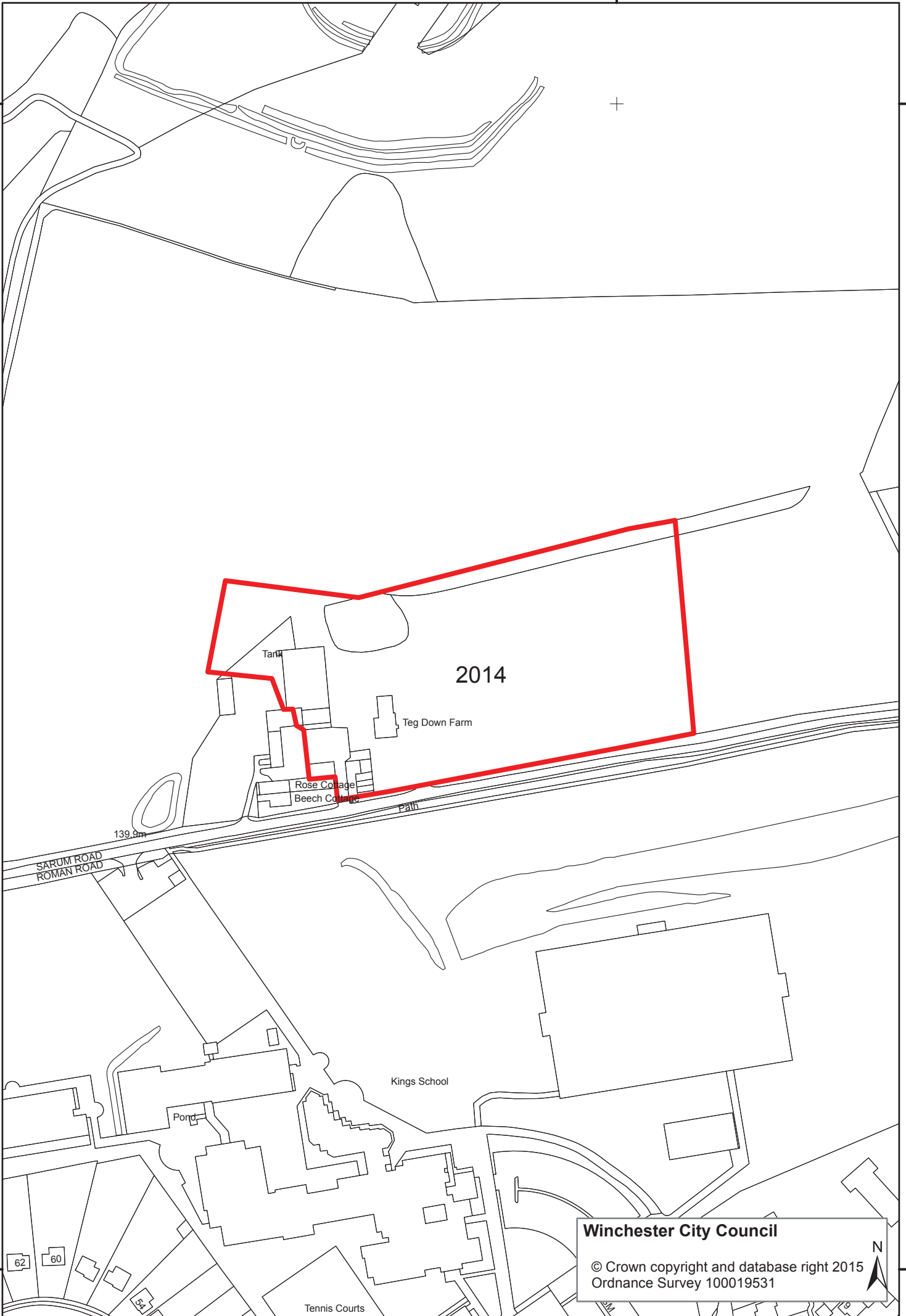
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site on separate from the urban area. Submitted alongside 416, 2026 and 417.





2014

Tartu

Teg Down Farm

Rose Cottage

Beech Cottage

Path

139.9m

SARUM ROAD  
ROMAN ROAD

Kings School

Pond

Tennis Courts

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2018  
**In PUSH:** PUSH  
**Estimated Capacity:** 182

**Address:** Furzeley Corner, Waterlooville

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	This large site made up of three plots which lies to the south of Denmead, separated from the settlement by agriculture land and sporadic residential properties within the countryside.
<b>Site Access:</b>	The western part of the site fronts onto Belney Lane, the eastern section onto Sheepwash Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes -part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes -part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.9</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.7</b>

**Notes:** The eastern part of the site is within the local gap. The floodzone runs through the east of the site.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site, separate from the nearest defined settlement boundary; adjacent to Floodzones 2/3.

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**Within Settlement:** Countryside  
**Nearest Settlement:** Durley

**SHLAA ID Ref:** 2019  
**In PUSH:** PUSH  
**Estimated Capacity:** 1914

**Address:** Hedge End

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Mixed
<b>Character of Area:</b>	This was the search area for Hedge End Strategic Development Area, which is no longer planned to take place.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Yes</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:**

**Summary:** .

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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 2020  
**In PUSH:** PUSH  
**Estimated Capacity:** 1112

**Address:** Wickham Park Golf Club

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Leisure: Golf Course
<b>Character of Area:</b>	The site lies adjacent to the residential area of Wickham to the NE. Titchfield Land forms the western boundary and the River Meon the eastern boundary. Webbs Land Farm lies adjacent to the south. The site slopes from the NW down to the SE. Public access
<b>Site Access:</b>	Access onto Titchfield Lane. Access may be possible off Tanfield Park directly into Wickham, but this is a minor residential cul-de-sac road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	<b>Yes -12</b>
National Park	Historic Park/ Garden: <b>Yes - part</b>	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>0.2</b>

**Notes:** Part of the site is within a historic park designation. Adjacent to Floodzones 2/3.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential, employment or enhanced leisure or tourism provision



**Summary:** This is a large site on the edge of a high order settlement. Part of the site is within a historic park designation. Adjacent to Floodzones 2/3.

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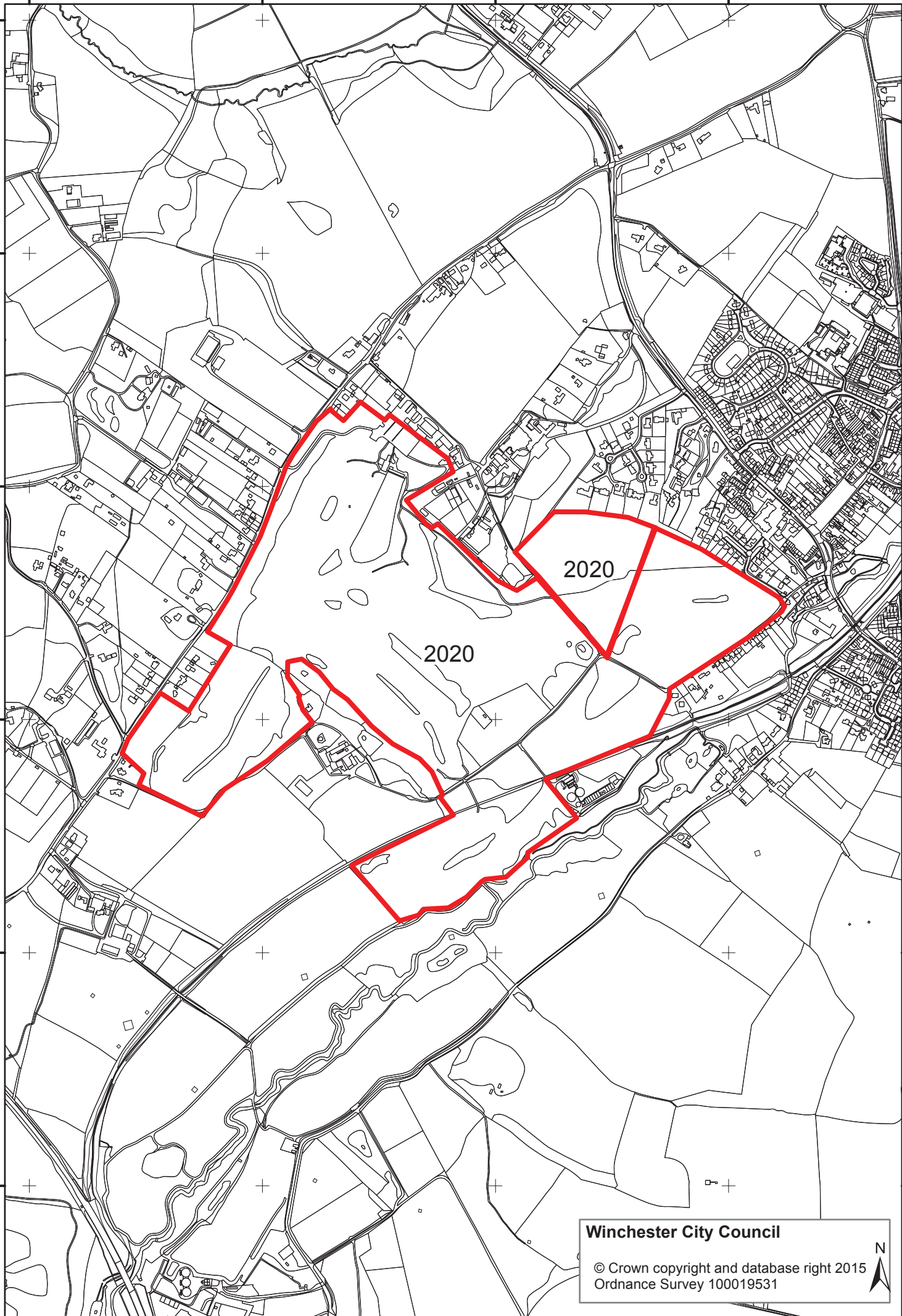
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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2021  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 171

**Address:** Land adjacent to Wellhouse Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Winchester settlement lies to the southwest. The Barracks form the western boundary beyond Andover Road. The site borders Barton Farm (1937) to the south and site 418 to the north and east.
<b>Site Access:</b>	The site borders Well House Lane to the south and Andover Road to the west.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes-part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.8</b>

**Notes:** Agriculture land. There is a narrow floodzone (2 and 3) which runs through the site and follows the apparent line of the ditch, through the sewage treatment works and down to the River Itchen.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Large site separated from the urban area by the Barton Farm site.

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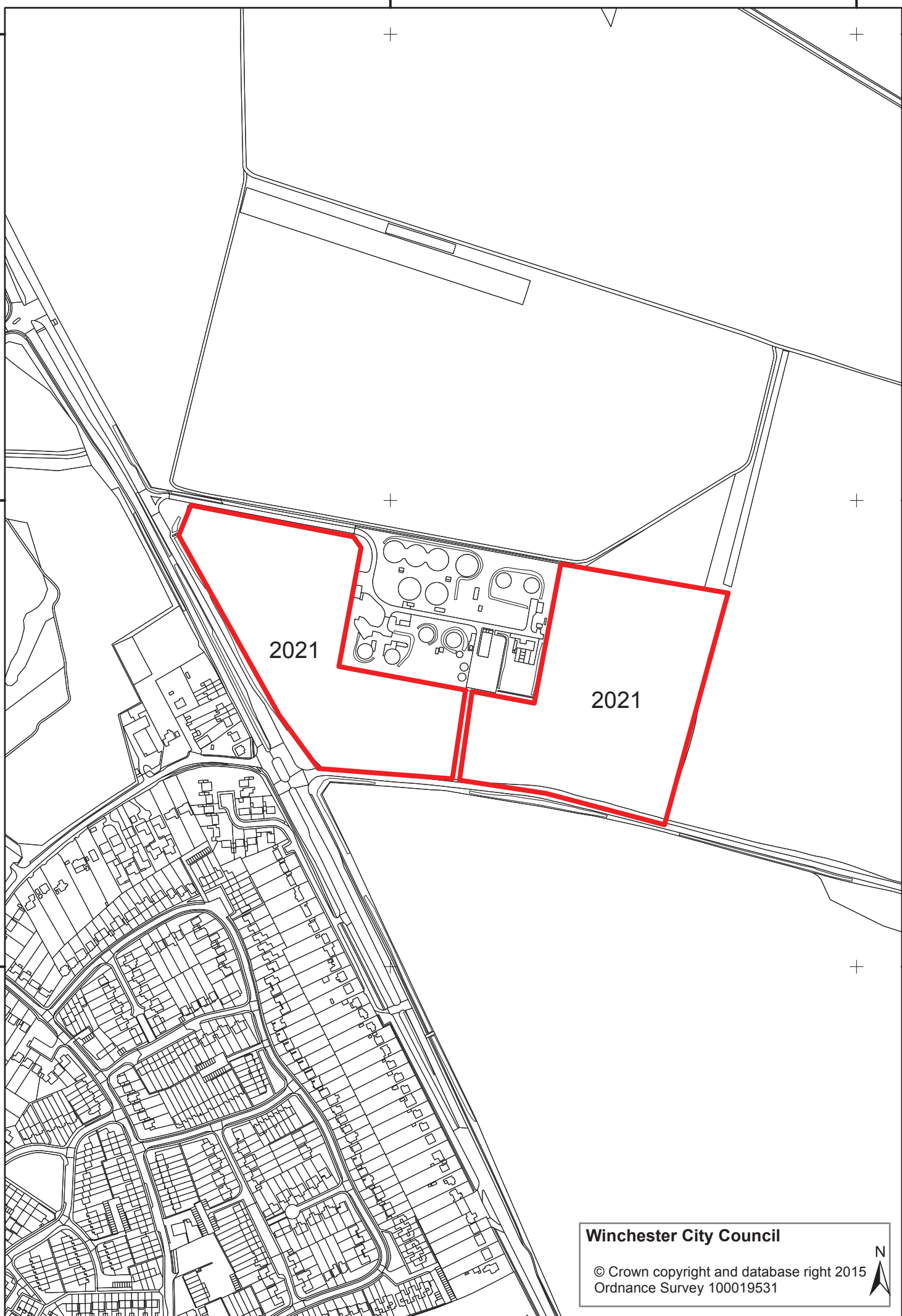
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2021

2021

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2022  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 325

**Address:** Oliver's Battery

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Residential areas of Winchester Town lie to the northwest, with Bushfield Camp to the east and Agriculture land to the south. The applicant states that the site is well contained within the landscape setting.
<b>Site Access:</b>	Within 400m of regular weekday bus service to Winchester and could provide pedestrian/cycle link along Clarendon Way. Vehicular access is proposed from Oliver's Battery Road South.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument: <b>Yes</b>	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land <b>3 and Urban</b>
TPO:	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4</b>

**Notes:** Retention of Butterfly Reserve proposed and preservation of historic tumulus on the centre of the site. Oliver's Battery VDS states further development in this area should be resisted, there is also WWI historic interest on site. In local gap.

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

Estimated Timescale for Delivery: 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential.

**Summary:** This is a large site on the edge of an urban area within the local gap and adjacent to SINC.



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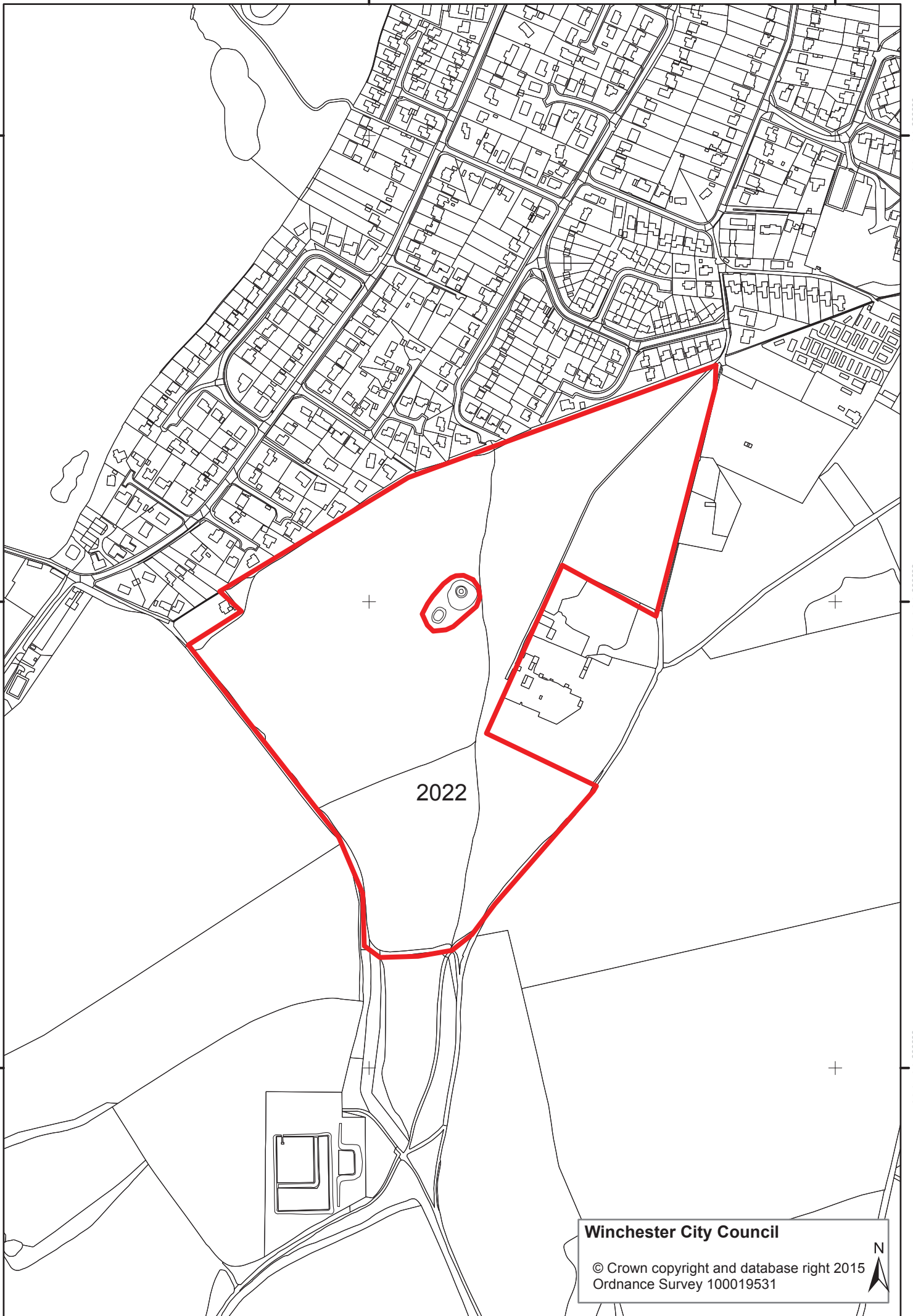
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2022

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2023  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 186

**Address:** Land at Weeke Down, West of Lanham Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Residential frontage of Winchester settlement lies to the east of the site with agricultural land to the west and north with some low density residential.
<b>Site Access:</b>	The site fronts onto Lanham Lane.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land
TPO:	SINC: <b>Adjacent</b>	Grade: <b>3</b>
	AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site of the edge of an urban area - adjacent to the SINC. Landowner suggests increasing capacity to 370 but this is not not justified.

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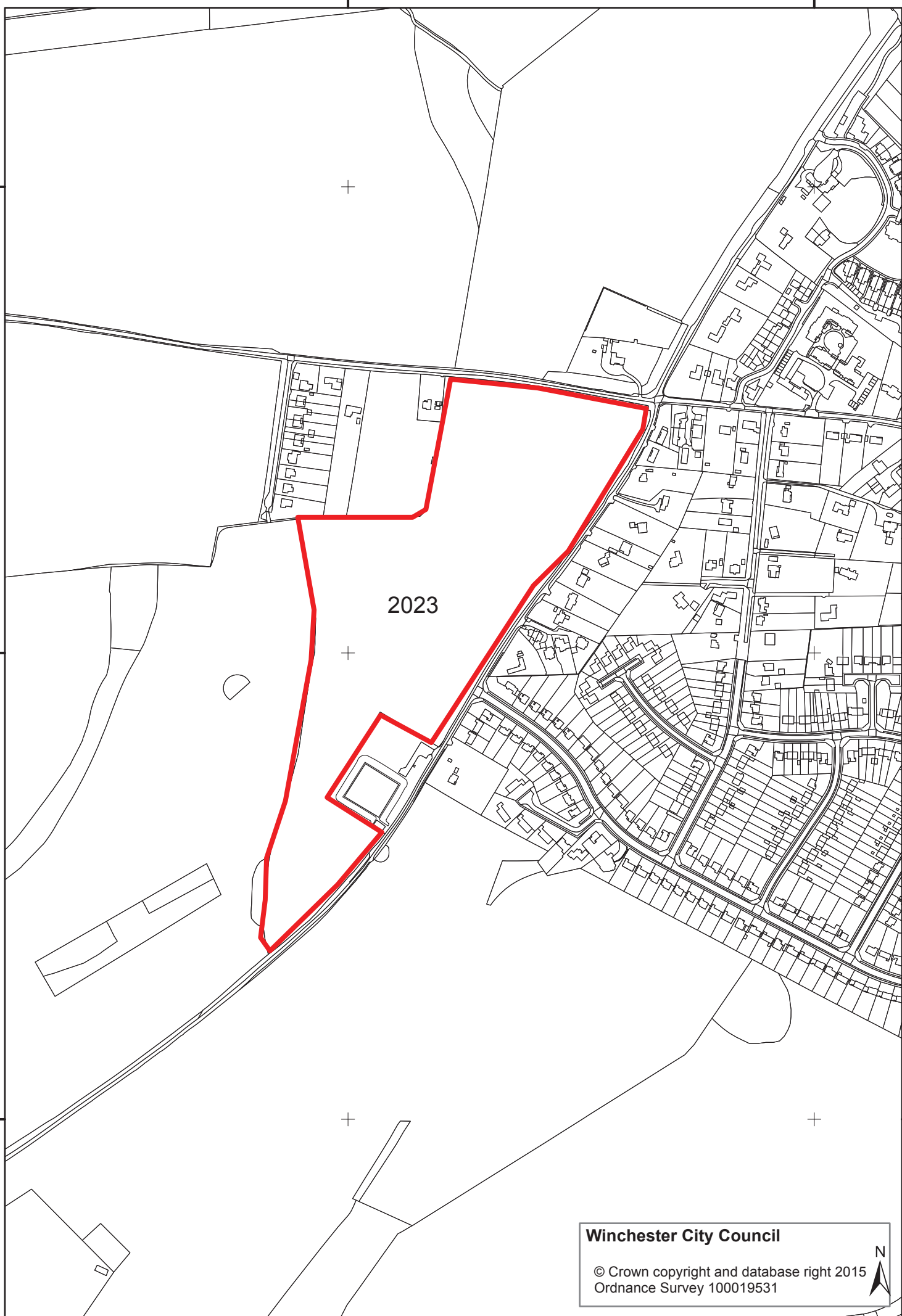
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2023

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2026  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 0

**Address:** Royal Winchester Golf Club

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other
<b>Character of Area:</b>	Frontage land on the north side of Sarum Road between the entrance to Royal Winchester Golf Club and Kilham Lane. to the south lies low density (ca 5dph) residential frontage development.
<b>Site Access:</b>	Sarum Road may require some widening along the frontage of the site between the golf Club entrance and the junction with Kilham Lane.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Yes</b> AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2</b>

**Notes:** Highways limitations from Sarum Road - requires widening Covenants regarding type of development on the site - may constrain height of buildings.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site on the edge the urban area and within a SINC. Submitted alongside 2014,416 and 417. The capacity is zero due to the whole site being subject to a SINC.

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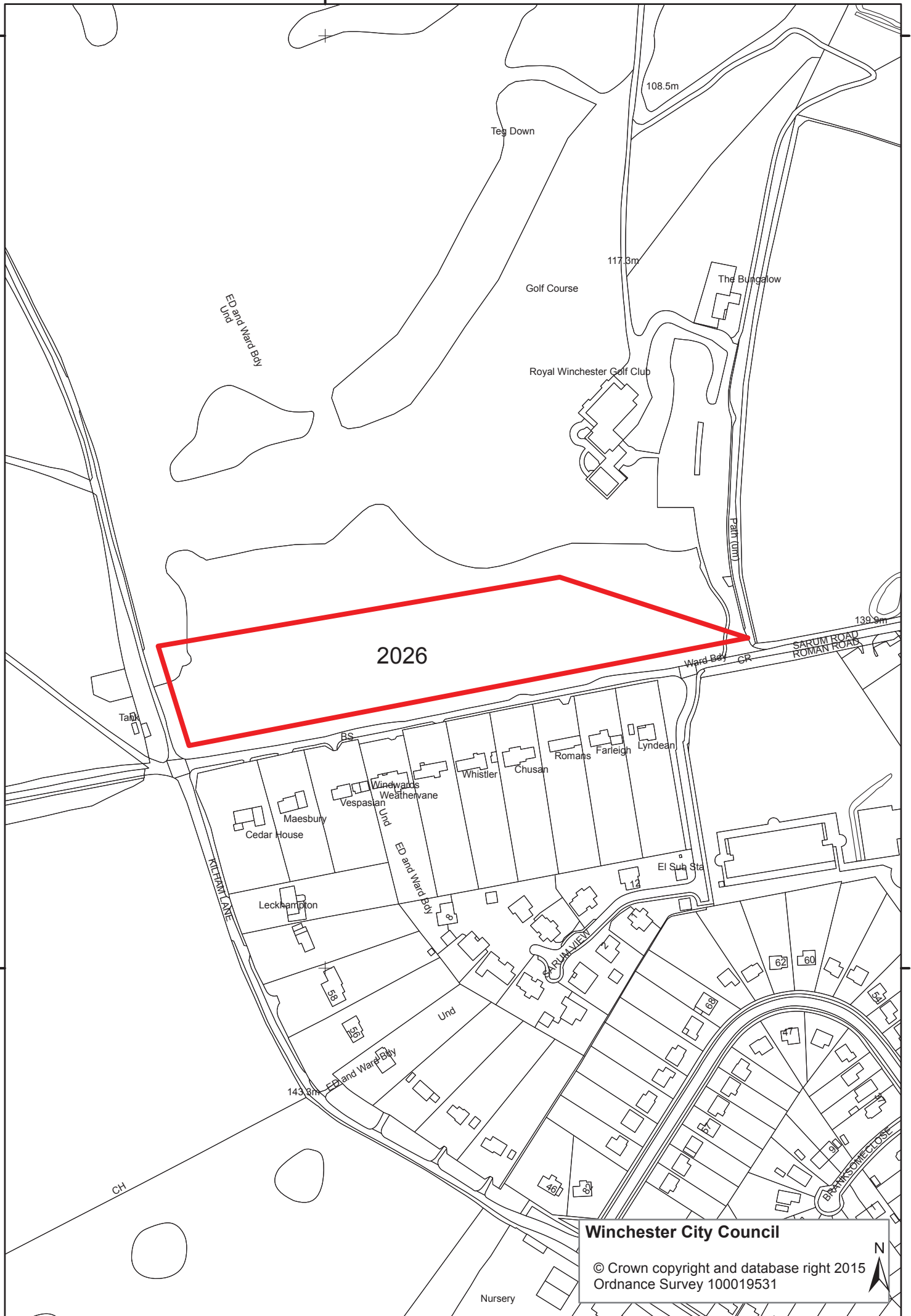
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**Within Settlement:** Sparsholt

**Nearest Settlement:**

**SHLAA ID Ref:** 2062

**In PUSH:** Non-PUSH

**Estimated Capacity:** 8

**Address:** Land at Church Farm

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### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture

**Character of Area:**

**Site Access:** Onto Woodman Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Permission granted 21/06/12 for redevelopment comprising 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling (10/02851/FUL). The s106 agreement has not yet been signed. Only the





Manor Cottages

Redthorne House

Greenbank

Pond

Drain

Church Farm Cottages

1

3

C of E Primary School

2062

Church Farm

13

15

14

2

4

1

BOSTOCK CLOSE


Stockwell Place

Posts

Track

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**Within Settlement:** Waltham Chase  
**Nearest Settlement:**

**SHLAA ID Ref:** 2065  
**In PUSH:** PUSH  
**Estimated Capacity:** 60

**Address:** Land behind Rosehill Garage, SO32 2LX

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Vacant and derelict land
<b>Character of Area:</b>	This mixed-use area is at the southern end of the settlement where the built-up area meets the open countryside to the south.
<b>Site Access:</b>	no access

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Adjacent</b>	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The site area has increased from the land identified in 2012 SHLAA (0.56ha) to 2.8 Ha

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

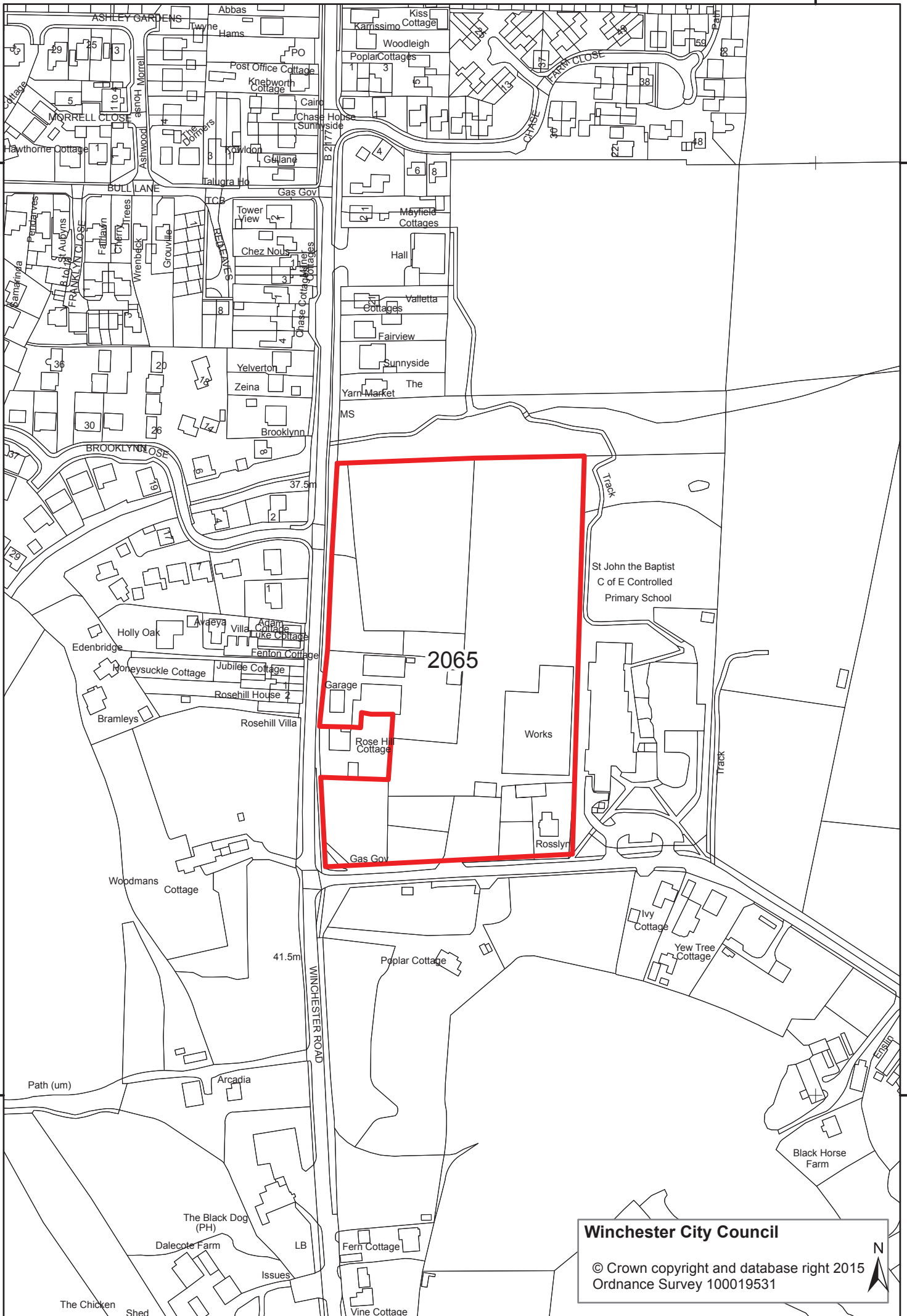
**Summary:** The owner is interested in putting all of the Rosehill Garage site forward as a potential residential/mixed use development, and points out that the identified land is unlikely to be suitable for residential while the existing employment is retained.

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**Within Settlement:** New Alresford  
**Nearest Settlement:**

**SHLAA ID Ref:** 2123  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 7

**Address:** Telephone Exchange, Station Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Industrial or commercial site
<b>Character of Area:</b>	Area of backland development within the town centre
<b>Site Access:</b>	Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed): <b>Yes</b>
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>Yes</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Radon Class 3

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### **HOW AVAILABLE IS THE SITE?**

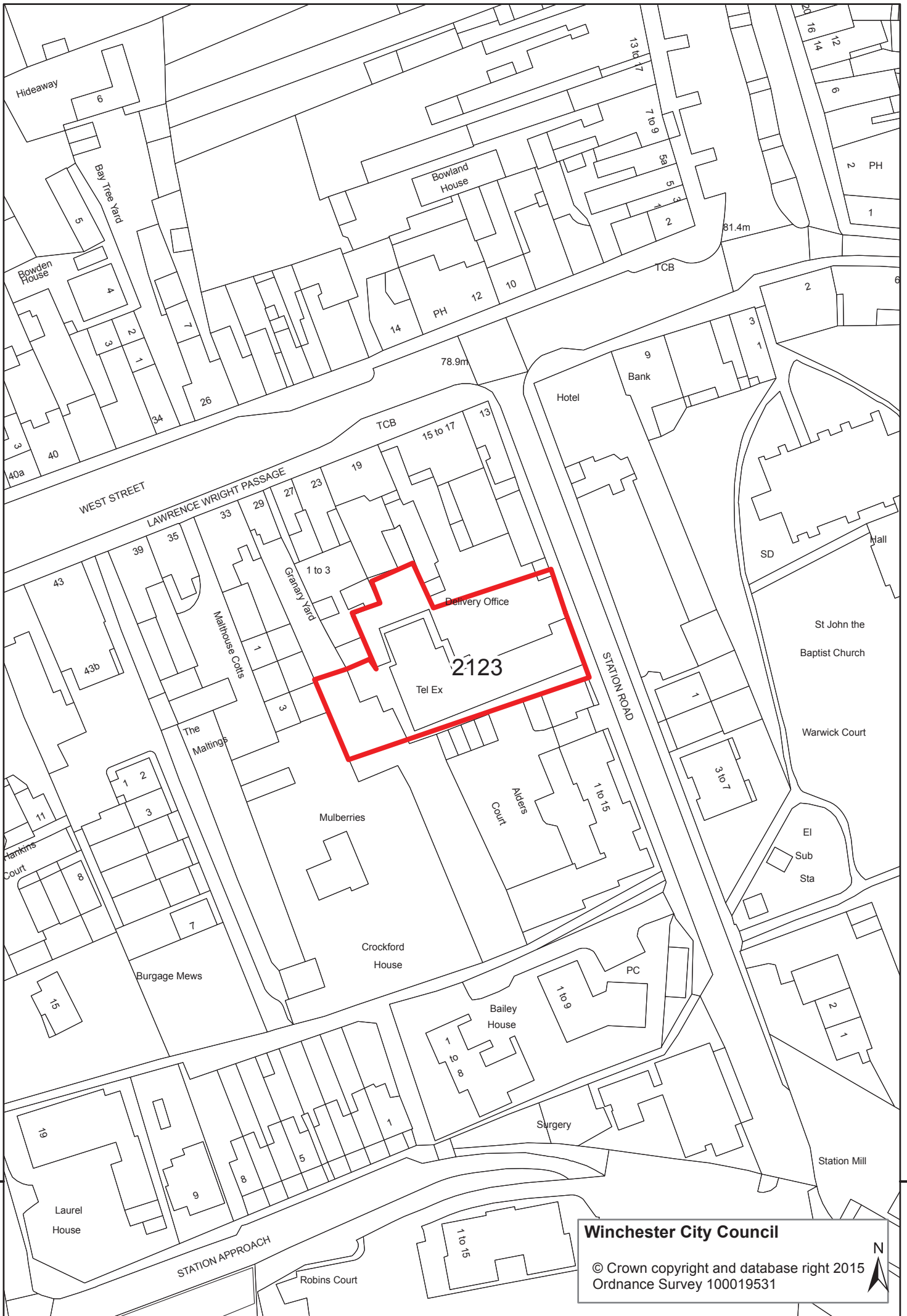
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2025-2030

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2134  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 10

**Address:** Winchester Cathedral grounds

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Dwellings
<b>Character of Area:</b>	The Cathedral Close is a scheduled Monument and includes Winchester Cathedral and
<b>Site Access:</b>	private drive/track

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site
Scheduled Monument: <b>Yes</b>	Conservation Area: <b>Yes</b>	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>Yes</b>	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

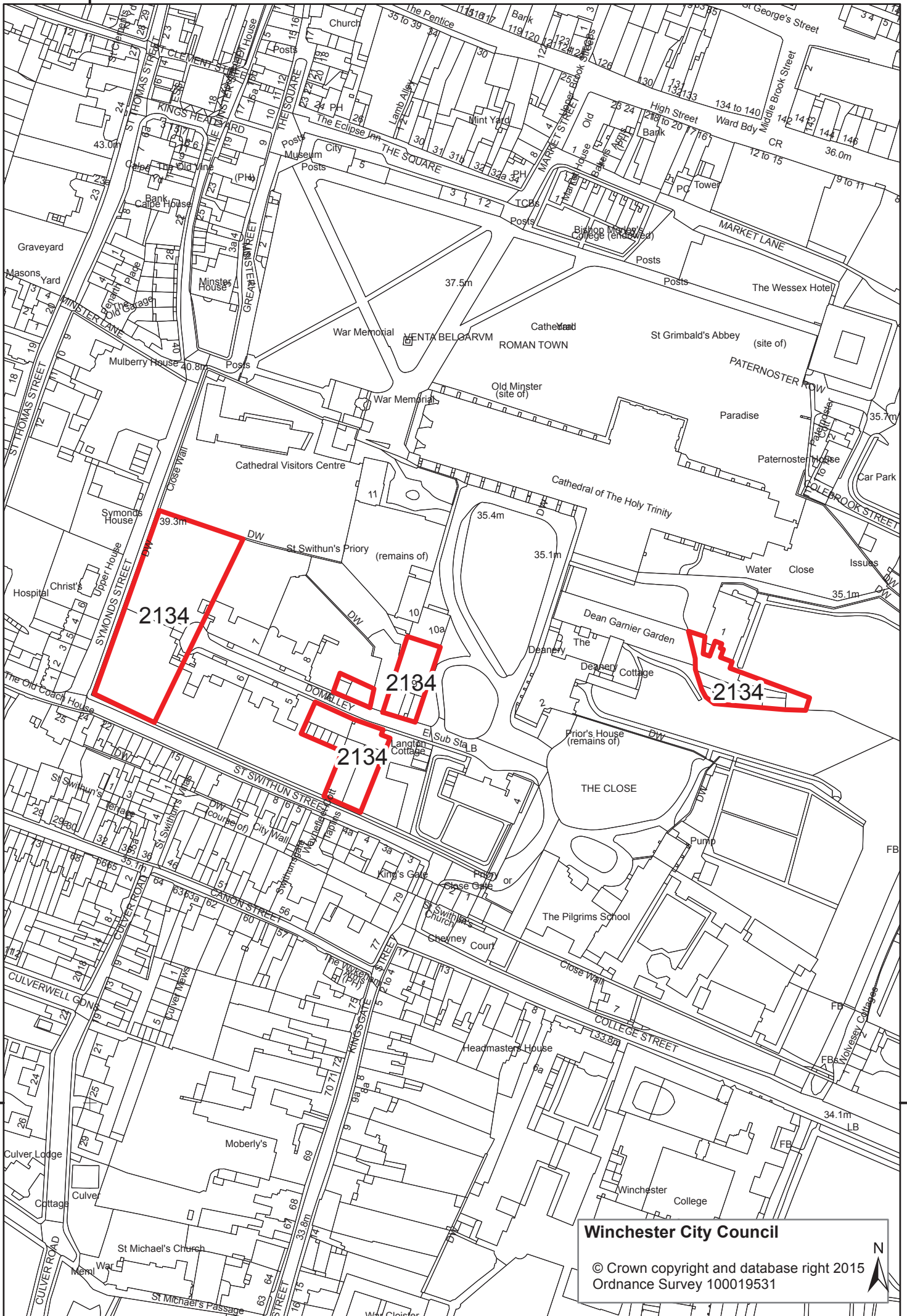
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Estimated density of this site has been reduced to reflect the historic and architectural constraints of the area. Landowner suggests suggests increase capacity to 18 but this is not justified.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 2283  
**In PUSH:** PUSH  
**Estimated Capacity:** 40

**Address:** Park Farm House, Whiteley Lane, Titchfield, PO15 6RQ

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Small site alongside industrial area at Segensworth. The site lies to the north of the rail line and south of the M27. To the east lie Agriculture fields.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Yes</b>	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>2 and 3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.5</b>

**Notes:** Within Strategic Gap. Listed buildings on site.

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### **HOW AVAILABLE IS THE SITE?**

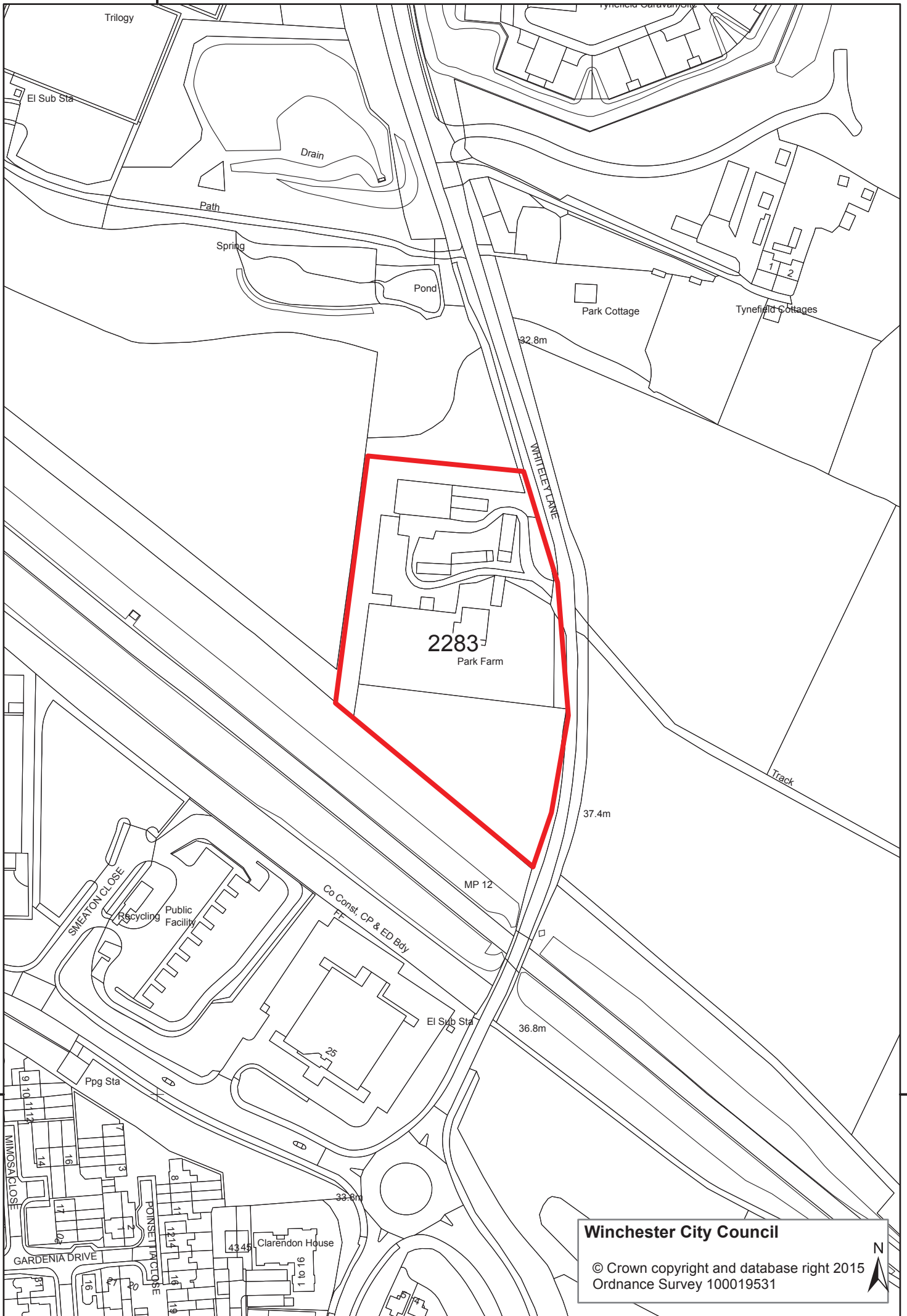
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Small site on edge of urban area within the Strategic Gap.



**2283**  
Park Farm

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**Within Settlement:** Countryside  
**Nearest Settlement:** Knowle

**SHLAA ID Ref:** 2286  
**In PUSH:** PUSH  
**Estimated Capacity:** 25

**Address:** Land around Ravenswood House

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Large Agriculture site to the north of Knowle with woodland bordering to the north and further Agriculture land beyond.
<b>Site Access:</b>	Fronts onto Mayles Land and Knowle Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Non-Agriculture</b>
TPO:	SINC: <b>Part</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.5</b>

**Notes:** Small area within site is designated as SINC.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a low order settlement. Small area within site is designated as SINC. In vicinity of the proposed New Community North of Fareham. The agent proposes that the land would best be developed comprehensively with the adjoining



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**Within Settlement:** Countryside  
**Nearest Settlement:** Knowle

**SHLAA ID Ref:** 2287  
**In PUSH:** PUSH  
**Estimated Capacity:** 30

**Address:** Land to the south/east of Knowle Village

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Large Agriculture field on the eastern edge of Knowle. Further large Agricultural fields lie to the east and south of the site.
<b>Site Access:</b>	Onto Knowle Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Listed as non-Agriculture, but still in use for agriculture</b>
<b>TPO: On eastern and southern boundary of site</b>	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.7</b>

**Notes:** TPOS form the eastern and southern boundaries of the site.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential



**Summary:** This is a large site on the edge of a low order settlement in vicinity of proposed New Community North of Fareham (NCNF). The agent proposes that the land would best be developed comprehensively with the adjoining proposed NCNF, and allowing for a substa

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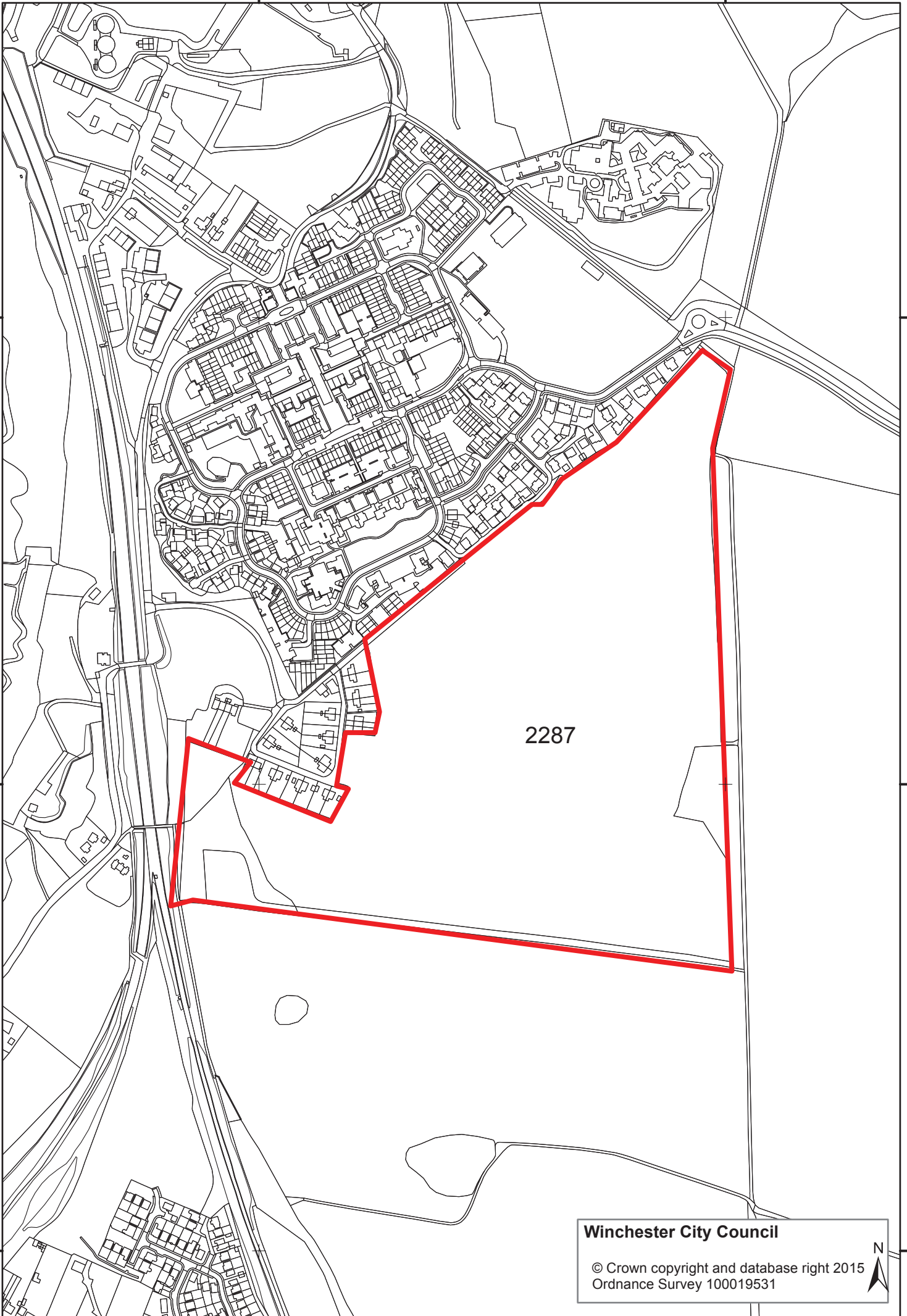
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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2288  
**In PUSH:** PUSH  
**Estimated Capacity:** 11

**Address:** Jhansi Farm, Clewers Lane, Waltham Chase

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies to the north of the residential area of Waltham Chase, along Clewers Lane. To the West and North lie Agriculture fields, and Winchester Road forms the eastern boundary.
<b>Site Access:</b>	The site fronts onto Clewers Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.8</b>

**Notes:** Site is within a local gap. adjacent to site 2395

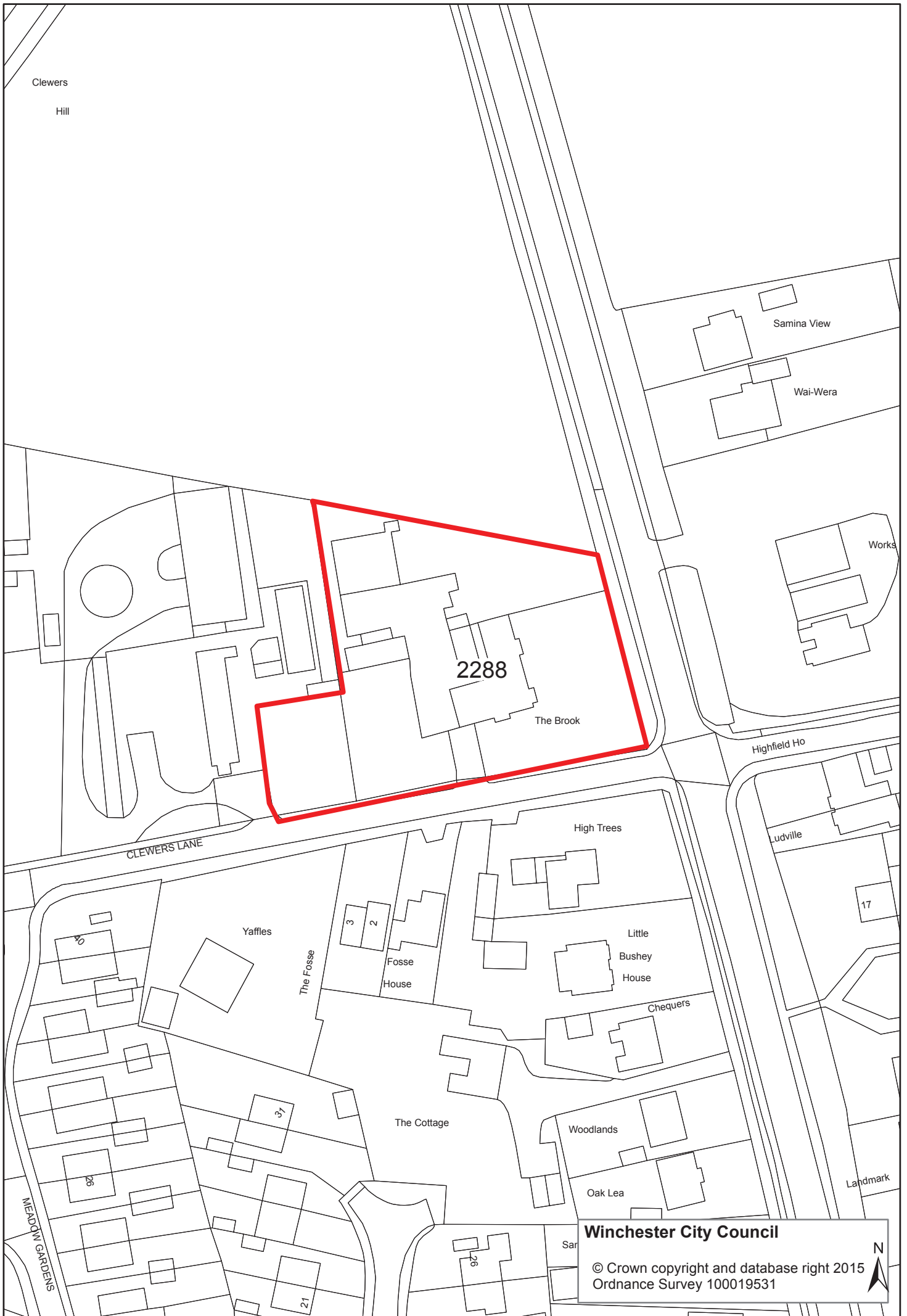
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site located on the edge of a higher order settlement within the local gap. The owner is promoting a mix of market and affordable housing.



Clewers Hill

Samina View

Wai-Wera

Works

2288

The Brook

Highfield Ho

CLEWERS LANE

High Trees

Ludville

17

Yaffles

3

2

Fosse House

Little Bushey House

Chequers

The Fosse

The Cottage

Woodlands

Oak Lea

Landmark

MEADOW GARDENS

26

37

21

9c

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**Within Settlement:** Countryside  
**Nearest Settlement:** Sutton Scotney

**SHLAA ID Ref:** 2292  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 25

**Address:** Land at Beggars Drove, Sutton Scotney

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated field
<b>Character of Area:</b>	The site lies on the southern edge of Sutton Scotney, surrounded by large cultivated Agriculture fields.
<b>Site Access:</b>	Onto Beggars Drove

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>10.5</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

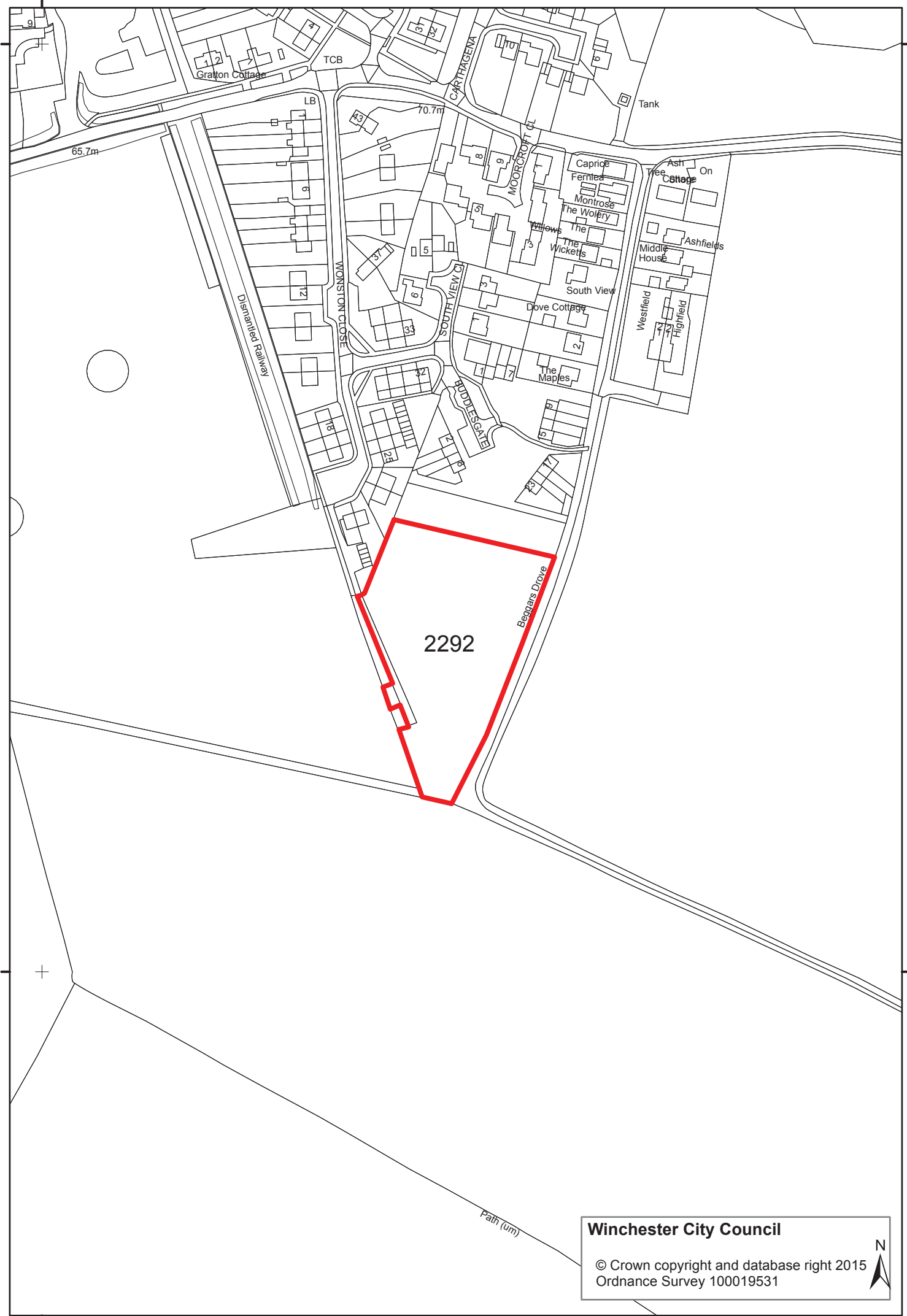
**Proposed Future Land Use:** Residential

**Summary:** This site is located on the edge of a low order settlement.

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**Within Settlement:** Countryside **SHLAA ID Ref:** 2293  
**Nearest Settlement:** Compton and Compton Down **In PUSH:** Non-PUSH  
**Estimated Capacity:** 23  
**Address:** Warners Farm Buildings, Compton

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - uncultivated field and employment units
<b>Character of Area:</b>	The site lies on the edge of Compton End, but is separated from the defined settlement at Compton by agricultural land and the M3 which runs along the east of the site.
<b>Site Access:</b>	Onto Otterbourne Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: <b>Part</b>	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.6</b>

**Notes:** Within Compton Street Conservation Area.

### **HOW AVAILABLE IS THE SITE?**

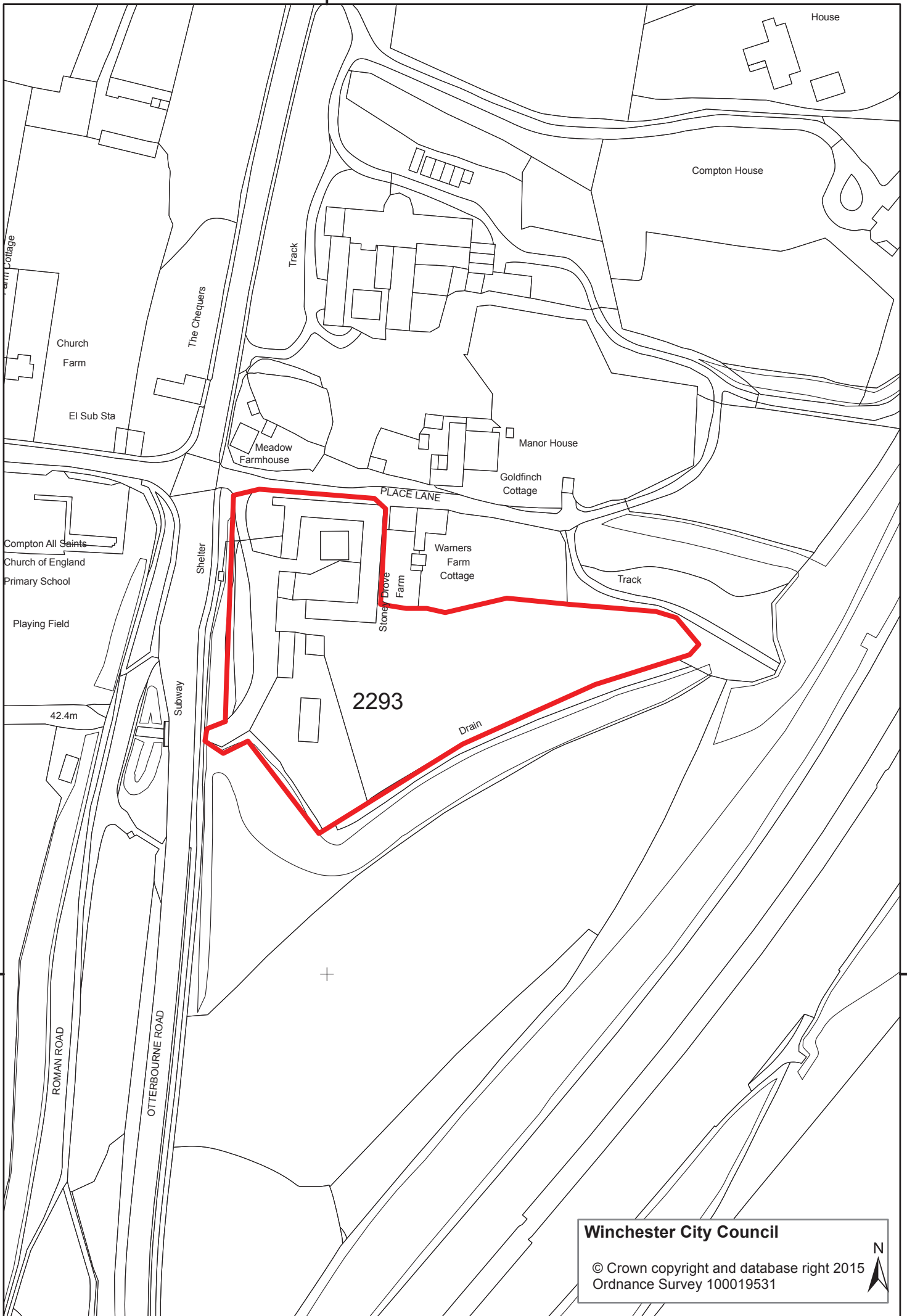
**Is there interest in developing?** Yes **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Small site separated from the nearest low order settlement by small agricultural fields and intermittent development.

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2388  
**In PUSH:** PUSH  
**Estimated Capacity:** 17

**Address:** Land North of Lower Chase Road, Waltham Chase

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Non-cultivated field
<b>Character of Area:</b>	The site is a small square, level field which lies on the northern boundary of Waltham Chase residential area. Mature tree-lines form much of the NE boundary. To the west lie residential and industrial/commercial areas and to the east, Agriculture land.
<b>Site Access:</b>	Direct onto Lower Chase Road. Within 100m of bus stop with regular service between Winchester and Fareham

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.8</b>

**Notes:** In local gap. The site is also being promoted as a rural exception site for 15 units; subject to negotiation with the landowners and securing a satisfactory planning permission.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site on the edge of a higher order settlement located in the local gap. The owners suggest there is scope to include elderly persons accommodation.

Ludwells Farm

2388

34.6m

Samina View

Wai-Wera

Works

Highfield Ho

Ludville

Barr Cottages

Tangledown

The Corner House

Downlands

EVELYN CLOSE

17

1

3

21

4

1

6

16

27

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2389  
**In PUSH:** PUSH  
**Estimated Capacity:** 0

**Address:** Opposite Environment Agency & Scotts Close Estate, Main Road

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Uncultivated field and scrubland
<b>Character of Area:</b>	On edge of high level settlement in sustainable location. To the north lies the static caravan park and storage site, the east, agricultural fields, and to the south and west, residential and commercial/industrial land.
<b>Site Access:</b>	Directly off B3354 Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Yes</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8.3</b>

**Notes:** A SINC covers the whole site

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** Large site on edge of the settlement. SINC covers whole site - capacity therefore recorded as 0.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2390  
**In PUSH:** PUSH  
**Estimated Capacity:** 42

**Address:** Albany Farm

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**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other - grazing horses
<b>Character of Area:</b>	The site lies on the north-western edge of Bishops Waltham adjacent to residential areas (c 45dph). To the southwest of the site lies an employment area, and the site borders allotments on the eastern edge.
<b>Site Access:</b>	Onto Winchester Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.2</b>

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

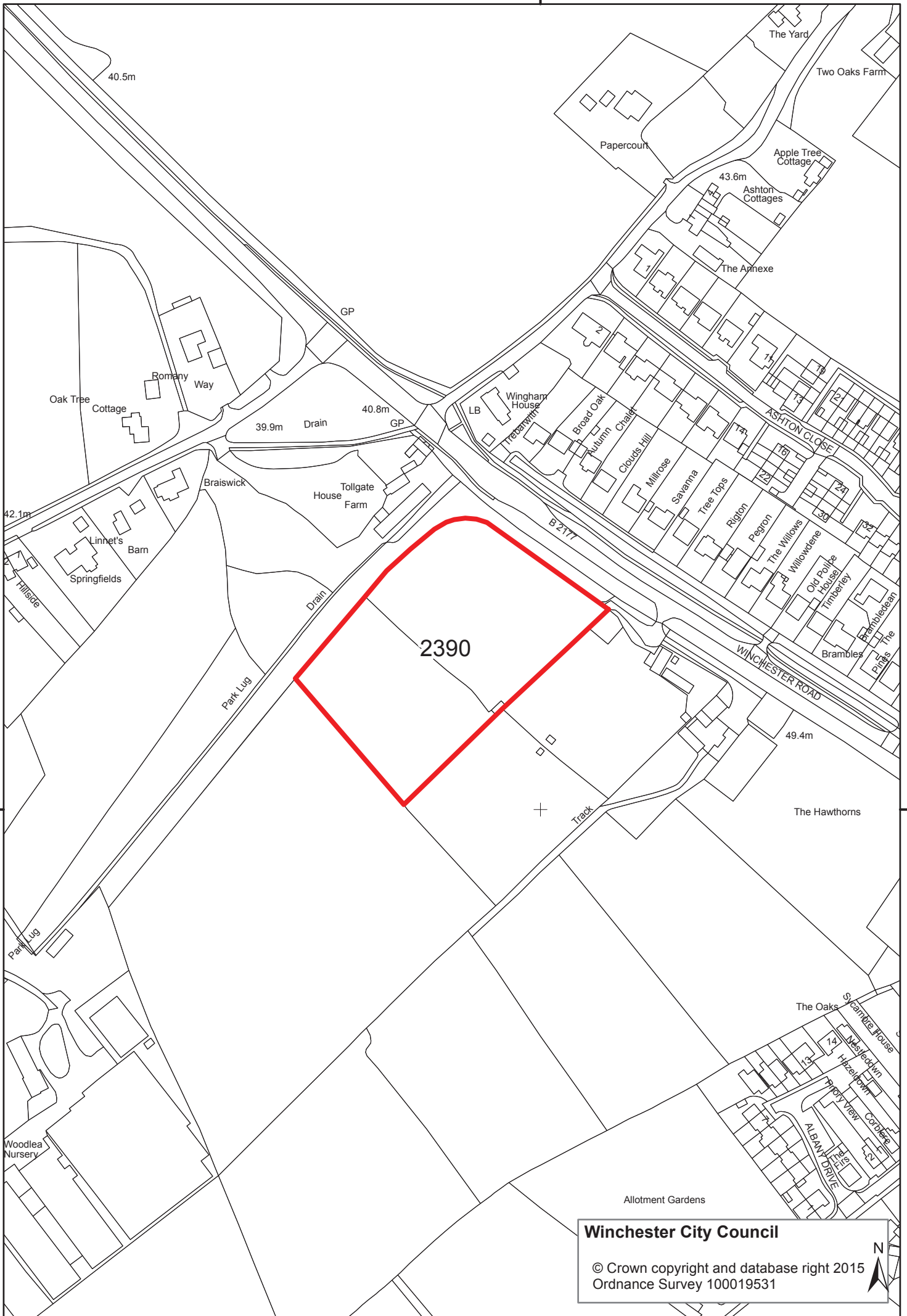
**Estimated Timescale for Delivery:** 2015-2020

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2394  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 456

**Address:** Pitt Farm, South and West of Kilham Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Rural agricultural/leisure. Sarum Road bounds the site to the north, Pitt Manor and Winchester Town to the east, agricultural land and Pitt to the West. Golf courses lie to the NW and south of the site. The site slopes down from north to south by ca 30m.
<b>Site Access:</b>	Direct access onto A3090 and Romsey Road. The Romsey Road has high frequency bus routes to Winchester Town. Transport strategy will be required.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Yes</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.4</b>

**Notes:** Neighbouring historic village of Pitt; should maintain separate character and identity. The site area has been ammended since the 2012 SHLAA (reduced from 72 ha to 22.8 ha)

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential (up to 500 homes)

**Summary:** Large site separated from urban area by other SHLAA sites adjoining Historic Park and Garden and SINC. Landowner suggests reduced capacity to 350 and other mixed-uses but no change justified at this time. Outline planning application (15/01383/OUT)

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2398  
**In PUSH:** PUSH  
**Estimated Capacity:** 58

**Address:** Coppice Hill

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Storage/uncultivated land
<b>Character of Area:</b>	The site lies on the edge of the settlement, next to the light industrial area of Coppice Hill to the west. To the east and south of the site lie agricultural fields.
<b>Site Access:</b>	Onto Coppice Hill

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Part PDL</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.2</b>

**Notes:** The site is within a local gap.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

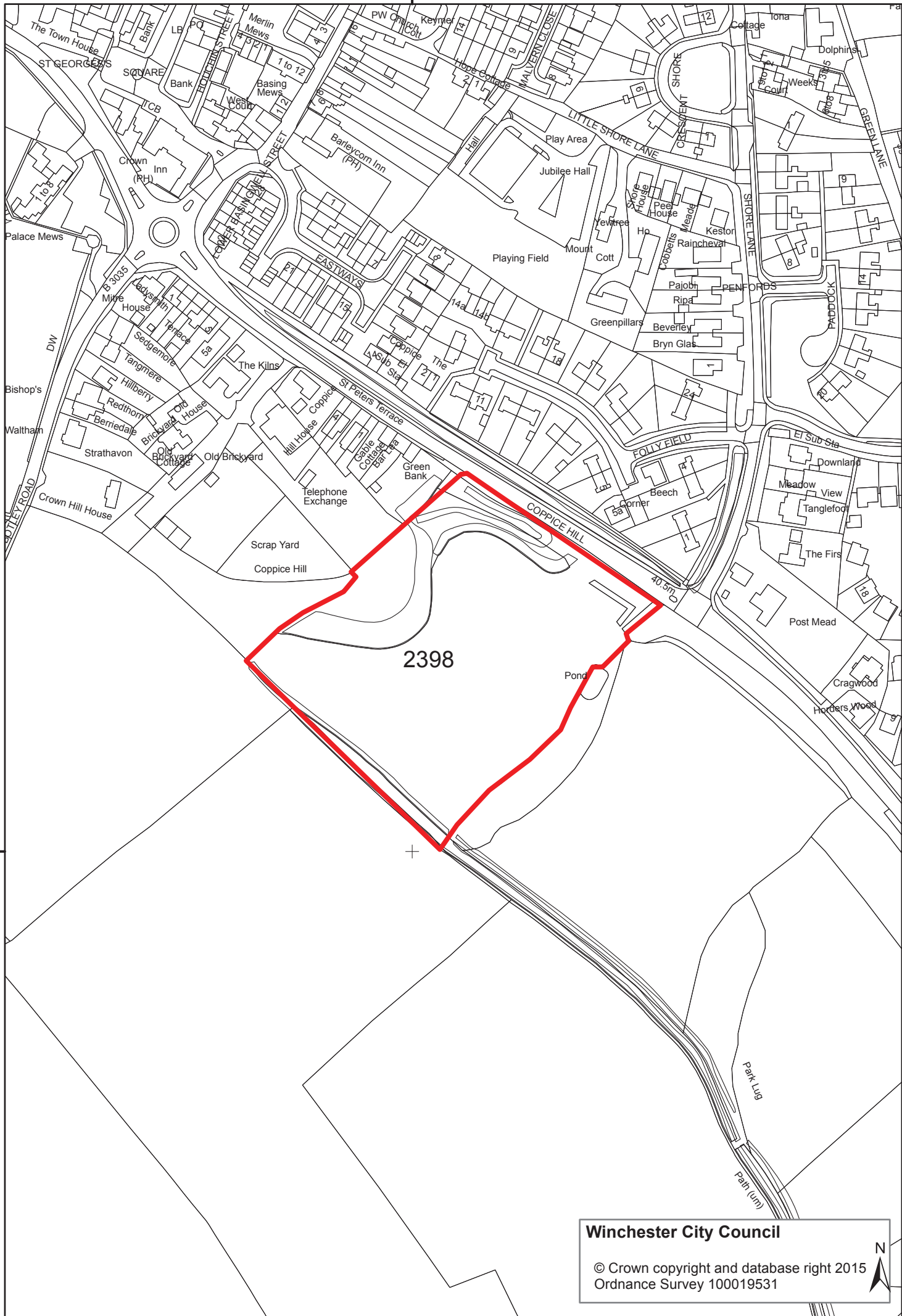
**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site within the local gap on the edge of a high order settlement.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2399  
**In PUSH:** PUSH  
**Estimated Capacity:** 58

**Address:** Romany Way, Wintershill, SO32 2AH

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The immediate surrounding area is rural, with low density housing to the South along Winters Hill. There is higher density (18dph) housing 100m away to the southeast at Bishops Waltham.
<b>Site Access:</b>	Access is directly onto a minor road (Winters Hill)

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land <b>Grade 4 - Poor Quality</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.56</b>

**Notes:** Adjacent to National Park

### HOW AVAILABLE IS THE SITE?

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential and community

**Summary:** The site is currently occupied by 1 no. 4 bed residential dwelling. This site is separated from the settlement by agricultural fields and occasional development.

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2405  
**In PUSH:** PUSH  
**Estimated Capacity:** 130

**Address:** Forest Farm, Winchester Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Rural, low density housing (ca 11dph) lies to the south, separating the site from the settlement of Waltham Chase. The B2177 forms the western boundary, and Agriculture fields make up the surrounding area.
<b>Site Access:</b>	Access directly onto B road (B2177)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.5</b>

**Notes:** The site lies within the local gap. Part of the site is being promoted for light industrial use (not taken into consideration in the SHLAA).

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and Commercial/industrial

**Summary:** This is a large site separated from a high order settlement by another SHLAA site to the south. Adjacent to floodzones 2/3. Located within the local gap.

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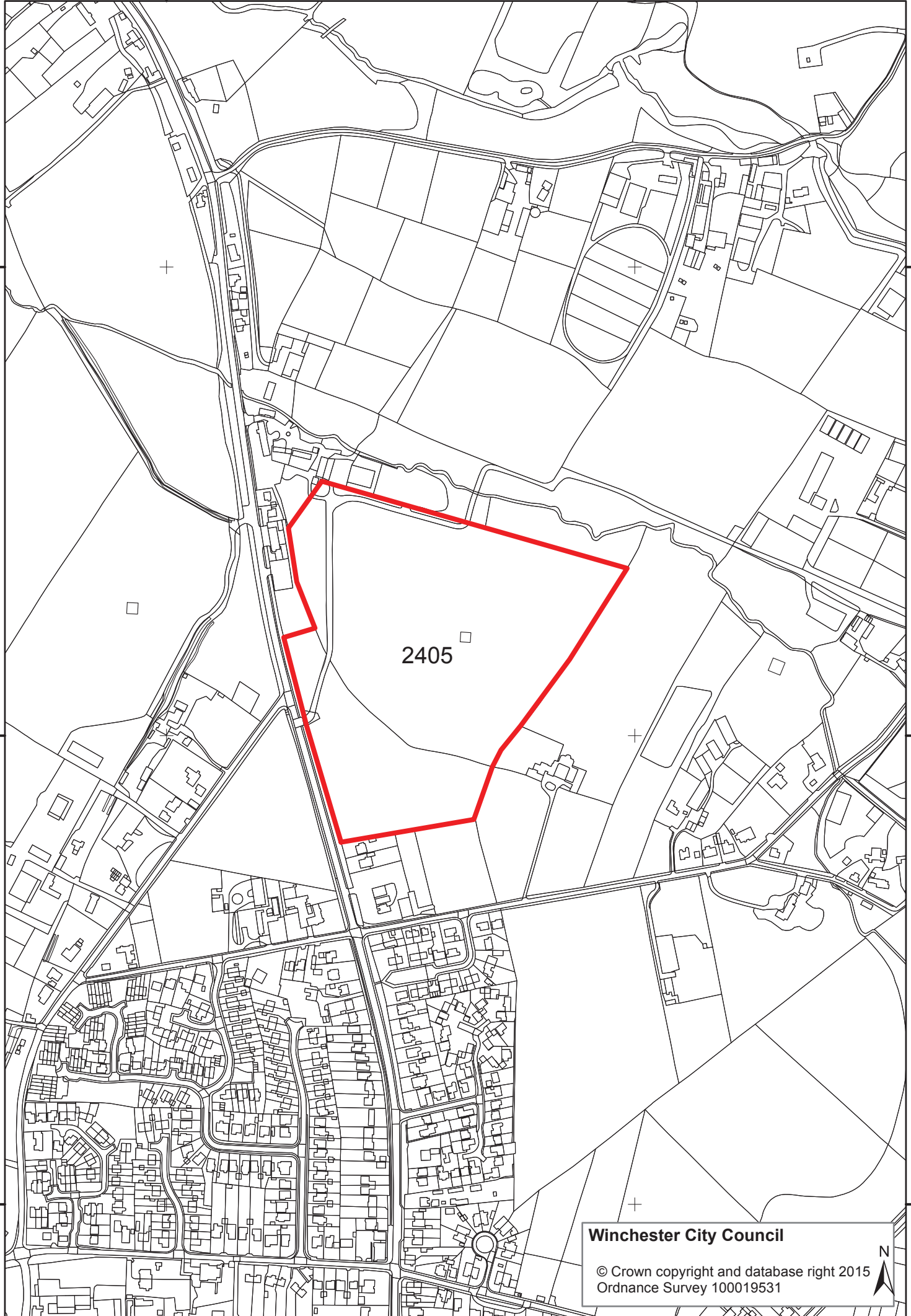
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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2406  
**In PUSH:** PUSH  
**Estimated Capacity:** 249

**Address:** Land Opposite Forest Farm, Winchester Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Rural, Low density housing and small industrial/commercial units are located to the south.
<b>Site Access:</b>	Access directly onto B road (B2177)

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-part</b>
Ramsar:	Local Gap: <b>part</b>	Flood Zone 3a/b: <b>Yes-part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Yes - along the Park 'lug'/ public footpath in the north of the site.</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.47</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.25</b>

**Notes:** The most northerly section of the site is part of the local gap and floodzones 2 and 3. TPOs also in this area of the site.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential and commercial/industrial.

**Summary:** This is a large site separated from the boundary of a high order settlement by other SHLAA sites. Partly within the Local Gap and Floodzones 2/3.



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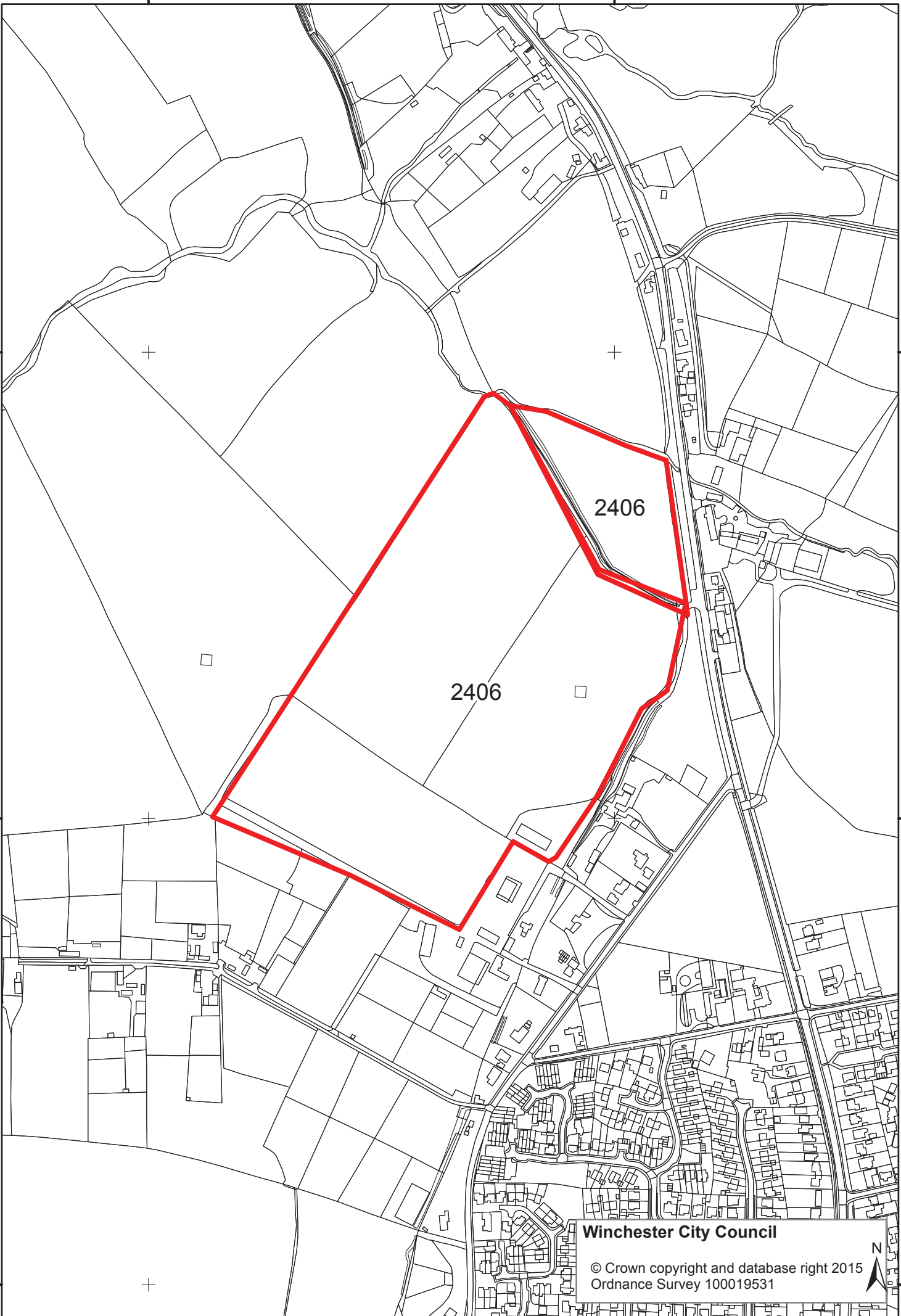
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**Within Settlement:** Countryside  
**Nearest Settlement:** Durley

**SHLAA ID Ref:** 2407  
**In PUSH:** PUSH  
**Estimated Capacity:** 25

**Address:** Gregory Farm, Durley

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Commercial/industrial
<b>Character of Area:</b>	The site is in a village within the countryside. To the north lies a recent housing development with other residential properties lying to the east and west of the site, and Agriculture fields to the south.
<b>Site Access:</b>	Onto Gregory Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>5.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>5.7</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site, distant from a defined settlement boundary. A recent residential development lies opposite the site.



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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 2408  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 60

**Address:** Land off Drove Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Low-lying area of wetland meadow with regenerative birch scrub; watercourse along northern boundary; well contained to the west and south by vegetation along Watercress railway line; adjacent to a small cluster of houses at the junction of Winchester Road
<b>Site Access:</b>	Winchester Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):	<b>1.2</b>

**Notes:** Close to the National Park to south-west and western & northern part of site is adjacent to floodzones 2 and 3.

**HOW AVAILABLE IS THE SITE?**

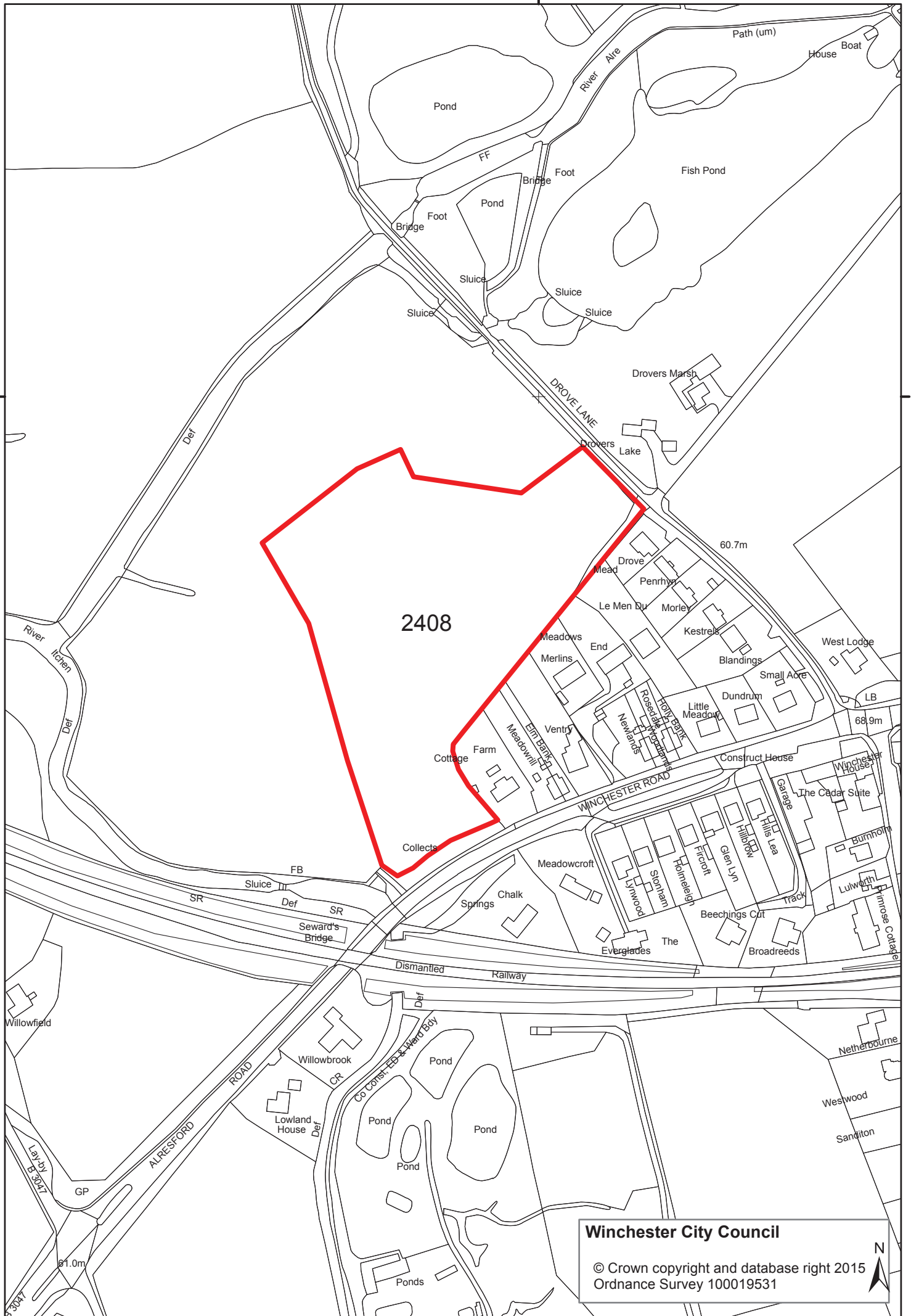
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Sparsholt

**SHLAA ID Ref:** 2411  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 22

**Address:** Land off Woodman Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture (grazing)
<b>Character of Area:</b>	The site is enclosed by the urban area on three sides, with low density housing to the north (15dph) and higher density housing to the south (50dph).
<b>Site Access:</b>	Primary access to be achieved from Woodman Lane through land in the same ownership. There is a regular bus service to Winchester.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent to</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>4.8</b>

**Notes:** Important views from St Stephen's Church are identified in the Conservation Area Character Appraisal and Management Strategy 2008. However these are filtered views through the gap between the school and 'opposite the church'. Application 12/02678/FUL for

**HOW AVAILABLE IS THE SITE?**

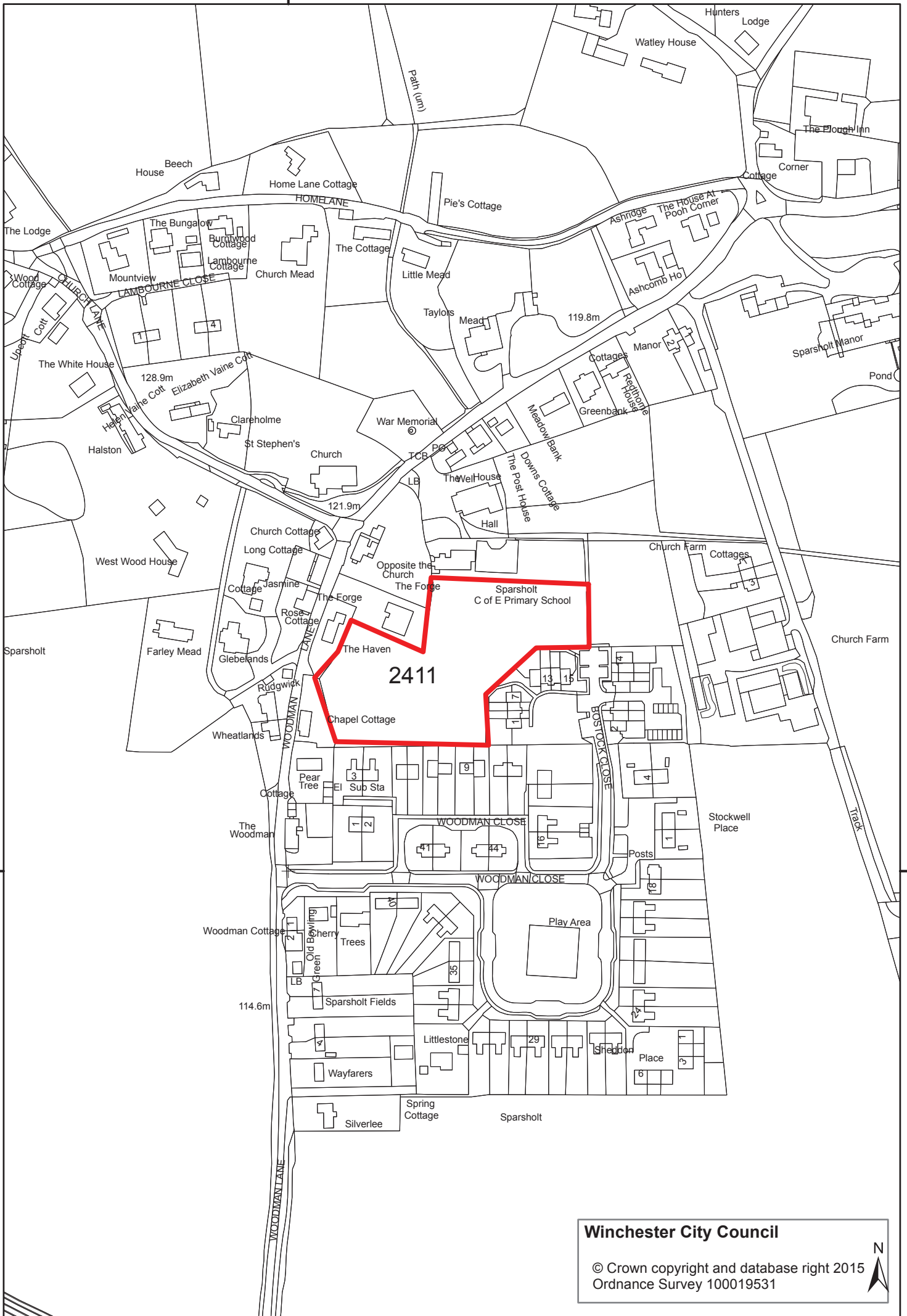
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - initial estimate 25 dwells

**Summary:** The site is located on the edge of a lower order settlement. Adjacent to Conservation Area. Part of site is recognised in the Sparsholt VDS as important open space.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2412  
**In PUSH:** PUSH  
**Estimated Capacity:** 27

**Address:** Land at Misingford Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Rural- the site is bordered by Agriculture fields and by Misingford Road (Holywell Road) on the north-eastern boundary.
<b>Site Access:</b>	There is direct access onto Misingford Road (Holywell Road) with clear sight lines in both directions.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.1</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.9</b>

**Notes:** Within Local Gap. The owners propose to allocate a significant part of the site for affordable housing. There is currently a covenant on the site which restricts the type of development that can take place on the land, which the owners intend to renegotiate.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site separated from the edge of the settlement by one field. The separating field is crossed by a high voltage electricity line. Within Local Gap.

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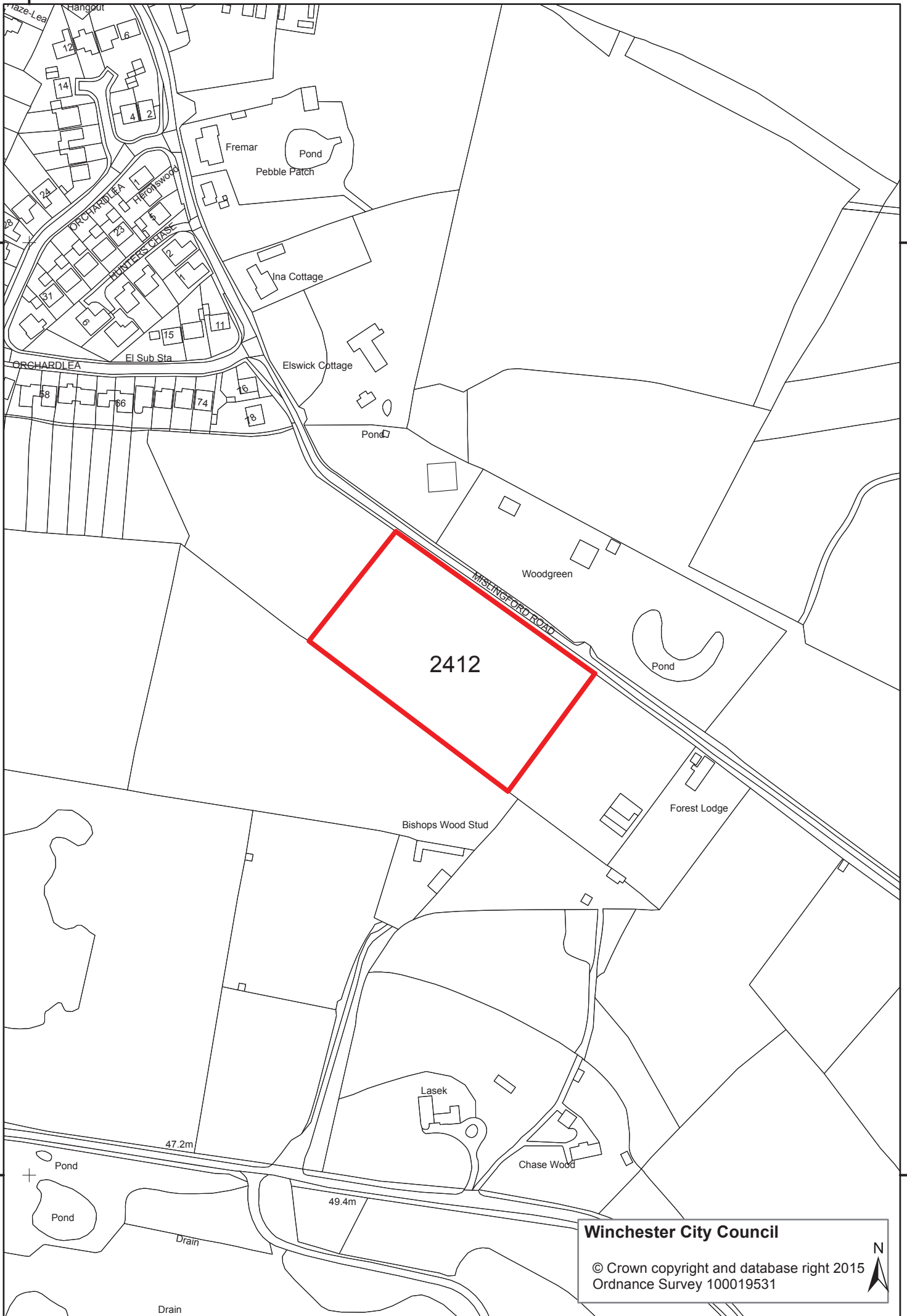
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**Within Settlement:** Countryside  
**Nearest Settlement:** Curdridge

**SHLAA ID Ref:** 2413  
**In PUSH:** PUSH  
**Estimated Capacity:** 81

**Address:** Fairthorne Grange

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies between the A3051 to the south and the rail line to the north. It is defined to the west by floodzones and to the south by an access track. It is located within a rural area.
<b>Site Access:</b>	Onto the A3051

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade: <b>2 and 3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.2</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.3</b>

**Notes:** The north-westerly area is covered by Floodzones 2 and 3

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site within the countryside and on the edge of a proposed strategic allocation for North Whiteley.

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452500.000000

453000.000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2417  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 108

**Address:** Land Off Bar End Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space/recreation
<b>Character of Area:</b>	This is a large field used for recreation and leisure on the edge of Winchester Town at Bar End.
<b>Site Access:</b>	Onto Main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>Urban</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.5</b>

**Notes:** The central area is identified as within Floodzone 2 and 3.

**HOW AVAILABLE IS THE SITE?**

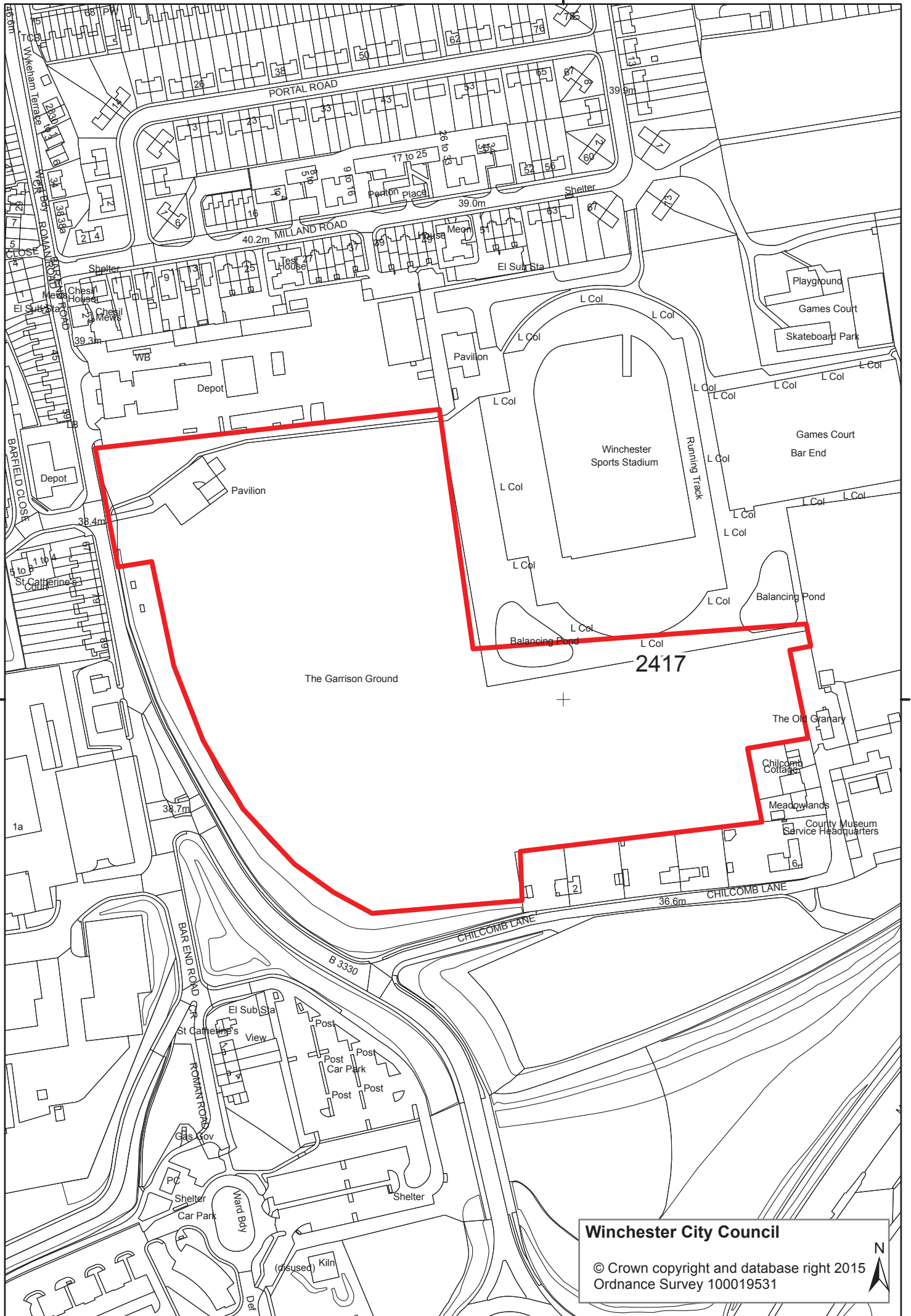
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2025-2030

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

**Summary:** This is a large site on the edge of urban area; partly within Floodzones 2/3.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2420  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 14

**Address:** 85-89a and 91 to 95 St Cross Road

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Residential, office/light industrial, car parking and area of mature trees.

**Character of Area:** Within conservation area - proposed for affordable housing

**Site Access:** Onto St Cross Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed): <b>Yes - 20</b>
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.3</b>

**Notes:** The site is within a conservation area and adjacent to numerous listed buildings.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

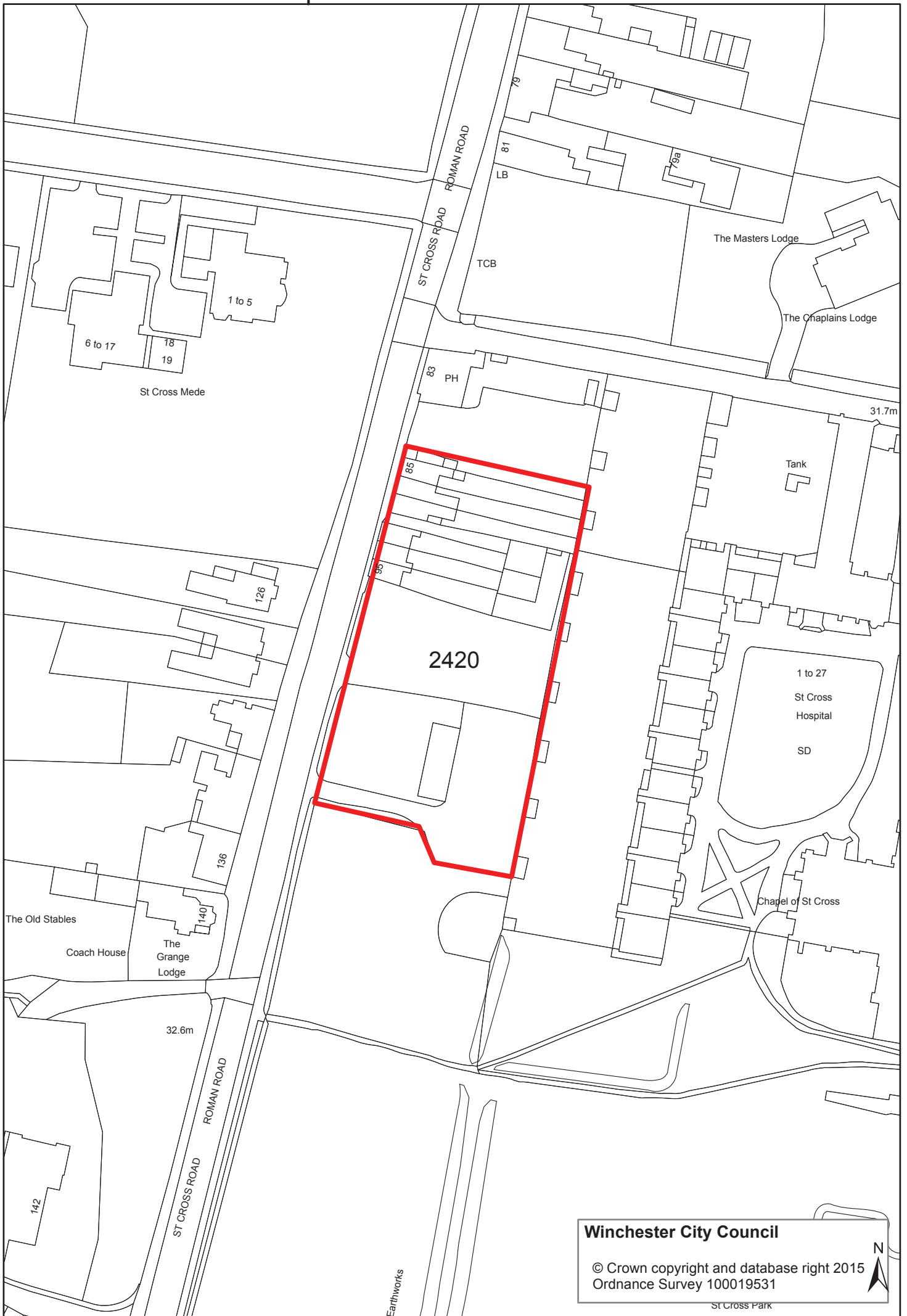
**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - affordable housing

**Summary:** This is a small site on the edge of an urban area within a Conservation Area and adjacent to listed buildings and Historic Park and Garden designation.



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St Cross Park

**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2425  
**In PUSH:** PUSH  
**Estimated Capacity:** 195

**Address:** Land to the south of Forest Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies to the south of Denmead. It is predominantly rural in character with low density residential and woodland lying to the south.
<b>Site Access:</b>	Direct onto Forest Road.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
<b>TPO: Adjacent</b>	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.6</b>

**Notes:** Adjacent to SINC and TPOs

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement adjacent to SINC and TPOs .



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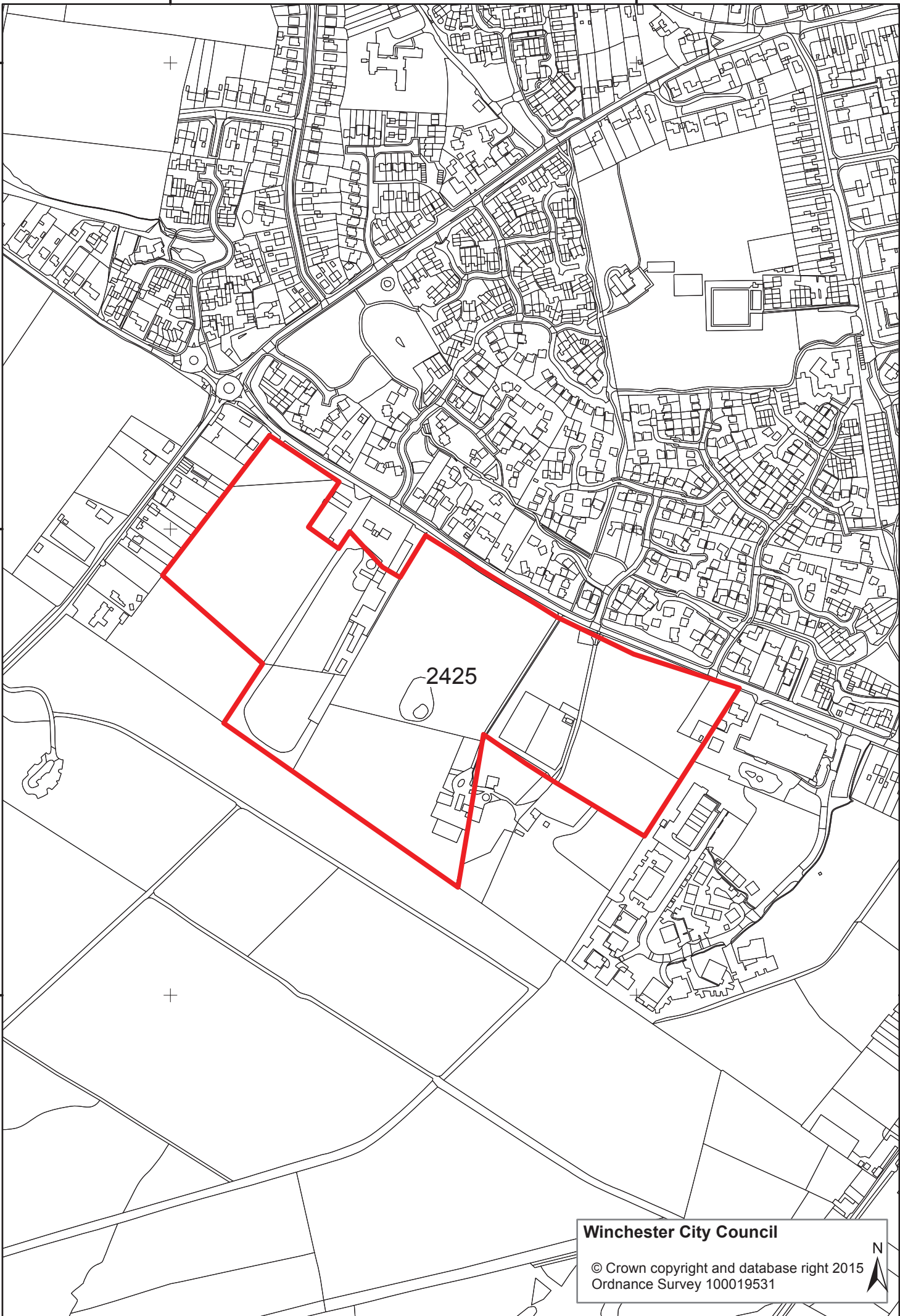
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2425

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2426  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 24

**Address:** Land on Eastern Boundary of Teg Down Farm, Sarum Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	'The site lies close to the settlement boundary of Winchester opposite Kings School to the south and a golf course and further fields which have also been submitted lie to the north. Sarum hospital adjoins the site.
<b>Site Access:</b>	Direct onto Sarum Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** There are TPOs on the site.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is part of the Teg Down farm on the edge of a high order settlement.



446000.000000



2426

122.2m

Ward Boundary  
CR  
Path

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446000.000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 2427  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 21

**Address:** Land off Waterworks Road

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture

**Character of Area:**

**Site Access:** Onto Waterworks Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Part</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

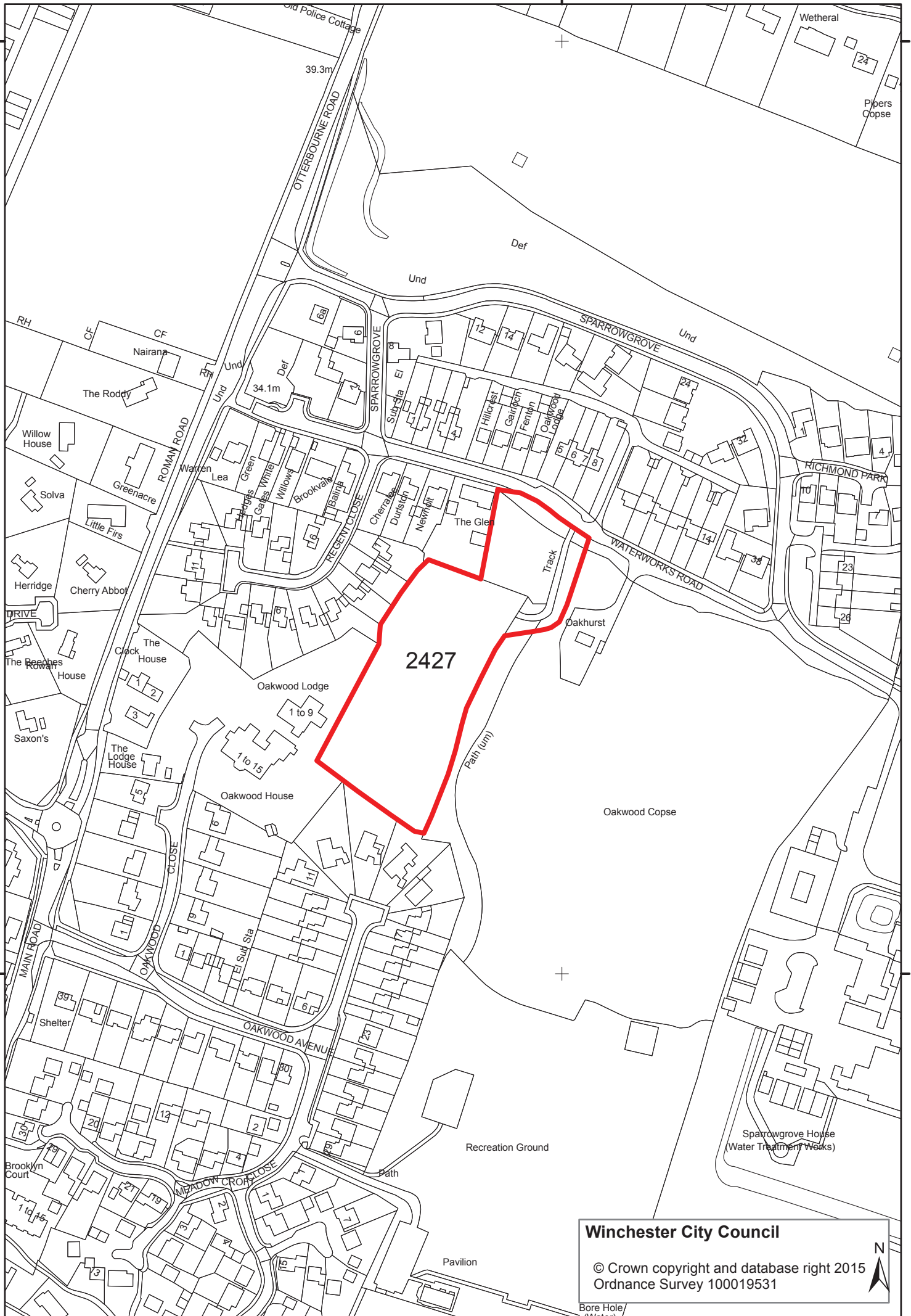
**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is a large site outside settlement boundary, The northern part of the site is subject to a TPO designation.



2427

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**Within Settlement:** Countryside  
**Nearest Settlement:** Old Alresford

**SHLAA ID Ref:** 2430  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 35

**Address:** Land to South of Southdowns, Old Alresford

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	This site lies outside settlement boundary, to the south it lies partially on the flood zone
<b>Site Access:</b>	Direct access onto B3046

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes-Part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes-Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Part</b>	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** There are TPOs on the site The southern part is in the Floodzone.

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### **HOW AVAILABLE IS THE SITE?**

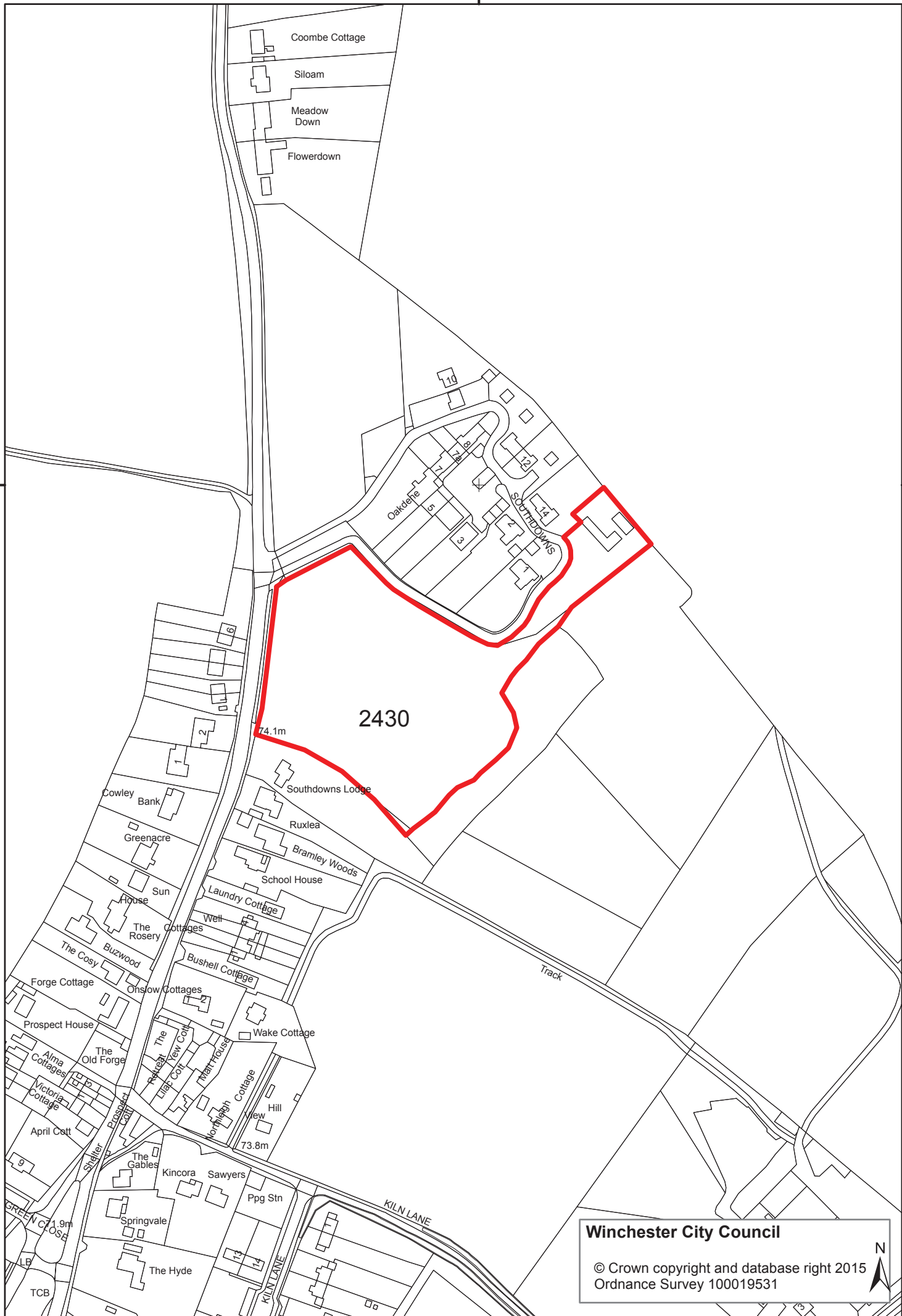
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is a large site within the countryside



2430

74.1m

73.8m

1.9m

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2432  
**In PUSH:** PUSH  
**Estimated Capacity:** 64

**Address:** Land South of Forest Road, Waltham Chase

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture

**Character of Area:**

**Site Access:** Direct access onto Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use

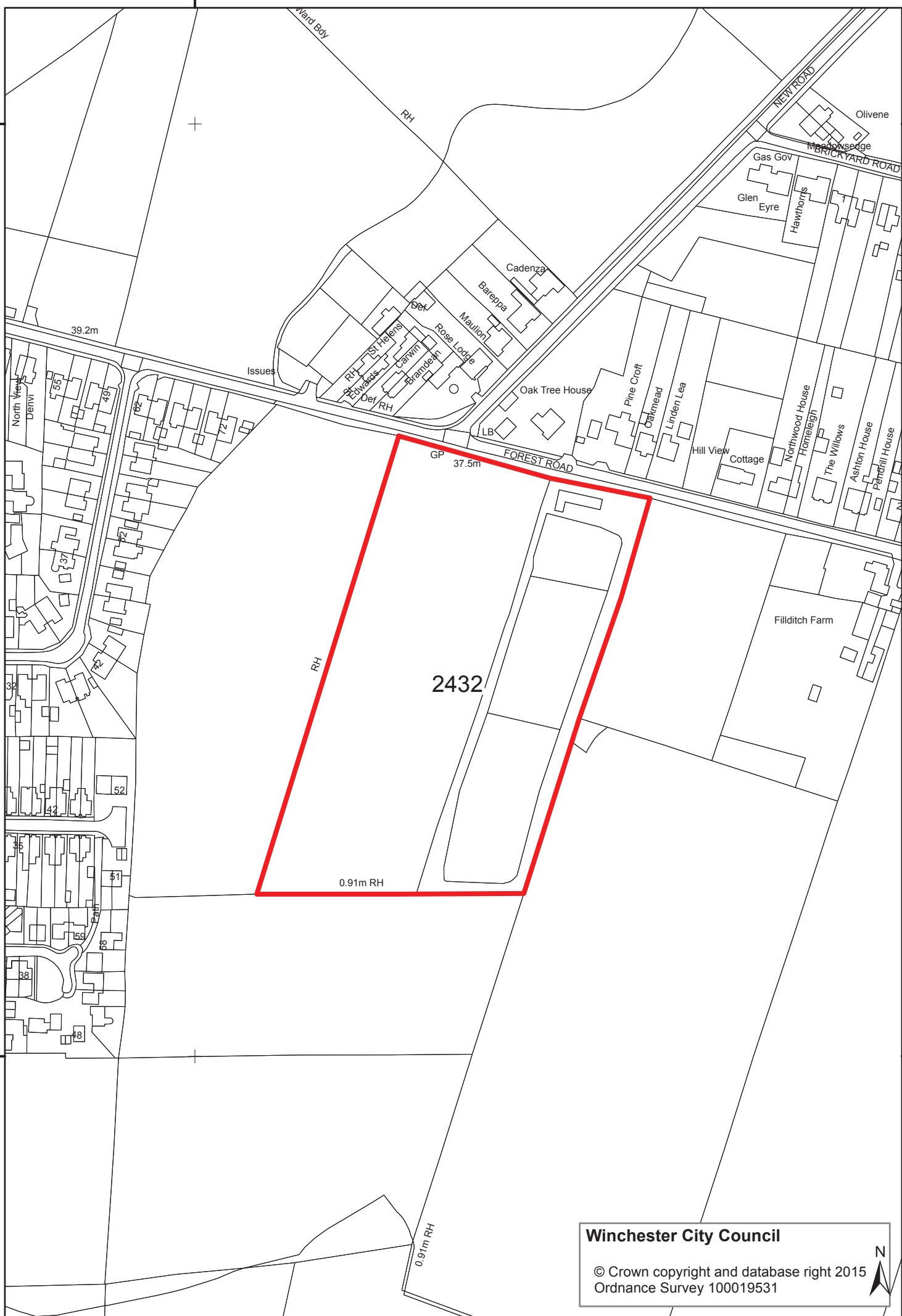
**Summary:** This site is a large site and it forms part of a larger submission.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 2438  
**In PUSH:** PUSH  
**Estimated Capacity:** 106

**Address:** Land South of Southwick Road, Wickham

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is a large site adjoining settlement boundary, adjacent to a listed building and Historical park. This area is sensitive in terms of archaeology and heritage . Protected mature oak trees reminiscent of the Forest of Bere are a significant local
<b>Site Access:</b>	Direct access onto Southwick Road or School Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.4</b>

**Notes:** Adjoins settlement boundary. There are several individual TPOs on the site. Assessment by WCC's Historic Environment team show that the northern part of the site has significant archaeological issues and should not be developed. Further investigations are

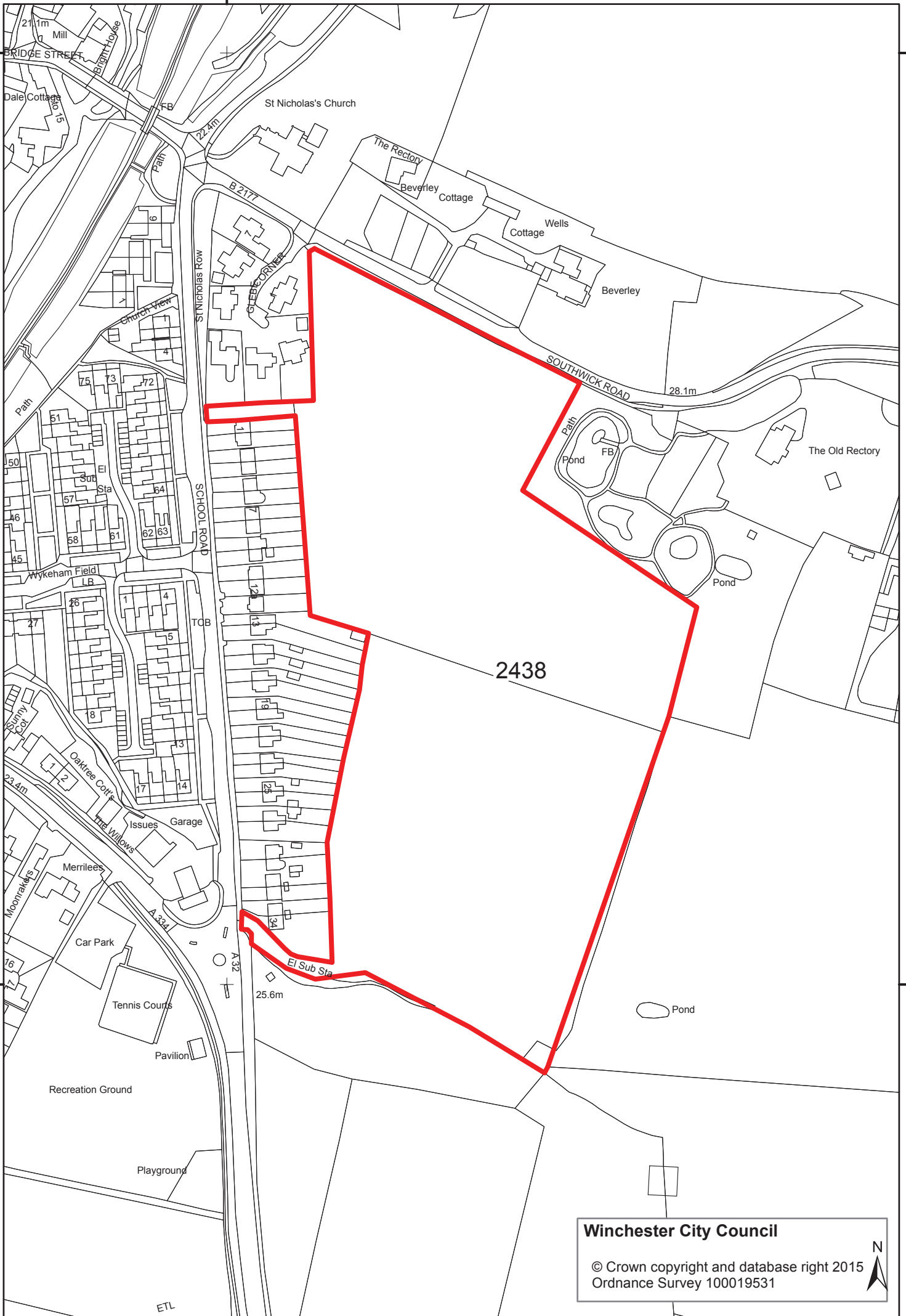
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is a large site adjoining the settlement boundary



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**Within Settlement:** Countryside **SHLAA ID Ref:** 2439  
**Nearest Settlement:** Compton and Compton Down **In PUSH:** Non-PUSH  
**Estimated Capacity:** 15  
**Address:** Appleshaw House, Otterbourne Road

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies on the edge of Compton End, separated from the settlement boundary at Compton by agricultural land and the motorway.
<b>Site Access:</b>	There is no direct access onto Otterbourne Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	Agricultural Land Grade:
National Park	Historic Park/ Garden:	Previously developed land?:
TPO:	SINC: AQMA:	<b>Part Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Separate from settlement

---

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes **Estimated Timescale for Delivery:** 2020-2025

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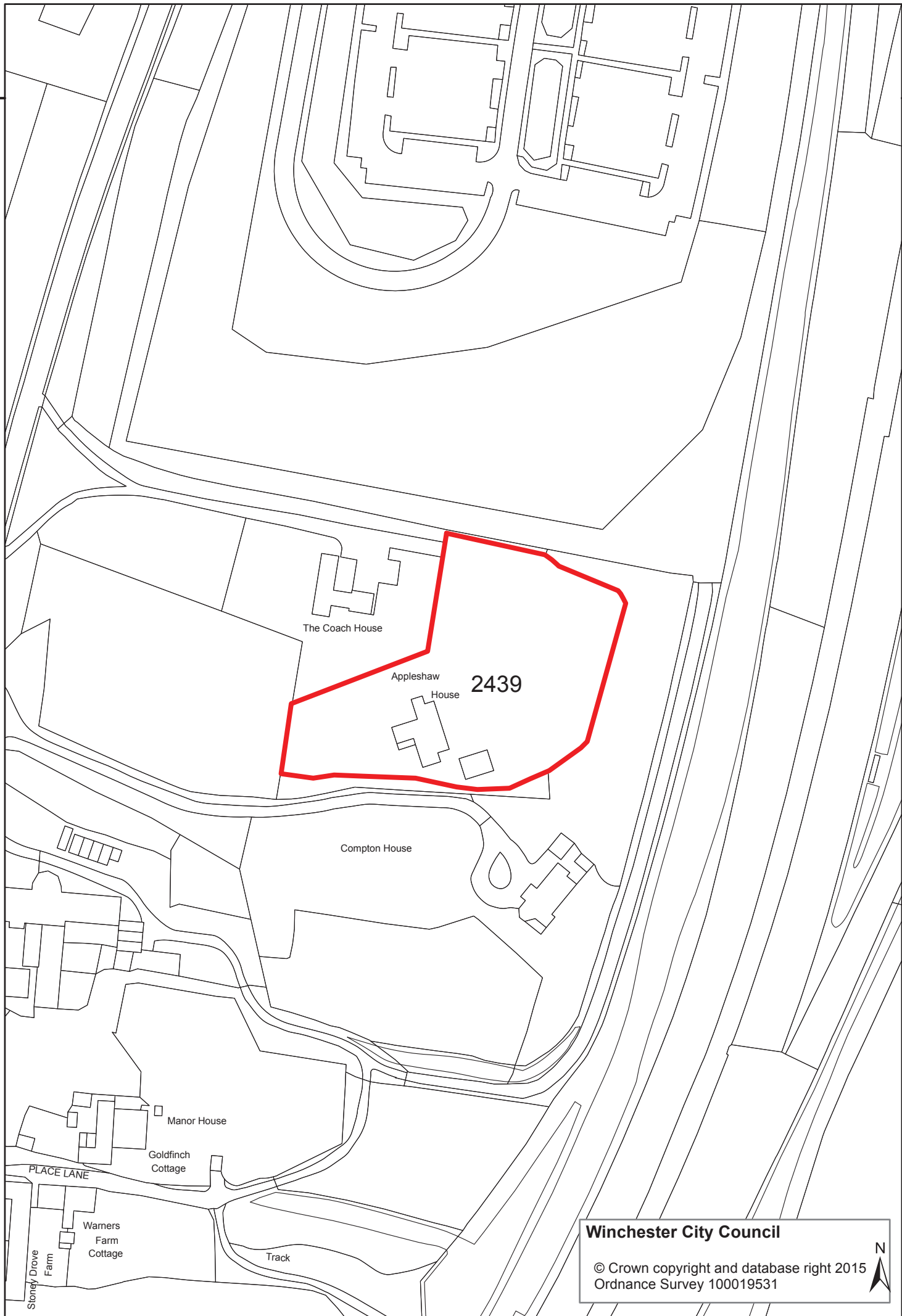
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed Use

**Summary:** This site is located outside settlement boundary.

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126000.000000



The Coach House

Appleshaw House 2439

Compton House

Manor House

Goldfinch Cottage


Warners Farm Cottage

PLACE LANE

Stoney Drove Farm

Track

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 2442  
**In PUSH:** PUSH  
**Estimated Capacity:** 174

**Address:** Land at Fontley House Farm, Fontley Road, Titchfield,

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>1</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The site is within the Strategic Gap

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed Use

**Summary:** The site is separate to the urban area and within the Strategic Gap



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108000 000000

107500 000000

107500 000000

454500 000000

455000 000000

2442

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2444  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 105

**Address:** Land at Corner of Old Sarum Road and Kilham Lane, Winchester

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is at the corner of Kilham Lane and Sarum Road, with the eastern side adjacent to the settlement boundary. Pitt Manor Lies to the south and agricultural land to the east. The site slopes down from the north to the south.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden: <b>Adjacent</b>	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Landowner suggests reducing capacity to 40 but this is not appropriate

### **HOW AVAILABLE IS THE SITE?**

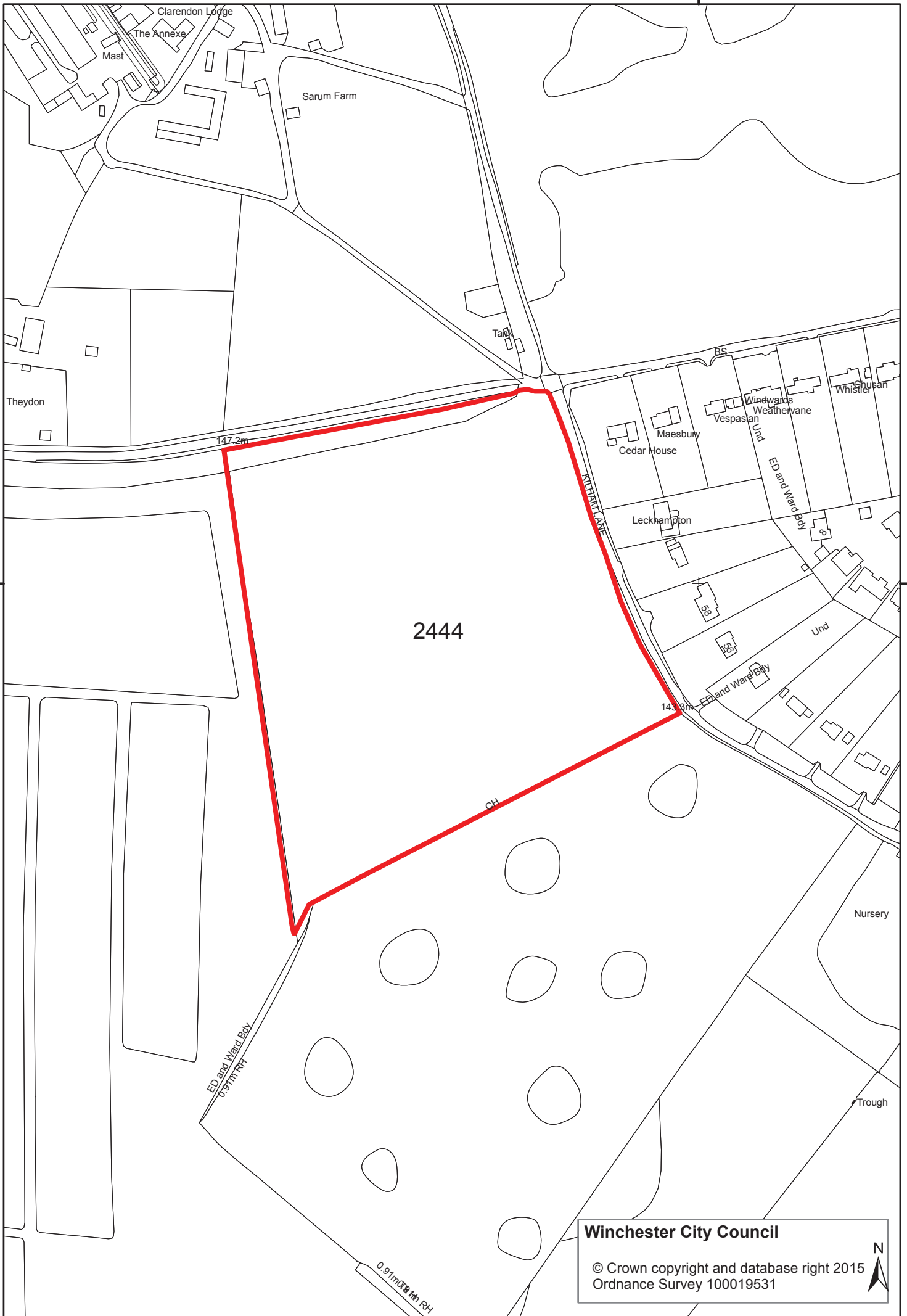
**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Site adjoins Historic Park and Garden (Pitt Manor)



129000 000000

129000 000000

2444

ED and Ward Boy  
0.91m RH

CH

147.2m

143.8m

0.91m RH

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**Within Settlement:** Countryside  
**Nearest Settlement:** Whiteley

**SHLAA ID Ref:** 2445  
**In PUSH:** PUSH  
**Estimated Capacity:** 59

**Address:** Ashlyn Farm, Fontley Road, Titchfield, PO15 6QY

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	the site is located to the south of the M27
<b>Site Access:</b>	Access from long farm track onto Fontley road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap: <b>Yes</b>	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>SHUA</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** In the Meon Gap and is separated from the main urban area

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed Use

**Summary:** The site is separated from the urban area and within Strategic Gap and adjacent to SINC and Ancient Woodland.

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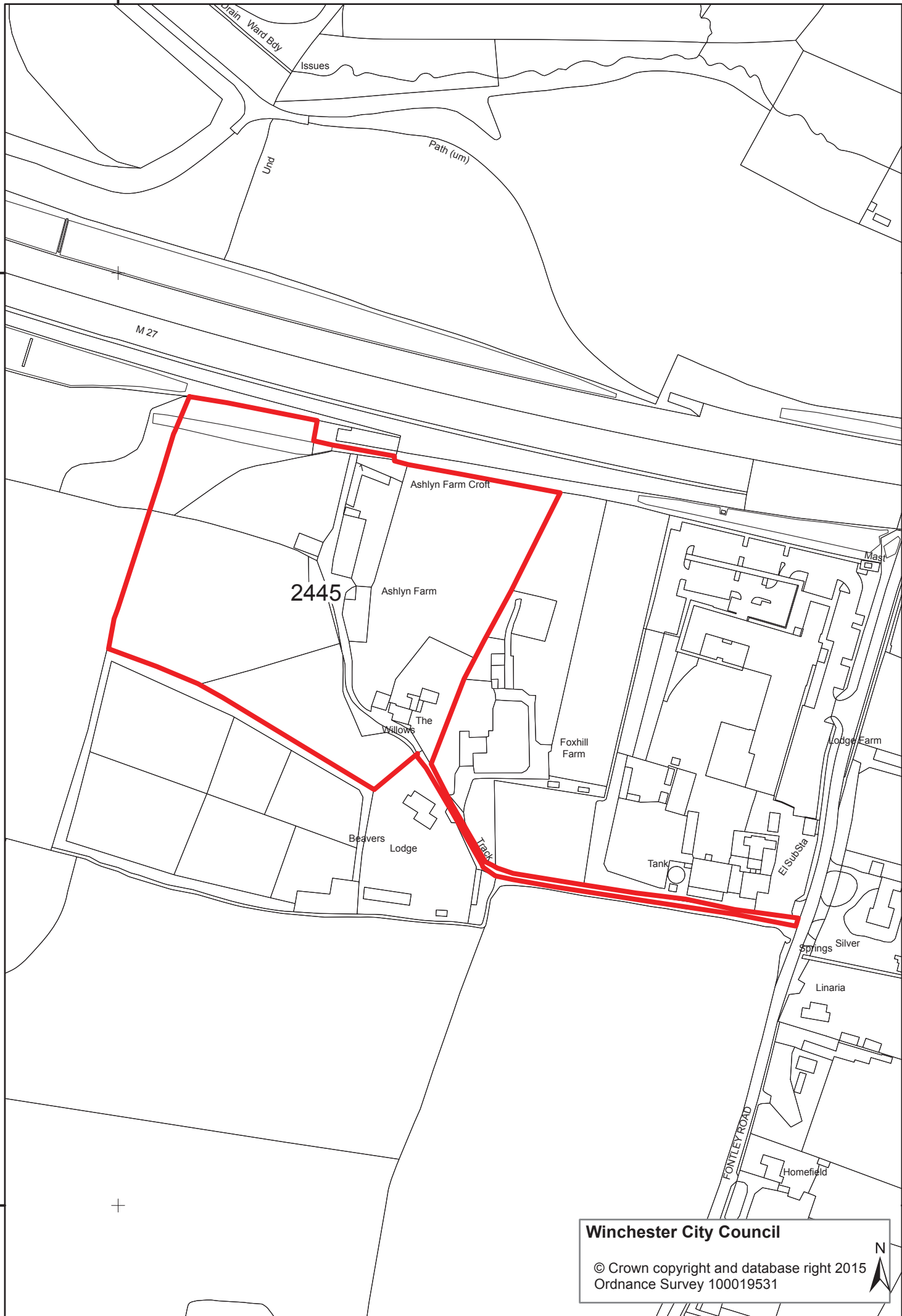
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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2447  
**In PUSH:** PUSH  
**Estimated Capacity:** 8

**Address:** Burlington Villa, Hill Pound, Swanmore

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	Part of the site falls within the Swanmore settlement, however the northern area falls outside this policy boundary; it is adjacent to SHLAA site 2001.
<b>Site Access:</b>	Direct from main road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Part</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>Part -2</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Partly in the National Park

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small residential site which lies partially inside the settlement boundary on the edge of a high order settlement. Part of the site outside of the settlement boundary is within the National Park



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116000.000000

116000.000000

Little  
Brambles



The Anchorage

Dunromin

Winsford Cottage

45.8m

Larkrise

Nosredna

Maplehurst

Kasvin

Dunmard  
House

LB

Burlington  
Villas

2447

47.2m

DROXFORD ROAD

Pembroke

The Thatched Cottage

Rising Sun  
(PH)

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458000.000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Soberton Heath

**SHLAA ID Ref:** 2448  
**In PUSH:** PUSH  
**Estimated Capacity:** 12

**Address:** Little Hadham, Chapel Road, Soberton

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Residential

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Yes</b>	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** TPOs on south of the site.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

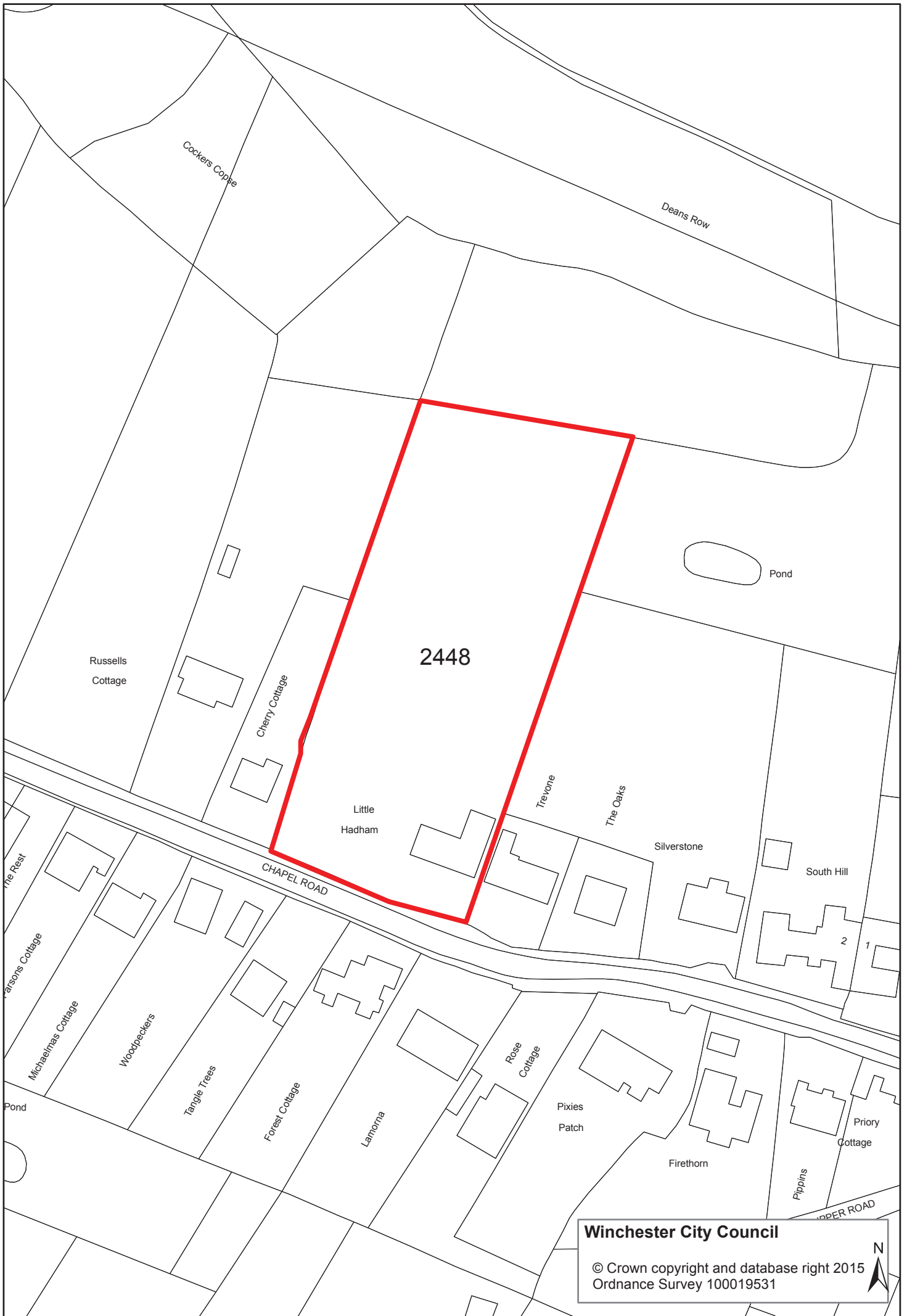
**Estimated Timescale for Delivery:** 2020-25

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



Cockers Cope

Deans Row

Pond

2448

Russells Cottage

Cherry Cottage

Little Hadham

Trevone

The Oaks

Silverstone

South Hill

CHAPEL ROAD

The Rest

Parsons Cottage

Michaelmas Cottage

Woodpeckers

Tangle Trees

Forest Cottage

Lamorna

Rose Cottage

Pixies Patch

Firethorn

Pippins

Priory Cottage

UPPER ROAD

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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2449  
**In PUSH:** PUSH  
**Estimated Capacity:** 11

**Address:** Land Adj to Alexandra Cottage, Lower Chase Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Non-cultivated field with dilapidated storage building
<b>Character of Area:</b>	The site is adjacent to the settlement boundary with Lower Chase road to the east
<b>Site Access:</b>	Onto Lower Chase Road. Alternative access point where there is a gap in the hedge (currently stopped up with a fence).

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** In a local gap

**HOW AVAILABLE IS THE SITE?**

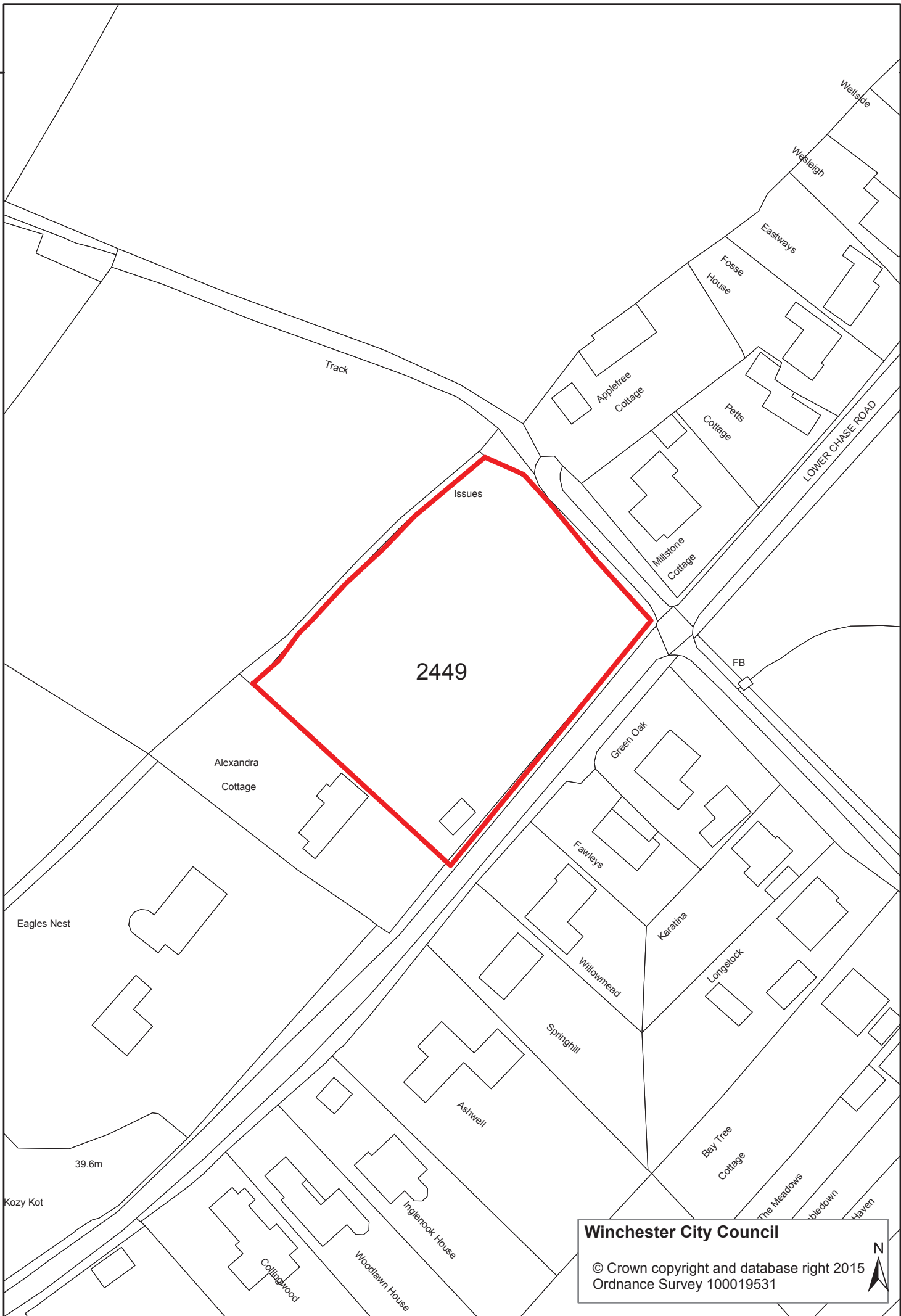
**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



2449

Issues

Alexandra Cottage

Eagles Nest

39.6m

Kozy Kot

Collingwood

Woodlawn House

Inglenook House

Ashwell

Springhill

Willowmead

Karatina

Fawleys

Green Oak

FB

Milestone Cottage

Petts Cottage

Appletree Cottage

Fosse House

Eastways

Wesleigh

Wellside

LOWER CHASE ROAD

Bay Tree Cottage

Tire Meadows

bledown

Haven

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2450  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 40

**Address:** Carfax, Sussex Street, Winchester, SO23 8TG

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Registry Office and Hampshire County Council surface Car Park

**Character of Area:**

**Site Access:** Multiple points of direct access from surrounding roads

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>yes</b>	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The site is now owned by Winchester City Council

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

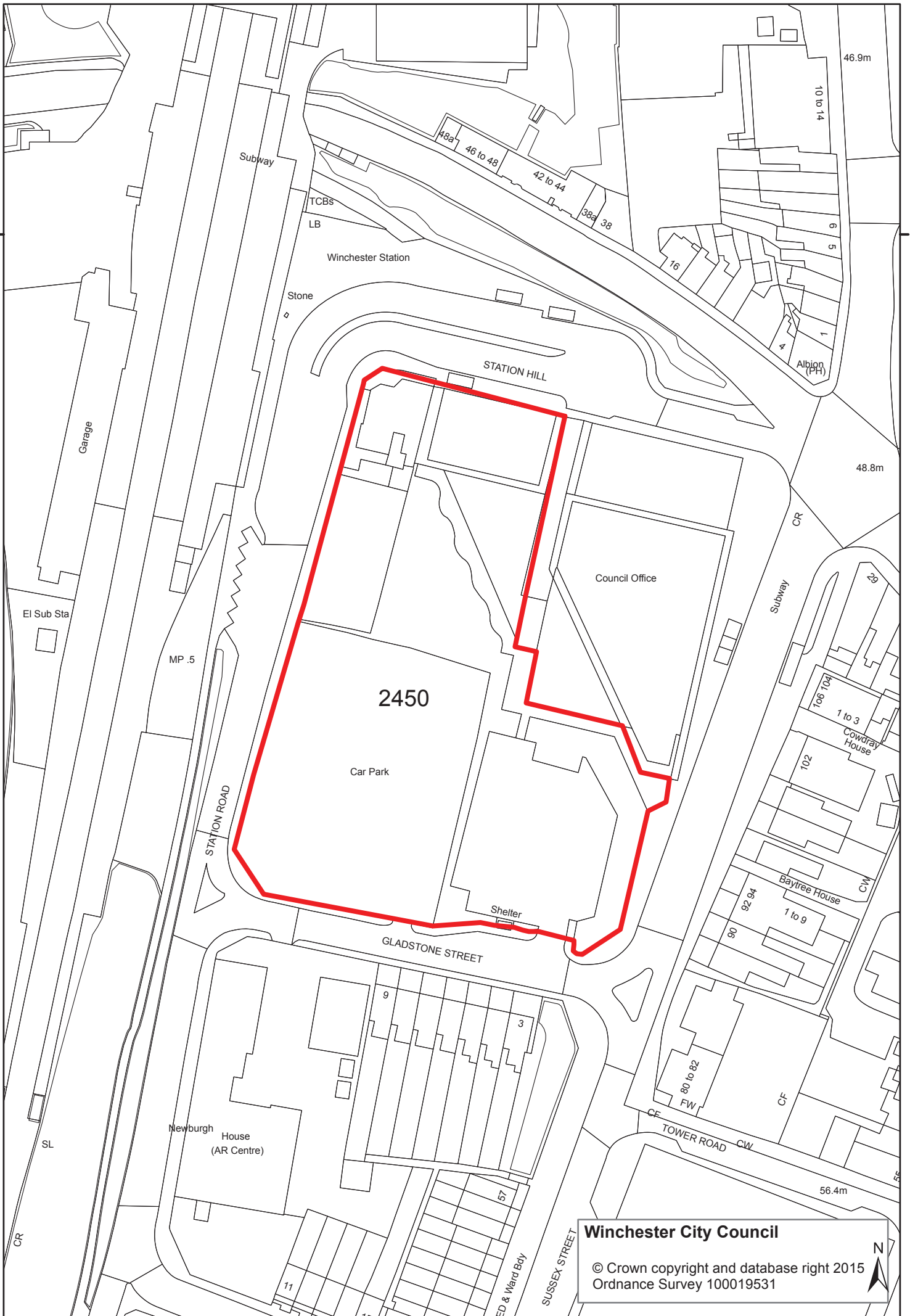
**Proposed Future Land Use:** Mixed Use

**Summary:** The site has been identified as having potential for redevelopment in the Station Approach Development Assessment 2013.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2455  
**In PUSH:** PUSH  
**Estimated Capacity:** 32

**Address:** Land South and West of Malmaims House, Hambledon Road, Denmead, PO7 6ES

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Former garden and paddock
<b>Character of Area:</b>	This site is adjacent to the settlement boundary. To the south of the site is the Anthill Common SINC. To the north, east and west of the site is low density residential. A line of mature trees run across the centre of the site.
<b>Site Access:</b>	Direct from Hambledon Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO: <b>Yes</b>	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.1</b>

**Notes:** There are several TPOS on the sites. A SINC is situated adjacent to the south east of the site.

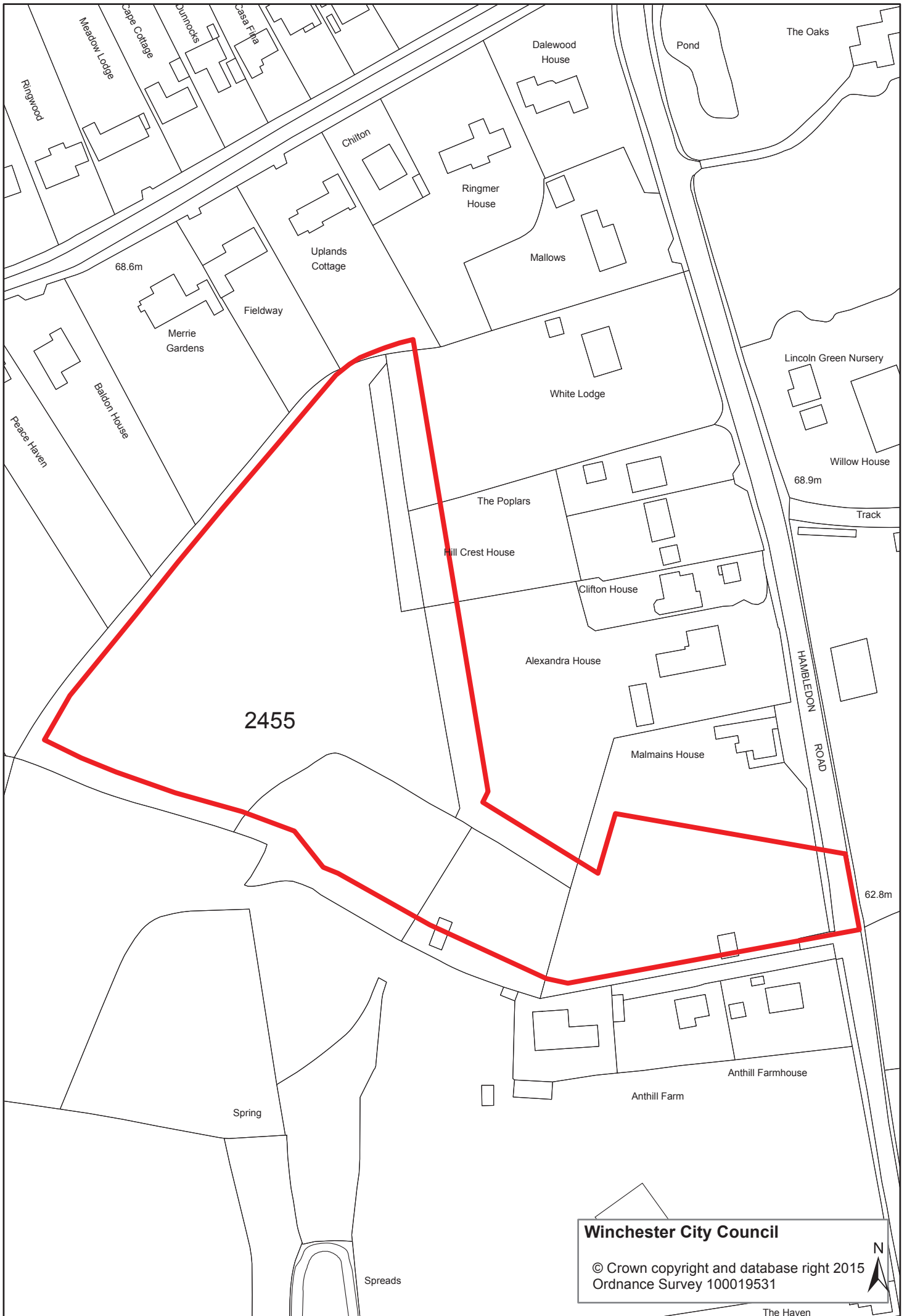
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Appeal allowed for Sept 2012 for 'demolition of existing garage and erection of detached five bedroom house with detached double garage' (11/02781/FUL) on part of the site.



The Oaks

Pond

Dalewood House

Chilton

Ringmer House

Mallows

68.6m

Uplands Cottage

Fieldway

Merrie Gardens

White Lodge

Lincoln Green Nursery

Balton House

Willow House

Peace Haven

68.9m

The Poplars

Track

Hill Crest House

Clifton House

2455

Alexandra House

HAMBLEDON ROAD

Malmaims House

62.8m

Spring

Anthill Farm

Anthill Farmhouse

Spreads

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The Haven

**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 2457  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 44

**Address:** Land adjacent Otterbourne Road, Otterbourne

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is adjacent to the settlement boundary for Otterbourne and is situated in the local gap between Otterbourne and Southdown. To the east of the site is Sparrowgrove Copse.
<b>Site Access:</b>	Direct onto Otterbourne Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Adjacent</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>5.2</b>

**Notes:** An overhead cable runs alongside the northern edge of the site (the buffer zone for which includes a small area at the north east of the site).

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

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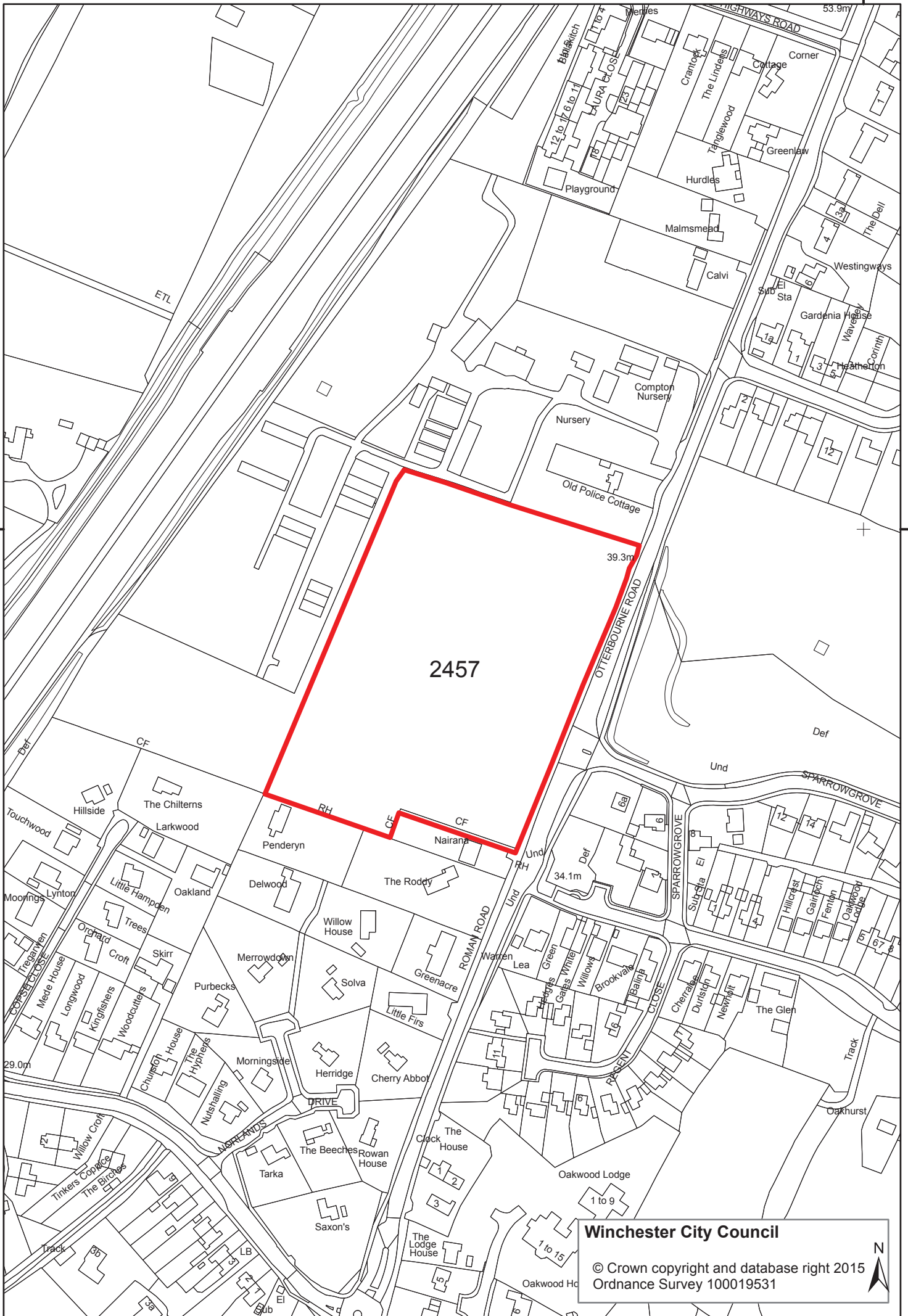
### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is within the Otterbourne/Southdown Local Gap.

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2457

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**Within Settlement:** Countryside  
**Nearest Settlement:** Shirrell Heath

**SHLAA ID Ref:** 2460  
**In PUSH:** PUSH  
**Estimated Capacity:** 27

**Address:** Land adjacent to Daysh's Farm, Hospital Road, Shirrell Heath

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Situated on Hospital Road, at the southern edge of the frontage development of Shirrell Heath.
<b>Site Access:</b>	Existing access onto Hospital Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>1.3</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>4.3</b>

**Notes:** In a local gap. The agent states the land is not suitable for agriculture as the site is split into sections by mature trees.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

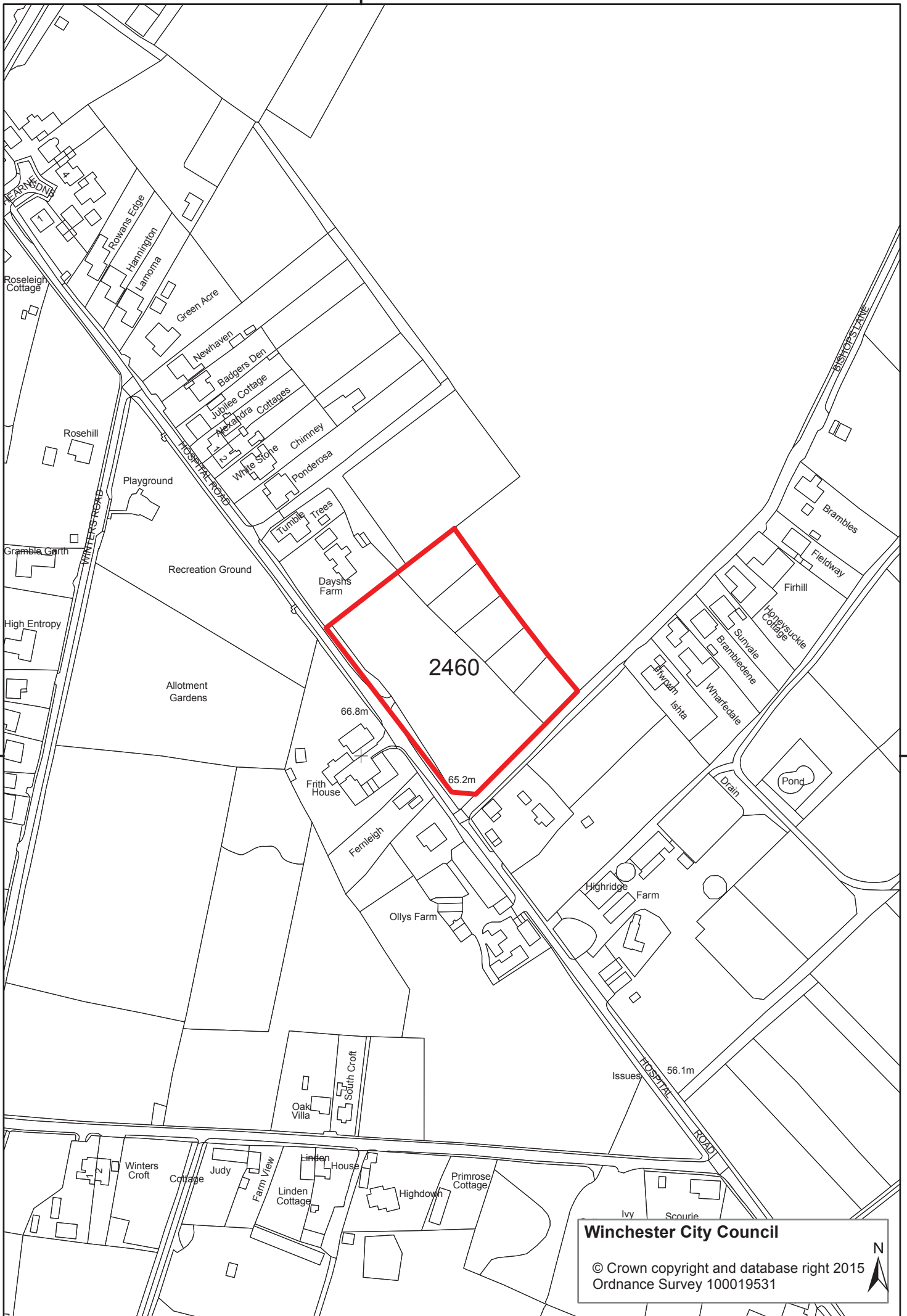
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is within a Local Gap. It is being promoted as an allocation for a self build development.





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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2461  
**In PUSH:** Non-Push  
**Estimated Capacity:** 6

**Address:** Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street,  
Kingsgate Street, Winchester

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Education
<b>Character of Area:</b>	A corner site surrounded by built development. It is adjacent to a listed building and also within a Conservation Area, Currently educational buildings and associated land.
<b>Site Access:</b>	Direct from Kingsgate Street and Canon Street

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre: <b>Yes</b>		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

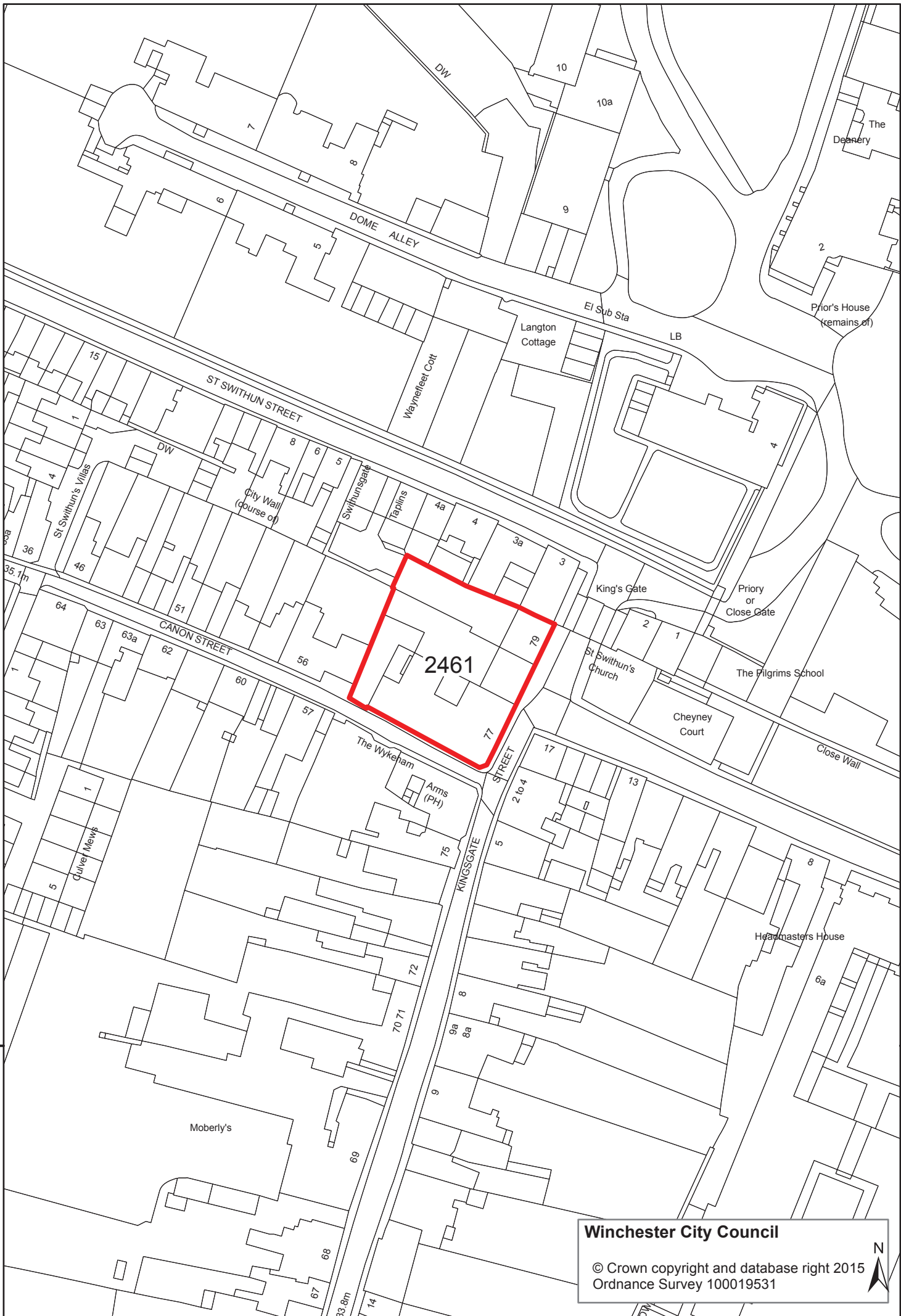
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is in the conservation area and any development would need to be sympathetic to the surrounding area.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Hursley

**SHLAA ID Ref:** 2462  
**In PUSH:** Non-Push  
**Estimated Capacity:** 11

**Address:** Land at Collins Lane, Hursley

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Vacant
<b>Character of Area:</b>	The roughly triangular shaped site is enclosed by the fork of Collins Lane and Cementury Lane to the north and south and Hursley cementary and allotment gardens to the east.
<b>Site Access:</b>	Direct access from Collins Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7</b>

**Notes:** The site is adjacent to a Conservation Area

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

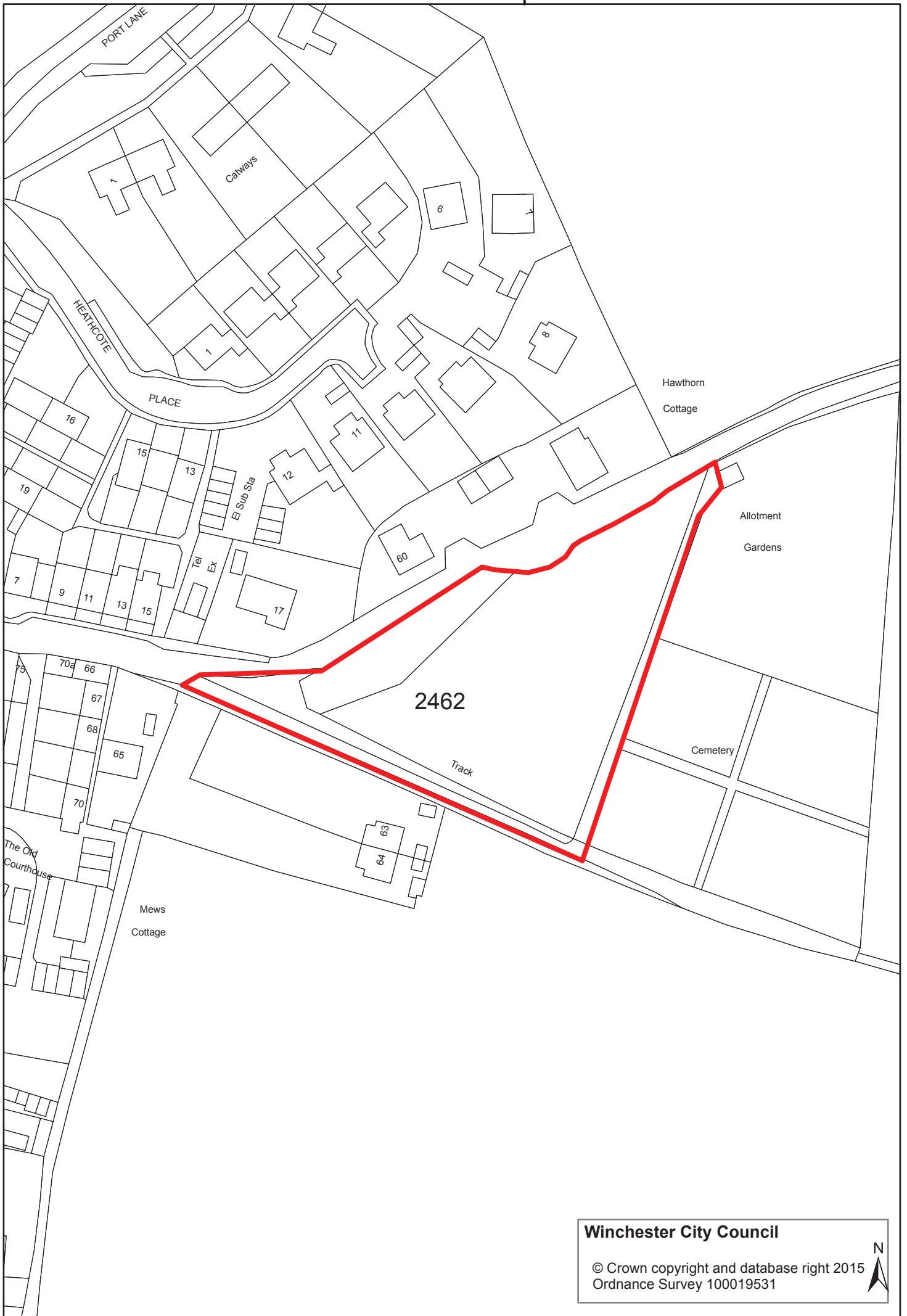
**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Application 09/01453/OUT for 2 dwellings dismissed on appeal (March 2010).



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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2463  
**In PUSH:** PUSH  
**Estimated Capacity:** 10

**Address:** Hill Pound/Old Mushroom Farm

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space
<b>Character of Area:</b>	This is a vacant former mushroom farm to the east of the Swanmore settlement boundary. To the north and east is agricultural land.
<b>Site Access:</b>	Access from Hill Pound farm track. If required from neighbouring land owner. WCC's Transport Assessment (2013) states that "there is poor visibility at the junction of Mislingford Road with Hill Pound. Most traffic from the development site would pass th

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>2.4</b>

**Notes:** The site is adjacent to the South Downs National Park

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**





Hillpound Farm

Poundside  
Cottage

Foxes  
Hangout

Track

2463

Fremar

Pond

Pebble Patch

1  
Herchswood

ORCHARD LEA

23

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HUNTERS CHASE

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**Winchester City Council**

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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2464  
**In PUSH:** PUSH  
**Estimated Capacity:** 0

**Address:** Land North of 'The Lakes' and Belmont Lane, Swanmore

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agricultural - occasional rough grazing
<b>Character of Area:</b>	Situated to the south of Swanmore residential area, the site fronts onto an unmade track (Belmont Lane/the Lakes) beyond which lie agricultural fields.
<b>Site Access:</b>	Situated to the south of Swanmore residential area

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes- Part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes - Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>No</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: <b>Yes</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.6</b>

**Notes:** It is adjacent to site 340.

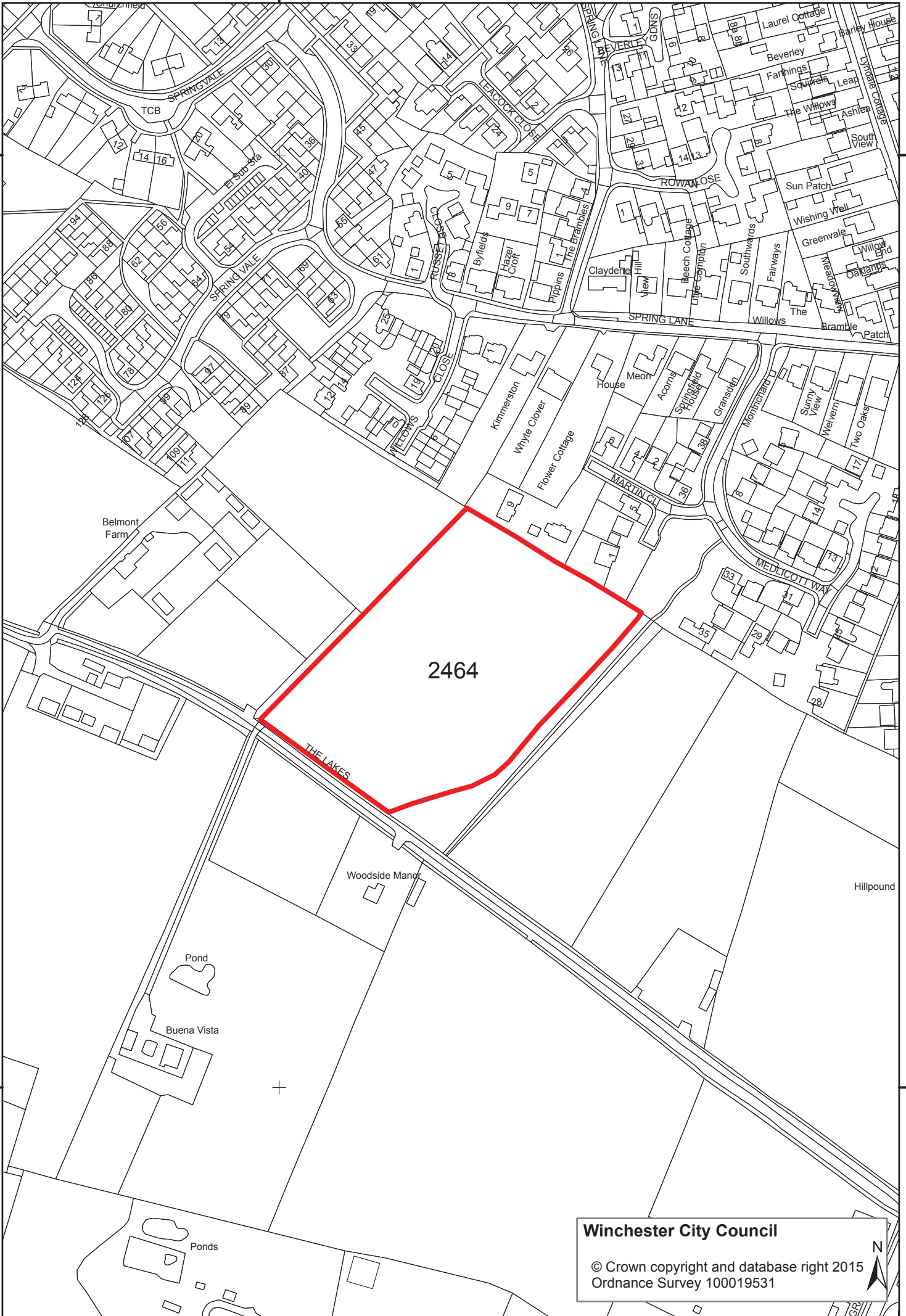
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** n/a

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential & open space

**Summary:** Large site on edge of high order settlement. Designated as a SINC (Belmont Meadow). Within the local gap and partly within Floodzones 2/3



2464

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**Within Settlement:** Countryside  
**Nearest Settlement:** Curdridge

**SHLAA ID Ref:** 2465  
**In PUSH:** PUSH  
**Estimated Capacity:** 119

**Address:** Land off Station Hill and Hillsons Road, Sherecroft Farm, Curdridge

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is undeveloped. It is covered by a variety of constraints. The river Hamble runs along the western boundary of the site. Hillsons Road industrial estate is to the east.
<b>Site Access:</b>	Direct access to both A334 and A3051

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: <b>Part</b>	(No. employed):
National Park <b>No</b>	Historic Park/ Garden:	Agricultural Land <b>Part Grade 1 &amp; Part Grade 4</b>
TPO:	SINC: <b>Part/Adjacent</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre: <b>No</b>		Proximity to Settlement (km):
Within 100m of Town Centre: <b>no</b>		Proximity to village/town centre (km):

**Notes:** Part of this site is designated in the Local Plan Review for employment use (policy S.7), subject to the development of the Botley Bypass. Part of the site is grade 1 agricultural land.

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/employment

**Summary:** This site is a large site and is being promoted for residential and /or employment uses. There are several policy constraints to be considered. Currently being promoted for a Care Village

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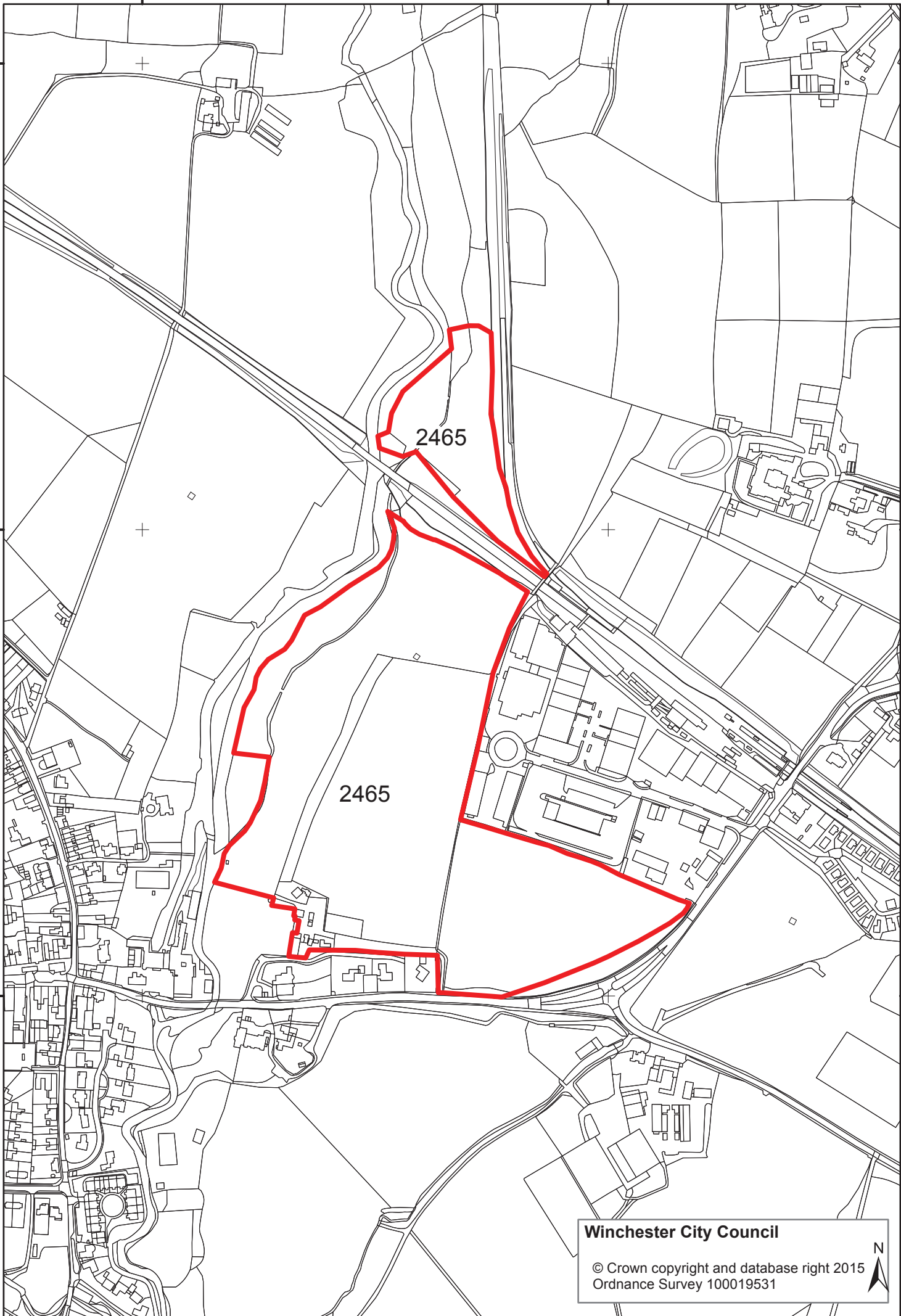
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**Within Settlement:** H3/Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2466  
**In PUSH:** PUSH  
**Estimated Capacity:** 14

**Address:** Meadow Cottage, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Garden
<b>Character of Area:</b>	The site is garden land and lies on the western side of Waltham Chase
<b>Site Access:</b>	Direct from Bull lane through family ownership

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3</b>

**Notes:** Part of this site is within the settlement boundary and part is outside. The capacity for the areas outside the boundary is 12 dwellings. The capacity for the area inside the boundary is calculated at 4 dwellings, which is below the threshold for the SHL

### **HOW AVAILABLE IS THE SITE?**

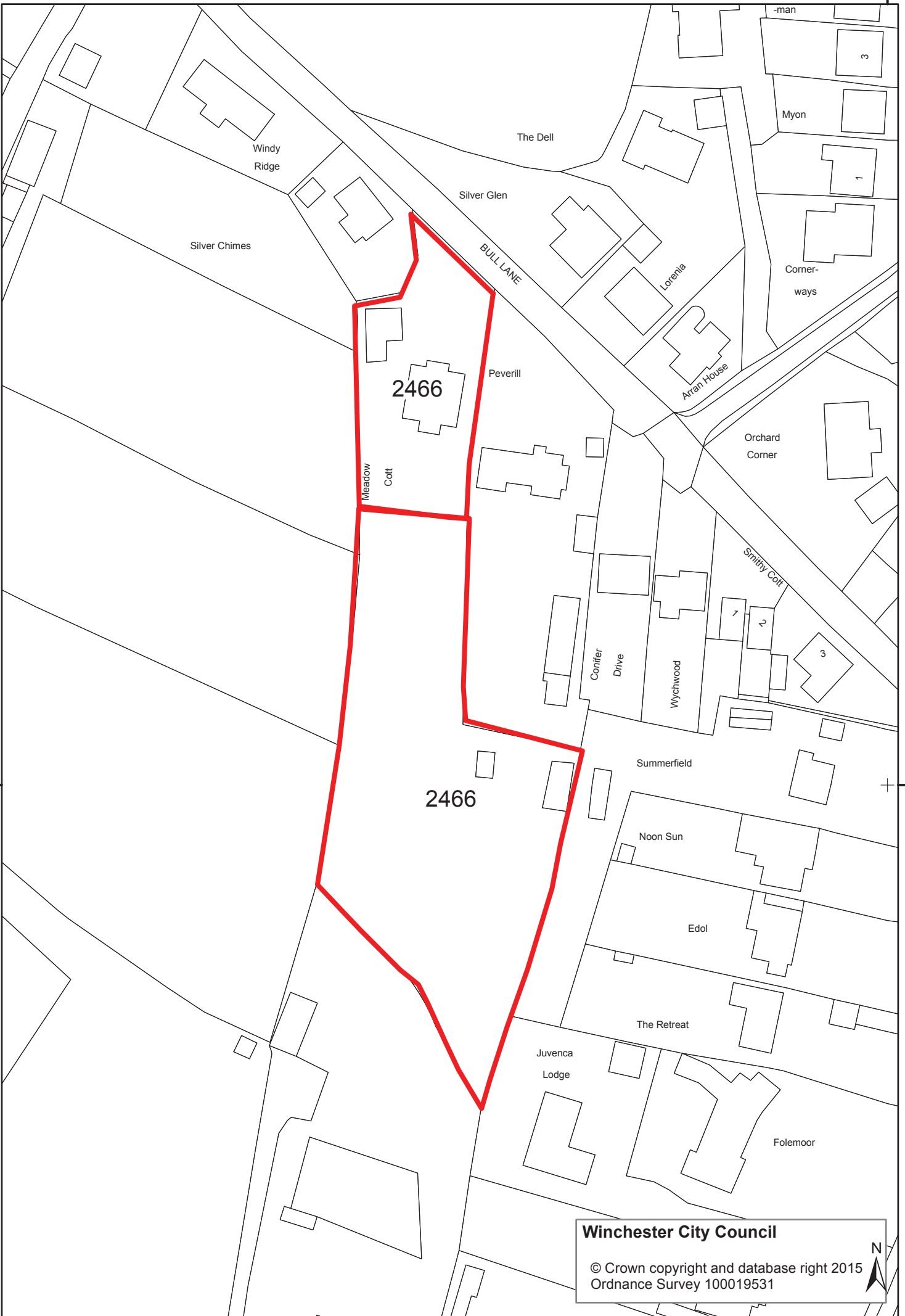
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The existing house and garden could be retained as part of the overall layout. Part of this site is inside the settlement boundary, and as this area would only provide an estimated 4 dwellings, has not been included in the capacity table for the policy H.3





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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 2467  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 33

**Address:** Land off Main Road, Otterbourne (to SE of The Forge)

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	This large site lies to the east of Otterborne and could be considered with 1883 and 1933.
<b>Site Access:</b>	Potential access through SHLAA site 1883, Otterbourne Farm

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Adjacent</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Adjacent</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>.02</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.3</b>

**Notes:** Adjacent to site 1883, which is in the same ownership

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**HOW AVAILABLE IS THE SITE?**

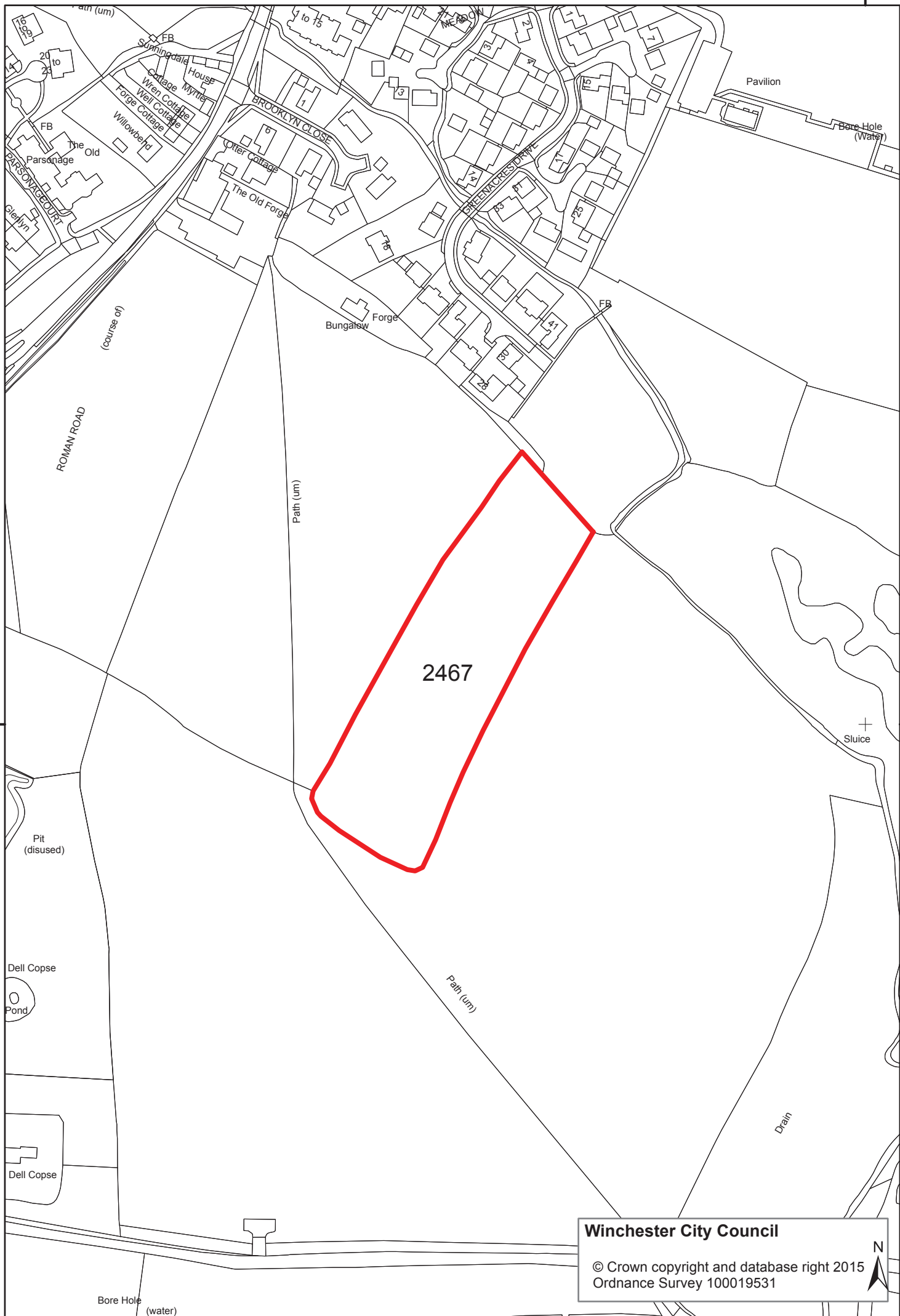
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



2467

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**Within Settlement:** Countryside  
**Nearest Settlement:** Portsdown

**SHLAA ID Ref:** 2468  
**In PUSH:** PUSH  
**Estimated Capacity:** 131

**Address:** Portsdown Main Site, James Callaghan Drive, Portsmouth

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Vacant
<b>Character of Area:</b>	The site was formally a MOD research establishment. Most of the buildings have now been demolished. The site is on top of Portsdown Hill, with a SINC to the south which slopes down to Portsmouth
<b>Site Access:</b>	Direct access from the main road at James Callaghan Drive

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Adjacent</b>	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building: <b>Adjacent</b>	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Adjacent</b>	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre: <b>No</b>	Proximity to Settlement (km):	<b>4.3</b>
Within 100m of Town Centre: <b>No</b>	Proximity to village/town centre (km):	

**Notes:** Is part of a larger site which includes land in Portsmouth City Council's area. It is adjacent to a listed building, SINC & SSSI.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:**

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use including residential, B1, B2 and B8 uses, plus potentially a hotel.

**Summary:** Part of this site is in Portsmouth City Council's jurisdiction

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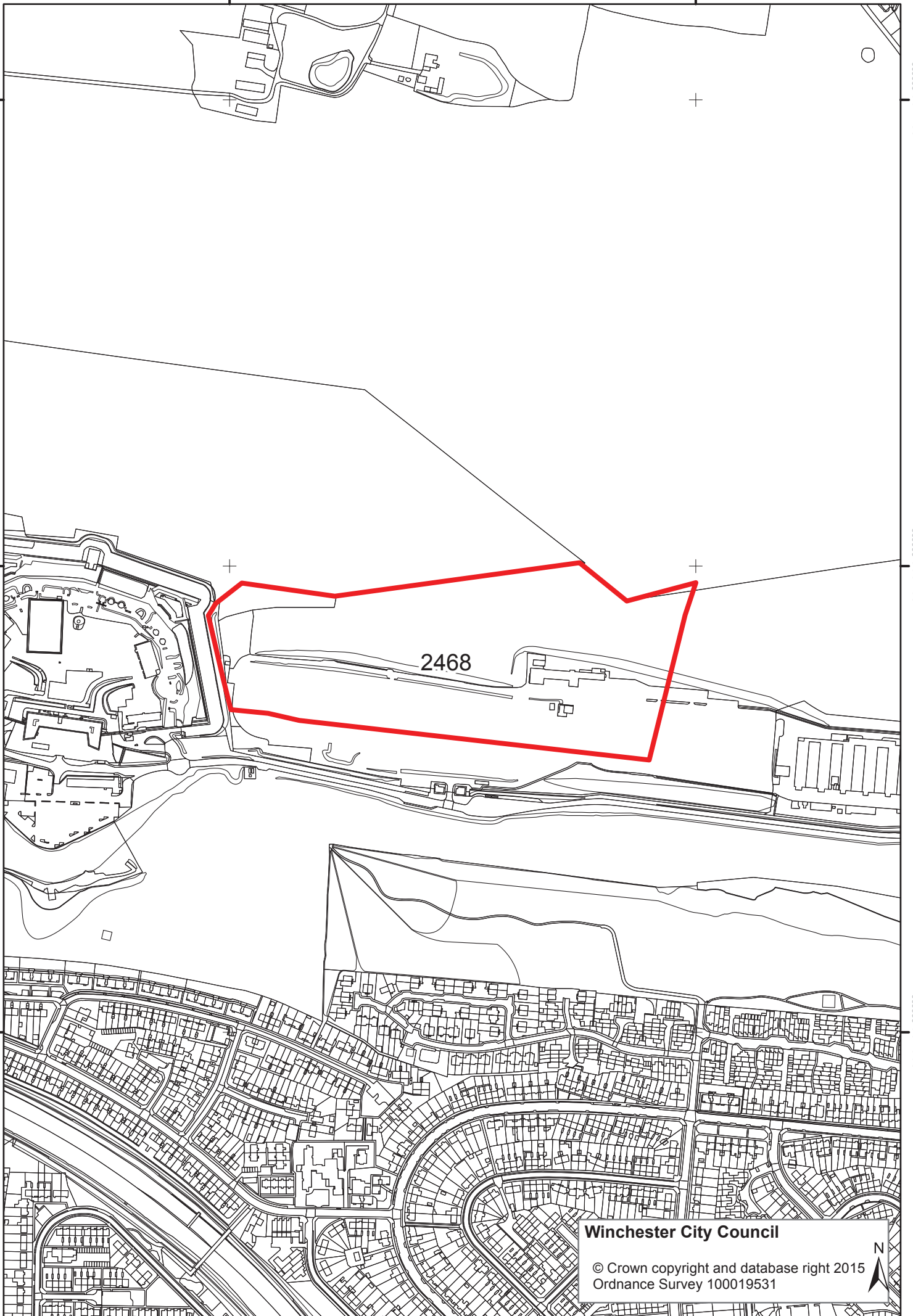
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2468

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2469  
**In PUSH:** PUSH  
**Estimated Capacity:** 13

**Address:** Land at Anmore Road, Denmead

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Gardens
<b>Character of Area:</b>	The site is garden land and adjoins the northern settlement boundary for Denmead. To the north of the site is agricultural land.
<b>Site Access:</b>	Anmore Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.4</b>

**Notes:** Vehicle access provision is not clear. Would need to demonstrate how this could be achieved.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

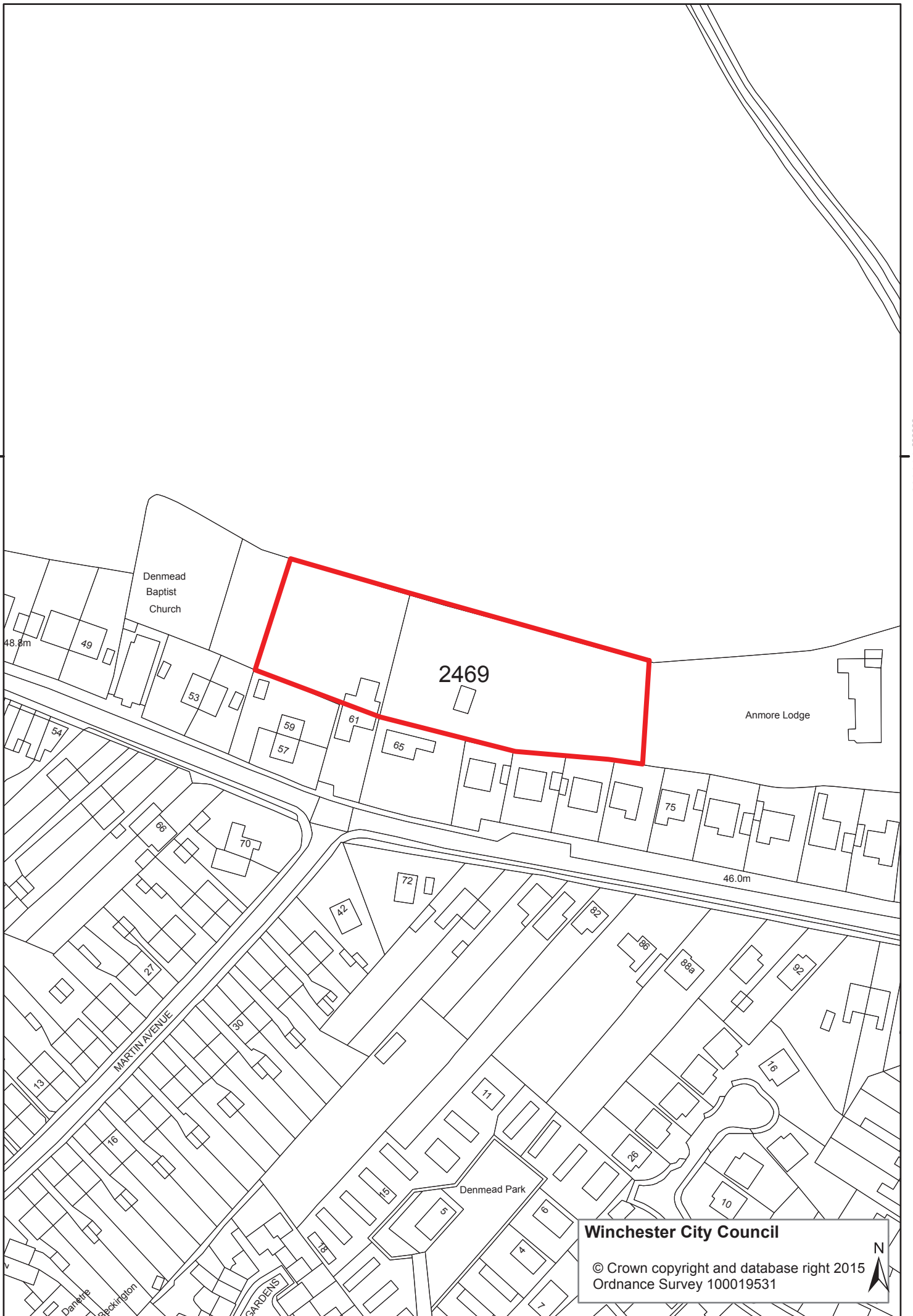
**Proposed Future Land Use:** Residential

**Summary:** The site adjoins a high order settlement



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Denmead Baptist Church

2469

Anmore Lodge

MARTIN AVENUE

Denmead Park

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2470  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 12

**Address:** Hillier Way, Abbots Barton

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Informal open space
<b>Character of Area:</b>	The site consists of grassed verges surrounding two sides of Simonds Court.
<b>Site Access:</b>	Hillier Way

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>no</b>	Proximity to village/town centre (km): <b>0.86</b>

**Notes:** This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme for 12 homes. For further details see: [www.winchester.gov.uk/housing/new-affordable-housing/abbots-barton/](http://www.winchester.gov.uk/housing/new-affordable-housing/abbots-barton/)

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

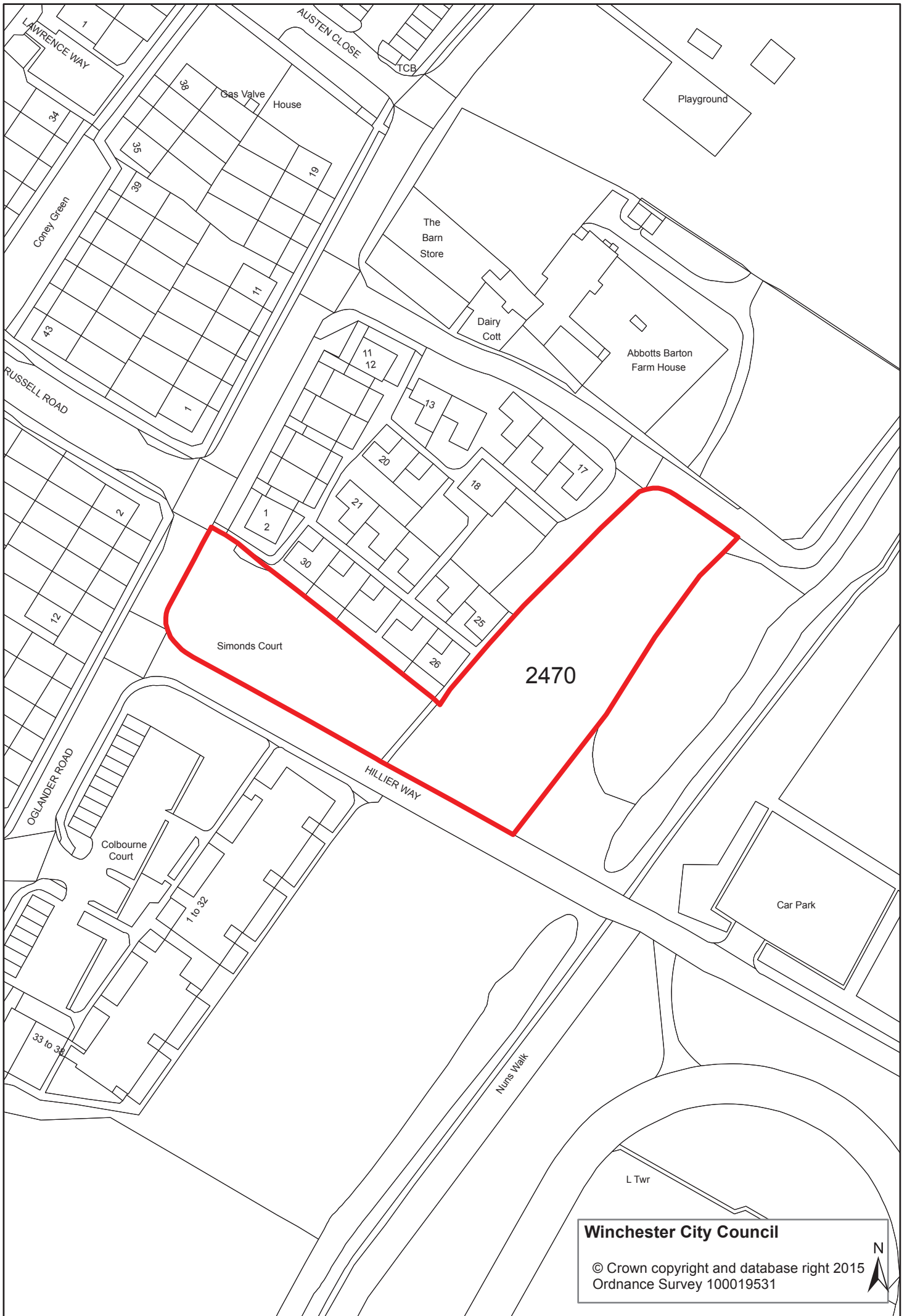
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.



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**Within Settlement:** Sutton Scotney  
**Nearest Settlement:**

**SHLAA ID Ref:** 2484  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 15

**Address:** Taylors Yard

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### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Industrial/commercial site

**Character of Area:**

**Site Access:** Directly on to minor/side road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Yes</b>	<b>Yes</b>
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Planning consent was granted in July 2013 for partial demolition of existing garage buildings and demolition of small additions to the existing office building followed by construction of 21 dwellings (including 6 affordable), a small extension to existin

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/employment

**Summary:** Previously part of SHLAA site 427. Now has planning permission for 15 dwellings - see 10/021 (permitted in October 2013).



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2484

65.7m

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**Within Settlement:** Countryside  
**Nearest Settlement:** Northington

**SHLAA ID Ref:** 2485  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 12

**Address:** Cricket Close House

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	A rural site to the north of Newhouse Farm.
<b>Site Access:</b>	Directly onto road to west of site

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>no</b>	Proximity to village/town centre (km): <b>8.85</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial/village green

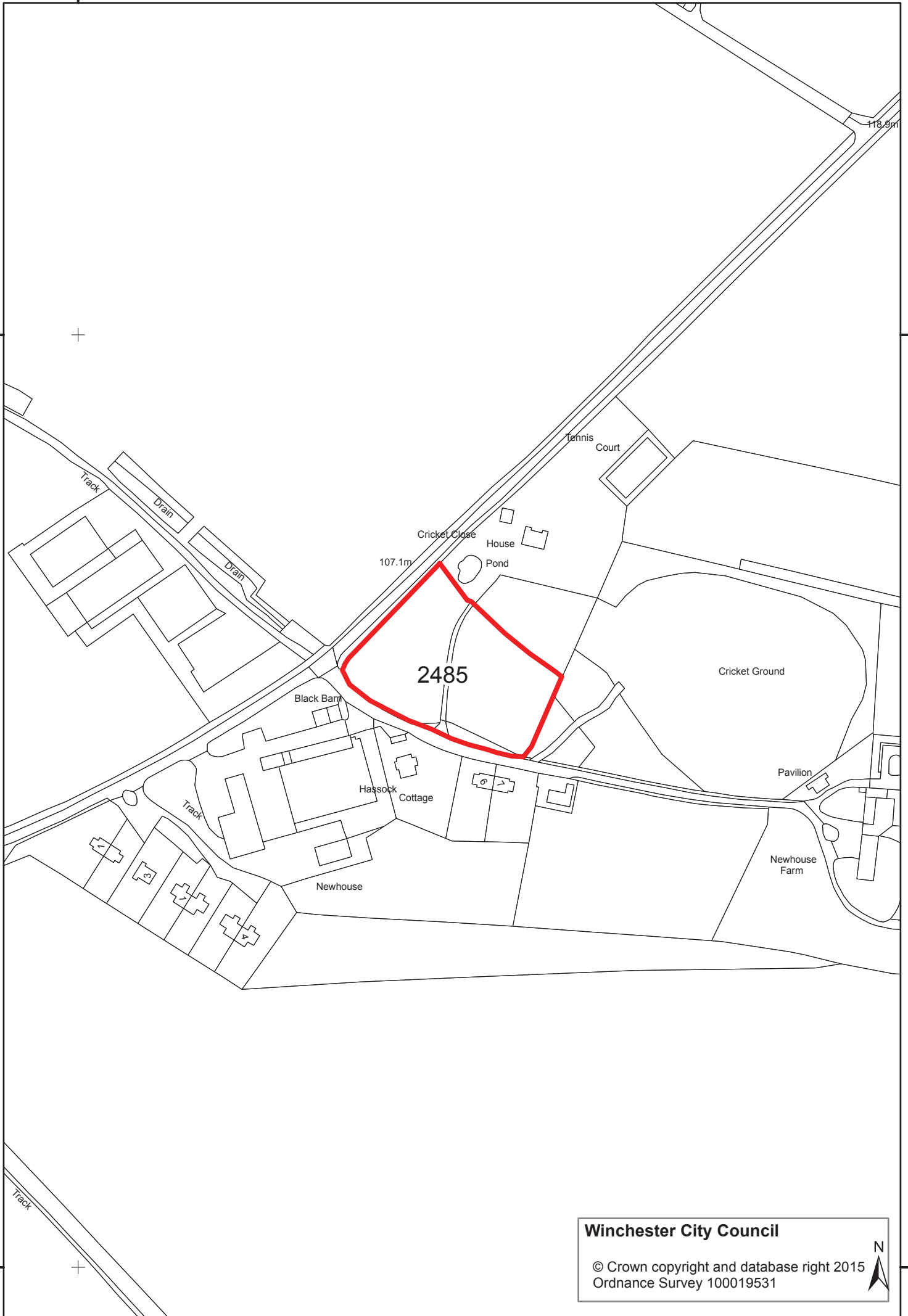
**Summary:** This site is in a rural location



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2485

107.1m

118.9m

Tennis Court

Cricket Close

House

Pond

Cricket Ground

Black Barn

Hassock Cottage

Pavilion

Newhouse Farm

Newhouse

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**Within Settlement:** Countryside  
**Nearest Settlement:** Wickham

**SHLAA ID Ref:** 2488  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 192

**Address:** Land off Titchfield Lane,

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	This is a large site to the north east of Wickham. Arable fields on sloping ground form part of main ridgeline with PRow access through centre of site. Forms significant part of Wickham's countryside setting. Significant treebelt along N boundary adjacent
<b>Site Access:</b>	Currently does not have direct vehicular access, adjoins Tichfield lane.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade: <b>4/3b</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0.12</b>
Within 100m of Town Centre:	<b>no</b>	Proximity to village/town centre (km): <b>0.55</b>

**Notes:** The site is being promoted for mixed use development. Primarily for residential, with extensive green spaces. The site is within a designated historic park (Park Place).

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of Wickham. It is designated as a Historic Park (Park Place).

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2488

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2489  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 90

**Address:** Land to West of The Down House, 90 Harestock Road,

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site is situated in the countryside and is within the local gap
<b>Site Access:</b>	Access potentially from either Main Road or kennel Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:** Within Local Gap

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is within the Local Gap, adjacent to SHLAA sites 423 and 424, which are being promoted by the same owners. Site previously referred to as 'Land at Kennel Lane/Main Road'

446000 000000



2489

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131500 000000

131500 000000

446000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2490  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 522

**Address:** Land to the south of Lanham Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	A large site adjacent to the settlement boundary of Winchester and borders the golf course and agricultural land.
<b>Site Access:</b>	Potential access from adjoining residential estate

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
<b>TPO: Yes</b>	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>2</b>

**Notes:** Adjacent to a SINC. A line of trees with TPOs runs north to south through part of the site.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes      **Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of Winchester. Adjacent to the eastern side of the site is the Royal Winchester Golf Club, which is a SINC. Landowner suggests increasing capacity to 536 but not justified



444500 000000 445000 000000 445500 000000 446000 000000

131000 000000 131000 000000

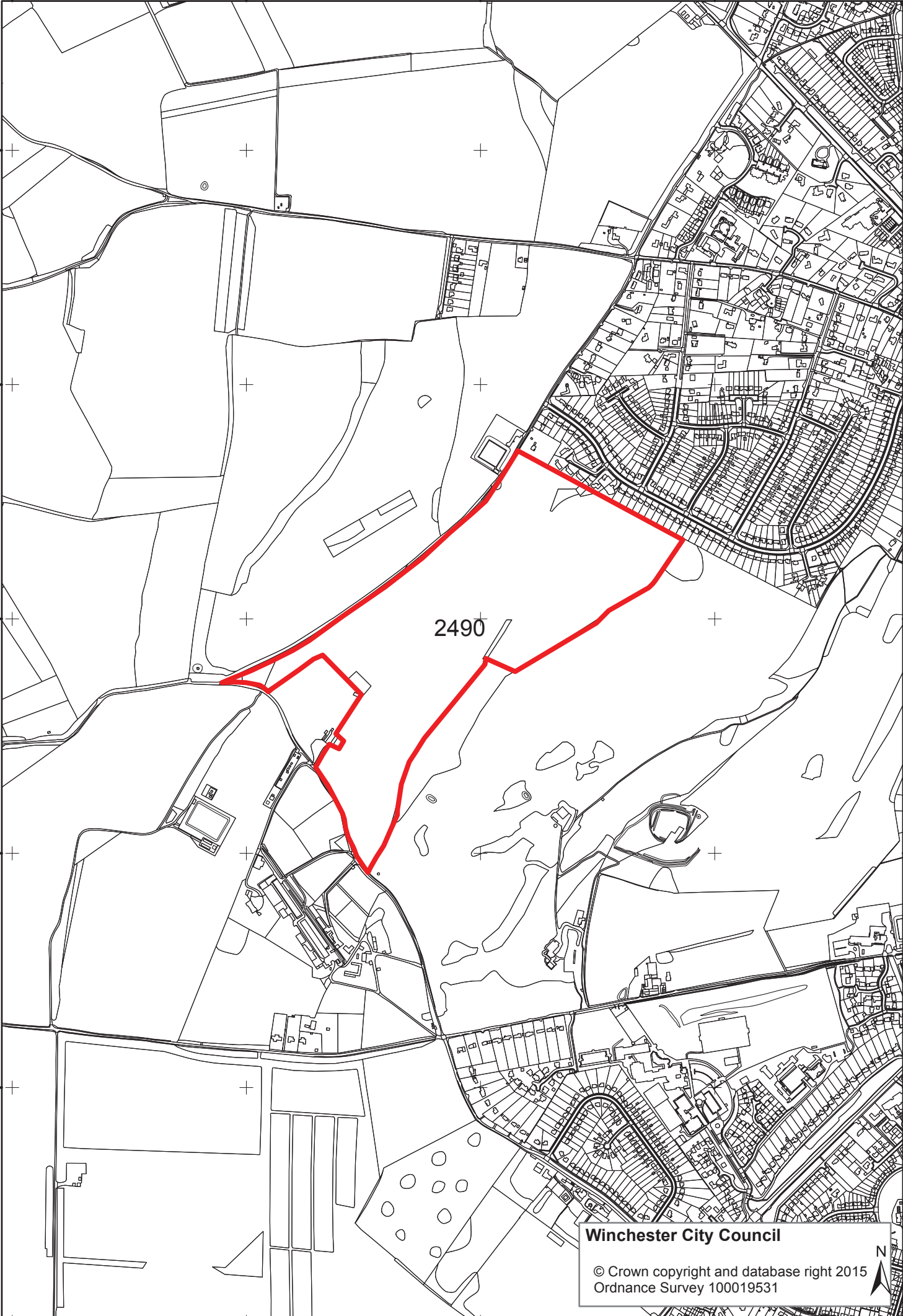
130500 000000 130500 000000

130000 000000 130000 000000

129500 000000 129500 000000

129000 000000 129000 000000

444500 000000 445000 000000 445500 000000 446000 000000 28500 000000



2490

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2491  
**In PUSH:** PUSH  
**Estimated Capacity:** 5

**Address:** Land at Jhansi farm, north of Clewers Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Vacant commercial buildings
<b>Character of Area:</b>	The site lies to the north of the residential area of Waltham Chase, along Clewers Lane. To the west is agriculture fields and east residential,
<b>Site Access:</b>	Direct access off Clewers Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>no</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>no</b>	Proximity to village/town centre (km): <b>1.8</b>

**Notes:** Site is within Local gap. This site is between sites 1753 and 2288.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

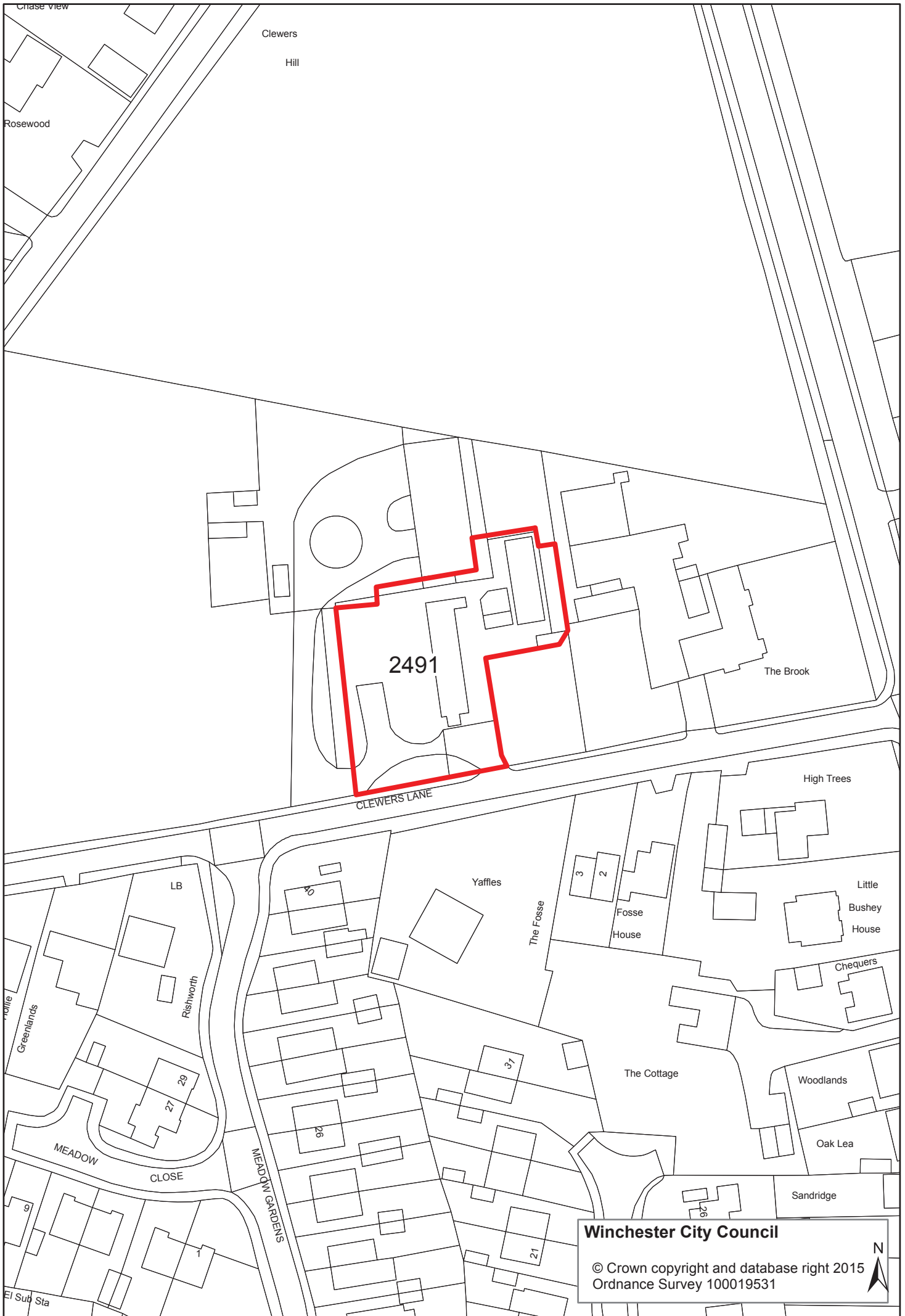
**Estimated Timescale for Delivery:**

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a small site located on the edge of a higher order settlement within the local gap. The owner is promoting 'smaller more affordable dwellings'.



2491

CLEWERS LANE

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**Within Settlement:** Countryside  
**Nearest Settlement:** Shirrell Heath

**SHLAA ID Ref:** 2492  
**In PUSH:** PUSH  
**Estimated Capacity:** 26

**Address:** Land at High Street

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies along the frontage of Shirrell Heath.
<b>Site Access:</b>	Access from High Street

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland: <b>Adjacent</b>	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park <b>No</b>	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):	
Within 100m of Town Centre:	<b>no</b>	Proximity to village/town centre (km):	

**Notes:** Site is within Local gap. Shirrel Copse (ancient woodland) runs alongside the eastern boundary.

---

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

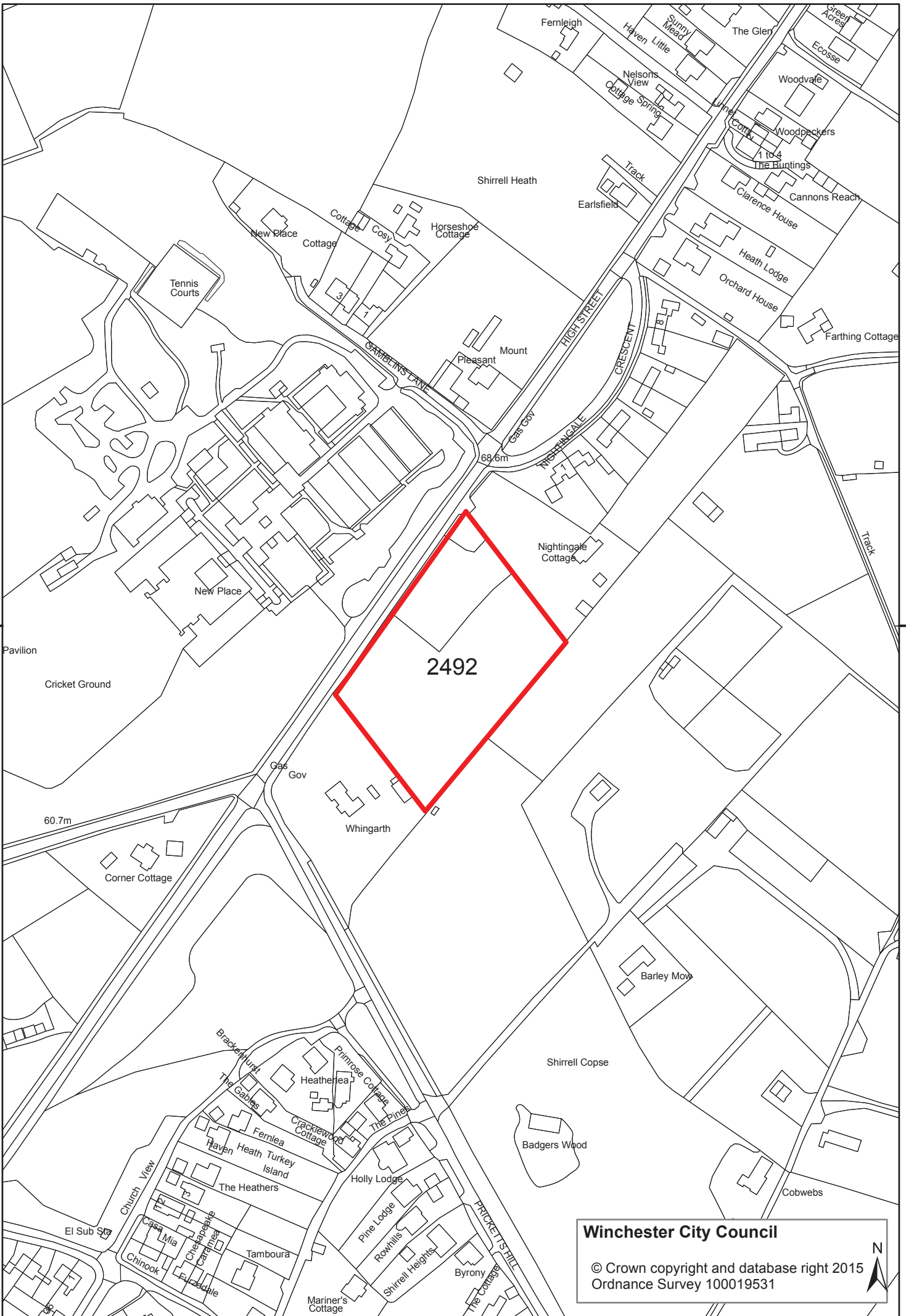
**Estimated Timescale for Delivery:** 2015-2020

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is within the Local Gap.



113500 000000

113500 000000

2492

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2493  
**In PUSH:** PUSH  
**Estimated Capacity:** 100

**Address:** Land east of Inhams Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Gardens
<b>Character of Area:</b>	The site lies adjacent to the residential area of Denmead on the eastern side.
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.7</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing? yes**      **Estimated Timescale for Delivery:**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is should be considered in conjunction with 1776 and 1878.



464500 000000

465000 000000

112500 000000

112500 000000

112000 000000

112000 000000

111500 000000

111500 000000

464500 000000

465000 000000

2493

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2494  
**In PUSH:** PUSH  
**Estimated Capacity:** 31

**Address:** Land adj. Main Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture (pasture)
<b>Character of Area:</b>	Located on the eastern side of Main Road on the northern edge of Colden Common with low density housing to the south and on the opposite (western) side of the road. Forms part of the landscape/green gap between the village and Twyford preventing coalescen
<b>Site Access:</b>	B3354 Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7.24</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Greenfield site adjoining northern bopoundary of the settlement.

448000 000000

36.6m

23

MAIN ROAD

26

25

24

41.1m

2494

B 33394

40

Pav

37

45

Black Horse (PH)

41.1m

48

35

36

44

33

2

St. Kilda  
Cotts

Recreation Ground

122500 000000

122500 000000

448000 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2495  
**In PUSH:** PUSH  
**Estimated Capacity:** 5

**Address:** The Gorse, 111 Main Road

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Residential garden

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Existing residential plot that is being promoted in conjunction with site 275.



2495

B 3354

37.5m

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**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2496  
**In PUSH:** PUSH  
**Estimated Capacity:** 16

**Address:** Land at Parklands, Thompsons Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Paddock
<b>Character of Area:</b>	The site comprises a rectangular shaped grazing paddock set behind a row of detached houses with back gardens approximately 25 metres deep and 15-20 metres wide. It is bounded by fences and hedgerows interspersed with mature trees around its boundaries.
<b>Site Access:</b>	Thompsons Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.56</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**





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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2497  
**In PUSH:** PUSH  
**Estimated Capacity:** 17

**Address:** Land to the east of Main Road

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Residential gardens and paddock

**Character of Area:**

**Site Access:** B3354 Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: <b>Adjacent</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>7.08</b>

**Notes:** Unclear how access would be provided due to location behind houses. Presumed access is via Main Road and possible extension of Francis Copse

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Not all owners of the gardens have agreed to the promotion of the site.

**Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is in multiple ownership. There is no agreement from all the land owners that it should be promoted for residential development.



Taylor's Copse

2497

41.1m

38.4m

Black Horse (PH)

El Sub Sta

Garage

Hunts Close

Klondyke

Aston Villas

FRANCIS COPSE

MAIN ROAD

BOYES LANE

12250 000000

12250 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2498  
**In PUSH:** PUSH  
**Estimated Capacity:** 21

**Address:** Ashbrook Stables

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential travellers site
<b>Character of Area:</b>	Existing travellers site on western side of Main Road close to, but separated from, the southern edge of the village
<b>Site Access:</b>	B3354 Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.08</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>9.02</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** No

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2500  
**In PUSH:** PUSH  
**Estimated Capacity:** 74

**Address:** Waterview Farm, Hensting Lane, Fishers Pond

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture/woodland
<b>Character of Area:</b>	Wooded countryside and farmland along a rural lane; woodland is a valued landscape with SINC and ancient woodland designations.
<b>Site Access:</b>	Hensting Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
<b>TPO: Yes</b>	SINC: <b>Yes</b>	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>9.7</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing? yes**      **Estimated Timescale for Delivery: 2015-2020**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Sheltered housing, open space & market housing

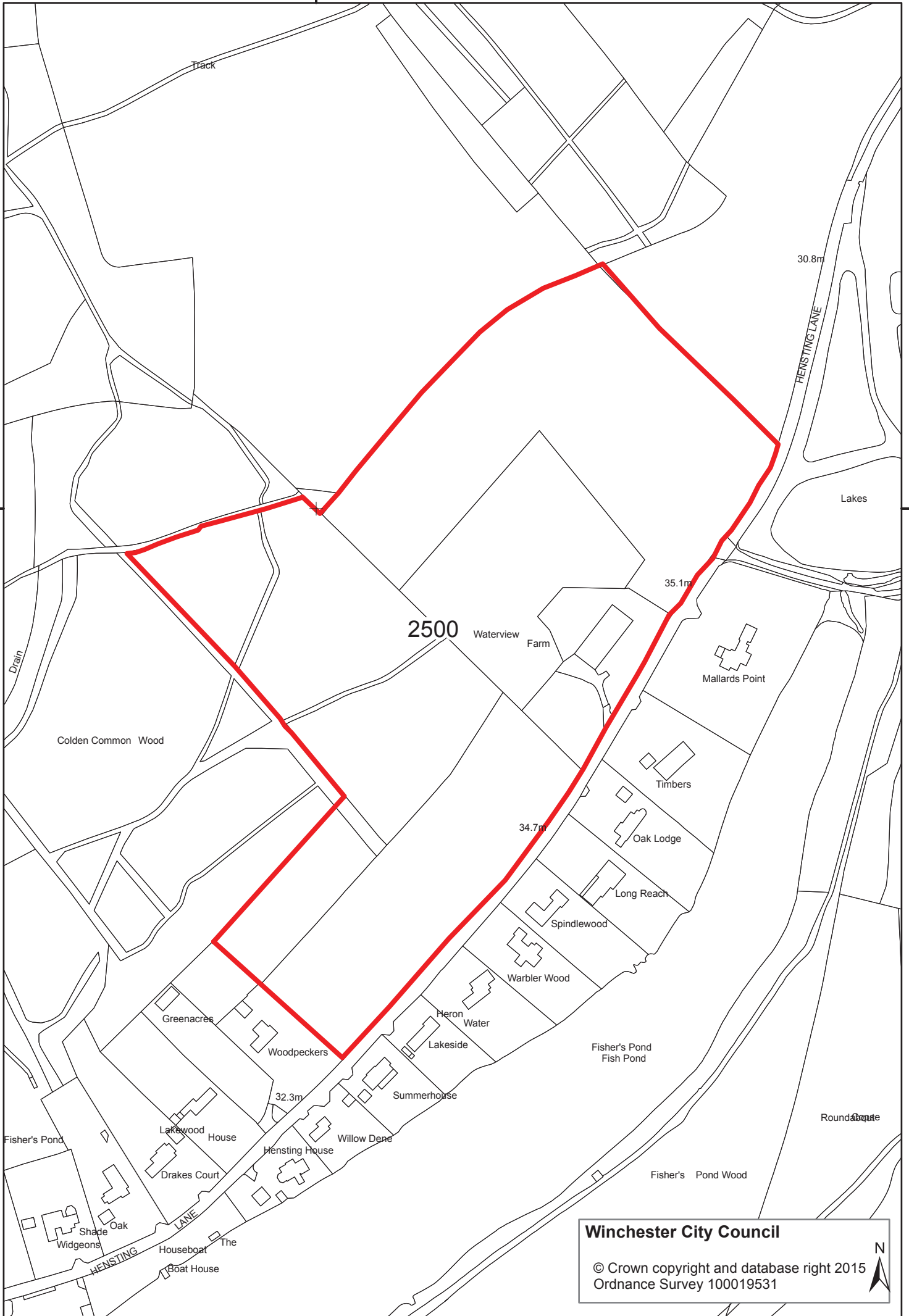
**Summary:** Isolated greenfield site in open countryside.



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121500 000000



449000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2505  
**In PUSH:** PUSH  
**Estimated Capacity:** 36

**Address:** Land off New Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Rough Grazing
<b>Character of Area:</b>	This site is adjacent to the settlement boundary. To the south, east and west of the site is farmland. To the west of the site is the New Road Meadow SINC.
<b>Site Access:</b>	New Road/ The Lakes (WCC Transport Assessment 2013 states that "The Lakes would need significant improvement if it were to be used to provide access"

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes -Part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes - part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC: <b>Adjacent</b> AQMA:	Previously developed land?: <b>Greenfield</b>

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MRTA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>0</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

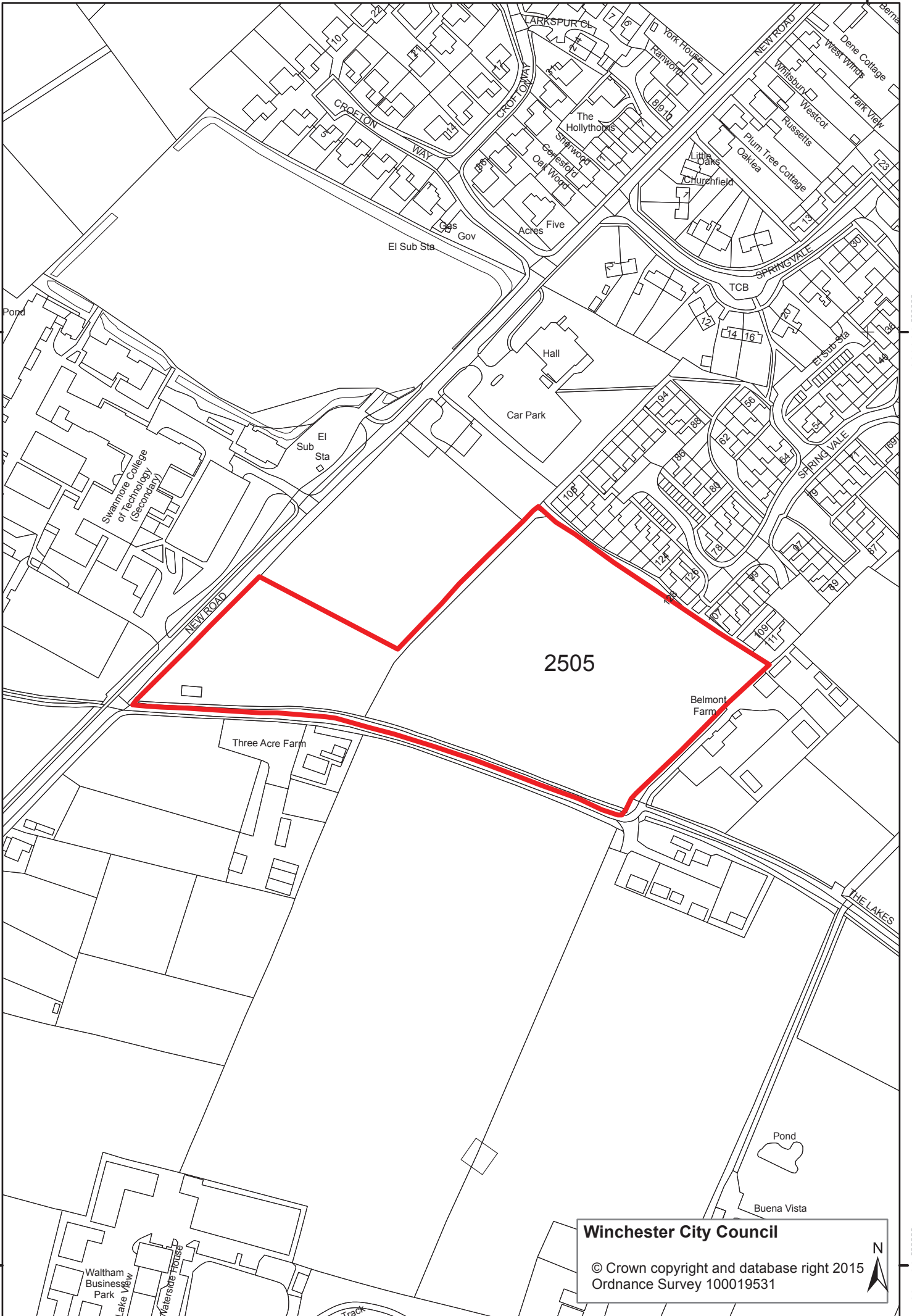
**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is in the Local Gap and partly in floodzones 2 and 3. It is adjacent to a SINC



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**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 2506  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 131

**Address:** Land off Hookpit Farm Lane, Kingsworthy SO23 7NA

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	agriculture
<b>Character of Area:</b>	A large area of open space with peripheral scrub vegetation. An elevated location adjoining housing to north and east. Well used by local residents for informal recreation, i.e. dog walking, flying kites, etc
<b>Site Access:</b>	Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>A RT5 designation is on part of the site.</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument: <b>Adjacent</b>	Conservation Area:	
National Park	Historic Park/Garden:	Agricultural Land Grade: <b>3a</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MRTA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>4.7</b>

**Notes:** An 'exception' site for 25 dwellings has recently been completed to the north of this site. Part of the site is covered by a WDLPR RT 5 designation

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? yes

Estimated Timescale for Delivery: 2015-2020

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential, leisure, community

**Summary:** This is a large site on the edge of a high order settlement



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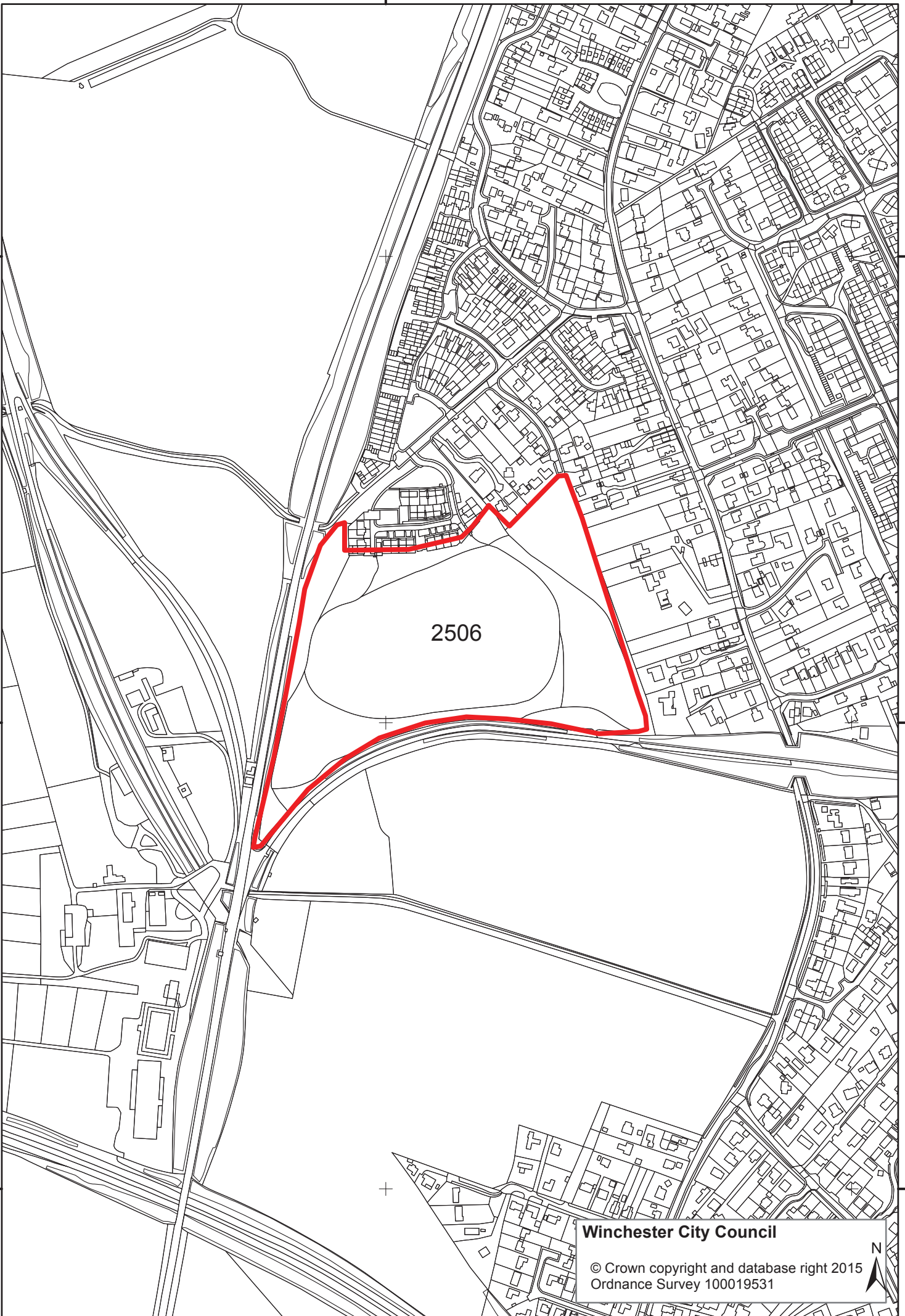
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2506

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448500 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2507  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 355

**Address:** Land to the east of London Road, and to the north of Cassandra Road,

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Elevated location adjoining new housing development at Francis Gardens to the south
<b>Site Access:</b>	Worthy Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI: <b>Adjacent</b>	Strategic Gap:	Flood Zone 2: <b>Yes -Part</b>
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b: <b>Yes -part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park <b>Adjacent</b>	Historic Park/Garden:	Agricultural Land Grade: <b>3 &amp; 4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location: <b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre: <b>No</b>	Proximity to Settlement (km):	<b>0.03</b>
Within 100m of Town Centre: <b>No</b>	Proximity to village/town centre (km):	<b>1.4</b>

**Notes:** Adjacent of a SINC and the South Downs National Park

---

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing? yes**

**Estimated Timescale for Delivery: 2020-2025**

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

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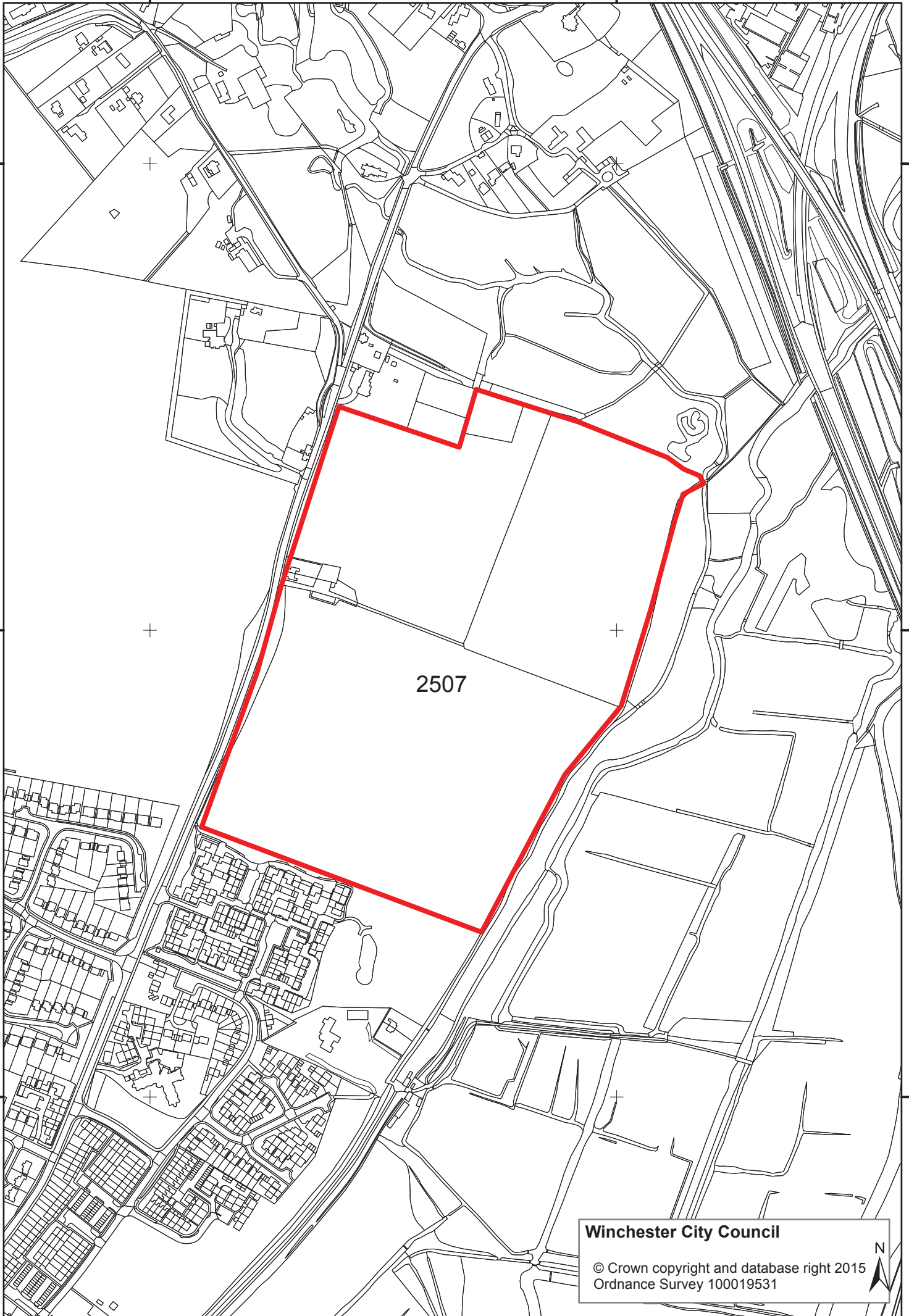
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2507

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449000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 2508  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 84

**Address:** Land adjacent to the Cart & Horses Public House, Kings Worthy (site of the former Kings Worthy House).

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Vacant land
<b>Character of Area:</b>	Semi-rural character; an area of amenity and heritage interest well contained by trees. Public Rights of Way along northern and eastern boundaries.
<b>Site Access:</b>	Directly onto A33

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade: <b>3b</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre: <b>No</b>		Proximity to Settlement (km):
Within 100m of Town Centre: <b>No</b>		Proximity to village/town centre (km): <b>3.0</b>

**Notes:** Within a local gap. The site has been 'previously developed land' in the past, but it has now reverted to greenfield.

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### **HOW AVAILABLE IS THE SITE?**

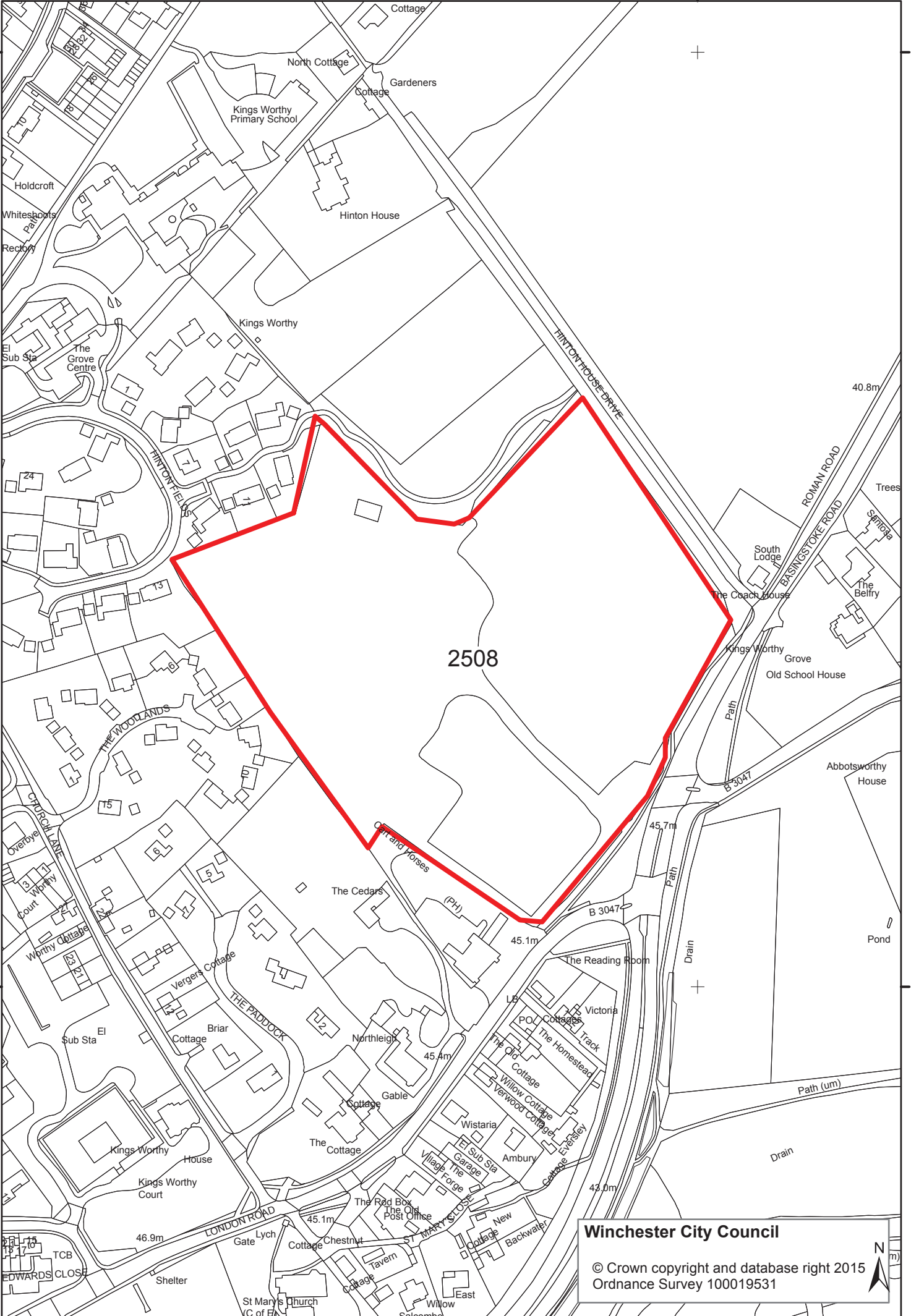
**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site on the edge of a high order settlement within the local gap with Historic Park/Garden and TPO designations and adjacent to the National Park.



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2508

Cott and Horses

B 3047

St Mary's Church

EDWARDS CLOSE

Shelter

St Mary's Church

Gate

Cottage

Chestnut

Tavern

Willow

Salcombe

East

Cottage

New

Backwater

Cottage

Village Forge

Garage

El Sub Sta

Ambury

Cottage

Kings Worthy House

Kings Worthy Court

Kings Worthy

The Cottage

Gable

Northleigh

The Old Cottage

Willow Cottage

Verwood Cottage

Verwood Cottage

Verwood Cottage

Worship Cottage

Vergers Cottage

Briar Cottage

Northleigh

The Cedars

The Reading Room

The Reading Room

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Worship Cottage

Vergers Cottage

Briar Cottage

Northleigh

The Cedars

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The Reading Room

**Within Settlement:** Kings Worthy  
**Nearest Settlement:**

**SHLAA ID Ref:** 2509  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 31

**Address:** Cornerways, Church Lane, Kings Worthy SO23 7QS

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Community use
<b>Character of Area:</b>	Former care home occupying its own plot in a low-density residential area
<b>Site Access:</b>	Directly onto Church Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:** On the site is a vacant Hampshire County Council care home, plus Merrydown children's centre which is intended to be relocated within the Plan period.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

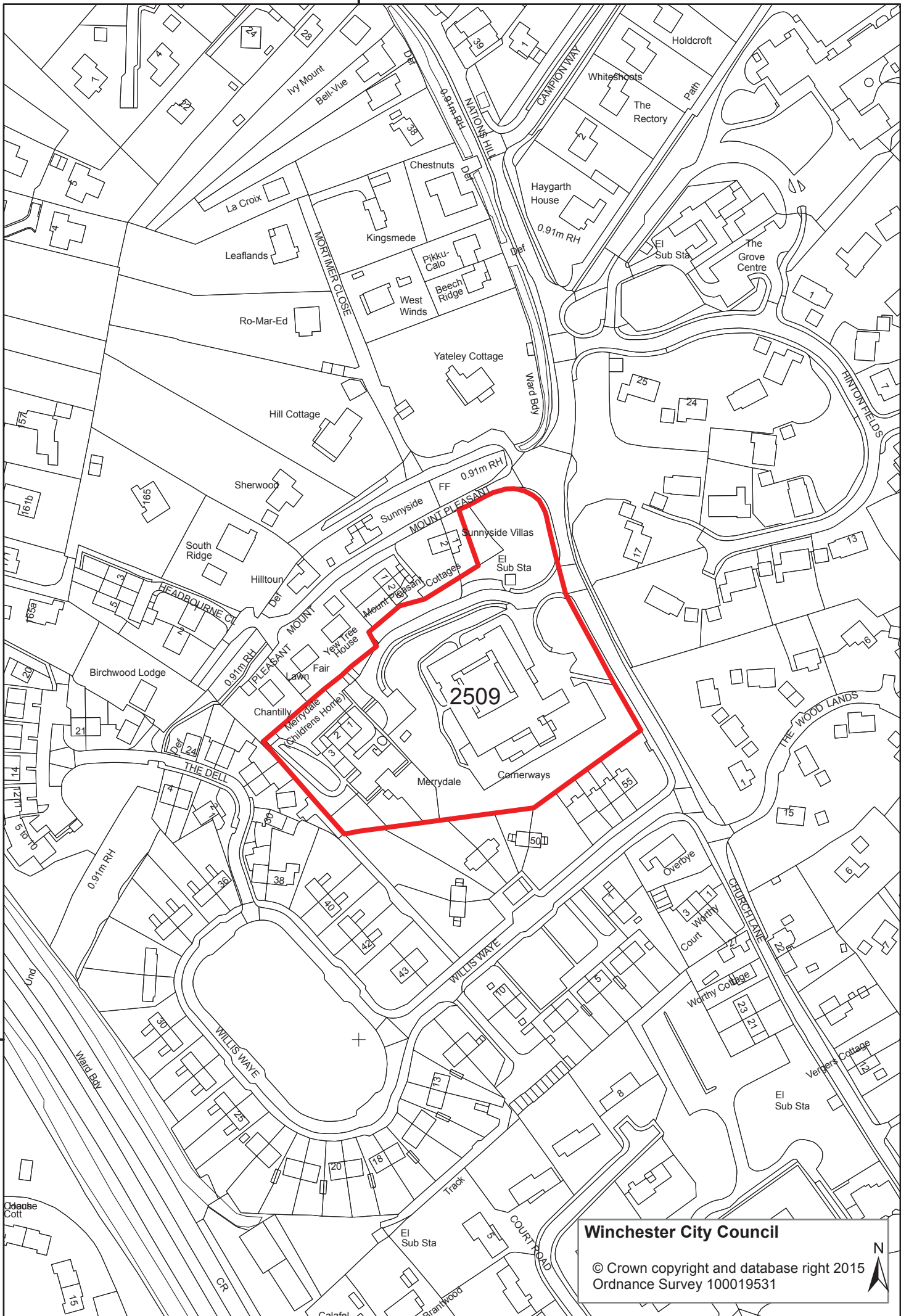
---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Hampshire County Council are seeking to redevelop the site for residential.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Kings Worthy

**SHLAA ID Ref:** 2510  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 108

**Address:** Land at Down Farm, Lovedon Lane, Kings Worthy SO21 1AQ

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	A large arable field on sloping ground contained by low clipped boundary hedgerows. Part of the countryside setting adjoining the northernmost of housing in Kings Worthy. A public right of way adjoins the eastern site boundary and follows the contours al
<b>Site Access:</b>	Directly on to minor/side road (Stoke Charity Road).

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>5.0</b>

**Notes:**

### **HOW AVAILABLE IS THE SITE?**

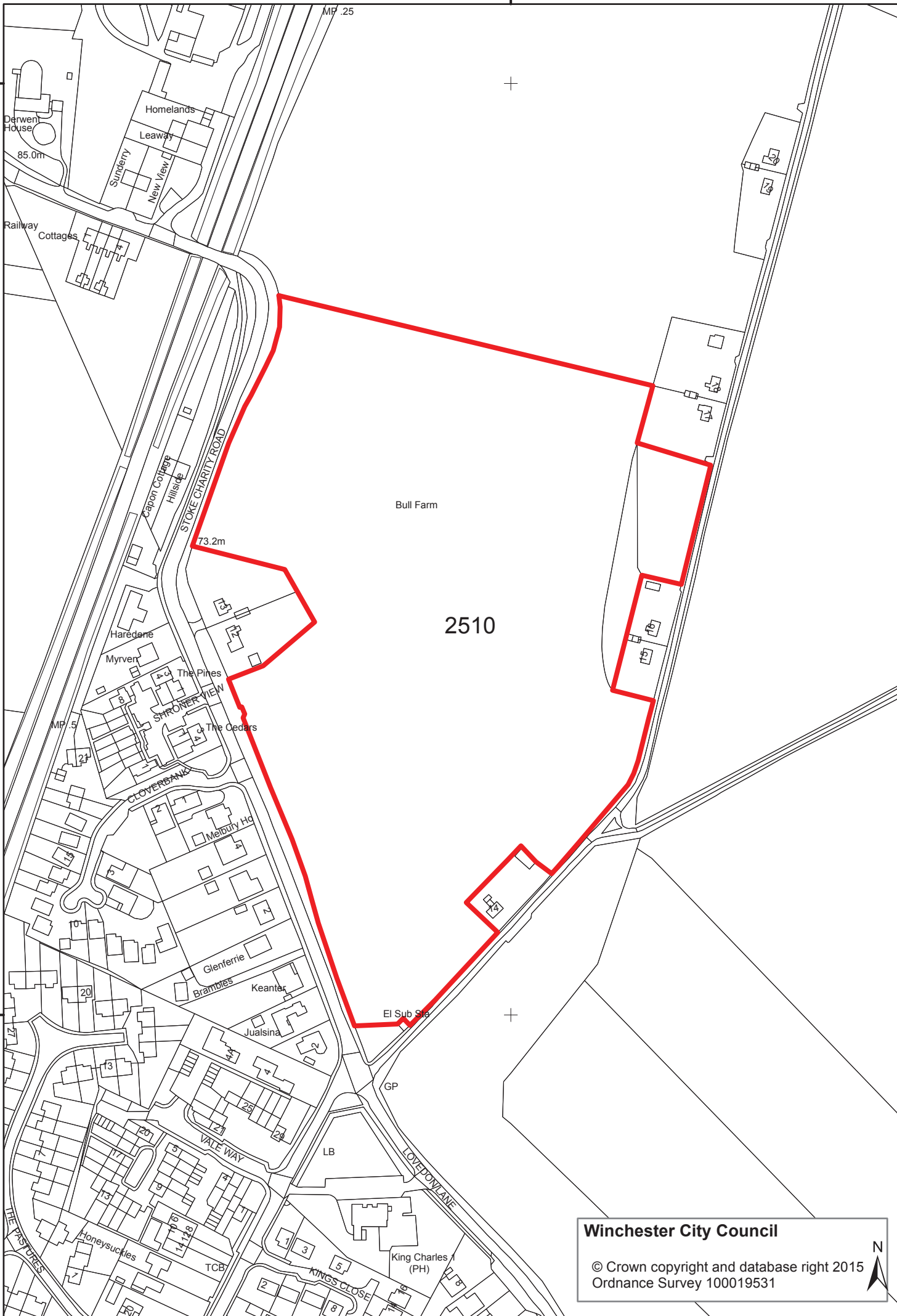
**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site is being promoted by Hampshire County Council. It forms part of an operational farm estate which could be rationalised to retain the operational use.



2510

Bull Farm

73.2m

El Sub Stn

GP

LB

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2511  
**In PUSH:** PUSH  
**Estimated Capacity:** 0

**Address:** Land west of Widgeon, Hensting Lane, Colden Common

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Fragmented woodland

**Character of Area:**

**Site Access:** B3354 Main Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC: <b>Yes</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.36</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>9.3</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

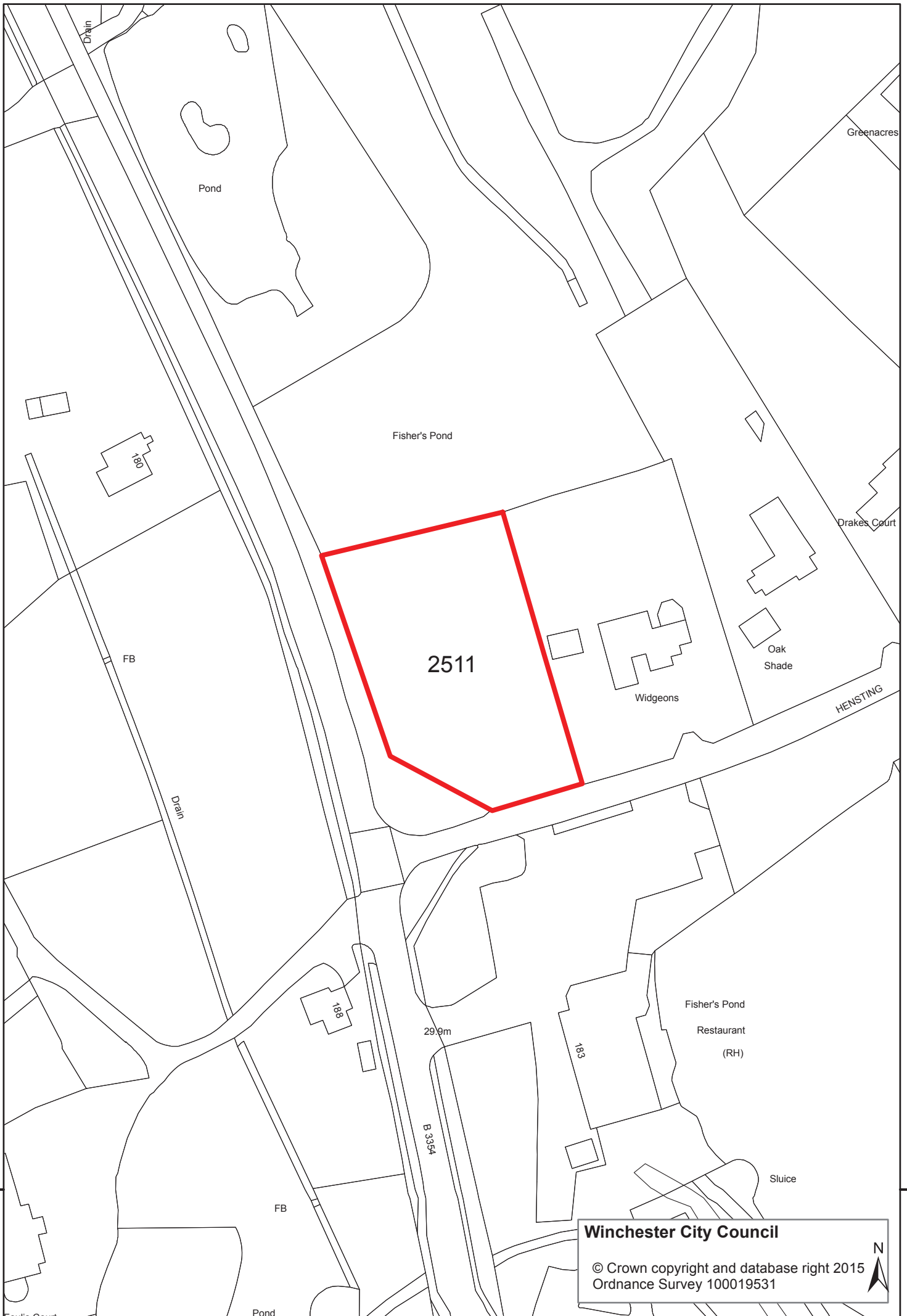
**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial

**Summary:** The estimated capacity of the site is 0 due to the Colden Common Wood and Blacknells Copse SINC designation on the site.



Fisher's Pond

2511

Widgeons

Fisher's Pond  
Restaurant  
(RH)

Sluice

29.9m

B 3354

HENSTING

FB

FB

180

188

183

Greenacres

Drakes Court

Oak  
Shade

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121000 000000

121000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2512  
**In PUSH:** PUSH  
**Estimated Capacity:** 121

**Address:** East of Inhams Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	A large site separated from Denmead by agricultural land to the east. It is bordered to the north by ribbon development.
<b>Site Access:</b>	Inhams Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.8</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial/industrial

**Summary:** This is a large site, which adjoins the defined settlement boundary to the north. To the east, the site is separated from the settlement boundary by agricultural fields.

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111500 000000

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2512

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464500 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2514  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** Greenfields Lodge

---

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:**

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?**

**Estimated Timescale for Delivery:** 2015-2020

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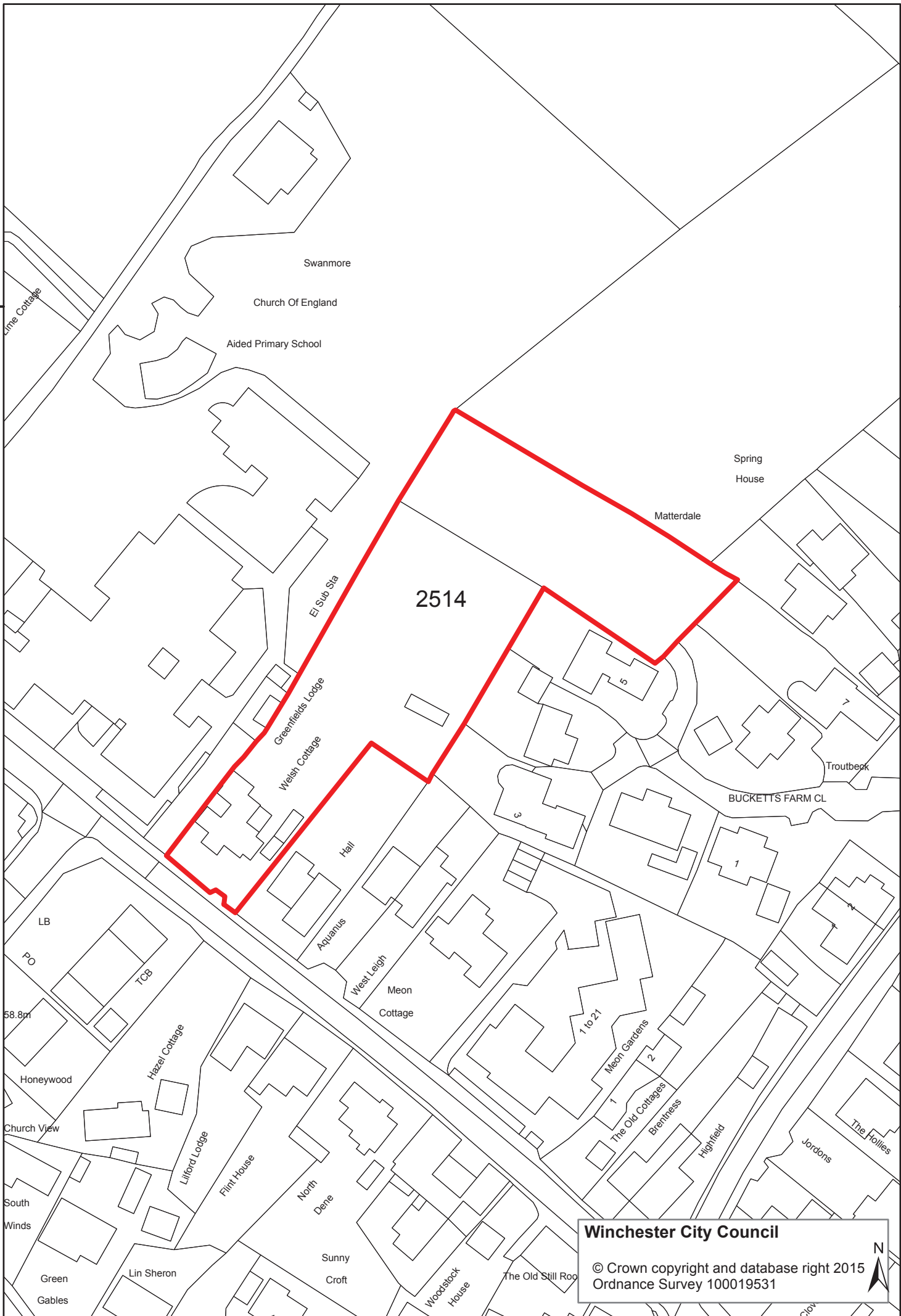
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

116500.000000

116500.000000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2515  
**In PUSH:** PUSH  
**Estimated Capacity:** 126

**Address:** Field Farm, Lower Chase Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Described in WCC's 'Swanmore Landscape Sensitivity Appraisal' (2013) as "tranquil unspoilt farmland sloping up towards housing along Swanmore Road"
<b>Site Access:</b>	Onto Lower Chase Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>3.3</b>

**Notes:** In a local gap. Concerns raised by WCC's Transport Assessment (2013) regarding access to the site ("Lower Chase Road has limited width (for the scale of development proposed)")

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

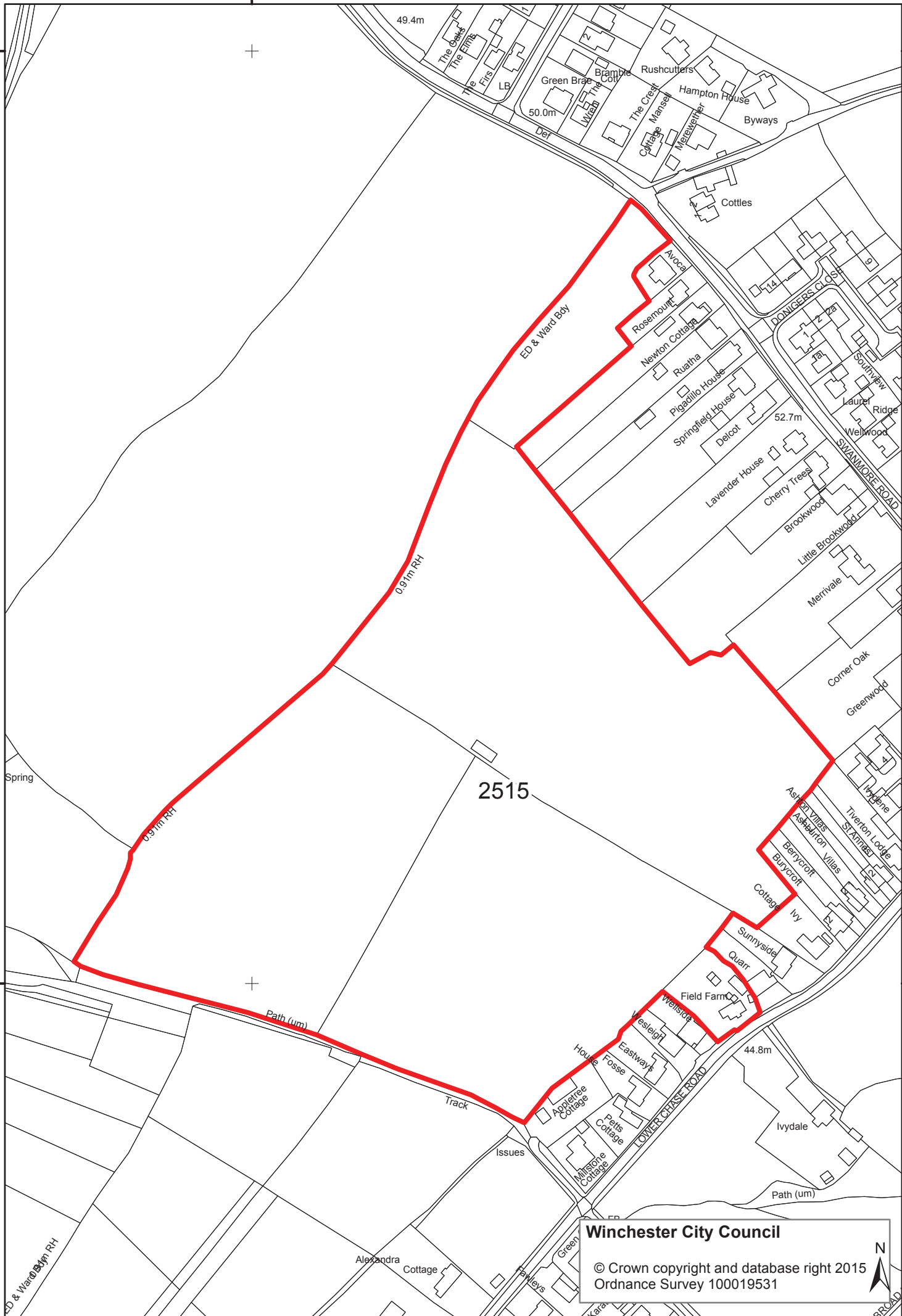
**Proposed Future Land Use:** Residential

**Summary:**

457000 000000

117000 000000

117000 000000



116500 000000

116500 000000

457000 000000

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2516  
**In PUSH:** PUSH  
**Estimated Capacity:** 10

**Address:** Yewtree Cottage, Solomons Lane

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Residential

**Character of Area:**

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** yes

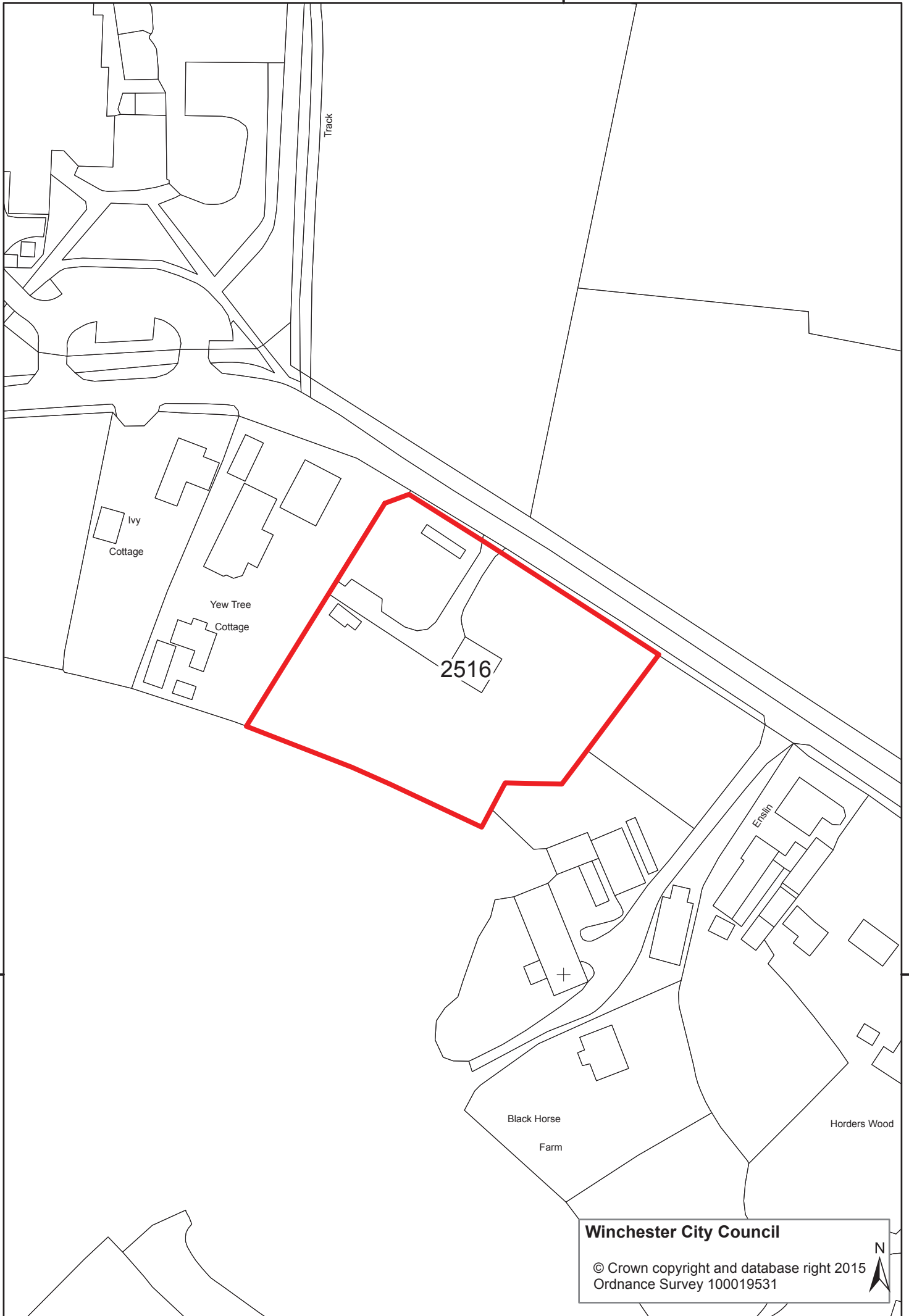
**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential garden

**Summary:**



Track

Ivy  
Cottage

Yew Tree  
Cottage

2516

Enslin

Black Horse  
Farm

Horders Wood

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2519  
**In PUSH:** PUSH  
**Estimated Capacity:** 63

**Address:** Land on the south west side of Coppice Hill

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Well contained, but high landscape sensitivity around Park Lug.
<b>Site Access:</b>	Coppice Hill

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):	<b>0.3</b>

**Notes:** An important archeological feature of Park Lug lies on the southern boundary of the site.

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? **yes**

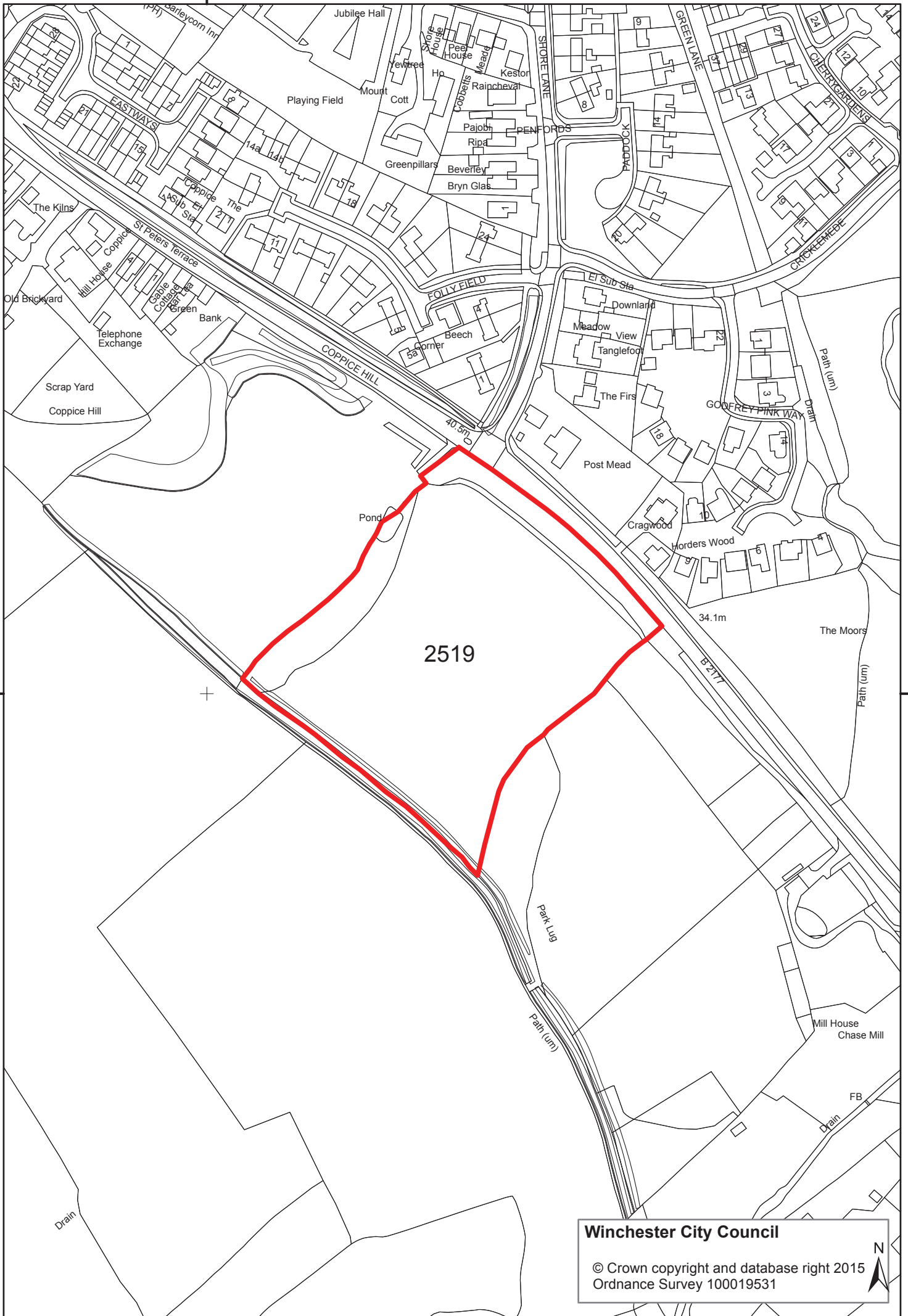
**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/Commercial/industrial

**Summary:**

455500 000000



2519

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455500 000000

117000 000000

117000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2520  
**In PUSH:** PUSH  
**Estimated Capacity:** 65

**Address:** Tollgate Sawmill Site

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Redundent saw mill & Timber Yard, & Derelict cottage
<b>Character of Area:</b>	Well contained within field boundaries, but high landscape sensitivity around Park Lug.
<b>Site Access:</b>	Onto Winchester Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>PDL</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.4</b>

**Notes:** Winchester City Council conservation officers have identified Tollgate House as a historic building.

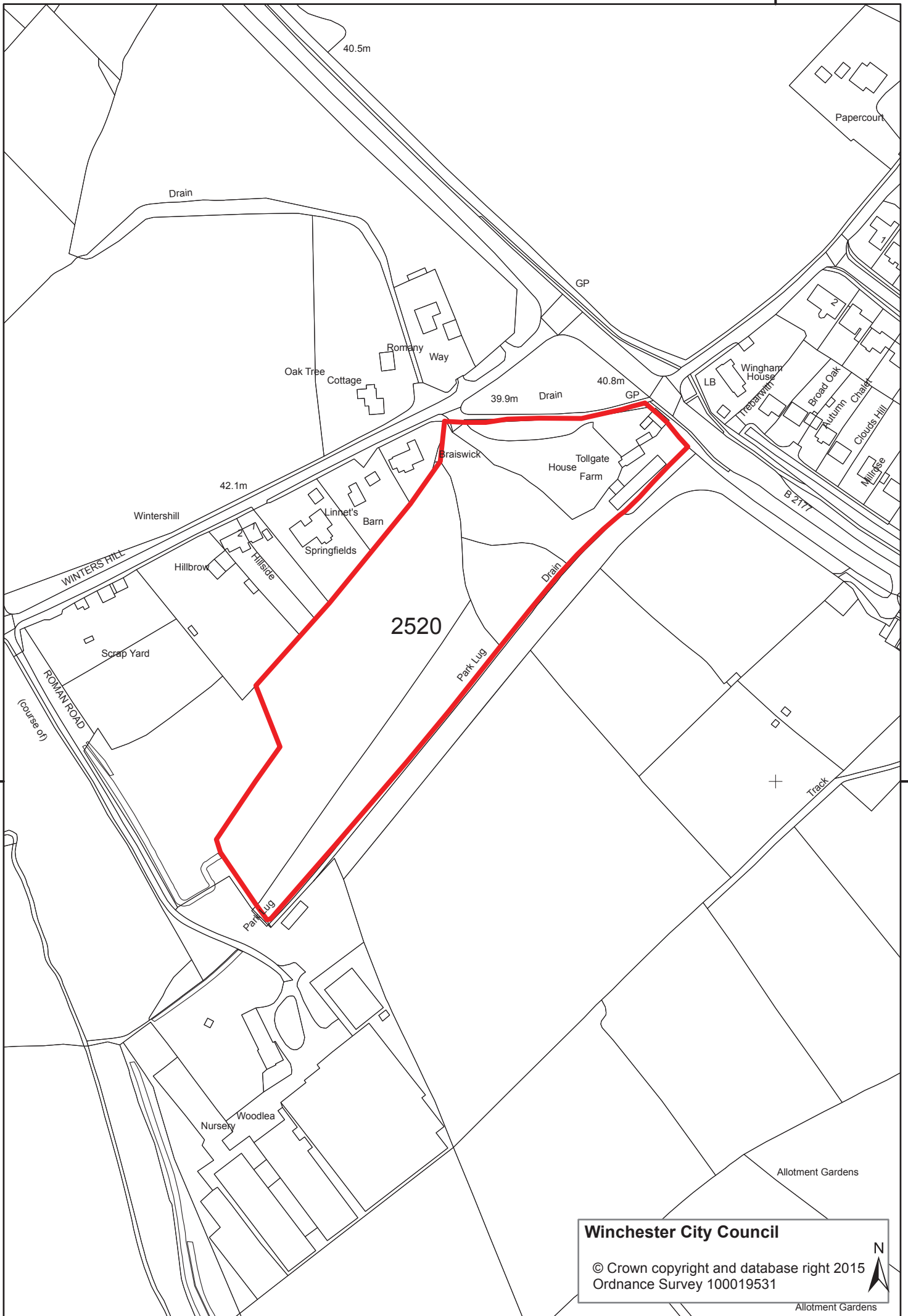
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing? yes**      **Estimated Timescale for Delivery: 2015-2020**

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/retail

**Summary:**



118000 000000

118000 000000

ROMAN ROAD  
(course of)

WINTERS HILL

Wintershill

Hillbrow

Hillside

Springfields

Linnet's Barn

2520

Park Lug

Park Lug

Nursey

Woodlea

Oak Tree Cottage

Romany Way

Braiswick House

Tollgate Farm

Drain

Drain

GP

GP

Wingham House

LB

Trebarwin

Broad Oak

Autumn Chase

Clouds Hill

Millingee

Allotment Gardens

Allotment Gardens

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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2521  
**In PUSH:** PUSH  
**Estimated Capacity:** 21

**Address:** Land at Middle Hoe and Middle Hoe Cottage, Hoe Road

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture/Commercial/residential
<b>Character of Area:</b>	A well contained site on the north western edge of Bishops Waltham.
<b>Site Access:</b>	Onto Hoe Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Part PDL</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.0</b>

**Notes:**

---

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? yes

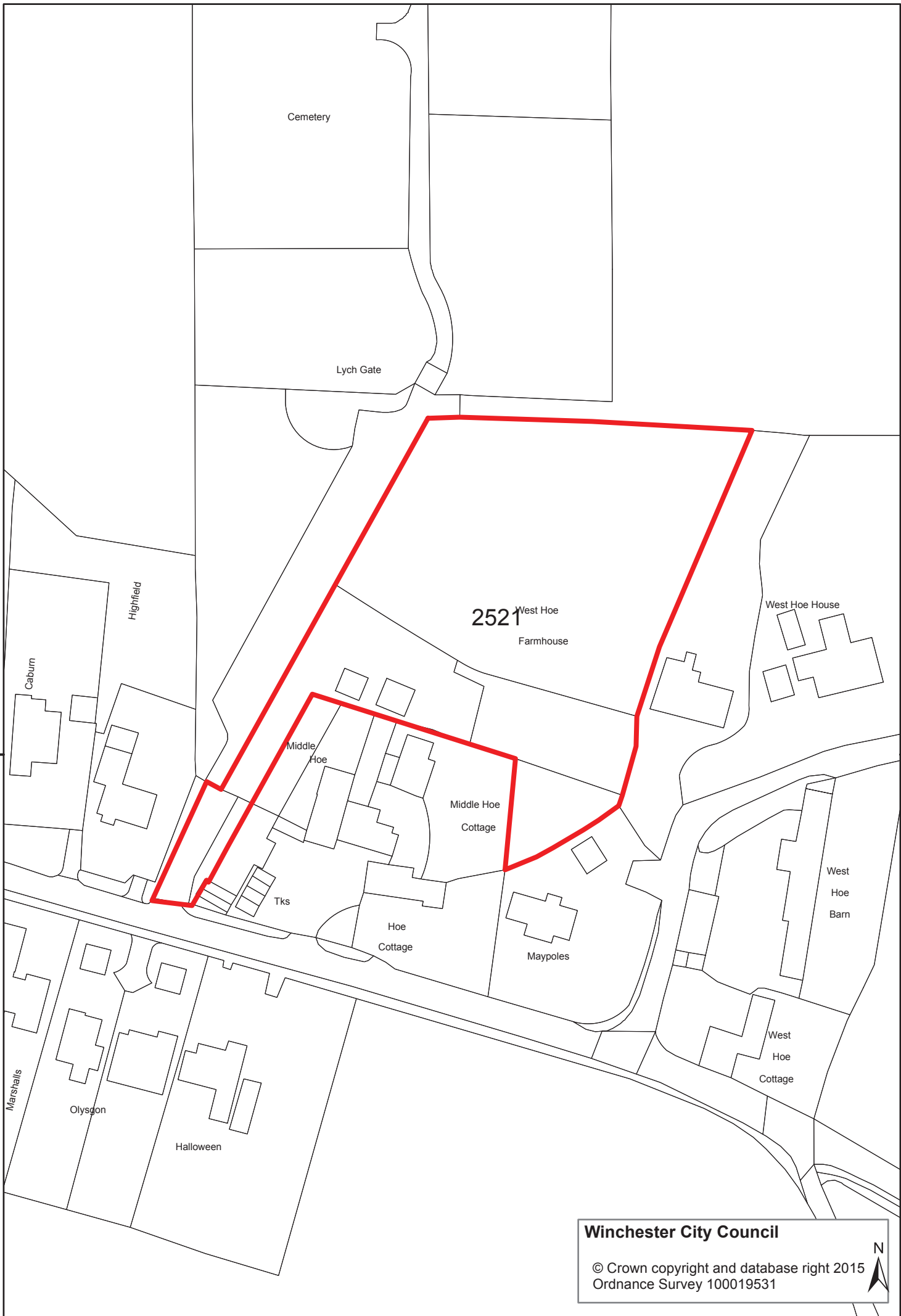
**Estimated Timescale for Delivery:** 2015-2020

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



Cemetery

Lych Gate

Highfield

Caburn

2521 West Hoe Farmhouse

West Hoe House

Middle Hoe

Middle Hoe Cottage

Tks

Hoe Cottage

Maypoles

West Hoe Barn

West Hoe Cottage

Olysgon

Halloween

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11750 000000

11750 000000



**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead

**SHLAA ID Ref:** 2526  
**In PUSH:** PUSH  
**Estimated Capacity:** 9

**Address:** Land to the south of The Manor House, Hambledon Road, Denmead

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Uncultivated agricultural land with some tree cover to the north of the developed part of Anthill Common.
<b>Site Access:</b>	Hambledon Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

### **Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>1.3</b>

**Notes:**

---

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

62.8m

Anthill Farmhouse

Anthill Farm

Manor House

Pond

The Haven

2526

Oakwell

Flint Cottages

Twin Flints

Meadowlea

Rose Hill Cottage

St Faiths

Hope Cottage

Willmott

Sheko

Stoneleigh

53.9m

Anthill Lodge

Sarum

Danehurst

Malvern

Stepton

Chevening

Daveneer

Colwyn

Denmead

Community

Centre

Rayleek

Trees

Winchester City Council

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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2527  
**In PUSH:** PUSH  
**Estimated Capacity:** 29

**Address:** Swifts Farm, Hensting Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Employment
<b>Character of Area:</b>	A former farmyard and farm buildings which are now used for employment.
<b>Site Access:</b>	Unclassified road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed): ?
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>1.12</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>10</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** residential (or employment if residential development is not acceptable)

**Summary:** This site is currently an employment site and a change in Local Plan policy is required for housing to be developed.

31.1m

Pond

Pond

Pond

Pond

Pond

Pond

Moreland's Copse

30.8m

WENSTING LANE

Ponds

Jetty

Lake

121500 000000

Lakes

2527  
9 15

Swift's Farm

Swift Farm

Swift's Farmhouse

The Barn

Pond

Upper Swift's Farm

3 4 6 7  
2a 2b

Swift's Farm  
Craft Centre

Lake

121500 000000

Scandor  
Nursery

Pond

Hassock Wood

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N

**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2528  
**In PUSH:** PUSH  
**Estimated Capacity:** 97

**Address:** Dalecote Farm

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agricultural
<b>Character of Area:</b>	Countryside with agricultural uses - 3 isolated existing residential properties on the opposite side of Winchester Road
<b>Site Access:</b>	From Winchester Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap: Yes	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0.4
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.6

**Notes:**

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

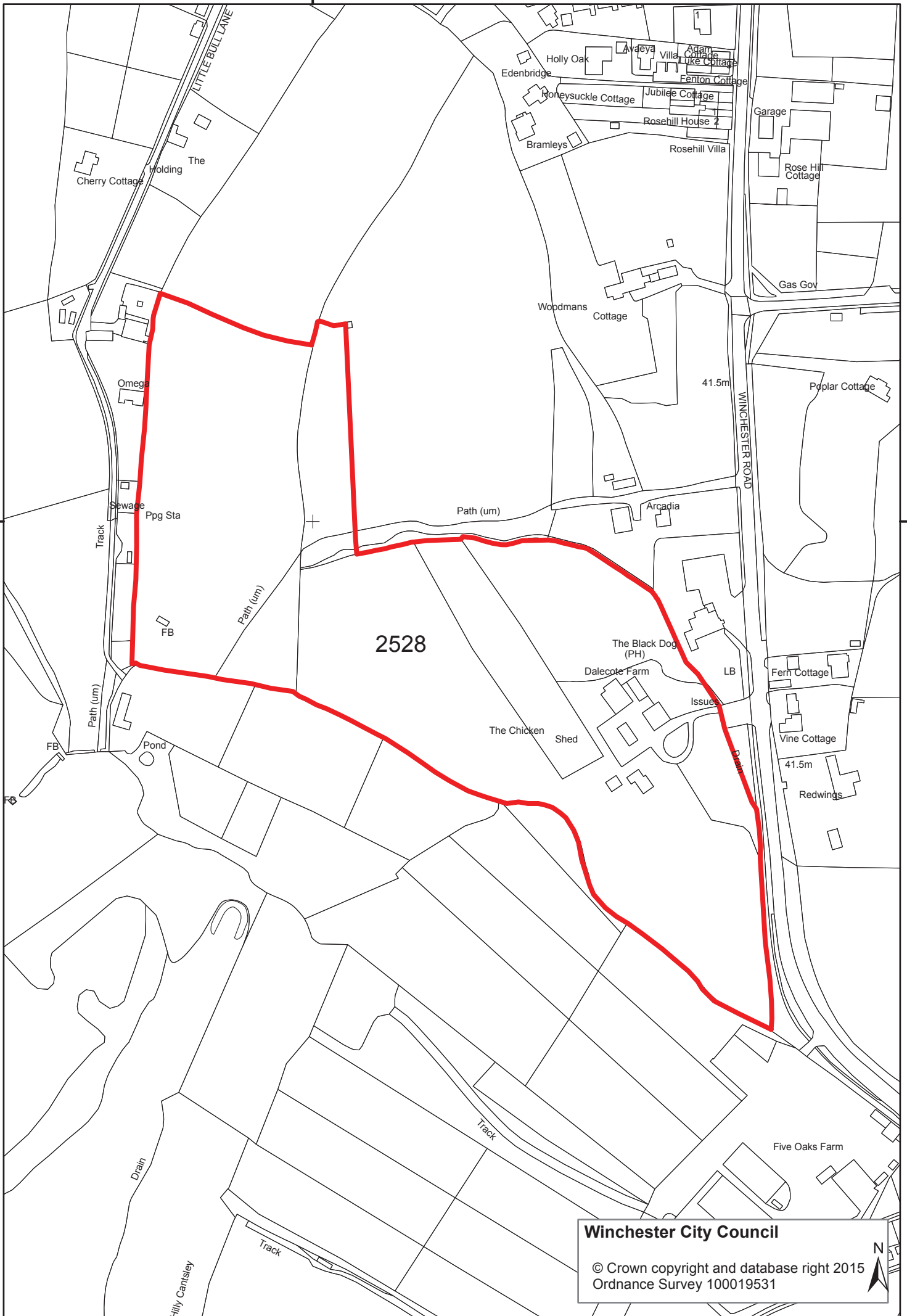
**Proposed Future Land Use:** Residential

**Summary:** This is a large site (separated from the existing settlement

456000.000000

114500.000000

114500.000000



2528

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456000.000000



**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2530  
**In PUSH:** PUSH  
**Estimated Capacity:** 14

**Address:** Land at Yewtree Cottage

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture and residential
<b>Character of Area:</b>	Isolated low density residential and agricultural uses to the west and separated from the Waltham Chase settlement boundary.
<b>Site Access:</b>	From Curdrige Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0.15
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.5

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

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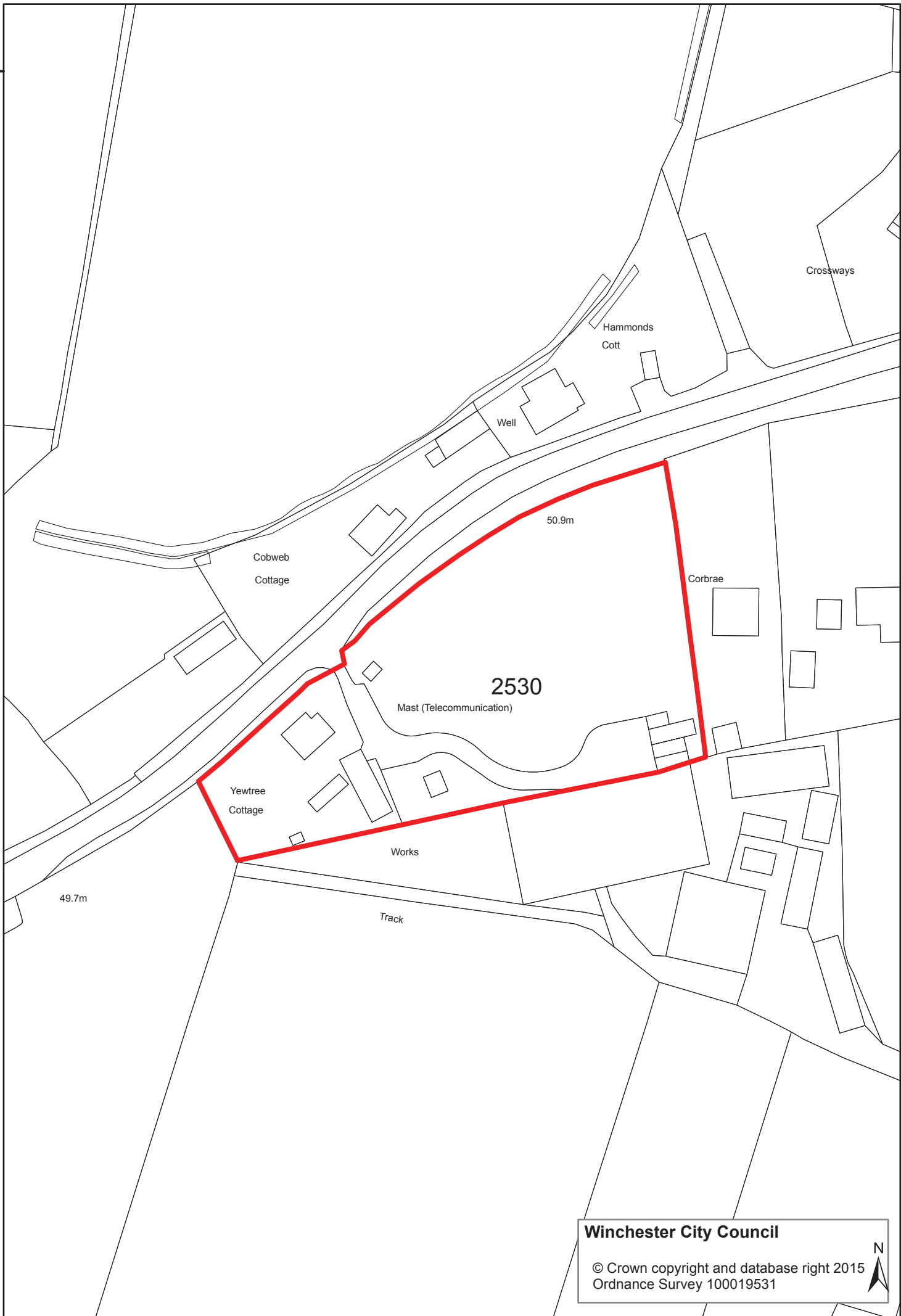
**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

115500 000000

115500 000000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 2531  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 243

**Address:** Land at Southern House

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Water treatment, health service, and recreation uses.
<b>Character of Area:</b>	Low density mixed use area to the east of Otterbourne
<b>Site Access:</b>	From Waterworks Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0.5
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.8

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

446500 000000

447000 000000

124000 000000

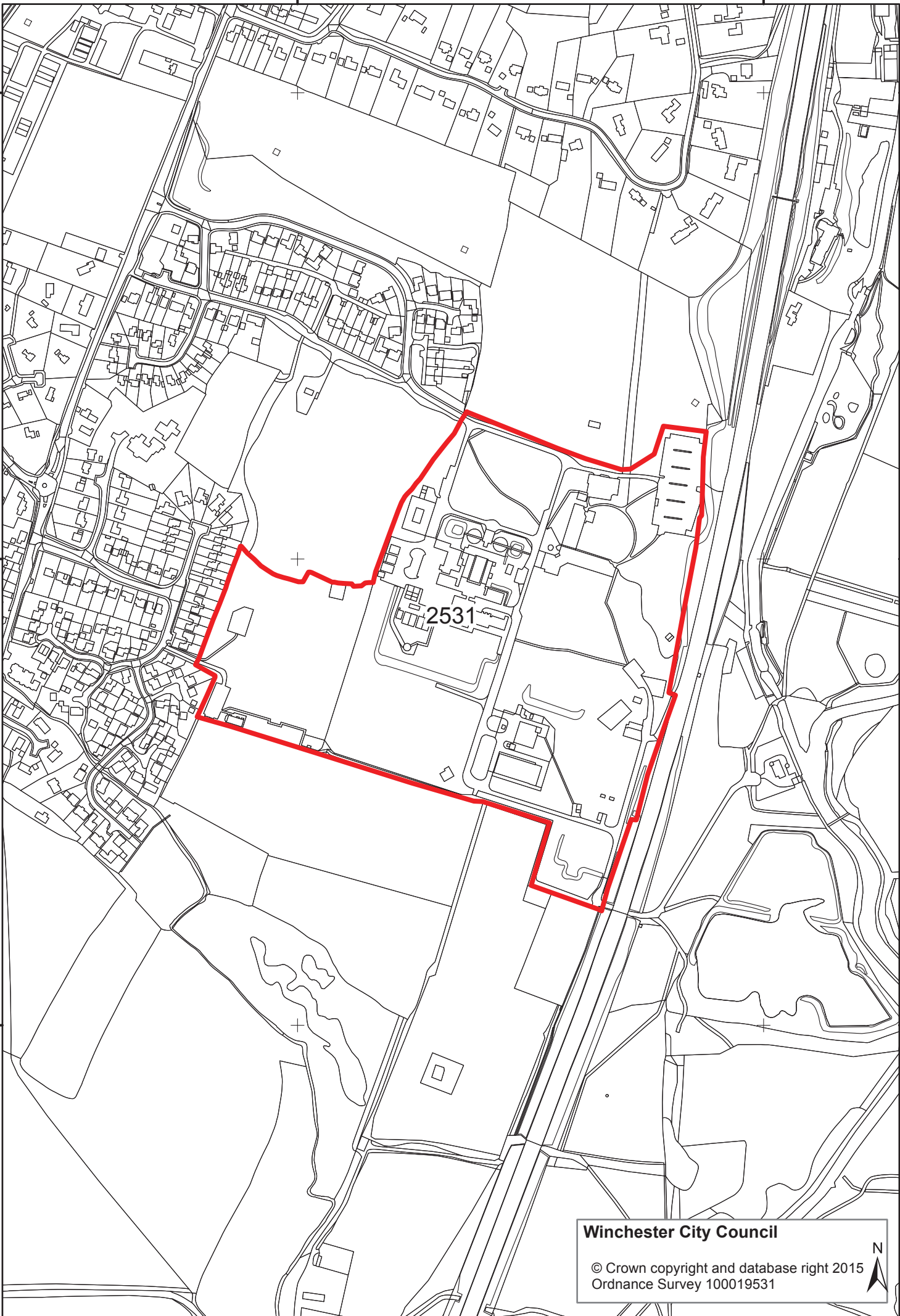
124000 000000

123500 000000

123500 000000

123000 000000

123000 000000



2531

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446500 000000

447000 000000

**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 2532  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 39

**Address:** Land at Arlebury Park (2)

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space/recreation
<b>Character of Area:</b>	Part of a substantial area of green space on sloping ground along southern side of the (north facing) Arle valley between historic Arlebury Park House and recreation ground.
<b>Site Access:</b>	The Avenue

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	
National Park	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade:
TPO: <b>Adjacent</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>0.45</b>

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

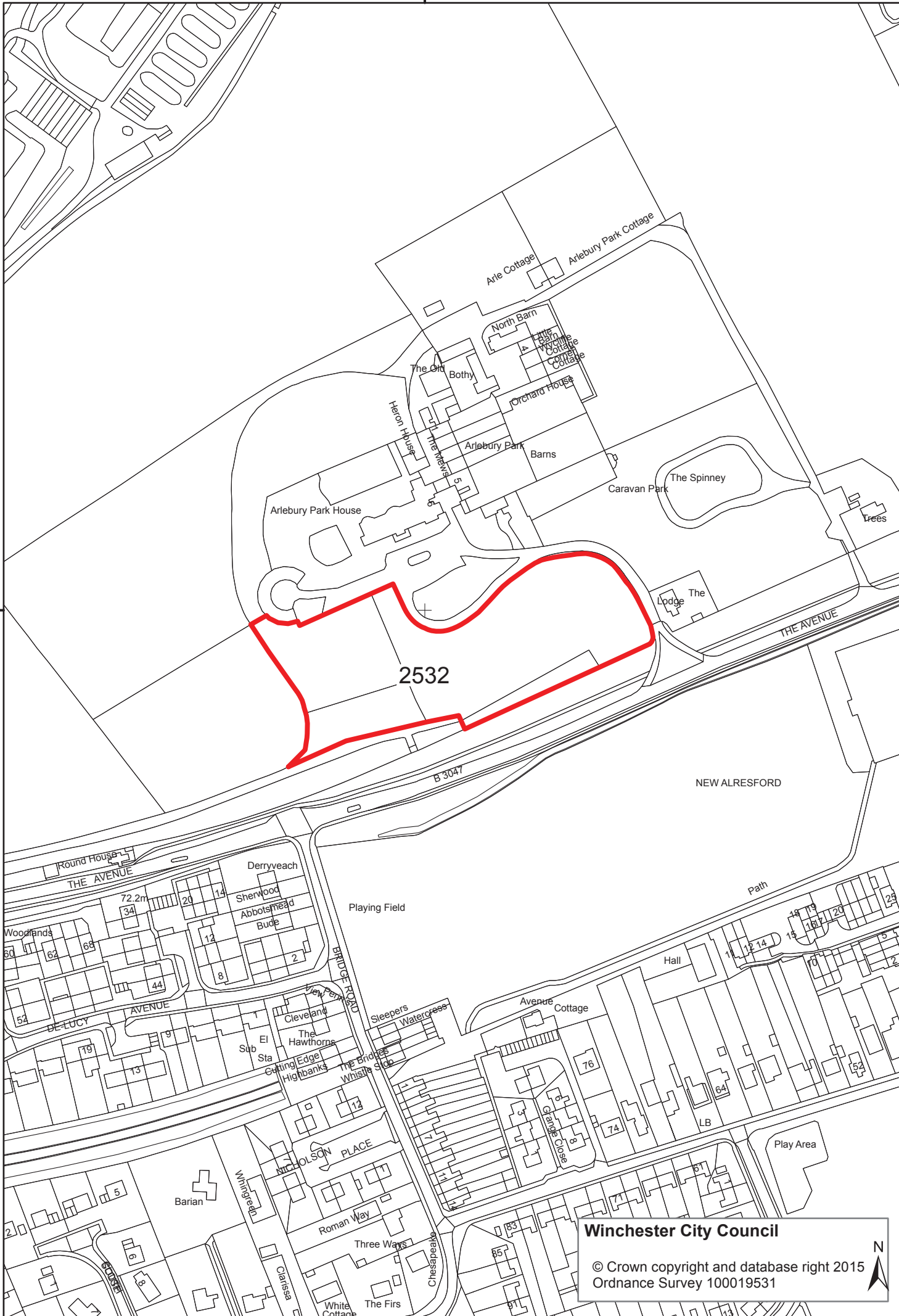
**Estimated Timescale for Delivery:** 2015-2020

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a medium sized site on the edge of a high order settlement.



2532

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2537  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 9

**Address:** Pitthill Cottage, Romsey Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	This is a small site directly adjacent to the Pitt roundabout to the north west of Romsey Road
<b>Site Access:</b>	Romsey Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	<b>Adjacent</b> Agricultural Land Grade:
TPO: <b>Adjacent</b>	SINC: AQMA:	Previously developed land?: <b>Part Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0.03</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>2.5</b>

**Notes:** Application 13/00170/FUL was permitted October 2013 for a replacement dwelling and garage.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

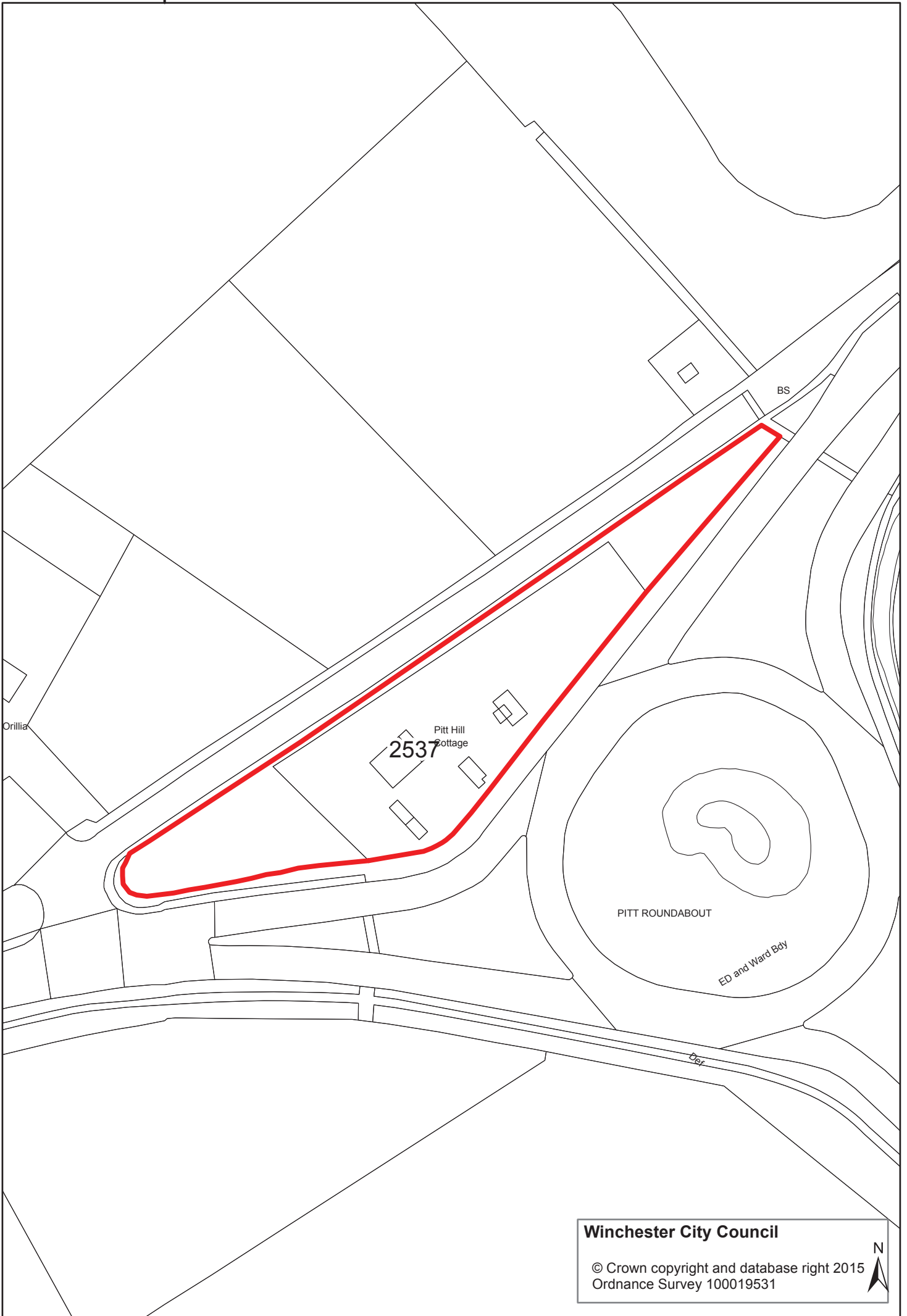
**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial

**Summary:**



Orillia

Pitt Hill Cottage  
2537

BS

PITT ROUNDABOUT

ED and Ward Boy

Der

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2538  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 32

**Address:** Grazing land, Chilcomb Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	
<b>Site Access:</b>	Chilcomb Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	Proximity to Settlement (km):	<b>0.03</b>
Within 100m of Town Centre	Proximity to village/town centre (km):	<b>0.9</b>

**Notes:** TPOs on the northern boundary

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

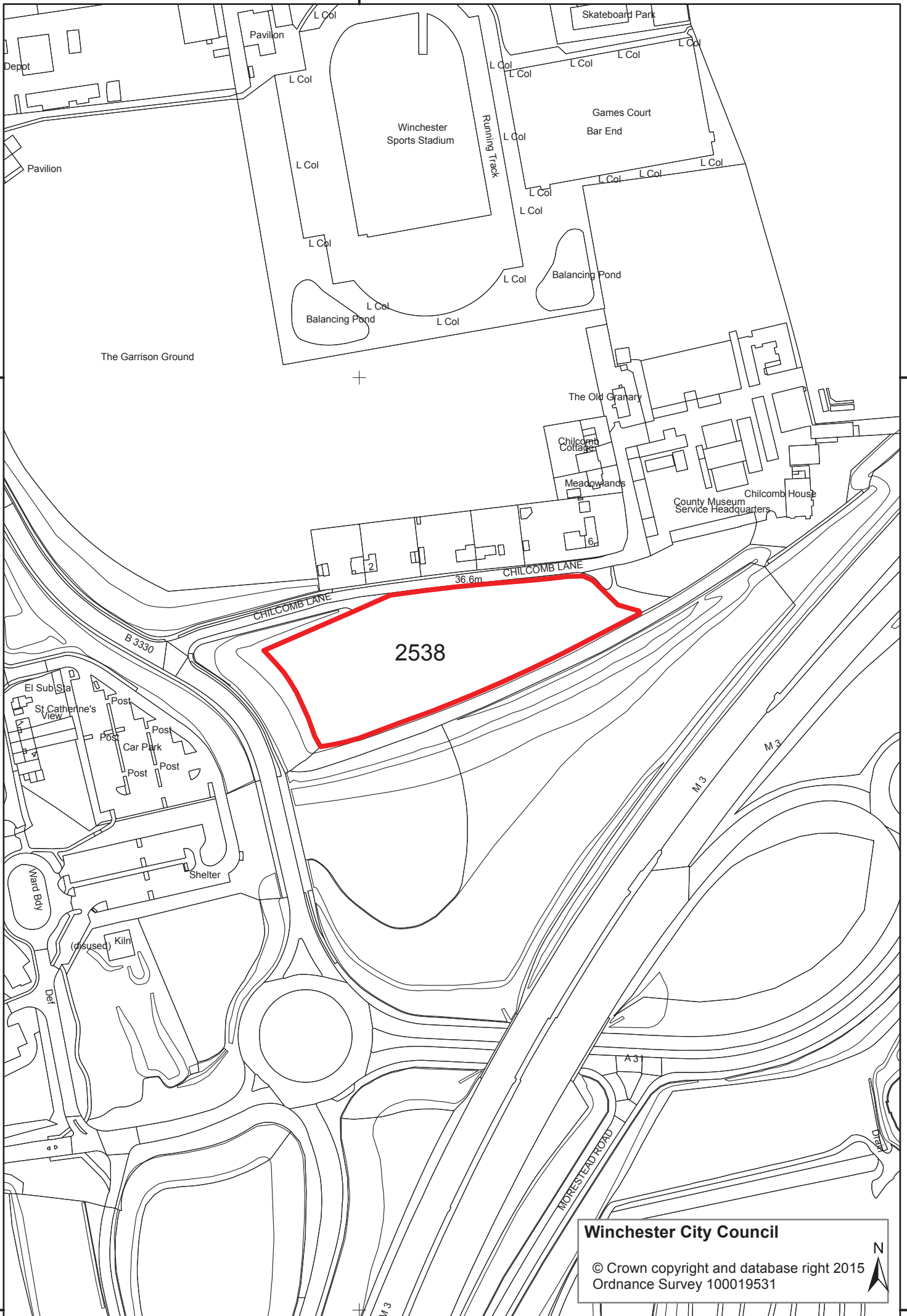
**Proposed Future Land Use:** Residential (rural affordable housing)

**Summary:**

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2538

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128000.000000

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449000.000000

**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2540  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 9302

**Address:** Land at to the south of Oliver's Battery and to the North of Hursley

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Extensive area of agricultural land
<b>Site Access:</b>	

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2: <b>Yes</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Yes</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC: <b>Yes</b>	Previously developed land?: <b>Greenfield</b>
	AQMA:	

### **Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:		Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km):	<b>4.4</b>

**Notes:** Distance to town centre is measured from the site boundary at Millers lane, Winchester.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

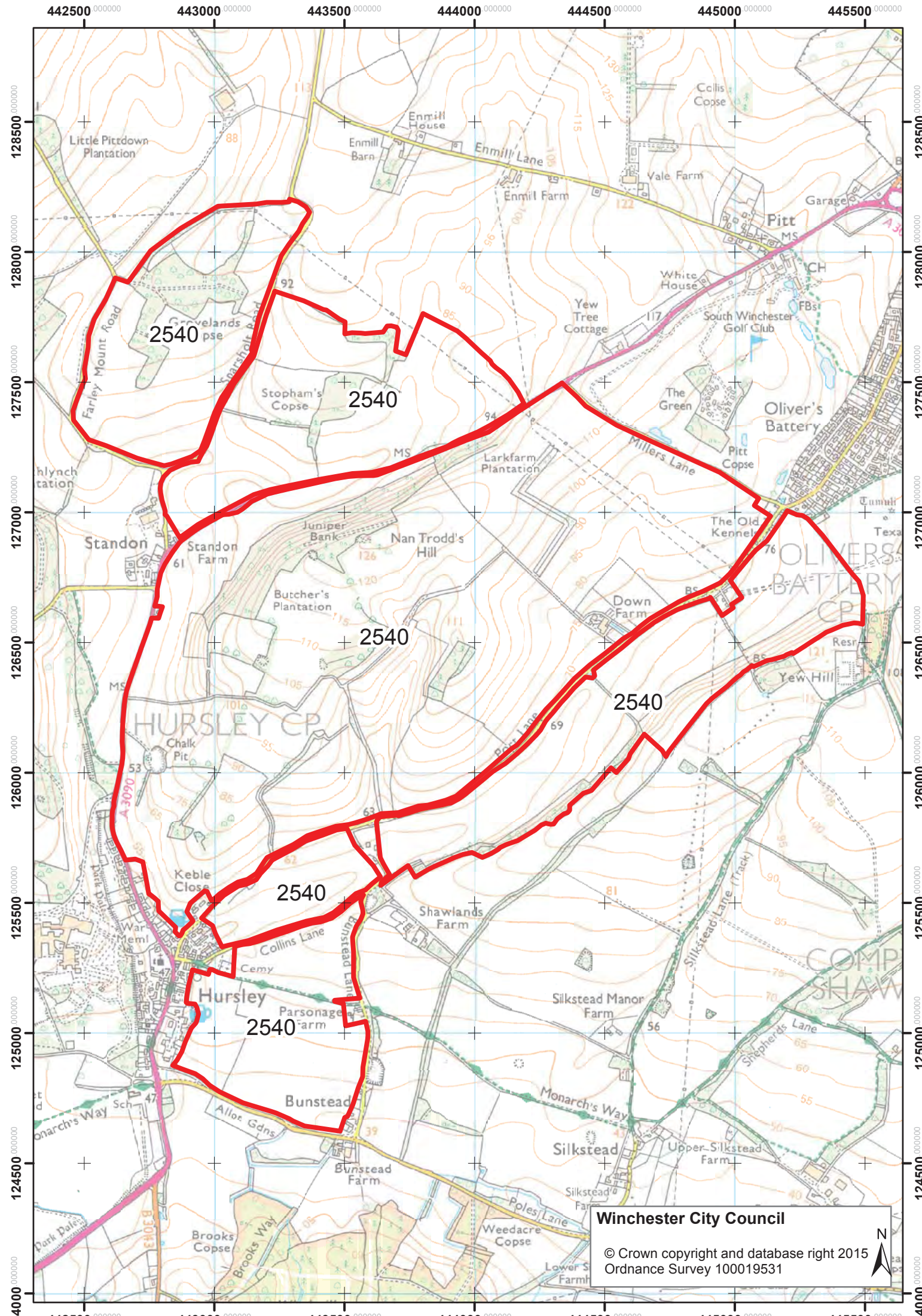
---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/mixed use

**Summary:** This is an extensive site, with site boundaries adjoining both Winchester and Hursley.





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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2541  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 230

**Address:** Land to west of Salters Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site borders Stockbridge Road to the north, Salters Lane to the east and Dean Lane to the south. A woodland belt of mature trees runs along the length of Salters Lane and Stockbridge Road road frontages. To the west of the site lie agricultural fields
<b>Site Access:</b>	Salters Lane/Stockbridge Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO: <b>Yes</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.8</b>

**Notes:** Two different schemes for development are being promoted; either 250 - 370 houses, or alternatively phased development starting with 70 - 100 dwellings at the the area fronting Salters lane. If a need for community use is identified in the area, the owner

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2020-2025

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/community use

**Summary:**

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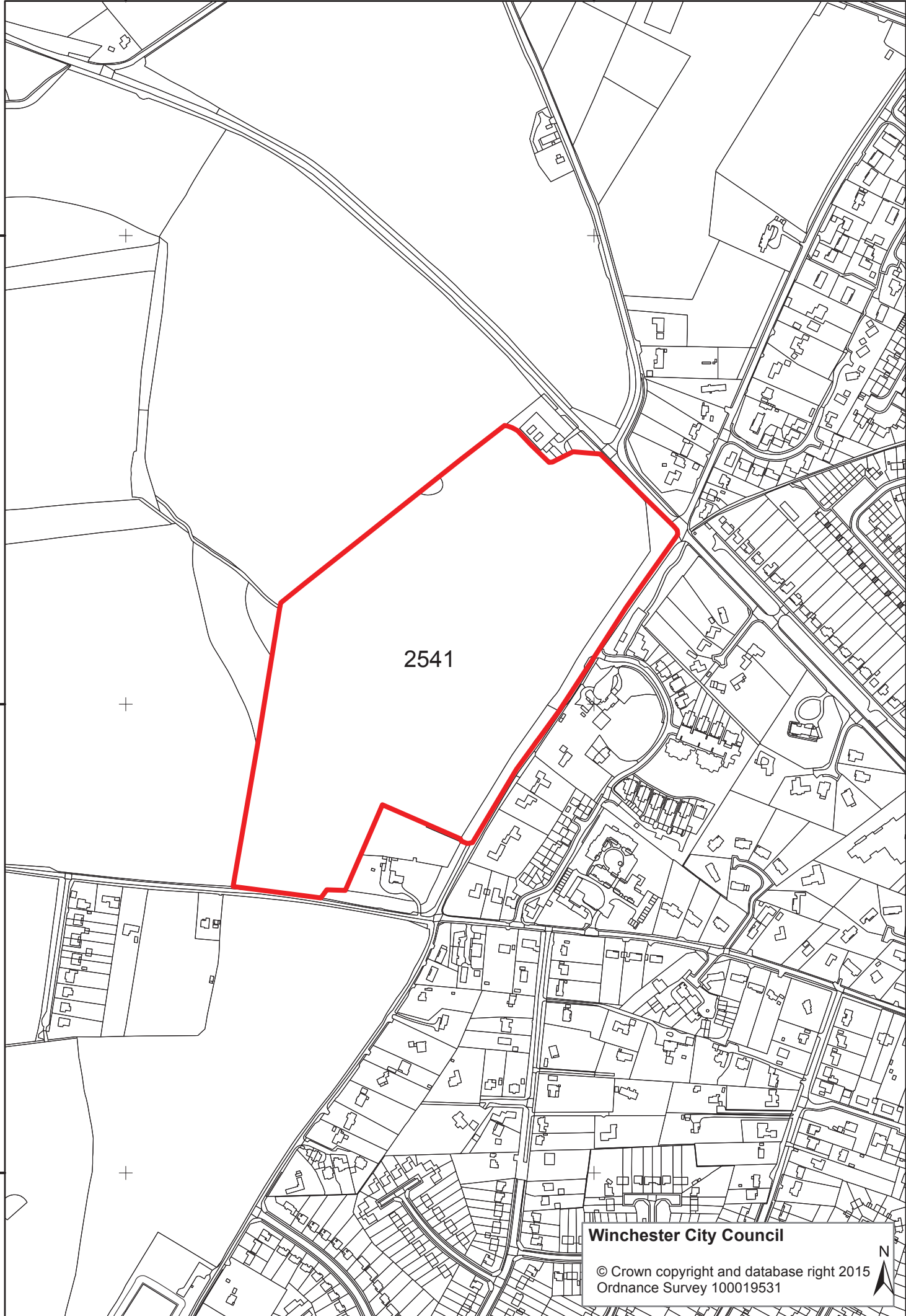
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2541

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2542  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 29

**Address:** 6 & 10 Harestock Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	This site is comprised of two dwellings and gardens.
<b>Site Access:</b>	Harestock Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>2.4</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



Telephone  
Exchange

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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 2552  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 68

**Address:** Land at Arlebury Park (3)

---

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	
<b>Site Access:</b>	The Avenue

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	
National Park	Historic Park/ Garden: <b>Yes</b>	Agricultural Land Grade:
TPO: <b>Adjacent</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>0.3</b>

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

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**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

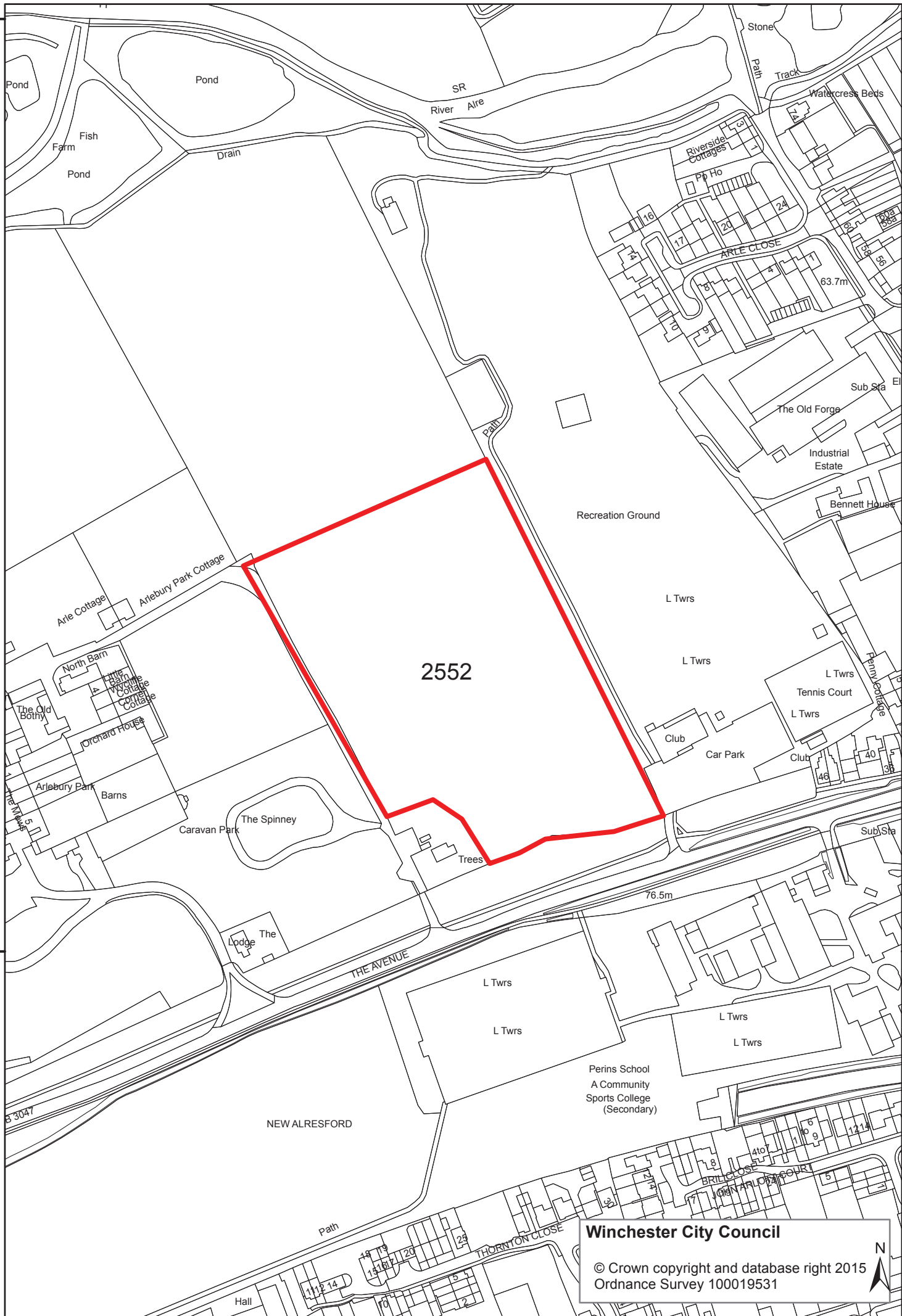
**Summary:** Site located on edge of high order settlement and part is allocated for open space in the Local Plan (policy RT5) and designated as a historic park/garden.

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**Within Settlement:** Countryside  
**Nearest Settlement:** New Alresford

**SHLAA ID Ref:** 2553  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 53

**Address:** Land off New Farm Road (2)

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Grazing land
<b>Character of Area:</b>	Small field on sloping ground. Borders back gardens along New Farm Road; contained by the railway line to the north;
<b>Site Access:</b>	New Farm Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
<b>TPO: Part</b>	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.0</b>

**Notes:**

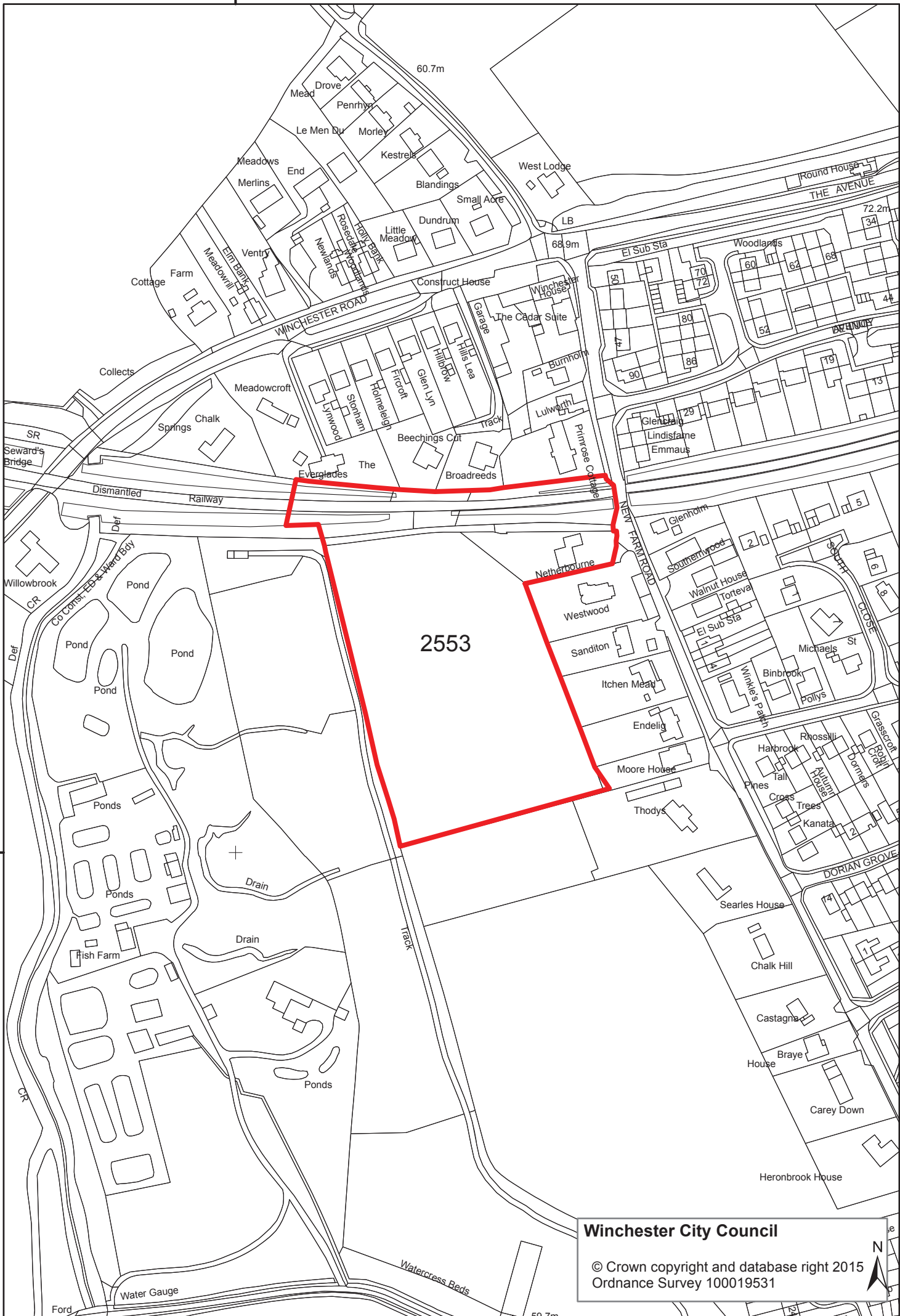
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** It is not clear how and if safe access to this site can be provided. The lack of footways over the old railway bridge is another issue



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2554  
**In PUSH:** PUSH  
**Estimated Capacity:** 38

**Address:** Centre of Albany Farm, Winchester Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Forms part of a larger site which is well contained on 3 sides. No distinct field boundaries to the south.
<b>Site Access:</b>	Winchester Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.2</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

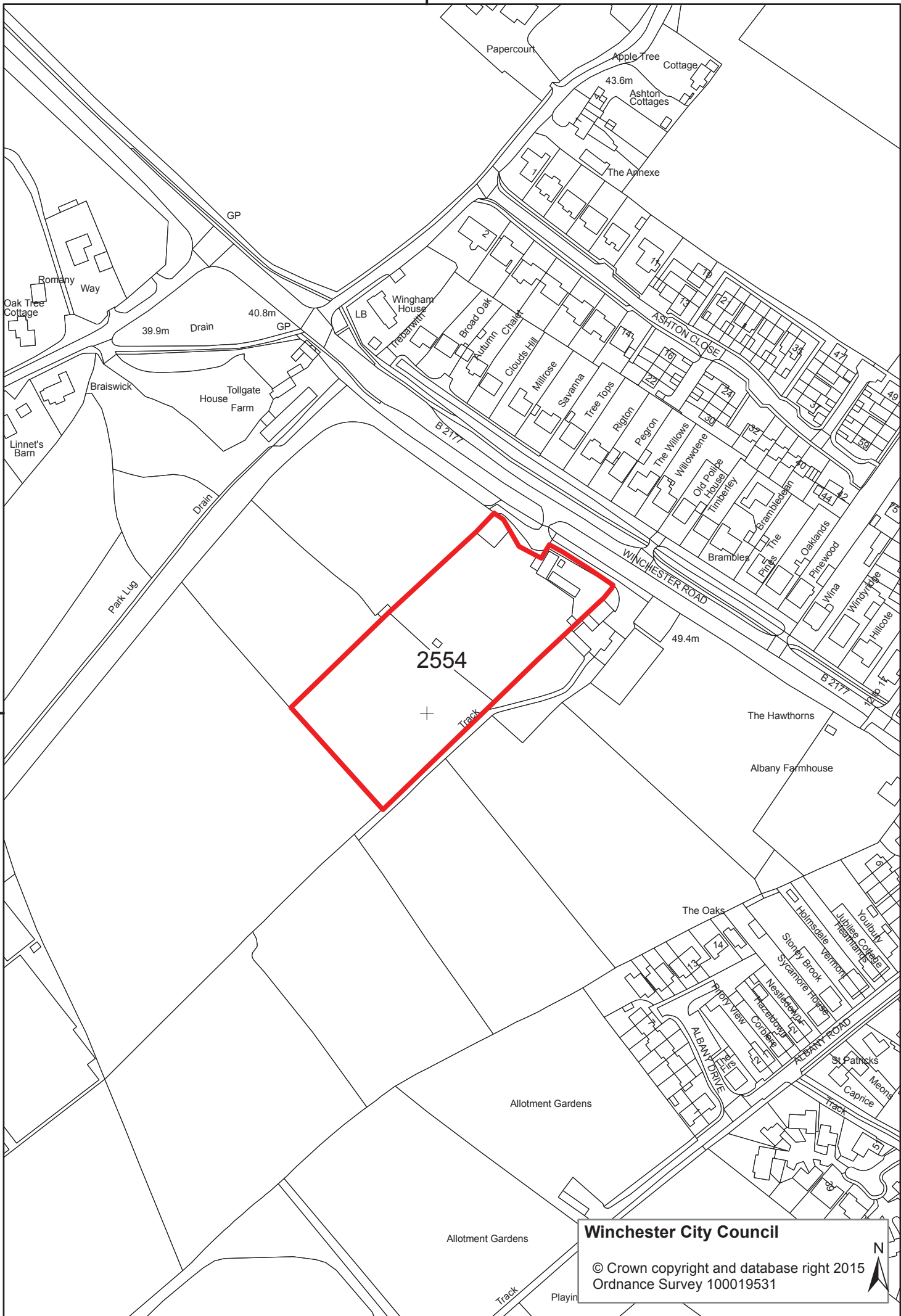
**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial

**Summary:**



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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2557  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 20

**Address:** Land at Charles Close, Abbots Barton

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space associated with existing residential development
<b>Character of Area:</b>	Centrally located open space comprising featureless grassland apart from the central area of trees.
<b>Site Access:</b>	From Charles Close

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.5

**Notes:** This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme. Further details at: [www.winchester.gov.uk/housing/new-affordable-housing/new-council-homes-victoria-house/](http://www.winchester.gov.uk/housing/new-affordable-housing/new-council-homes-victoria-house/)

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes. **Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Identified in the Abbots Barton Planning Framework.

**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2557  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 20

**Address:** Land at Charles Close, Abbots Barton

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Open space associated with existing residential development
<b>Character of Area:</b>	Centrally located open space comprising featureless grassland apart from the central area of trees.
<b>Site Access:</b>	From Charles Close

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.

**Notes:** This site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme. Further details at: [www.winchester.gov.uk/housing/new-affordable-housing/new-council-homes-victoria-house/](http://www.winchester.gov.uk/housing/new-affordable-housing/new-council-homes-victoria-house/)

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes. **Estimated Timescale for Delivery:** 2015-2020

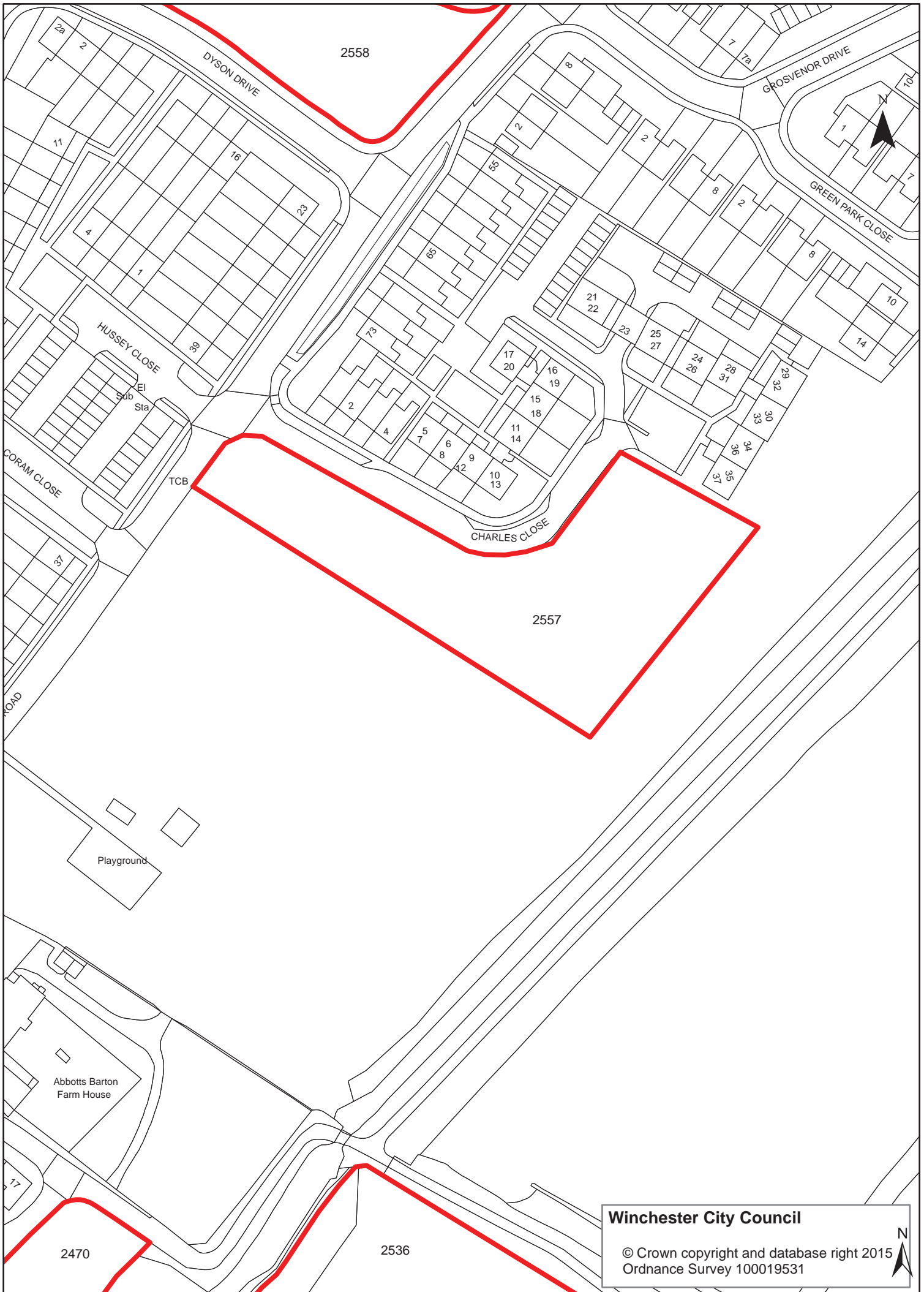
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Identified in the Abbots Barton Planning Framework.





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**Within Settlement:** Within Settlement  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2558  
**In PUSH:** WT1  
**Estimated Capacity:** 9

**Address:** Dyson Drive

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Public open space/amentiy area
<b>Character of Area:</b>	Within the settlement boundary - manily 2 storey housing with a residential care home to the north
<b>Site Access:</b>	From Dyson Drive, Worthy Road and Chaundler Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Non-PUSH</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	No	Proximity to Settlement (km):
Within 100m of Town Centre:	No	Proximity to village/town centre (km):

**Notes:** This potential residential site is idnetified in the Abbots Barton Planning Framework.

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is being promoted as part of the Council's New Homes Delivery Scheme.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Colden Common

**SHLAA ID Ref:** 2561  
**In PUSH:** PUSH  
**Estimated Capacity:** 150

**Address:** Land at Church Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Gently undulating farmland sloping down to the watercourse, and with strong hedgerow boundaries
<b>Site Access:</b>	Church Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>3 and 4</b>
TPO:	SINC: AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>8.5</b>

**Notes:** This site also includes site 1871

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Site is undeveloped countryside on the edge of the settlement.

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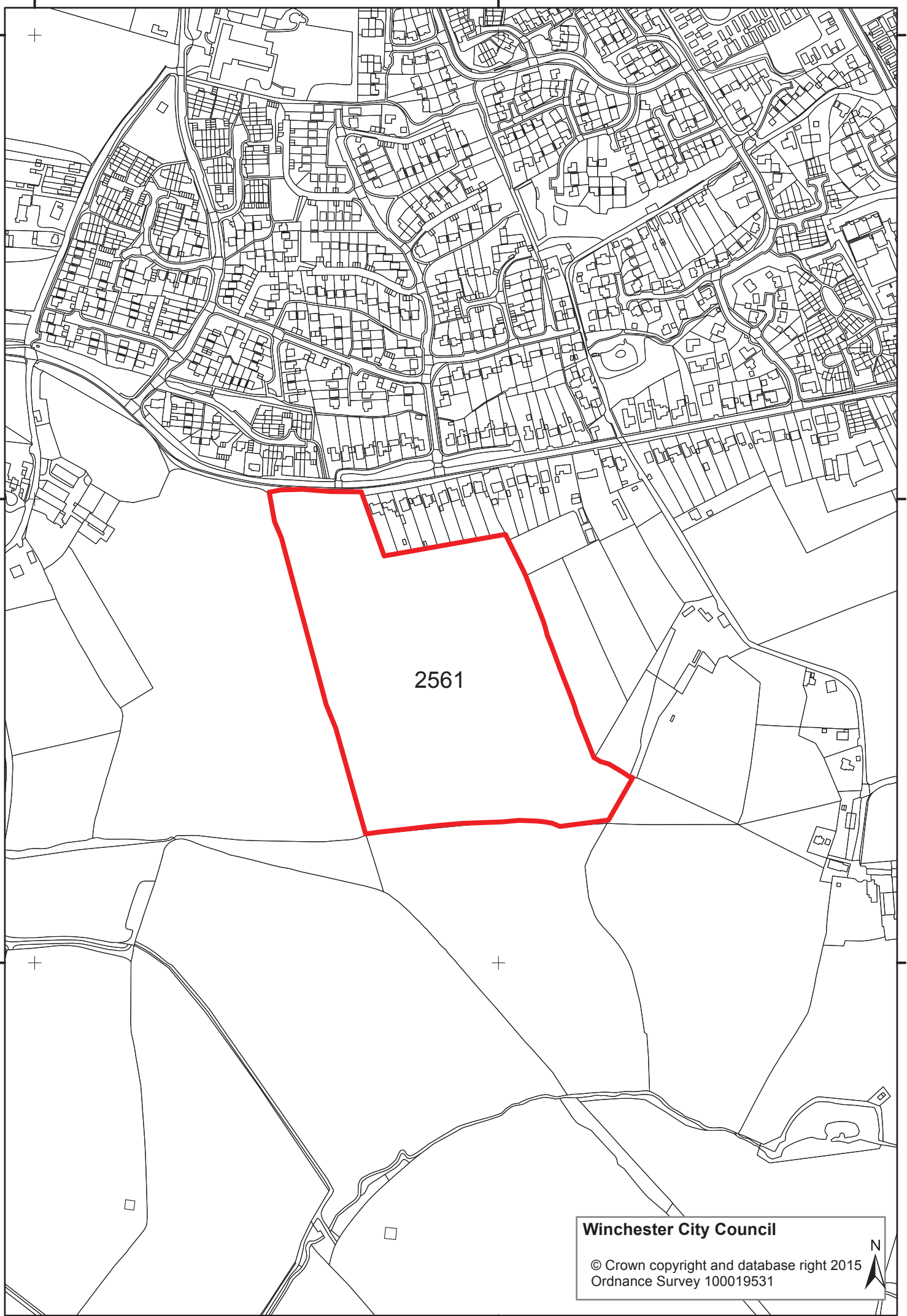
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447500 000000

448000 000000



2561

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2562  
**In PUSH:** PUSH  
**Estimated Capacity:** 6

**Address:** Land on the former site of 'Oakley', Sandy Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Low density agricultural-related uses with some residential.
<b>Site Access:</b>	From Sandy Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0.1
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.5

**Notes:** Agricultural land separated from the settlement boundary to the west of Waltham Chase.

---

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

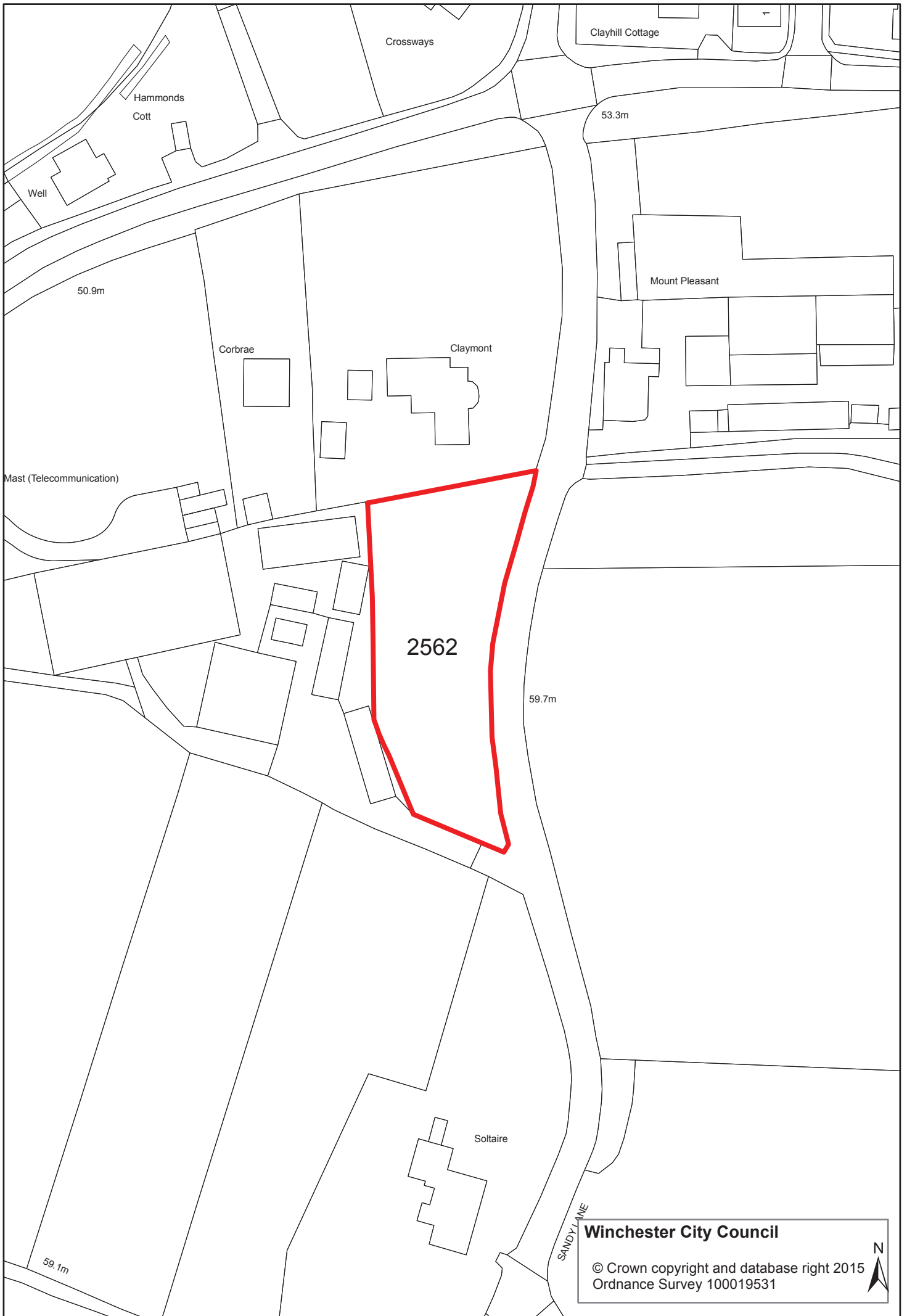
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**





Crossways

Clayhill Cottage

Hammonds  
Cott

53.3m

Well

50.9m

Mount Pleasant

Corbrae

Claymont

Mast (Telecommunication)

2562

59.7m

59.1m

Soltaire

SANDY LANE

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2566  
**In PUSH:** PUSH  
**Estimated Capacity:** 49

**Address:** Land off Sandy Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Farm buildings with pasture to the east of Sandy Lane.
<b>Site Access:</b>	From Sandy Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.5

**Notes:** Agricultural holding abutting the western settlement boundary of Waltham Chase

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

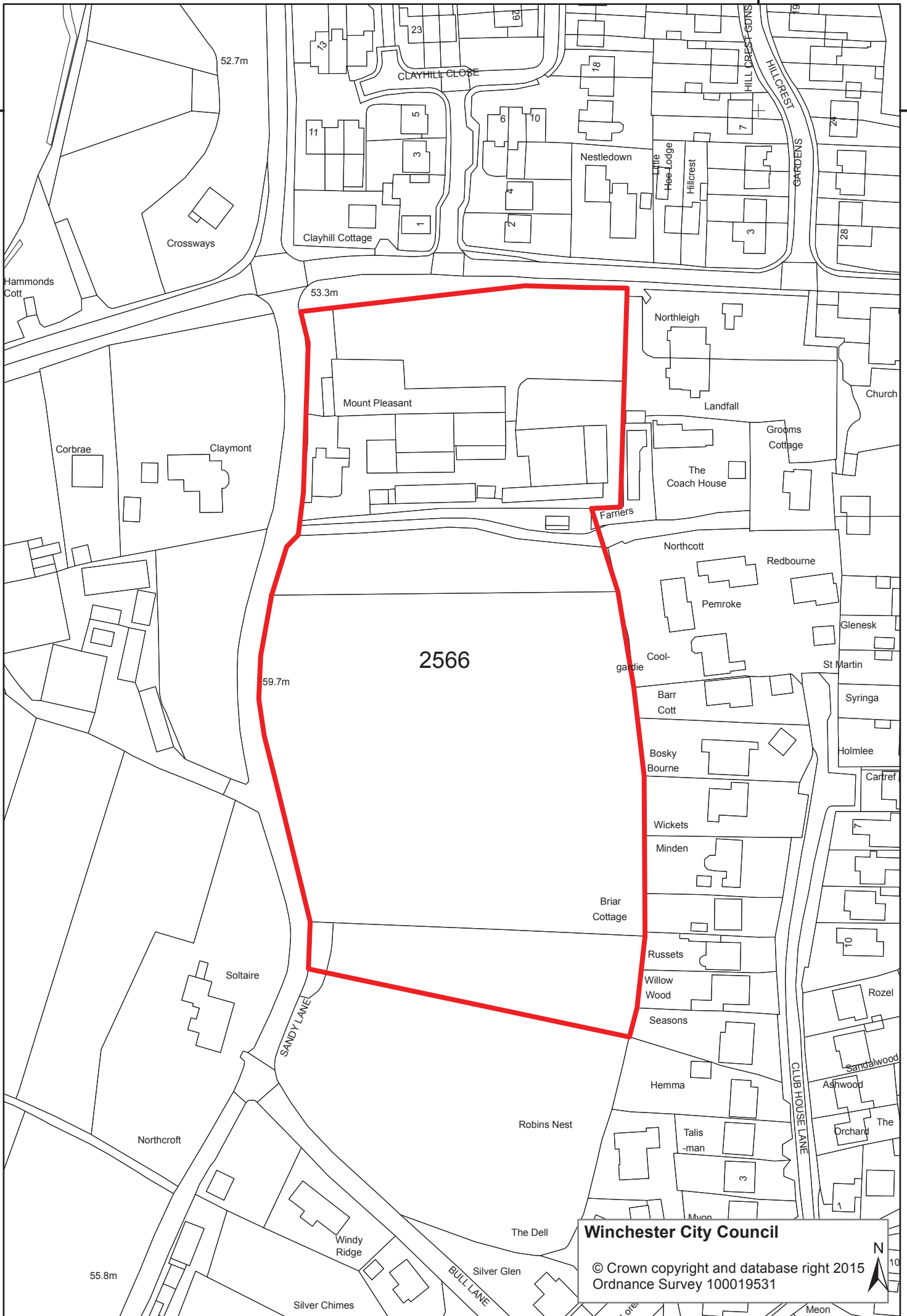
**Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2567  
**In PUSH:** PUSH  
**Estimated Capacity:** 37

**Address:** Land to the North of Forest Road and to East of of Forest Gardens  
 (Bargate Homes)

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	There is established residential development on the western boundary of the site and on the opposite side of the road.
<b>Site Access:</b>	From Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** This is an allocation in the draft LPP2 - see policy WC4

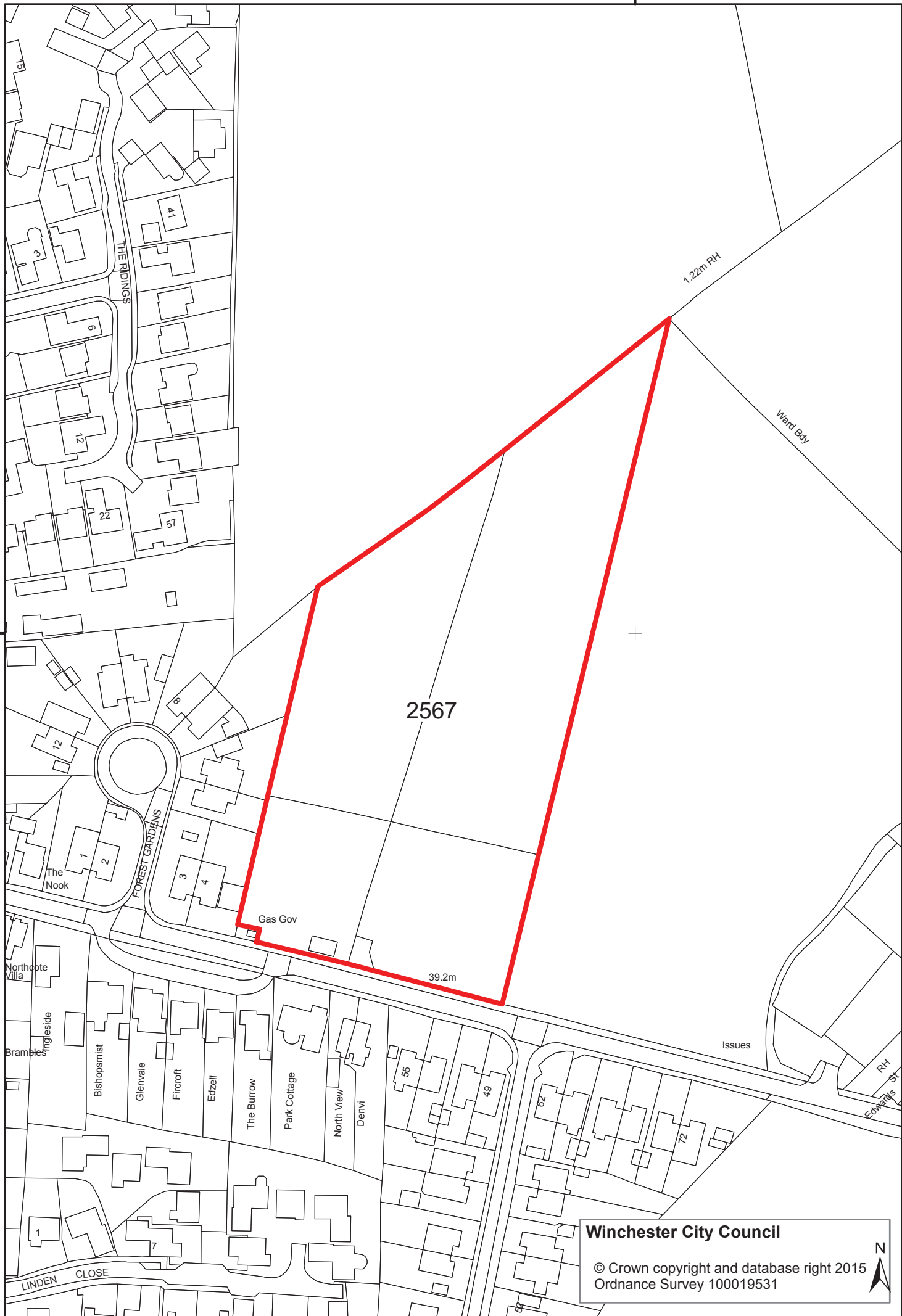
**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/Open space

**Summary:** Local plan allocation, planning application submitted.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2568  
**In PUSH:** PUSH  
**Estimated Capacity:** 105

**Address:** Land to the North of Forest Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Sparated from the existing residential area to the west. Is adjacent to the norther part of the LPP2 WC4 allocated site.
<b>Site Access:</b>	From Forest Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/open space

**Summary:** This is a large site close to, but separated from the existing settlement.



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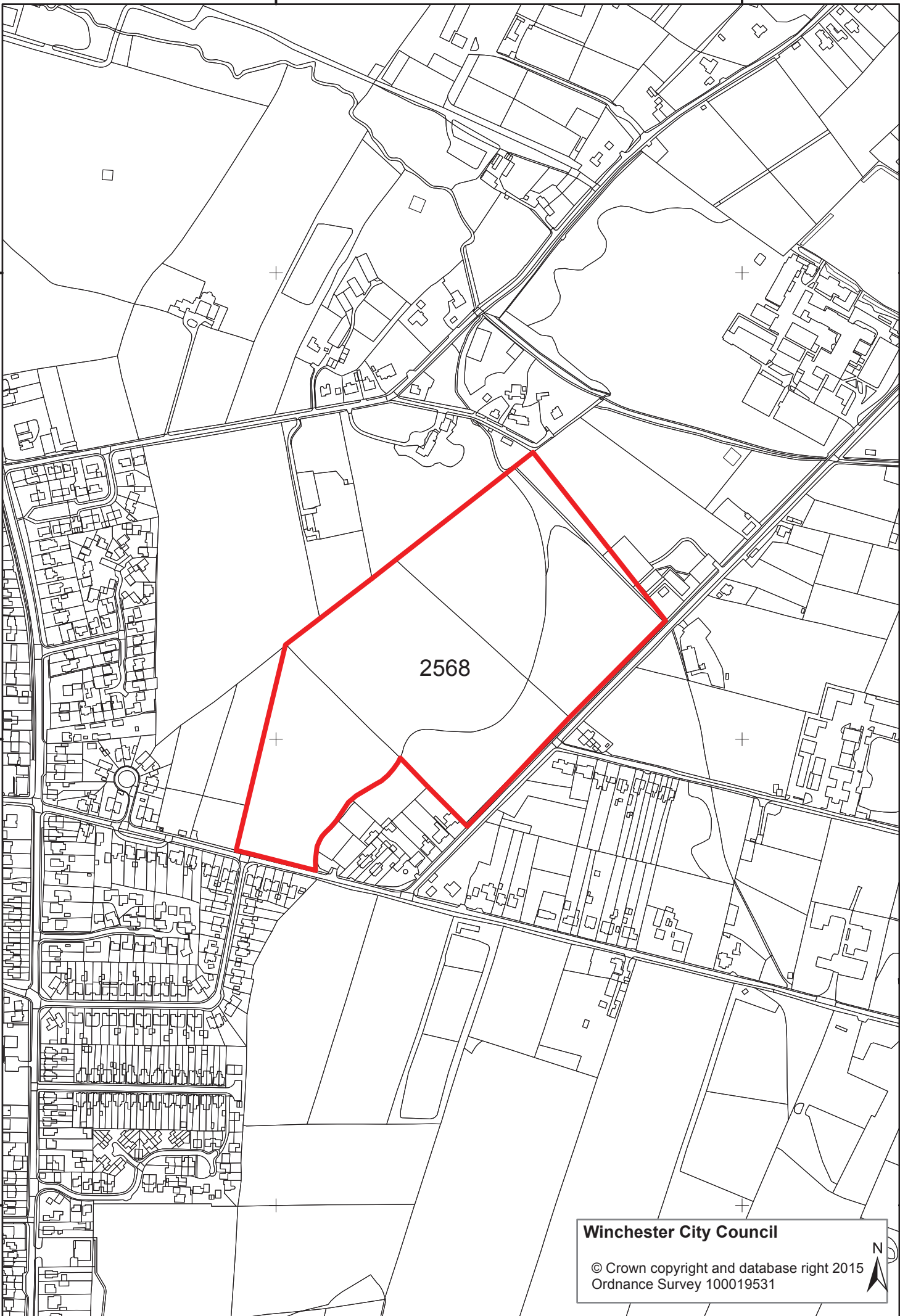
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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2569  
**In PUSH:** PUSH  
**Estimated Capacity:** 124

**Address:** Cricket Club & Allotments, Albany Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Allotments/Cricket Pitch
<b>Character of Area:</b>	Well contained by topography and boundary vegetation.
<b>Site Access:</b>	Albany Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Yes</b>	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>1.2</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This is a large site attached to, but somewhat separated from the existing settlement.

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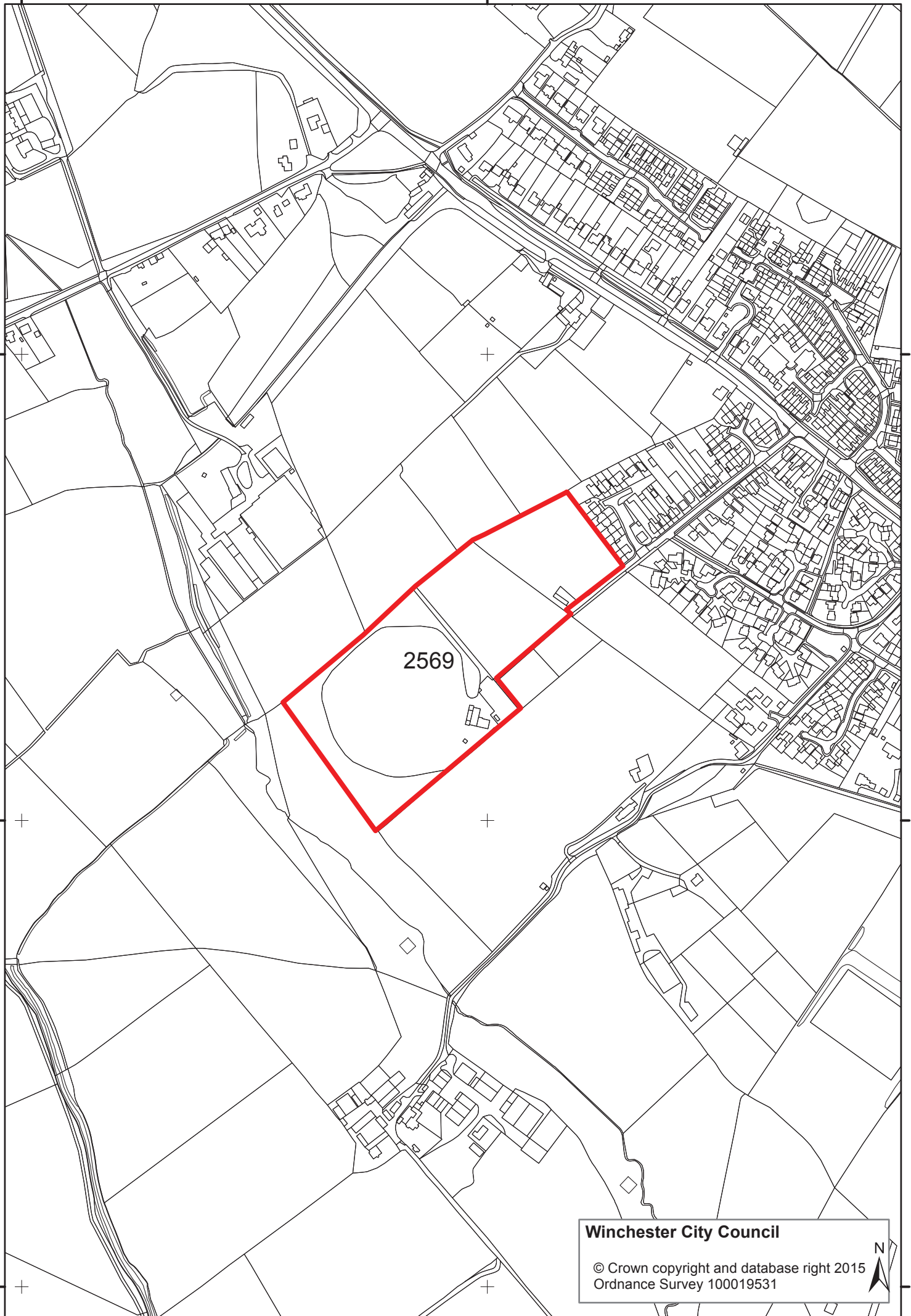
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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2570  
**In PUSH:** PUSH  
**Estimated Capacity:** 78

**Address:** Hoe Road Cemetery

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Well contained site adjacent to the South Downs National Park.
<b>Site Access:</b>	Hoe Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	

**Sustainability of Site Location**

Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:	<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):	<b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):	<b>1.2</b>

**Notes:** Issues concerning access from Hoe Lane

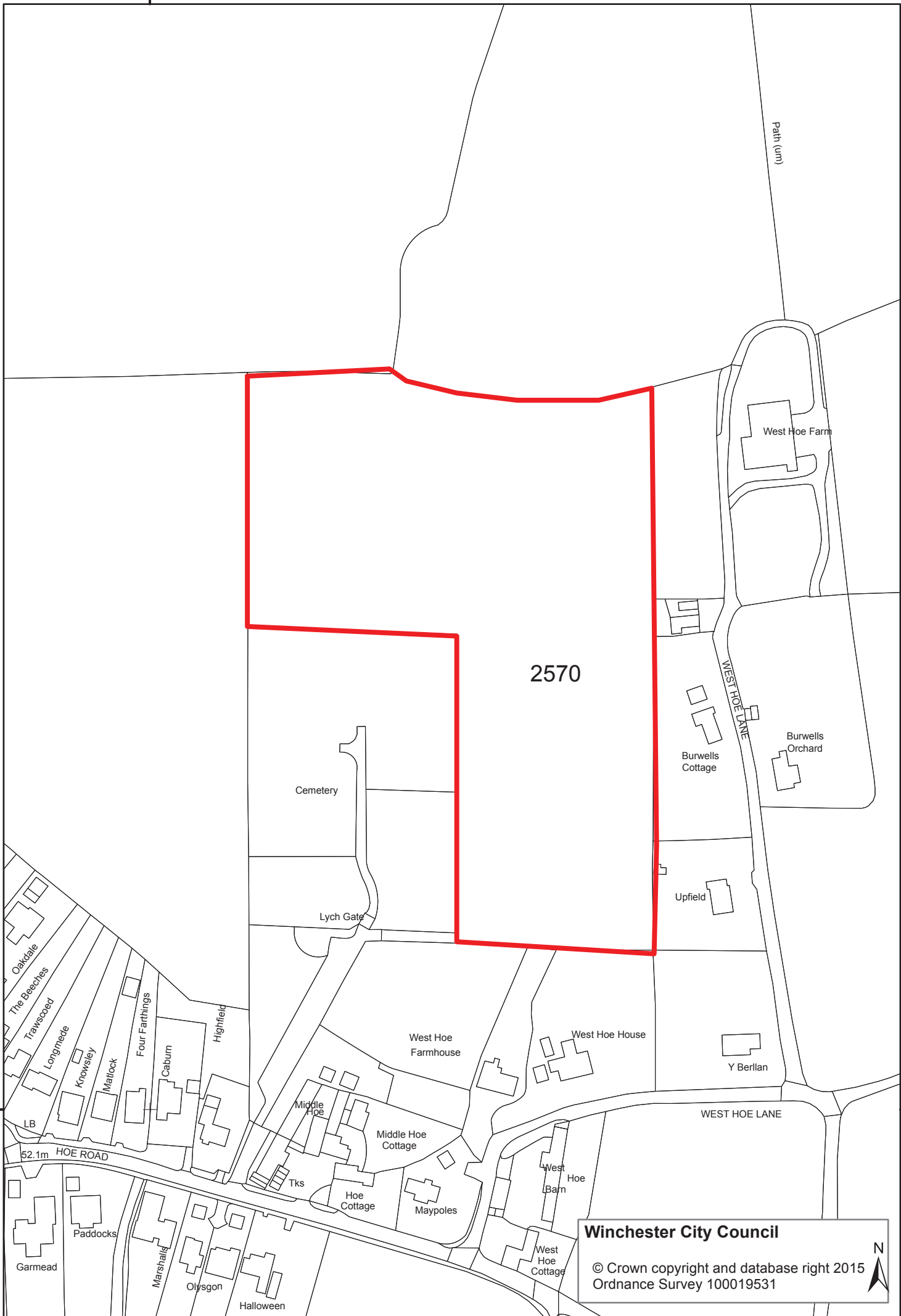
**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2572  
**In PUSH:** PUSH  
**Estimated Capacity:** 204

**Address:** Priory Park

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Bishops Waltham's main recreation ground, football pitches and pavilion.
<b>Character of Area:</b>	Recreation land with sports pitches.
<b>Site Access:</b>	Primary access could be provided via The Avenue, with secondary access potentially via Elizabeth Way or Martin Street

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
		<b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km): <b>0.6</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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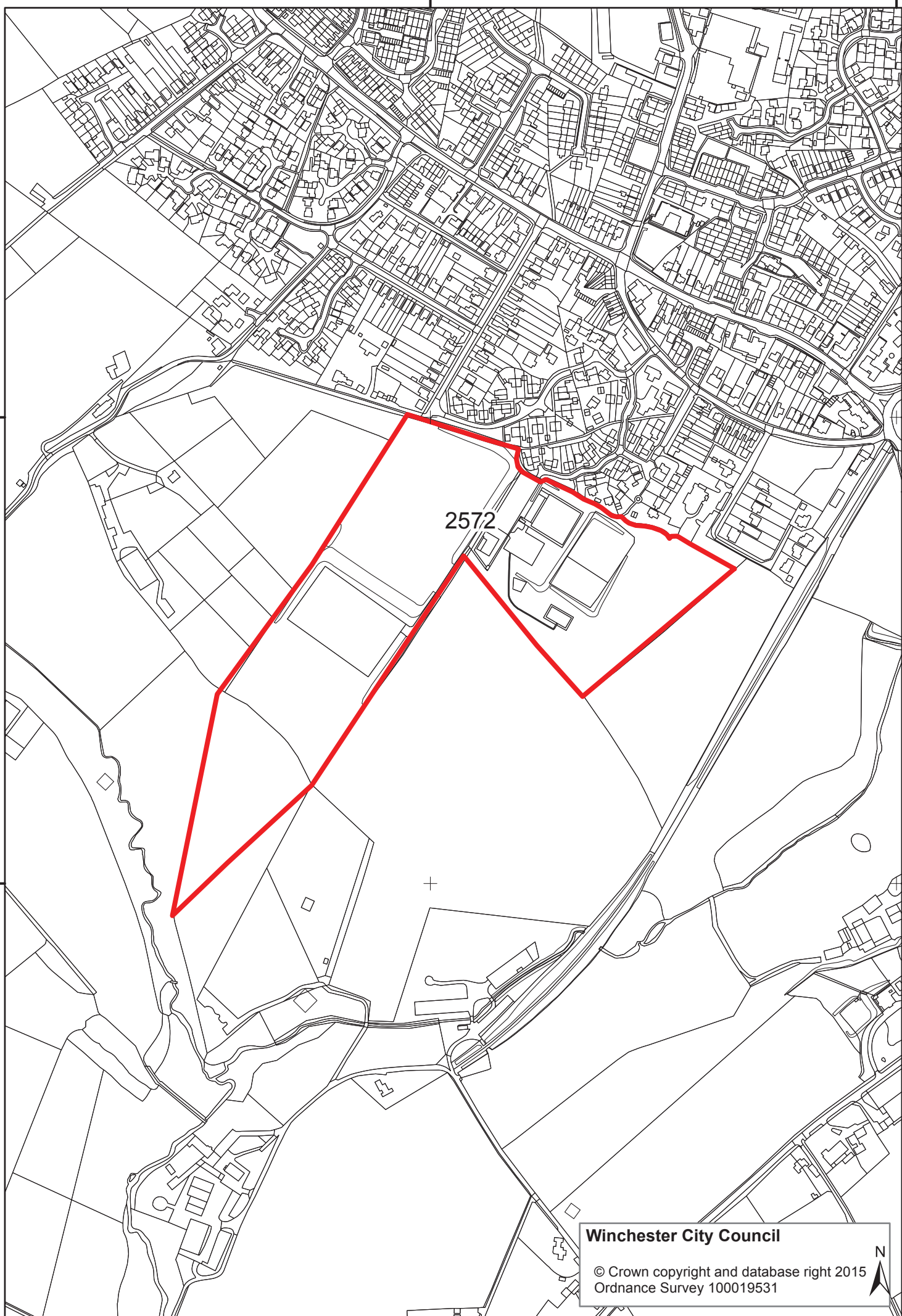
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2572

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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2573  
**In PUSH:** PUSH  
**Estimated Capacity:** 128

**Address:** Land to the west of Bull Lane and east of Sandy Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Agricultural land, predominantly pasture with hedged field boundaries and some tree cover.
<b>Site Access:</b>	From Sandy Lane/Little Bull Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** Large site to the south-west of the settlement and separate from it.

---

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**

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**Within Settlement:** Countryside  
**Nearest Settlement:** Micheldever Station

**SHLAA ID Ref:** 2574  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 42

**Address:** Land adjacent to Innersdown Farm, Basingstoke Road

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture/vacant land

**Character of Area:**

**Site Access:** Direct onto a main road (A30)

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA4</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:**

**HOW AVAILABLE IS THE SITE?**

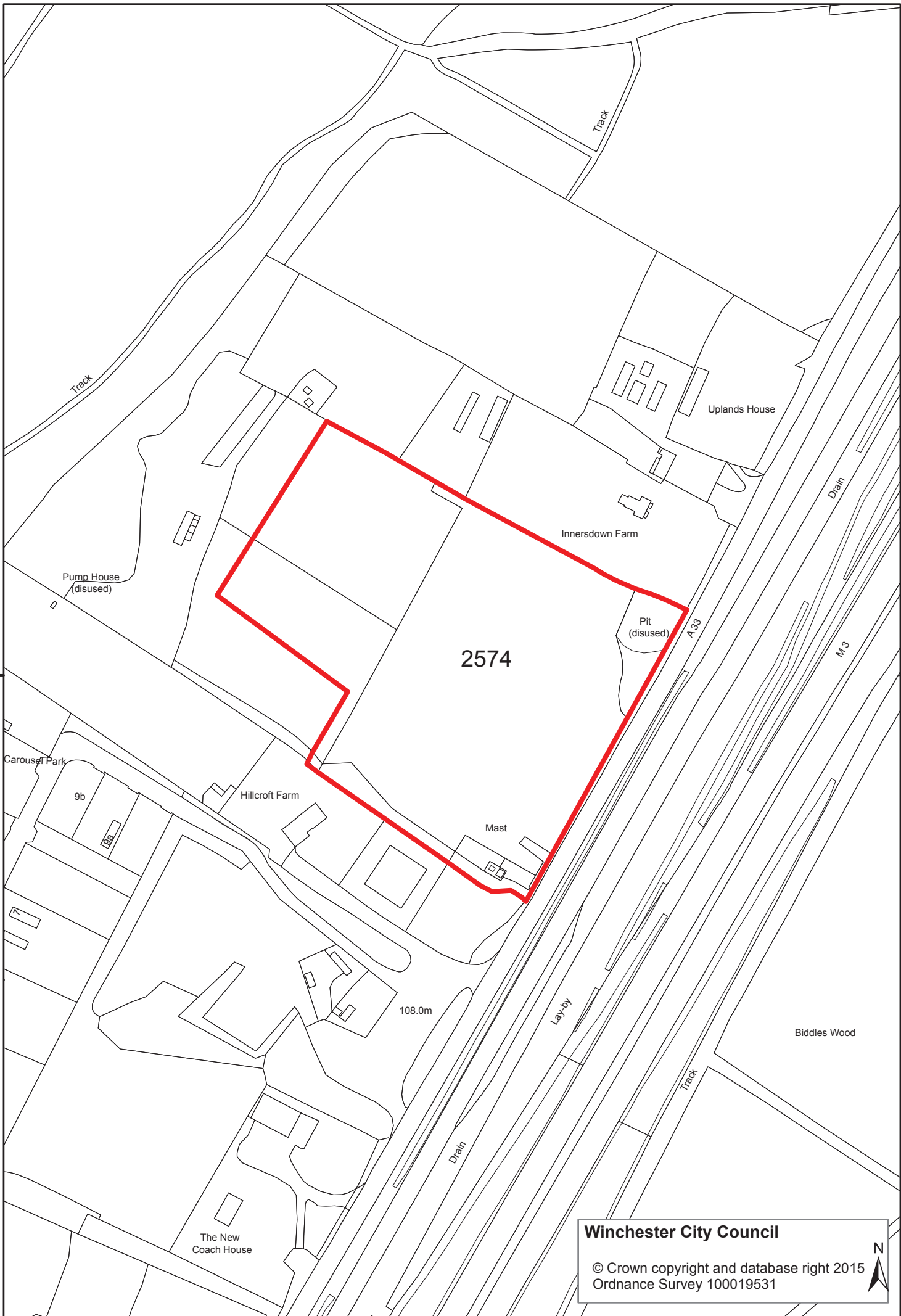
Is there interest in developing? Yes **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** To provide a mixed use development including private and low cost/social housing and low cost starter business units plus sewage treatment

**Summary:**





2574

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**Within Settlement:** Countryside  
**Nearest Settlement:** Littleton

**SHLAA ID Ref:** 2578  
**In PUSH:**  
**Estimated Capacity:** 16

**Address:** Land to west of Apsley House, Deane Down Drove

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agricultural/pasture
<b>Character of Area:</b>	Agricultural land adjacent to low density housing to the south west of Littleton
<b>Site Access:</b>	Deane Down Drove

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.7

**Notes: Medium sized site abutting the settlement boundary and the gap.**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential /possible care home

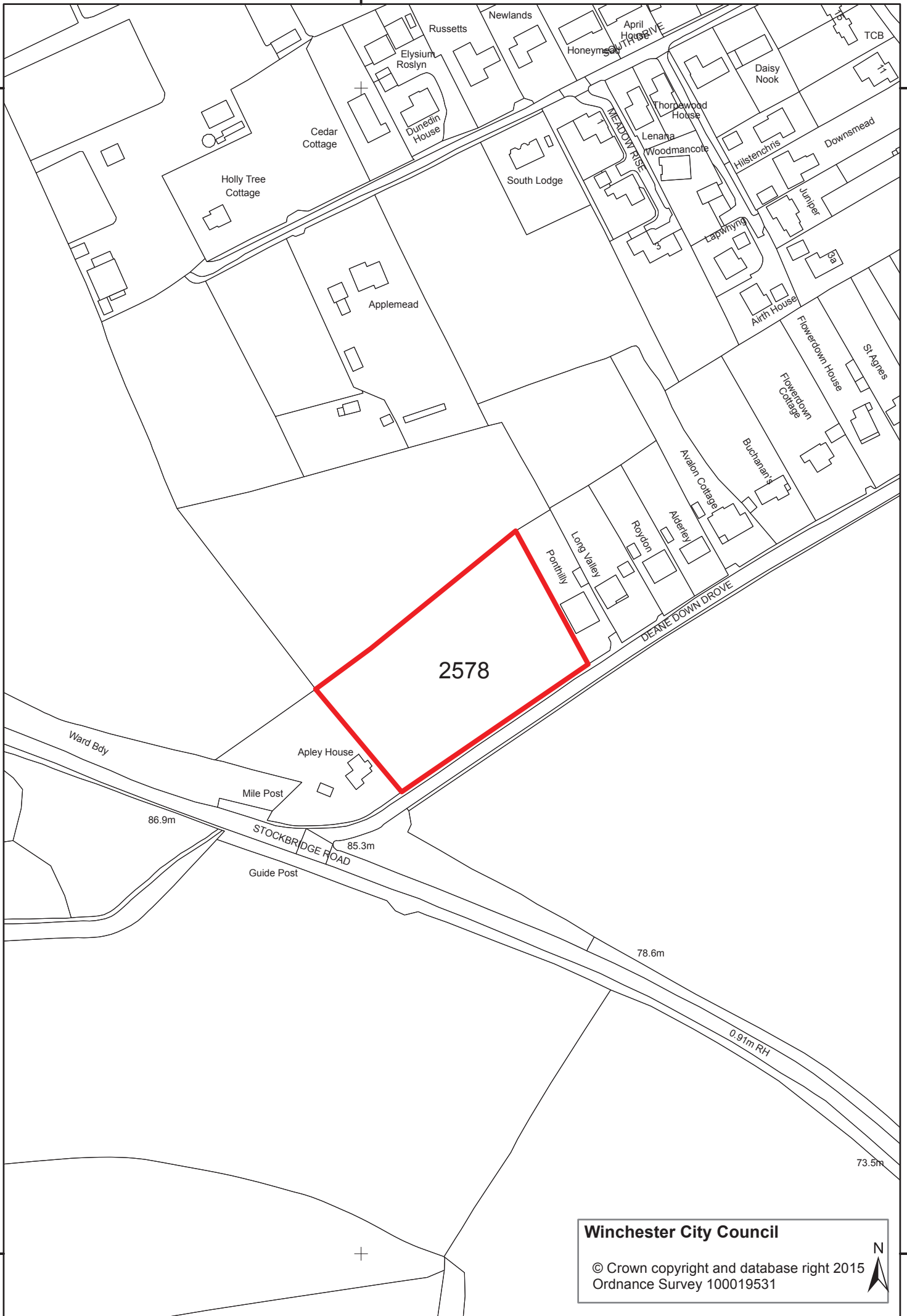
**Summary:** S



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**Within Settlement:** Countryside  
**Nearest Settlement:** Otterbourne

**SHLAA ID Ref:** 2581  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 19

**Address:** Land at Meadowside, Dean Croft and Little Hornby, Poles Lane

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Multiple gardens

**Character of Area:** Set between existing dwellings

**Site Access:** Good access from the highway in 2 locations

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>Part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>Part</b>
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: <b>Part</b>	SINC:	Previously developed land?: <b>Part PDL</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 3</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>6.4</b>

**Notes:**

**HOW AVAILABLE IS THE SITE?**

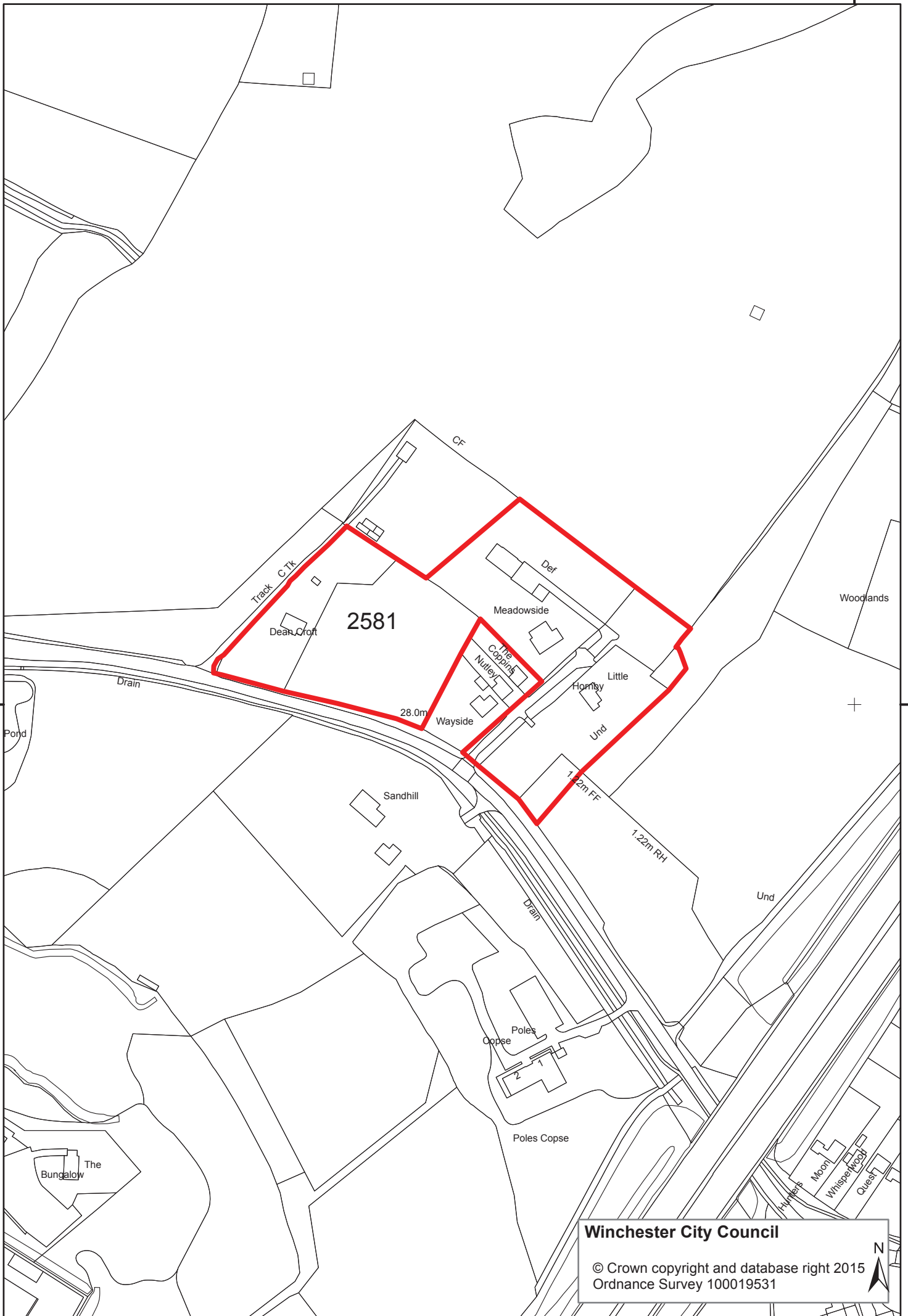
Is there interest in developing? Yes

**Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 2584  
**In PUSH:** PUSH  
**Estimated Capacity:** 127

**Address:** Back of Rareridge Lane

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Other- part plantation
<b>Character of Area:</b>	This is a triangular site, located on the northern edge of Bishops Waltham. To the north lies the national park with the cemetery to the east and BW to the south.
<b>Site Access:</b>	Through Byron Close or private access onto Hoe Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park <b>Adjacent</b>	Historic Park/ Garden:	Agricultural Land Grade: <b>3</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.1</b>

**Notes:** Adjacent to the South Downs National Park

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2020

---

### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential - Affordable Housing proposed or static caravan site

**Summary:** This is a large site on the edge of a high order settlement adjoining the South Downs National Park.

Path (um)

2584

Cemetery

Lych Gate

West Hoe

Middle Hoe

Middle Hoe Cottage

Hoe Cottage

Tks

Hoe Cottage

Halloween

Olysgon

Marshalls

Track

Garmeard

The Gables

Beech Lodge

Whitegate House

Wolvenscliffe

The Firs

Chatsworth Lodge


Uplands

Marsworth

Meadow Croft

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2585  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 27

**Address:** Land at Rowan Hill and Moor View, Easton Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies to the north of Easton Lane. To the west is St Martin's Trade Park, with the boundary tree-lined.
<b>Site Access:</b>	Easton Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park <b>Part</b>	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.53</b>

**Notes:** The eastern part of the site is in the South Downs National Park, Dykes Farm (to the north east is being promoted for housing development through the South Downs National Park SHLAA).

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential/commercial/retail

**Summary:**



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Dykes Farm

Track

2585

Moor View

Hilly Close

Dismantled Railway

WICKEDCLOSE

EASTON LANE

FIOMA CLOSE

EASTON LANE BUSINESS CENTRE

38.4m

1 to 3

Winnall Farm

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449000 000000

**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2587  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 5

**Address** Colbourne Court

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Garage court and parking area at Colbourne Court
<b>Character of Area:</b>	Existing residential 2/3 storey residential development
<b>Site Access:</b>	From Oglander Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The site is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.

---

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes

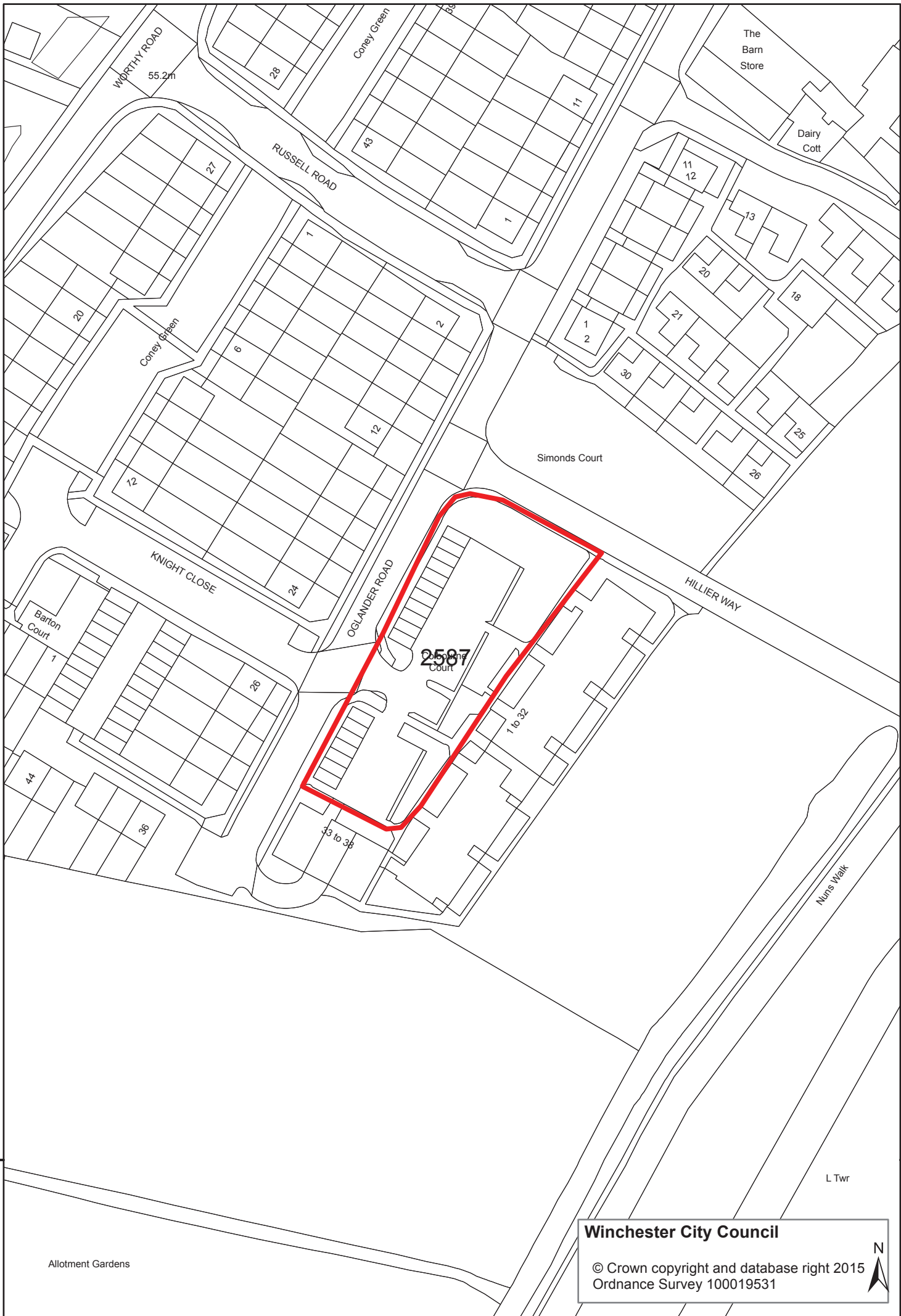
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is identified in the Abbotts Barton Planning Framework



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Allotment Gardens

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**Within Settlement:** Winchester  
**Nearest Settlement:**

**SHLAA ID Ref:** 2588  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 34

**Address:** Cattlemarket Site

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Surface car park
<b>Character of Area:</b>	The car park slopes over 9m from one to the other, with retaining walls creating a series of flat parking areas.
<b>Site Access:</b>	Worthy Lane

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area: <b>Adjacent</b>	Agricultural Land Grade:
National Park	Historic Park/ Garden:	Previously developed land?:
TPO:	SINC: AQMA: <b>Adjacent</b>	<b>Previously Developed Land</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>Yes</b>	Proximity to village/town centre (km):

**Notes:** The Station Approach study identifies the site as an area of archaeological significance.

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

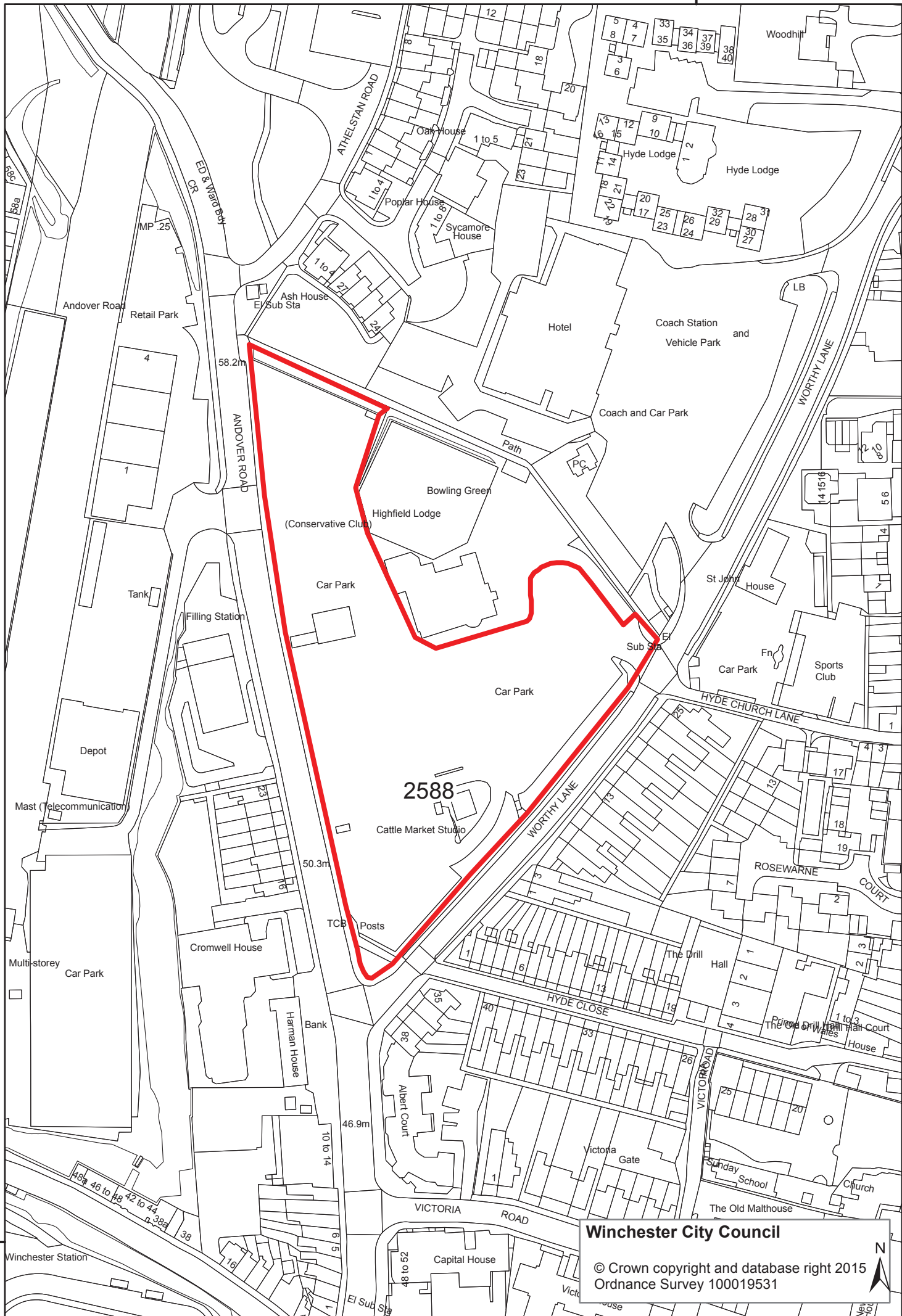
**Estimated Timescale for Delivery:** 2020-2025

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Mixed use, including offices and residential

**Summary:** This site is owned by Winchester City Council and is identified as having potential in the Winchester Station Approach Development Assessment 2013.



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**Within Settlement:** Winchester

**Nearest Settlement:**

**SHLAA ID Ref:** 2589

**In PUSH:** Non-PUSH

**Estimated Capacity:** 35

**Address:** Wilberforce Close

---

### **FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Open space

**Character of Area:** An area of sloping open space and blocks of flats

**Site Access:**

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: <b>Yes</b>	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: <b>Part greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Within Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:	<b>No</b>	Proximity to Settlement (km):
Within 100m of Town Centre:	<b>No</b>	Proximity to village/town centre (km):

**Notes:** The site area for this site is indicative and not the final area. Further work will be undertaken to decide issues such as the amount of landscaping required on the site. The schedule for the completion of this site is 20 dwellings in the period 2013 -201

---

### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2015-2025

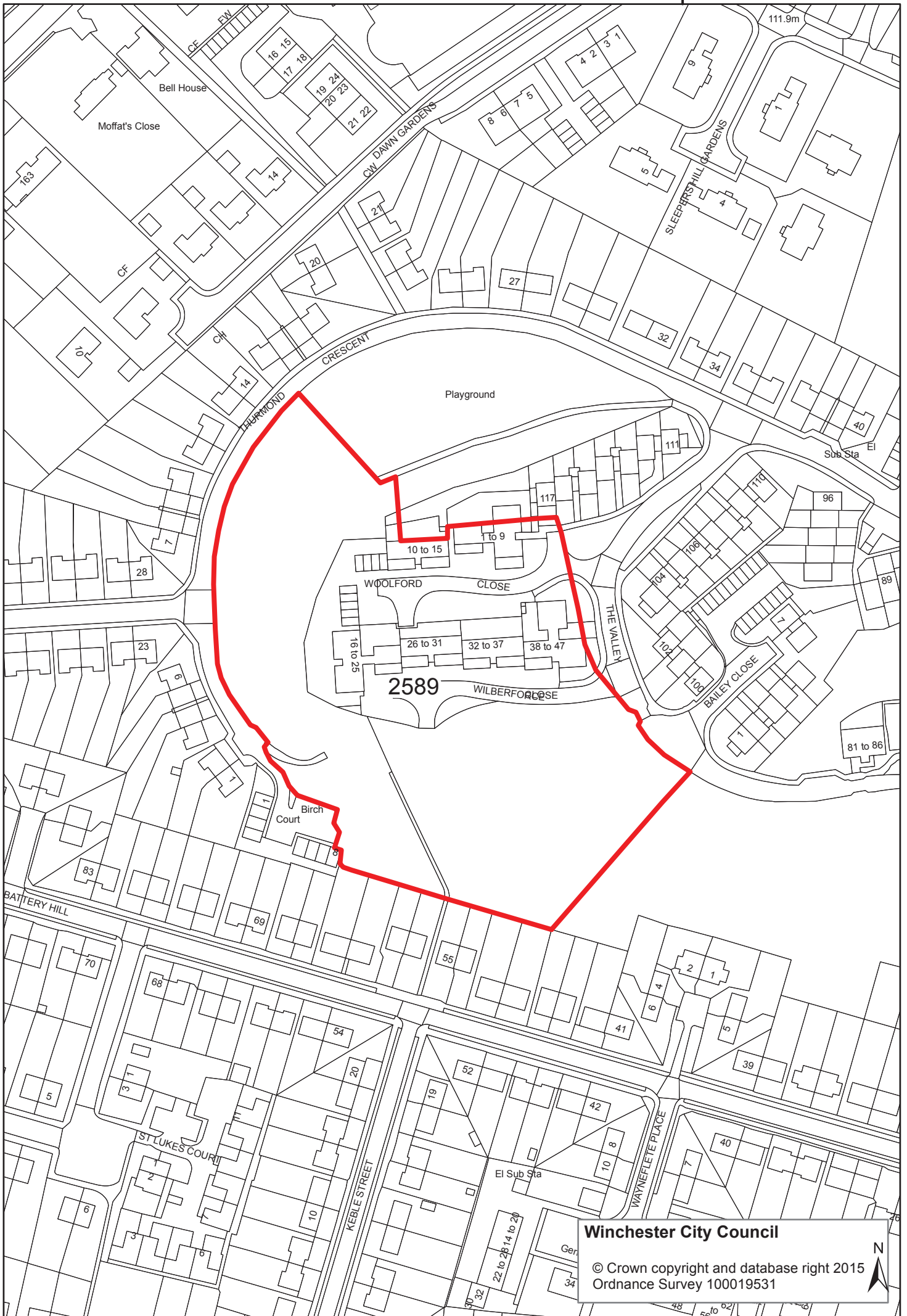
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** This site was identified in the Stanmore Planning Framework (2013) and is being promoted by Winchester City Council as part of the New Homes Delivery Scheme.





2589

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2592  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 0

**Address:** Royal Winchester Golf Club

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### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Golf Course
<b>Character of Area:</b>	The site forms Royal Winchester Golf course
<b>Site Access:</b>	Not clear

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument: <b>Yes</b>	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: <b>Yes</b> AQMA:	Previously developed land?: <b>Greenfield</b>
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>WT1</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:** The whole site is designated as a SINC. Part of the site is a Scheduled Ancient Monument

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2015-2020

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Capacity table shows 0 capacity as SINC covers the whole site. The site is in different ownership to adjacent SHLAA sites 417 and 2426

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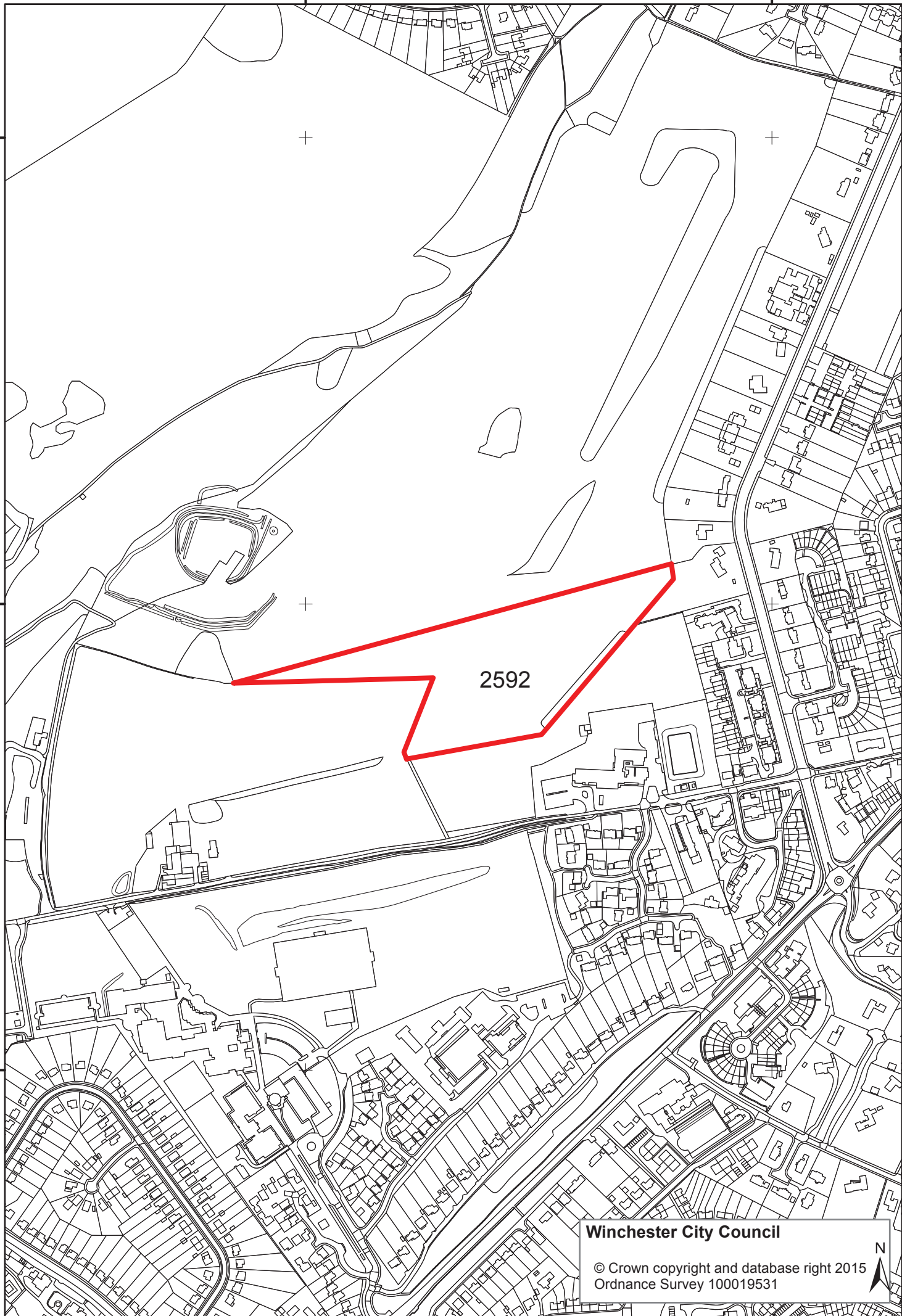
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**Within Settlement:** Countryside  
**Nearest Settlement:** Swanmore

**SHLAA ID Ref:** 2593  
**In PUSH:** PUSH  
**Estimated Capacity:** 36

**Address:** Belmont Farm area

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Agricultural land to the south of the Sawnmere settlement boundary.
<b>Site Access:</b>	From The Lakes/Spring Lane.

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.7

**Notes:** Large site on the southern boundary of the settlement

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

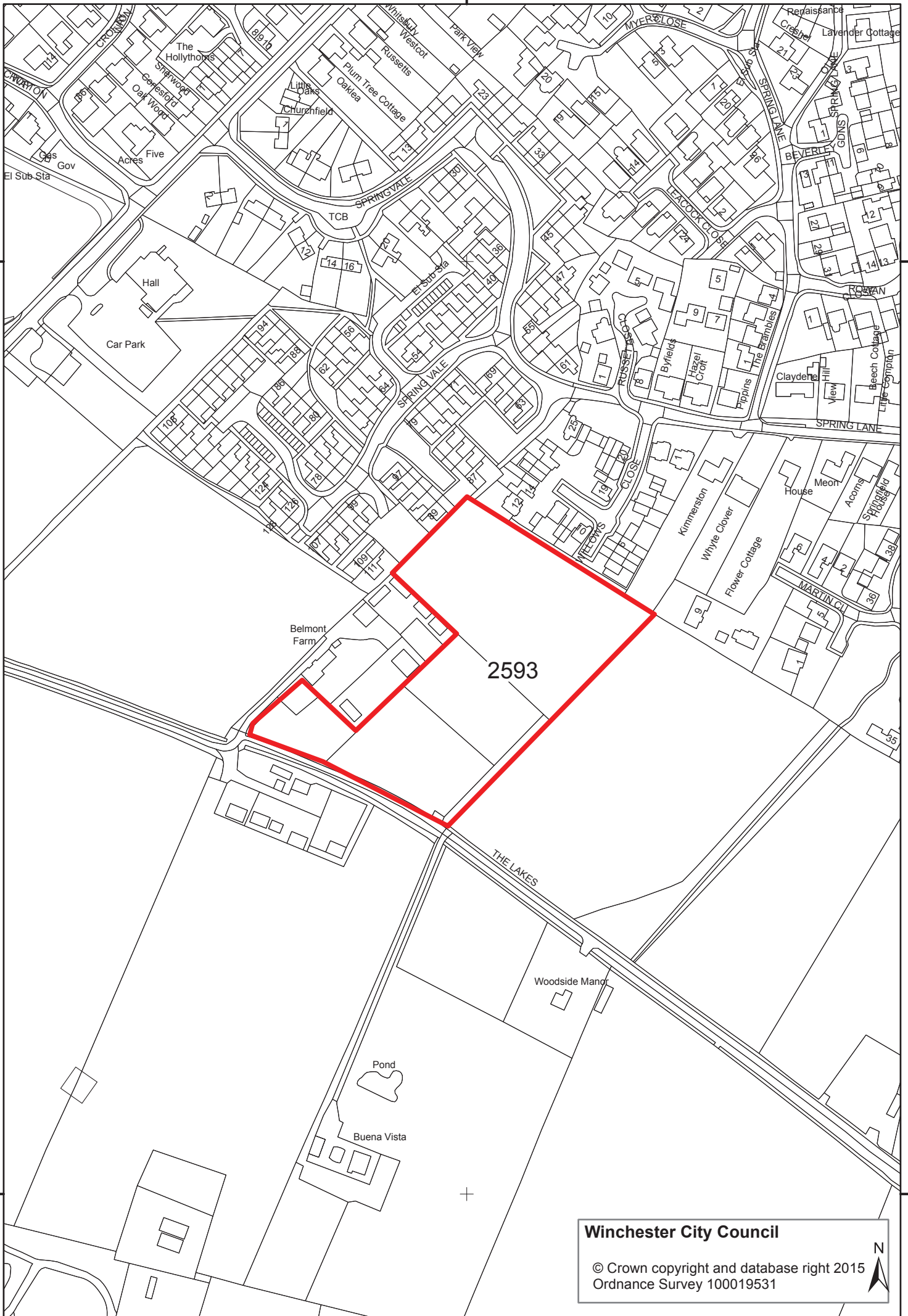
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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**





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**Within Settlement; Countryside**  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2596  
**In PUSH:** PUSH  
**Estimated Capacity:** 77

**Address:** Land at Lower Chase Road

**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Agriculture

**Character of Area:** **The site borders the residential area of Waltham Chase to the West. The surrounding area is predominantly Agriculture/rural in nature.**

**Site Access:** **Lower Chase Road to the north, Ludwell's Lane to the East and New Road to the South form the remaining boundaries. Access from Lower**

Chase Road.		
<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: Yes	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	
Scheduled Monument:	Conservation Area:	Employment site (No. employed):
National Park	Historic Park/	Agricultural Land
	Garden:	Grade: 4
TPO:	SINC:	Previously developed land?:
AQMA:		
<b>Sustainability of Site Location:</b>	<b>Location of Site Outside Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>
		<b>MTRA 2</b>
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	
Within 100m of Town Centre:	Proximity to village/town centre (km):	

**Notes:** This is a large site on the edge of a high-order settlement within the local gap.

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes **Estimated Timescale for Delivery:** 2015-2020

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** The site is in a single ownership and is the subject of LPP2 representations by the agent.



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**Within Settlement:** Countryside  
**Nearest Settlement:** Bishops Waltham

**SHLAA ID Ref:** 283  
**In PUSH:** PUSH  
**Estimated Capacity:** 1383

**Address:** Tangier Farm, Tangier Lane

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Lying to the southwest of Bishops Waltham, the site comprises of numerous agricultural fields and Tangier Farm and adjoins further agricultural areas submitted for consideration in the SHLAA.
<b>Site Access:</b>	The owner of the site also owns Tangier Lane to the east of the stream which provides one of the potential access points.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: <b>part</b>
Ramsar:	Local Gap:	Flood Zone 3a/b: <b>part</b>
SPA:	Ancient Woodland:	Overhead Cable: <b>Yes</b>
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?: <b>Greenfield</b>
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class: <b>MTRA 2</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.3</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.2</b>

**Notes:** Floodplain - narrow area alongside the stream is shown as being floodplain on EA map. Adjacent to Priory Park

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2020-2025

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:** Very large site which is either available as a whole or as a number of smaller sites. Promoter suggest alternative calculation (15 over 10 years or 2235 over 15 years) Not justified - retain original calculation

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283

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**Within Settlement:** Countryside  
**Nearest Settlement:** Winchester

**SHLAA ID Ref:** 2601  
**In PUSH:** Non-PUSH  
**Estimated Capacity:** 134

**Address:** Land to the rear of Courtenay Road

**FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Farmland adjacent to the northern edge of the settlement boundary with allotments to the south and residential development to the east.
<b>Site Access:</b>	From Courtenay Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	
Scheduled Monument:	Conservation Area:	Employment site (No. employed):
National Park	Historic Park/ Garden:	Agricultural Land
TPO:	SINC:	Grade:
	AQMA:	Previously developed land?:
<b>Sustainability of Site Location:</b>	<b>Location</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
Within Town Centre:	Proximity to Settlement (km):	0
Within 100m of Town Centre:	Proximity to village/town centre (km):	1.2

**Notes:**

**HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2025-2030

**HOW ACHIEVABLE IS THE SITE?**

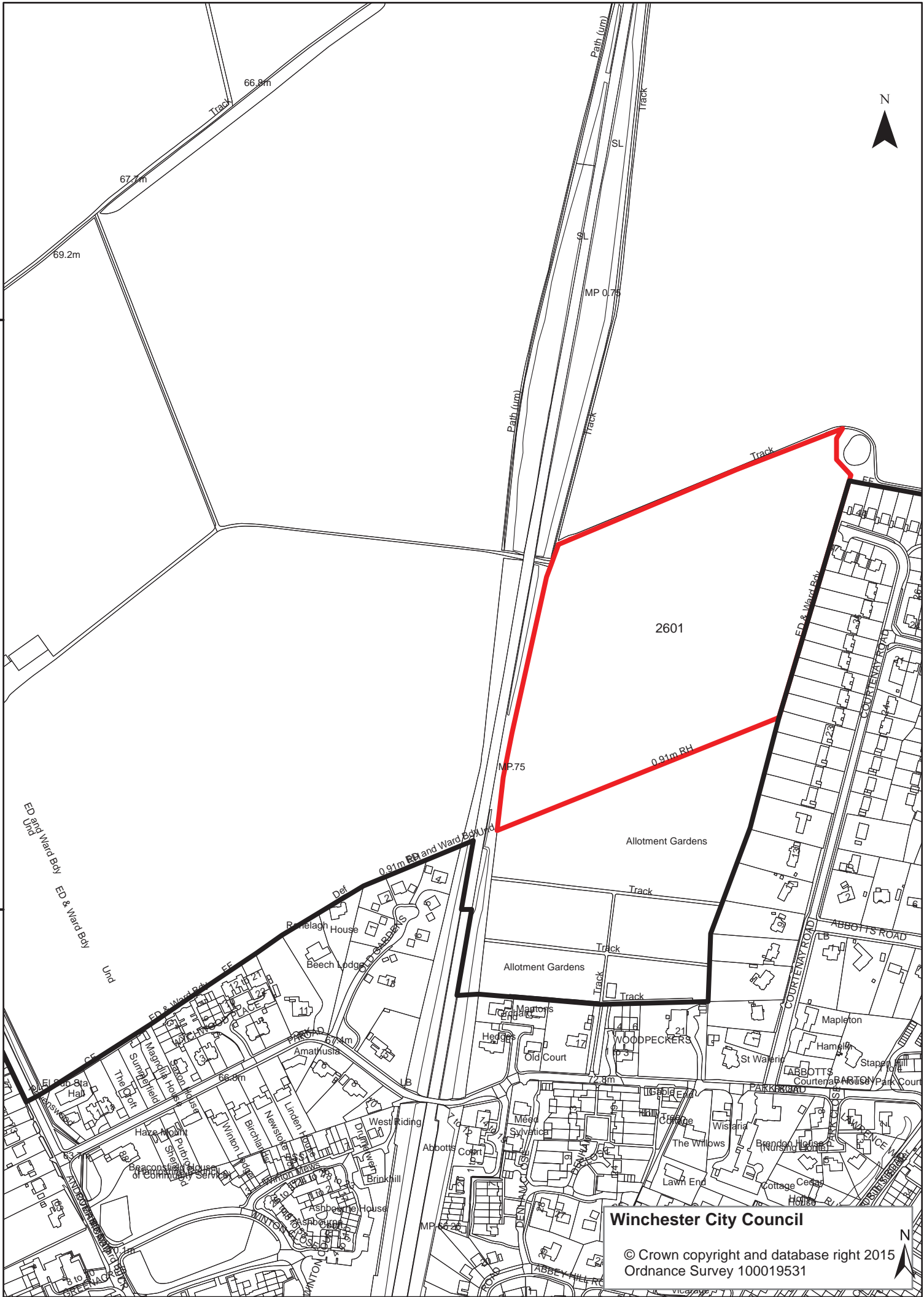
**Proposed Future Land Use:** Residential

**Summary:** A large site on the northern boundary of the settlement .



131500

131000



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**Within Settlement:** Countryside  
**Nearest Settlement:** Waltham Chase

**SHLAA ID Ref:** 2608  
**In PUSH:** PUSH  
**Estimated Capacity:** 36

**Address:** Ludwells Farm, Lower Chase Road

---

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Countryside to the north east of the settlement boundary
<b>Site Access:</b>	From Lower Chase Road

<b>Legislative Constraints</b>	<b>Policy Constraints</b>	<b>Physical Constraints</b>
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>0.7</b>

**Notes:**

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### **HOW AVAILABLE IS THE SITE?**

**Is there interest in developing?** Yes

**Estimated Timescale for Delivery:** 2025-2030

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### **HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use:** Residential

**Summary:**



116000

N

2405

Ludwells Farm

2608

2388

34.6m

Works

Downlands

1

Tangledown

4

Barn Cottages

The Corner House

21

EVELYN CLOSE

6

2596

1894

27

Trevean

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