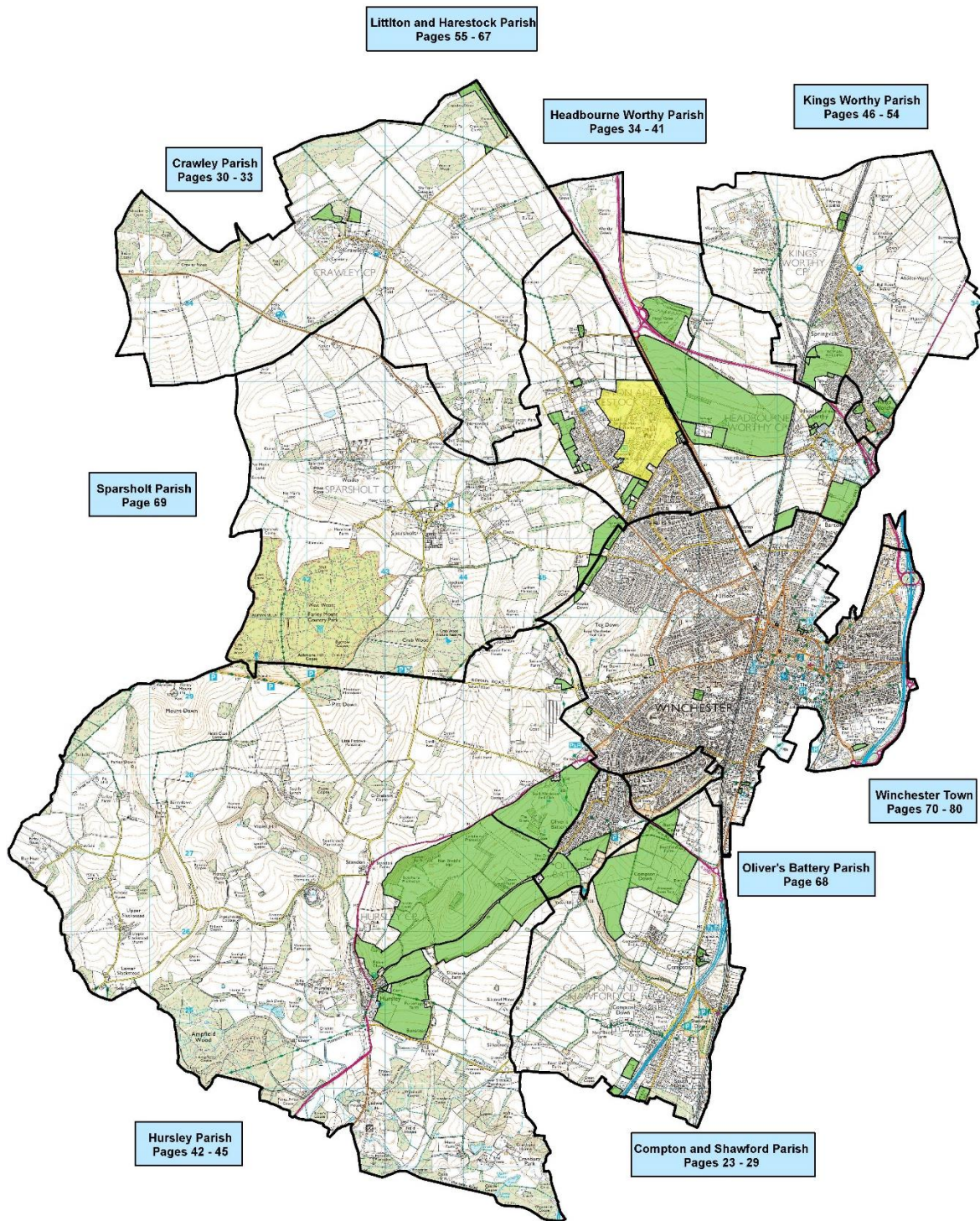
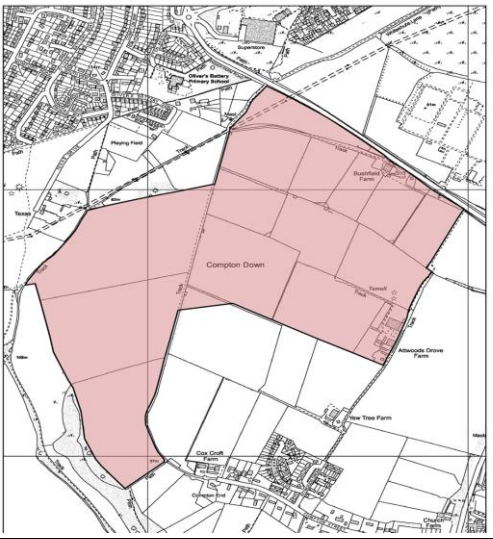
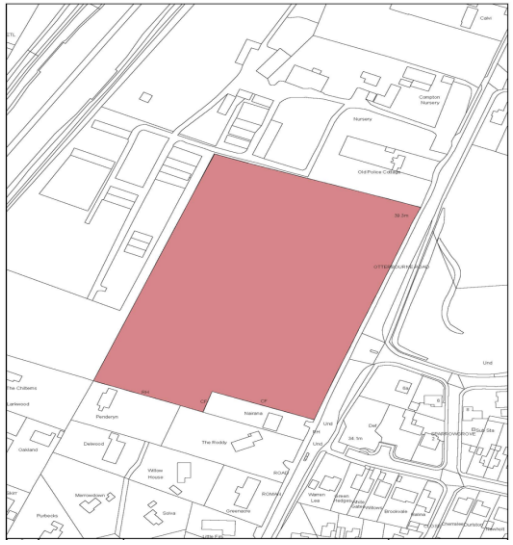


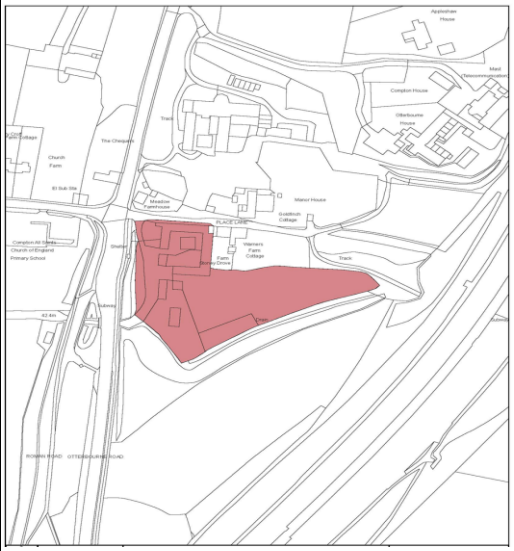
Appendix 2: Winchester and surrounding Parishes Site Assessments




Compton and Shawford Parish Site Assessments and Maps

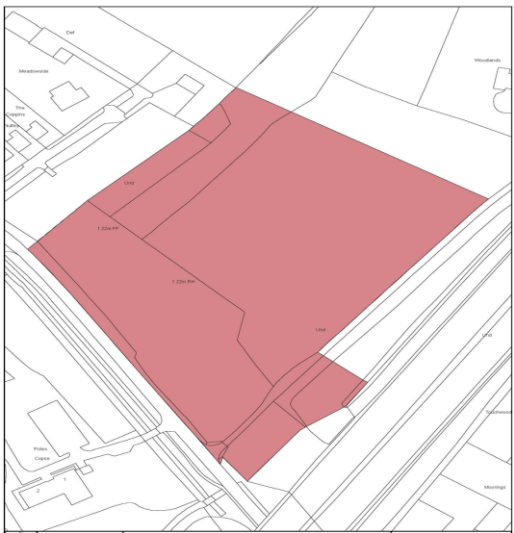
Site Ref	Address		Parish/Settlement	Site Area	
CS03	Land South West of Winchester		Compton and Shawford	89.4 ha	
Site Description					
<p>The site is located south of Oliver's Battery and north of Compton Down, in the south of the District. The site is currently used for agriculture. The site is accessed from Badger Farm Road and is surrounded by agriculture.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	▲	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	▲	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
The owners have estimated that the site will yield 260000 m2 of commercial floor space.					
Phasing					
0 – 5 Years	26,0000 m2	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

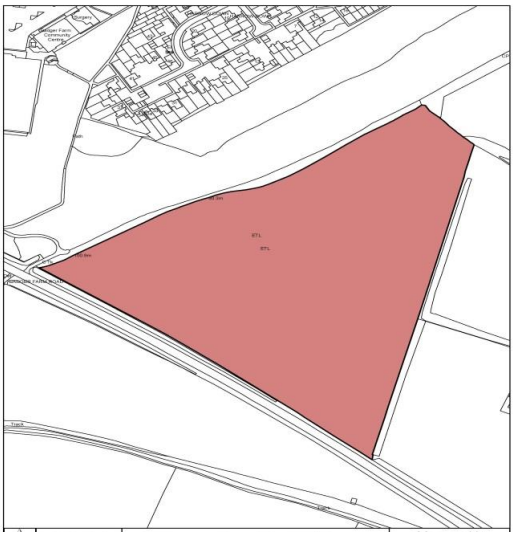
Site Ref	Address		Parish/Settlement		Site Area
CS04	South of George Beckett Nurseries		Compton and Shawford		2.47 ha
Site Description					
<p>The site is located south of Southdown and north of Otterbourne, in the south of the District. The site is currently used for agriculture. The site is accessed from Otterbourne Road and is bounded by agriculture to the north and east and residential to the South. The Site is located within the Otterbourne – Southdown settlement gap.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.					
Phasing					
0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
CS05	Warners Farm Buildings & Paddock Place Lane		Compton and Shawford	0.78 ha	
Site Description					
<p>The site is located to the east of Compton, in the south of the District. The site is currently used for agriculture. The site is accessed from Otterbourne Road and is bounded by agriculture to the south and east and residential to the North.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 21 dwellings.					
Phasing					
0 – 5 Years	21	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

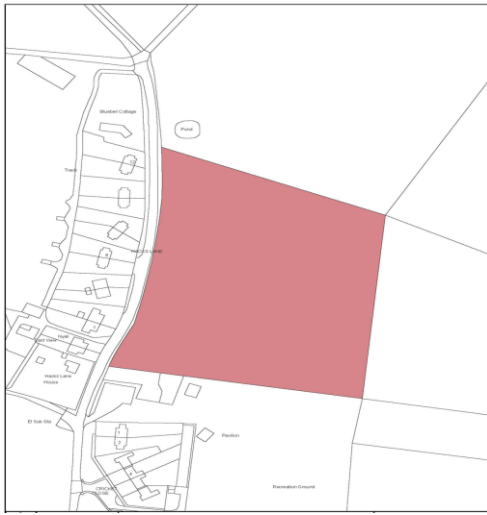
Site Ref	Address		Parish/Settlement	Site Area	
CS06	Land adjacent to Windrush Cottage, Shepards Lane		Compton and Shawford	3.14 ha	
Site Description					
<p>The site is located to the east of Southdown, in the south of the District. The site is currently used as a residential property. The site is accessed from Shepherds Lane and is bounded by agriculture to the south, east and west to the north east there is a school.</p>					
Planning History					
<p>An application (16/03444/OUT) for the renewal of outline planning permission 13/02401/OUT for a replacement dwelling which was permitted 30 March 2017.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 61 dwellings.</p>					
Phasing					
0 – 5 Years	61	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					


Site Ref	Address		Parish/Settlement	Site Area	
CS07	Compton Manor Farm Buildings, Otterbourne Road, Compton		Compton and Shawford	1.049 ha	
Site Description					
<p>The application site is located within the countryside. It is bounded to the west by Otterbourne Road and by countryside and sporadic residential dwellings to the north, east and south. The site is currently in agricultural use.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30 dph was applied providing a yield of 25 dwellings.					
Phasing					
0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

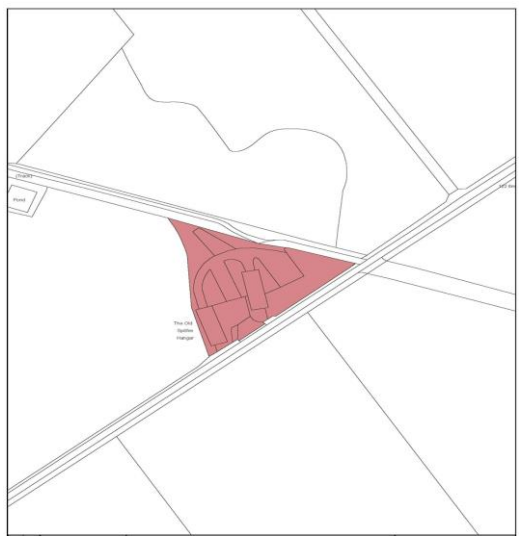
Site Ref	Address		Parish/Settlement		Site Area
CS09	Land at Woodlands Park, Poles Lane, Otterbourne		Compton and Shawford		2.49 ha
Site Description					
<p>The site is located within the countryside and is bounded to the east by the M3 motorway and to the north, south and west by scattered residential dwellings. Access is onto Poles Lane. The site is currently in use for landscaped grounds in association with a dwelling house.</p>					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
The owners have estimated that the site will yield 390m2 of commercial floor space.					
Phasing					
0 – 5 Years	390m2	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

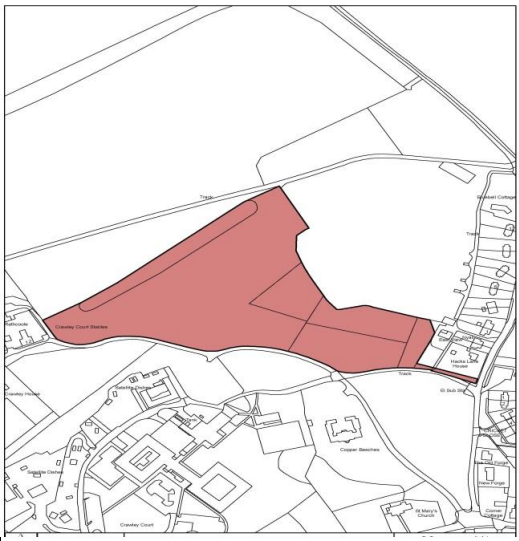
Site Ref	Address		Parish/Settlement	Site Area	
CS10	Land adjacent Bushfield Camp, Badger Farm Road		Compton and Shawford	6.036 ha	
Site Description					
The site is located within the countryside and is bounded to the east by Bushfield Camp and to the north, south and west by countryside with the suburb of Badger Farm in close proximity. Access to the site is onto Badger Farm Road. The site is currently in agricultural use.					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	▲	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30 dph was applied providing a yield of 100 dwellings.					
Phasing					
0 – 5 Years	100	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Crawley Parish Site Assessments and Maps


Site Ref	Address		Parish/Settlement		Site Area
CR01	Land fronting Hacks Lane, Crawley		Crawley		2.4 ha
Site Description					
<p>The site is located north of Crawley, located to the north west of the District. The site is currently in agriculture use. The site is accessed from Hacks Lane and adjoins the recreation ground to the south, residential properties to the west and agriculture to the north and east.</p>					
Planning History					
No relevant planning history within the last 5 years					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.					
Phasing					
0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

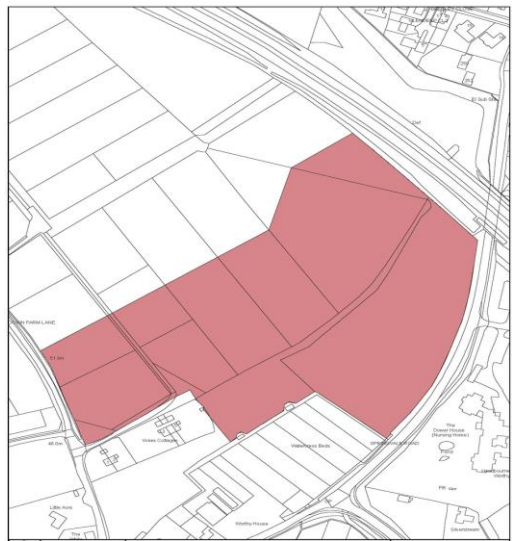
Site Ref	Address		Parish/Settlement	Site Area	
CR02	Barton Ashes, Crawley		Crawley	6.3 ha	
Site Description					
<p>The site is located north of Crawley, in the north west area of the District. The site is currently used as an airfield. The site is accessed from Andover Road (A272) and is surrounded by agricultural uses the nearest settlements are Crawley and South Wonston.</p>					
Planning History					
No relevant planning history within the last 5 years					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 105 dwellings.					
Phasing					
0 – 5 Years	105	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

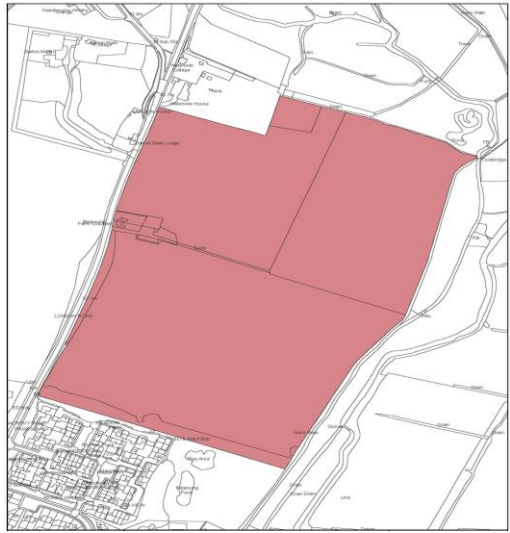
Site Ref	Address		Parish/Settlement	Site Area	
CR03	Black Barns, Old Spitfire Hanger, Crawley Road		Crawley	0.5 ha	
Site Description					
<p>The site is located north of Crawley, in the north west area of the District. The site is currently used for Storage and Distribution (B8). The site is accessed from Crawley Road and is surrounded by agricultural uses the nearest settlements are Crawley and South Wonston.</p>					
Planning History					
No relevant planning history within the last 5 years					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.					
Phasing					
0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

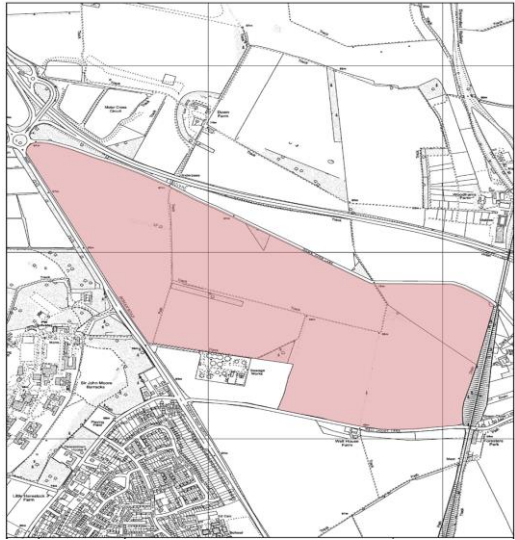
Site Ref	Address		Parish/Settlement	Site Area	
CR04	Land at Newlands, Crawley		Crawley	4.243 ha	
Site Description					
<p>The site is located north of Crawley, located to the north west of the District. The site is currently in agriculture use. The site is accessed from Hacks Lane and adjoins Crawley Court to the south, residential properties to the east and agriculture to the north and west.</p>					
Planning History					
No relevant planning history within the last 5 years					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by a landowner and currently negotiating with the other. The promoters have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 76 dwellings.					
Phasing					
0 – 5 Years	76	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Headbourne Worthy Parish Site Assessments and Maps

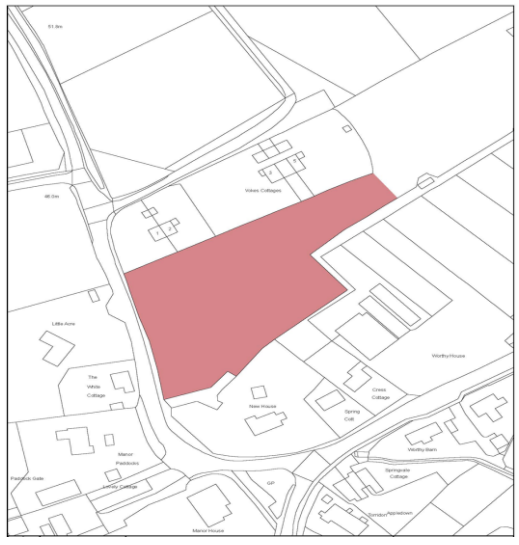
Site Ref	Address		Parish/Settlement	Site Area	
HW01	Land North of Well House Lane		Headbourne Worthy	9.2 ha	
Site Description					
<p>The site is located adjacent to Harestock, located to the north of the District. The site is currently in agricultural use and is bounded by the Sewage Treatment Works to the north and the Kings Barton residential development to the south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 138 dwellings.					
Phasing					
0 – 5 Years	138	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

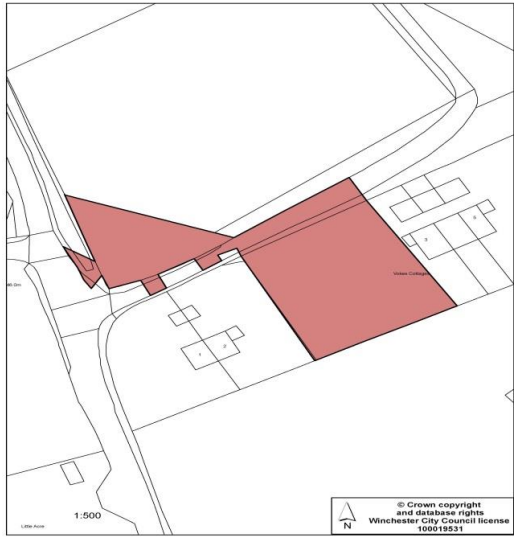
Site Ref	Address		Parish/Settlement	Site Area	
HW02	Land to the west of Springvale Road		Headbourne Worthy	6.2 ha	
Site Description					
<p>The site is located adjacent to Headbourne Worthy, located in the north of the District. The site is currently in agricultural use and is bounded by the A34 to the east, agriculture to the north and south and the residential to the west. The site is accessed from Springvale Road.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.					
Phasing					
0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

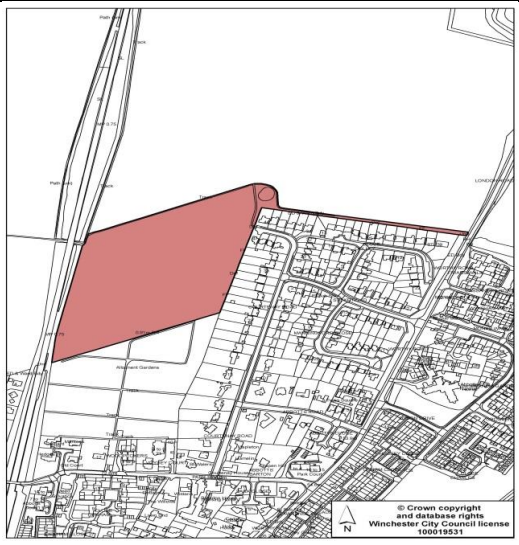
Site Ref	Address		Parish/Settlement	Site Area	
HW03	Pudding Farm, Worthy Road		Headbourne Worthy	18.9 ha	
Site Description					
<p>The site is located adjacent to Abbots Barton, Winchester, located in the north of the District. The site is currently in agricultural use and is bounded by agriculture to the north, east and west with residential to the south. The site is accessed from Worthy Road.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 285 dwellings.					
Phasing					
0 – 5 Years	285	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement		Site Area
HW05	Land at Well House Lane		Headbourne Worthy		137 ha
Site Description					
<p>The site is located north of the Barton Farm development, located in the north of the District. The site is currently in agricultural use and is bounded by the A34 and agriculture to the north, military barracks to the west and residential to the south. The site is accessed from Well House Lane.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 2056 dwellings.					
Phasing					
0 – 5 Years	1056	6 – 10 Years	1000	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

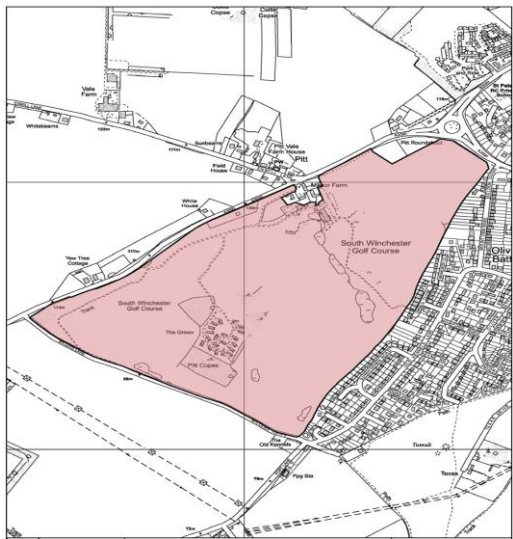
Site Ref	Address		Parish/Settlement	Site Area	
HW06	Meyrick Estates, Upper Farm, Headbourne Worthy		Headbourne Worthy	21.9 ha	
Site Description					
<p>The site is located within the countryside. It is currently in use as a motor cross circuit. The site falls adjacent to the A34, which bounds the site to the west and south west. Directly to the east are a number of commercial and leisure uses, including a golf driving range, small business units and training kennels. Beyond these uses, the area comprises agricultural land and open fields.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
The owners have estimated that the site will yield 100,000 sqm of commercial floor space.					
Phasing					
0 – 5 Years	100000 sqm	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

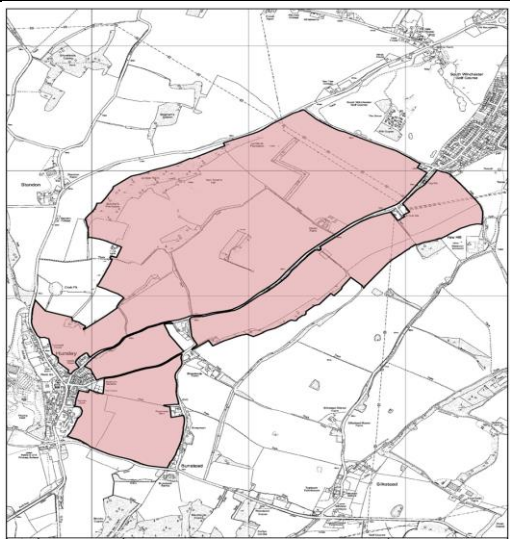
Site Ref	Address		Parish/Settlement	Site Area	
HW07	Land East of Down Farm Lane, Headbourne Worthy		Headbourne Worthy	0.574 ha	
Site Description					
<p>The site is within the countryside within an area of sporadic residential development and a farm shop to the south. The access is onto Down Farm Lane. The site is currently in use as agriculture.</p>					
Planning History					
<p>There has been one planning application within the last 5 years (18/00940/FUL) for 4 detached houses and garages with access onto Down Farm Lane. An appeal has been lodged on non determination of the application within 8 weeks. The appeal was dismissed on 10 July 2019.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 15 dwellings.</p>					
Phasing					
0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

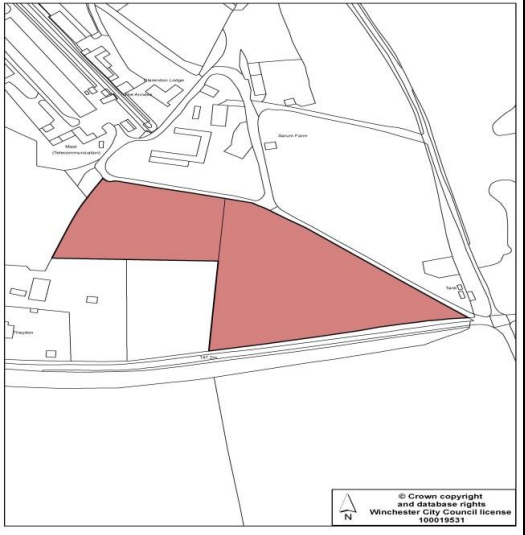
Site Ref	Address		Parish/Settlement	Site Area	
HW08	Land adjacent to Vokes Cottages, Down Farm Lane		Headbourne Worthy	0.17 ha	
Site Description					
<p>The site is located in the countryside. It is bounded to the east and west by residential development and to the north and south by open land. The access is off a lane which leads onto Down Farm Lane. The site is currently in use as residential curtilage/garden.</p>					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 5 dwellings.					
Phasing					
0 – 5 Years	5	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

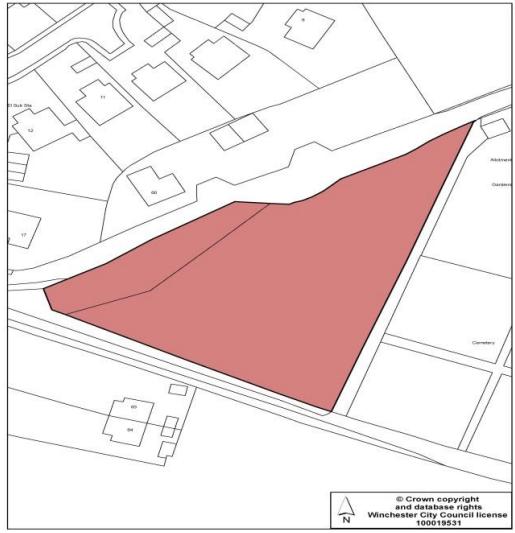
Site Ref	Address		Parish/Settlement	Site Area	
HW09	Land off Courtenay Road, Winchester		Headbourne Worthy	5.989 ha	
Site Description					
<p>The site is located adjacent to Abbots Barton, Winchester, located in the north of the District. The site is currently in agricultural use and is bounded by agriculture to the north, residential to the east and a railway to the west with an allotment to the south. The site is accessed from Worthy Road.</p>					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 108 dwellings.					
Phasing					
0 – 5 Years	108	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Hursley Parish Site Assessments and Maps

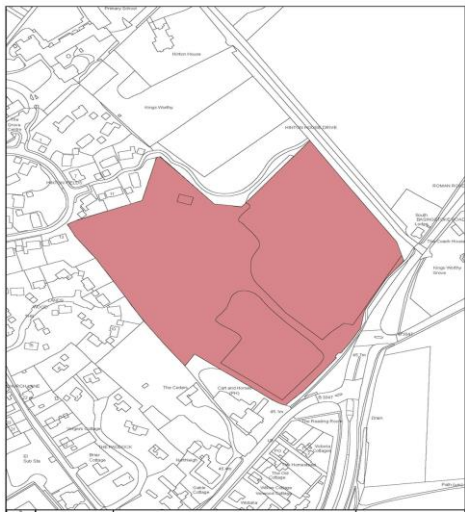
Site Ref	Address		Parish/Settlement	Site Area	
HU01	South Winchester Golf Club, Romsey Road		Hursley	71.3 ha	
Site Description					
<p>The site is located adjacent to Oliver's Battery, located to the west of the District. The site is currently occupied by a golf course. The site is accessed from Romsey Road (A3090) and is bounded by residential properties to the north and east and agriculture to the south and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	▲	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1071 dwellings.</p>					
Phasing					
0 – 5 Years	0	6 – 10 Years	0	10 – 15 Years	1071
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

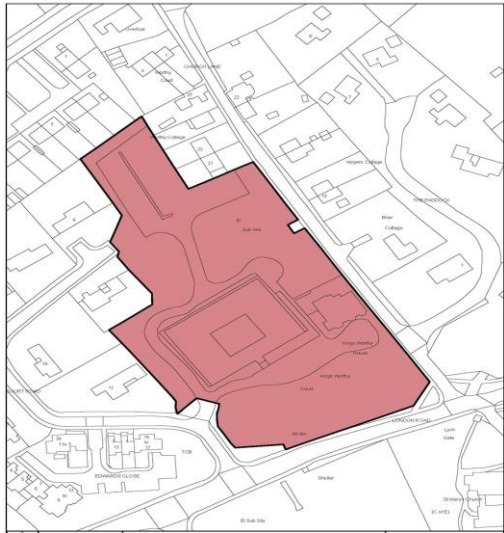
Site Ref	Address		Parish/Settlement	Site Area	
HU02	Land south west of Winchester		Hursley	348.9 ha	
Site Description					
<p>The site is situated between Winchester and Hursley, located to the south west of the District. The site is currently in use as agriculture. The site is accessed from Romsey Road (A3090) and Port Lane (which is a single track).</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	▲	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 5234 dwellings.					
Phasing					
0 – 5 Years	2500	6 – 10 Years	2734	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

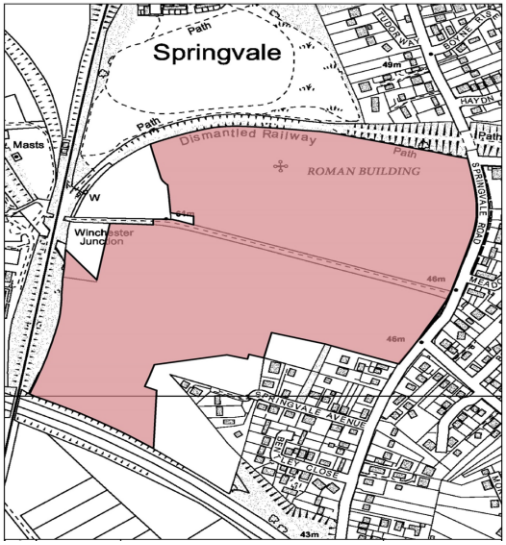
Site Ref	Address		Parish/Settlement	Site Area	
HU05	Land at Sarum Road, Winchester		Hursley	1.585 ha	
Site Description					
<p>The site is located adjacent to Winchester, located to the west of the District. The site is currently occupied by agricultural uses. The site is accessed from Sarum Road and is bounded by residential properties to the west and agriculture to the north, south and east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.					
Phasing					
0 – 5 Years	36	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

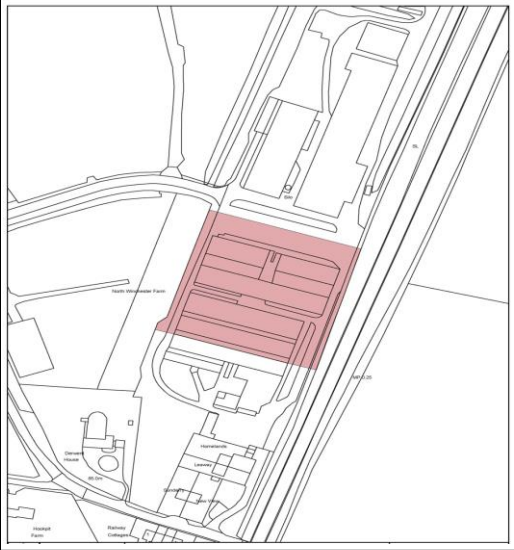
Site Ref	Address		Parish/Settlement	Site Area	
HU06	Former Allotment Gardens, Cemetery Lane, Hursley		Hursley	0.300 ha	
Site Description					
<p>The site is located adjacent to Hursley, located to the south west of the District. The site is currently is a vacant overgrown plot which was formerly allotment gardens . The site is accessed from Collins Lane and is bounded by residential properties to the north, west and south with agriculture to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.					
Phasing					
0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

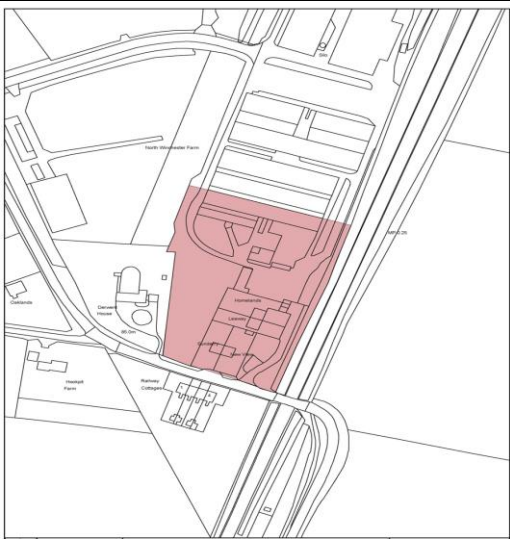
Kings Worthy Parish Site Assessments and Maps

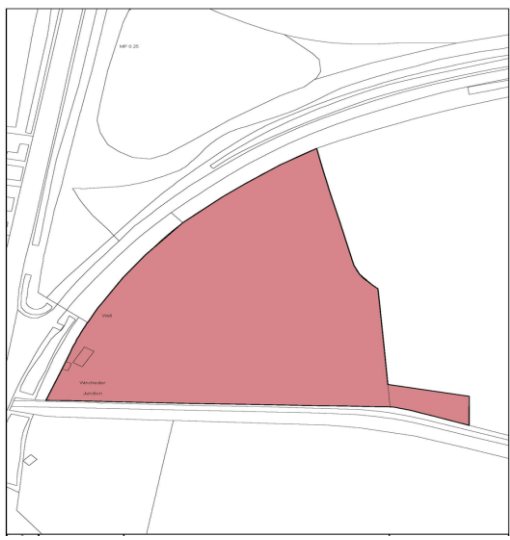
Site Ref	Address		Parish/Settlement	Site Area	
KW02	Land adjacent Cart and Horses Public House		Kings Worthy	4.7 ha	
Site Description					
<p>The site is located south east of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from London Road and is adjacent to the Cart and Horses Public House and is bounded by residential to the west, north and south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 85 dwellings.					
Phasing					
0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

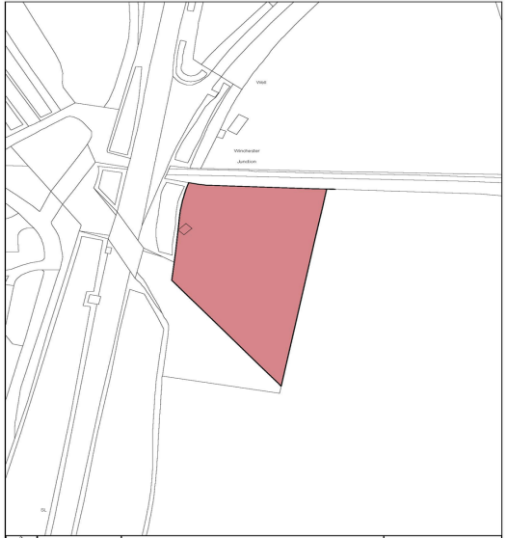
Site Ref	Address		Parish/Settlement	Site Area	
KW04	Kings Worthy House & Kingsworthy Court, Court Road		Kings Worthy	1.29 ha	
Site Description					
<p>The site is within the settlement of Kings Worthy, located to the north of the District. The site is currently in use as an office (B1). The site is accessed from London Road and is surrounded by residential properties.</p>					
Planning History					
<p>Application (19/00489/PNCOU) for the change of use from B1(a) office to C3 residential, for 16 residential dwellings was approved on 29 April 2019.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●		
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings</p>					
Phasing					
0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

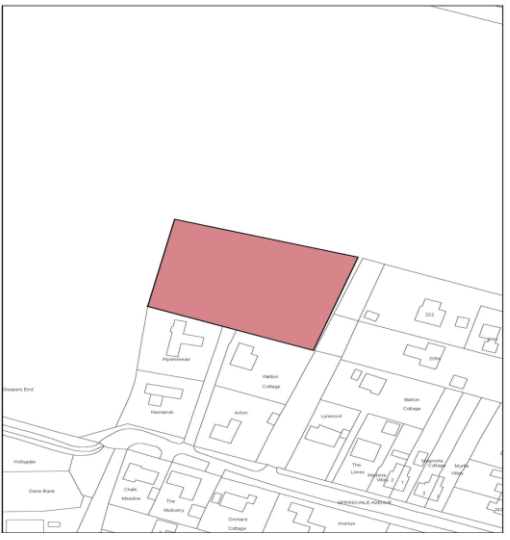
Site Ref	Address		Parish/Settlement	Site Area	
KW05	Land at Springvale Road		Kings Worthy	21.5 ha	
Site Description					
<p>The site is west of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from Springvale Road and is adjacent to residential to the east, agriculture to the north and south and a railway line to the west.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	▲	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 322 dwellings.					
Phasing					
0 – 5 Years	322	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

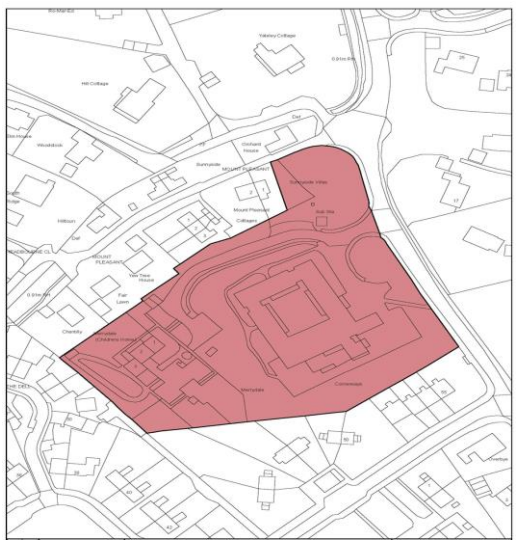
Site Ref	Address		Parish/Settlement		Site Area
KW06	Land north of North Winchester Farm		Kings Worthy		0.96 ha
Site Description					
<p>The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
There is a potential yield of 3000 – 4500 sqm of floorspace for B1/B8 uses.					
Phasing					
0 – 5 Years	3000 – 4500 sqm	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
KW07	Land north of North Winchester Farm		Kings Worthy	0.96 ha	
Site Description					
<p>The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 30 dwellings.					
Phasing					
0 – 5 Years	30	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					


Site Ref	Address		Parish/Settlement	Site Area	
KW09	Plot 1 Land Near Woodhams Farm, Springvale Road		Kings Worthy	1.2 ha	
Site Description					
<p>The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	▲	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 29 dwellings.					
Phasing					
0 – 5 Years	29	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
KW10	Plot 2 Land Near Woodhams Farm, Springvale Road		Kings Worthy	0.43 ha	
Site Description					
<p>The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.					
Phasing					
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

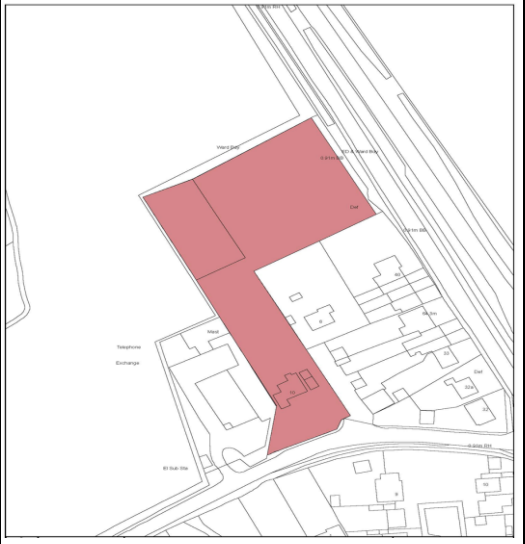
Site Ref	Address		Parish/Settlement	Site Area	
KW11	Plot 3 Land Near Woodham's Farm, Springvale Road		Kings Worthy	0.37 ha	
Site Description					
<p>The site is located in the countryside. It is bounded to the south by residential properties on Springvale Avenue, to the east by properties on Springvale Avenue and to the north and west by open land. The site is currently in use for agriculture/equestrian.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.					
Phasing					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

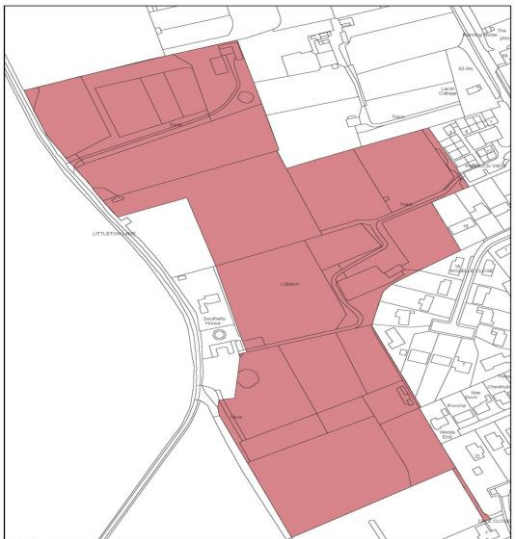
Site Ref	Address		Parish/Settlement	Site Area	
KW12	Cornerways and Merrydale, Church Lane		Kings Worthy	1.3 ha	
Site Description					
<p>The application site is located within the settlement boundary of Kingsworthy. It is surrounded by residential development. The site is currently vacant but was previously used as a care facility.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is being promoted by the landowner and has stated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings.</p>					
Phasing					
0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

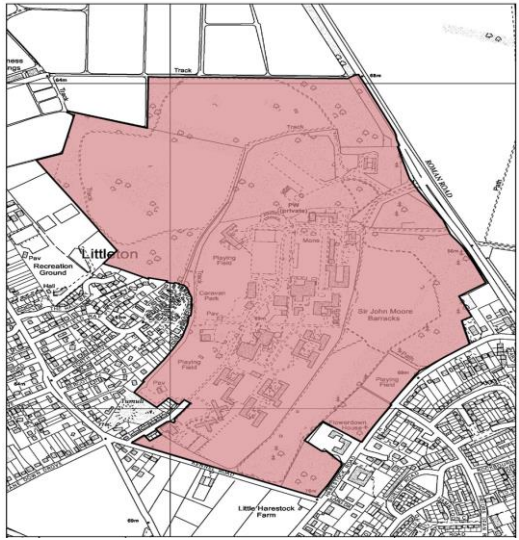
Littleton and Harestock Parish Site Assessments and Maps

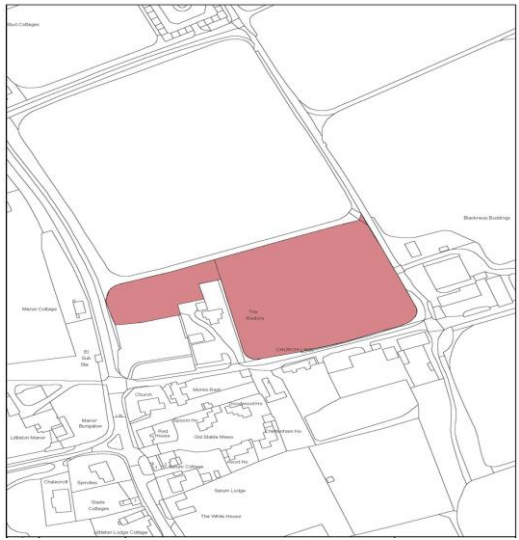
Site Ref	Address		Parish/Settlement	Site Area	
LH01	Land adjacent Applemead, South Drive		Littleton and Harestock	0.46 ha	
Site Description					
<p>The site is located west of Littleton, located to the north of the District. The site is currently vacant but was occupied by Agricultural uses. The site is accessed from South Drive and is bounded by Applemead to the east, residential to the north and agriculture to the west and south.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.</p>					
Phasing					
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
LH02	Land adjacent to South Lodge, South Drive		Littleton and Harestock	0.7 ha	
Site Description					
<p>The site is located west of Littleton, located to the north of the District. The site is currently vacant but was occupied by Agricultural uses. The site is accessed from South Drive and is bounded by Applemead to the west, South Lodge to the east, residential to the north and agriculture to the south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowners and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.					
Phasing					
0 – 5 Years	20	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

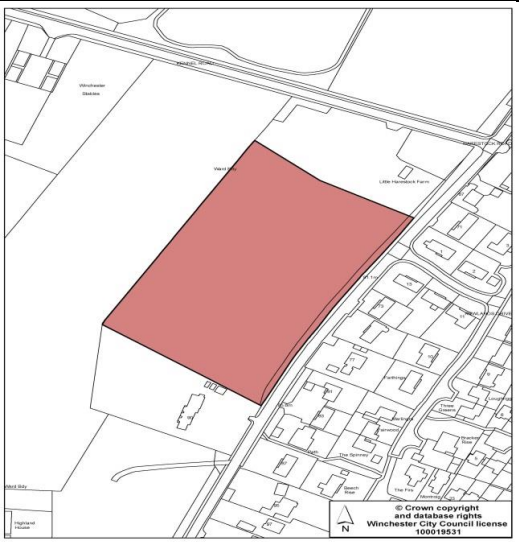
Site Ref	Address		Parish/Settlement	Site Area	
LH03	Land at 10 Harestock Road		Littleton and Harestock	0.6 ha	
Site Description					
<p>The site is located east of Littleton, located to the north of the District. The site is currently used as garden land ancillary to the existing dwelling. The site is accessed from Harestock Road and is bounded by residential to the south, agriculture to the south and west and Andover Road to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.					
Phasing					
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

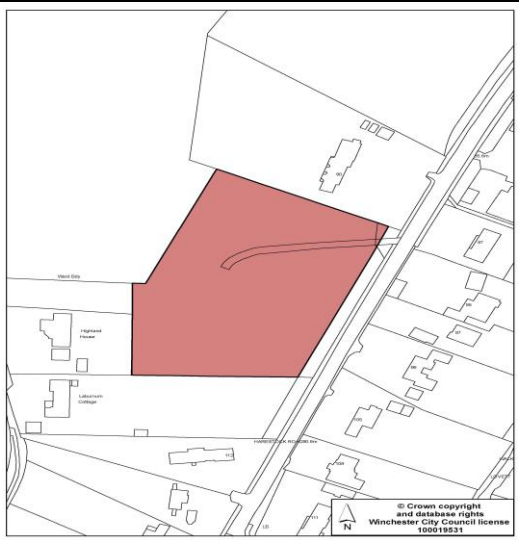
Site Ref	Address		Parish/Settlement	Site Area	
LH04	Land to the rear of Paddock View, Littleton		Littleton and Harestock	8.1 ha	
Site Description					
<p>The site is located west of Littleton, located to the north of the District. The site is currently used as paddock land and associated shelters/buildings, fields and garden land. The site is accessed from Littleton Lane and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 122 dwellings.</p>					
Phasing					
0 – 5 Years	122	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement		Site Area
LH05	Sir John Moore Barracks		Littleton and Harestock		84.2 ha
Site Description					
<p>The site is located approximately 4km to the northwest of Winchester City Centre. It is bounded to the north and east by farmland; to the west by the settlement of Littleton; and to the south by Harestock and Weeke. Currently the site is used as Barracks for the Army Training Regiment. The site is accessed off Andover Road North, which is a main north-south route into Winchester.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	▲	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1264 dwellings.					
Phasing					
0 – 5 Years	600	6 – 10 Years	664	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement		Site Area
LH07	Land North of Church Lane		Littleton and Harestock		1.07 ha
Site Description					
<p>The site is located north of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Church Lane and is bounded by agriculture to the west, north and east with residential to the south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.					
Phasing					
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

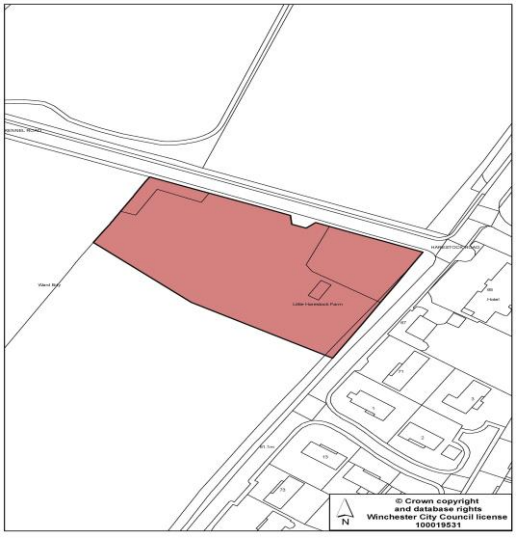
Site Ref	Address		Parish/Settlement	Site Area	
LH08	Land West of The Down House, 90 Harestock Road		Littleton and Harestock	3.515 ha	
Site Description					
<p>The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Kennel Road and is bounded by agriculture to the west, north and east with residential to the south.</p>					
Planning History					
<p>An outline application (16/01188/OUT) for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self build units), public access, open space and barn for conversion for community. The application was refused on 19 August 2016.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 69 dwellings.</p>					
Phasing					
0 – 5 Years	69	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
LH09	Land North of The Down House, 90 Harestock Road		Littleton and Harestock	2.695 ha	
Site Description					
<p>The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Harestock Road and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
<p>An outline application (15/00064/OUT) for the erection of two self build residential dwellings Plot 1 and plot 2 with two accesses off Harestock Road. The application was refused on 23 July 2015.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 53 dwellings.</p>					
Phasing					
0 – 5 Years	53	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
LH10	Land adjacent The Down House, 90 Harestock Road		Littleton and Harestock	0.798 ha	
Site Description					
<p>The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Harestock Road and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
<p>An outline application (15/00064/OUT) for the erection of two self build residential dwellings Plot 1 and plot 2 with two accesses off Harestock Road. The application was refused on 23 July 2015.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.</p>					
Phasing					
0 – 5 Years	22	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

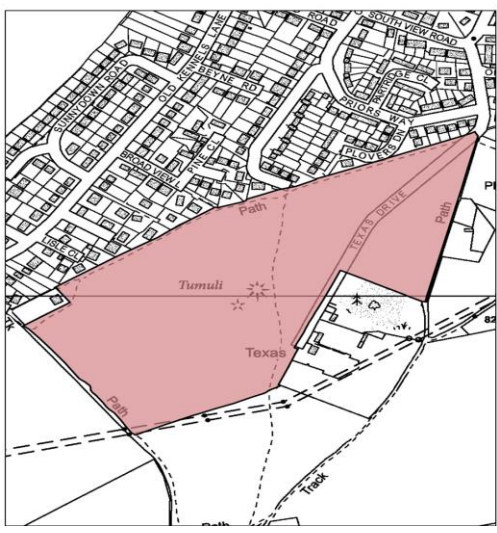
Site Ref	Address		Parish/Settlement	Site Area	
LH11	Littleton Nursery, Littleton		Littleton and Harestock	2.8 ha	
Site Description					
<p>The site is located west of Littleton, located to the north of the District. The site is currently in B8 (Storage) use. The site is accessed from Littleton Lane and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 56 dwellings.</p>					
Phasing					
0 – 5 Years	56	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
LH13	Lower Farm, Stud Lane		Littleton and Harestock	0.9 ha	
Site Description					
<p>The site is located north of Littleton, located in the north of the District. The site is currently in agricultural use. The site is accessed from Stud Lane and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have consent by the landowners and have indicated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 25 dwellings.					
Phasing					
0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

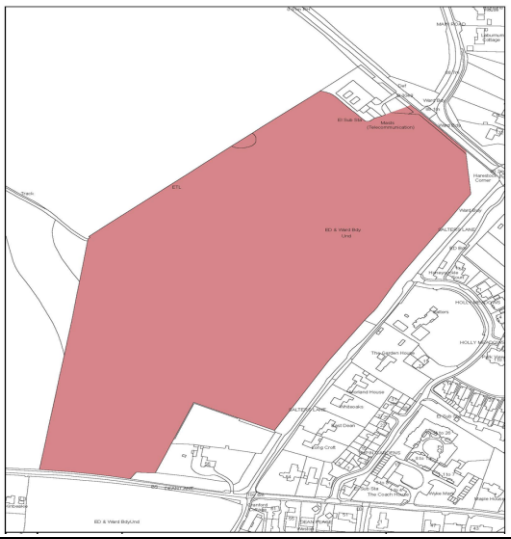
Site Ref	Address		Parish/Settlement	Site Area	
LH14	Land off Kennel Road, Littleton		Littleton and Harestock	0.678 ha	
Site Description					
<p>The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Harestock Road and is bounded by agriculture to the west, north and south with residential to the east.</p>					
Planning History					
<p>An outline application (16/01188/OUT) for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self build units), public access, open space and barn for conversion for community. The application was refused on 19 August 2016.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.</p>					
Phasing					
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
LH15	Land Adjacent Highland House, Main Road, Littleton		Littleton and Harestock	0.592 ha	
Site Description					
<p>The site is located south of Littleton, located to the north of the District. The site is currently used as agriculture. The site is accessed from Main Road and is bounded by agriculture to the west and north with residential to the east and south.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>			<small>© Crown copyright and database rights Winchester City Council license 100019931</small>		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	▲	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 16 dwellings.</p>					
Phasing					
0 – 5 Years	16	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					


Oliver's Battery Parish Site Assessments and Maps


Site Ref	Address	Parish/Settlement	Site Area
OB01	Land at Texas Drive	Oliver's Battery	12.5 ha
Site Description			
<p>The site is located south of Oliver's Battery, located to the west of the District. The site is currently a field (not in agricultural use). The site is accessed from Texas Drive and is bounded by agriculture to the south and east, with residential to the north and west.</p>			
Planning History			
No relevant planning history within the last 5 years.			
Suitability			
Environmental Constraints		Historical Constraints	
SPA	●	Conservation Area	●
SAC	●	Historic Park/Garden	●
Ramsar	●	Scheduled Ancient Monument	▲
SSSI	●	Historic Battlefields	●
SINC	●	Listed Building	●
LNR	●	Policy Constraints	
NNR	●	Countryside (MTRA4)	▲
Ancient Woodland	●	Settlement Gap (CP18)	▲
TPO	●	AQMA	●
		Policy Constraints Continued	
		Protected Open Space	●
		Mineral Safeguarding Area	●
		Waste Consultation Zone	●
		Physical Constraints	
		Flood Zone 2	●
		Flood Zone 3	●
		Other Considerations	
		Agricultural Land Grade	3
		Previously Developed Land?	No
Availability (legal/ownership issues)			
The site is being promoted by the landowners and has stated that the site is available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density and Yield (including development type)			
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 188 dwellings.			
Phasing			
0 – 5 Years	188	6 – 10 Years	0
		10 – 15 Years	0
Conclusion (deliverable/developable)			
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.			


Sparsholt Parish Site Assessments and Maps

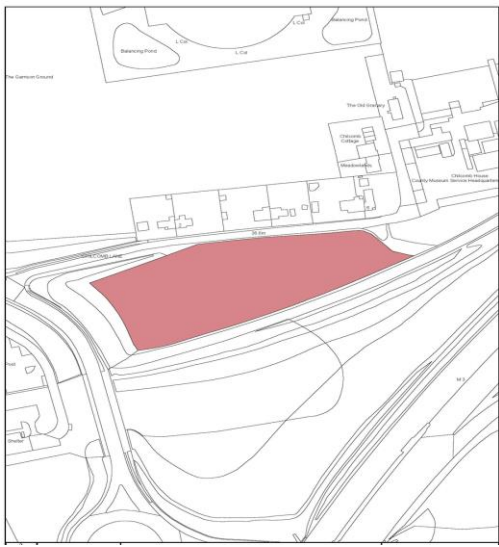
Site Ref	Address		Parish/Settlement	Site Area	
SP01	Land to the west of Salters Lane		Sparsholt	12.5 ha	
Site Description					
<p>The site is west of Harestock, located to the west of the District. This site is in use as agriculture. It fronts onto Salters Lane, adjoins 56 Dean Lane (a residential dwelling) to the south, agricultural land to the north and west, with residential opposite to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 188 dwellings.					
Phasing					
0 – 5 Years	188	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

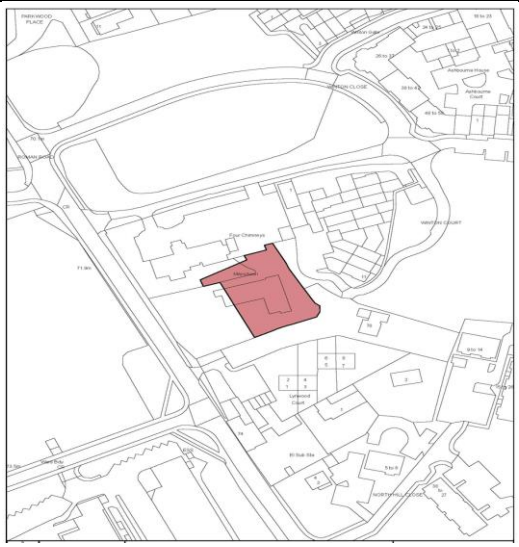
Winchester Site Assessments and Maps

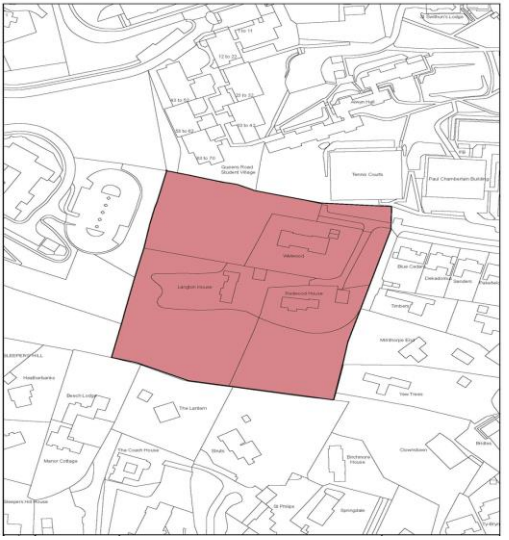
Site Ref	Address		Parish/Settlement	Site Area	
WIN09	Old Manor Nursery and Old Orchard Kilham Lane Winchester		Winchester	0.47ha	
Site Description					
<p>The site is on the southern side of Kilham Lane. It is currently in mixed use for B2, B8 and residential. There are houses to the north and east, countryside to the west and the new housing development at Pitt Manor to the south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability of developing the site other than the cost of demolishing the existing buildings.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30dph was applied providing a yield of 13 dwellings.					
Phasing					
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

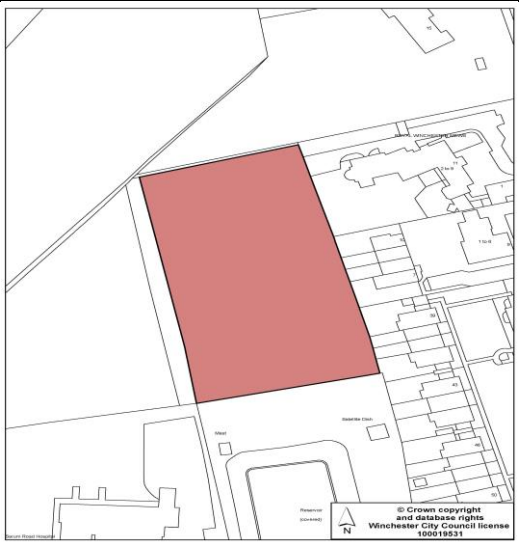
Site Ref	Address		Parish/Settlement	Site Area	
WIN10	Land south of 91-95 St Cross Road Winchester		Winchester	0.26 ha	
Site Description					
<p>The site is located to the south of St Cross Road. The site is currently in use for office, car park and residential garden. The site is surrounded by residential development to the west, north and east and by St Cross Park to the south.</p>					
Planning History					
<p>There is no planning history on this site within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●		
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location in the countryside a density of 40dph was applied providing a yield of 10 dwellings.</p>					
Phasing					
0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WIN11	The Masters Lodge St Cross Road Winchester		Winchester	0.39 ha	
Site Description					
The site is located on the eastern side of St Cross Road and is currently in use as residential. The site is bounded to the south and east by Back Street and to the west by St Cross Road. The area around the site is largely residential.					
Planning History					
There is no planning history in the last 5 years on the site.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have specified that the existing building on site is listed and that might have an impact on the development of the site.					
Potential Density and Yield (including development type)					
Given the site's location within the countryside a density of 30dph was applied providing a yield of 14 dwellings.					
Phasing					
0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

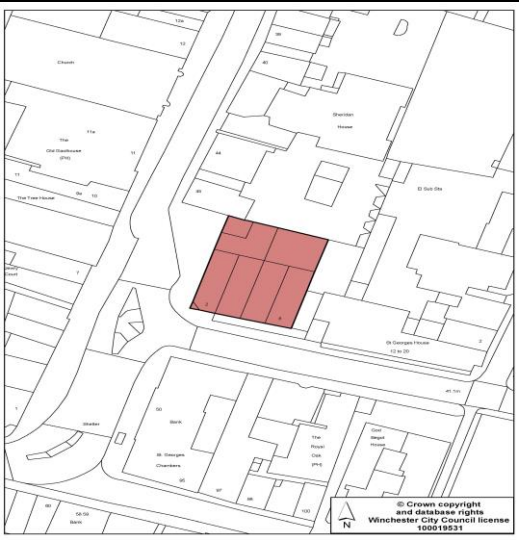
Site Ref	Address		Parish/Settlement	Site Area	
WIN12	Land at Chilcomb Lane Winchester.		Winchester	0.97 ha	
Site Description					
The Site located south of Winchester in the west of the district. The site is currently used for agriculture and is accessible from Chilcomb Lane. To the north of the site is the Garrison Ground which has been earmarked for a new Leisure Centre.					
Planning History					
There is no planning history on this site within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30dph was applied providing a yield of 26 dwellings.					
Phasing					
0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

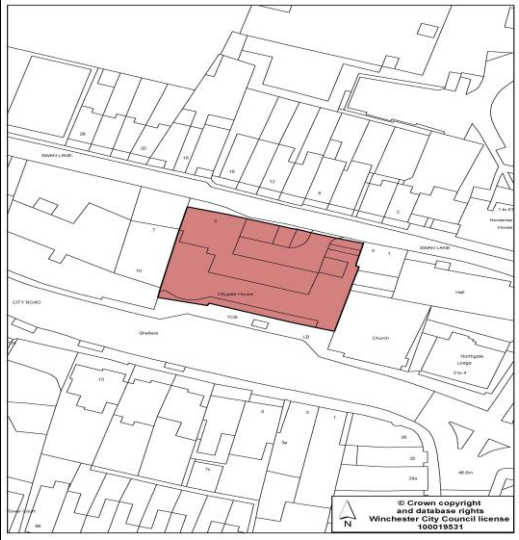
Site Ref	Address		Parish/Settlement		Site Area
WIN15	Milesdown, Andover Road, Winchester		Winchester		0.06 ha
Site Description					
<p>The site is located within Winchester and is surrounded by residential development. The access is onto the Andover Road. The site is currently in use as a children's home.</p>					
Planning History					
<p>One application (17/01030/HCS) for the demolition of existing children's home and erection of a 2 storey 6 bedroom family unit sized children's home permitted 5th July 2017.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	NAU
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within Winchester a density of 40dph has been applied giving a yield of 4.</p>					
Phasing					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

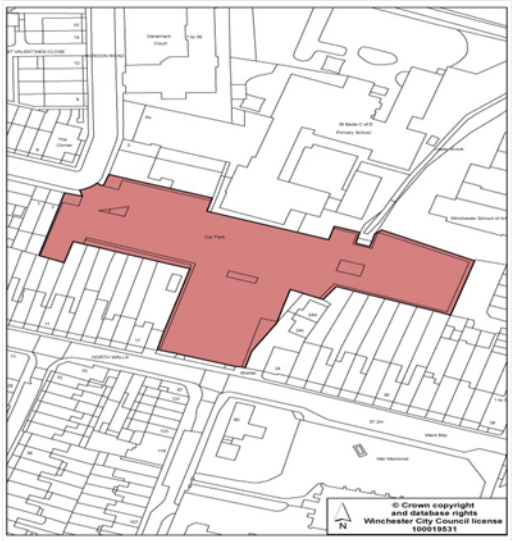
Site Ref	Address		Parish/Settlement		Site Area
WIN16	Milnthorpe Lane, Winchester		Winchester		1.46 ha
Site Description					
<p>The site is located within Winchester. It is surrounded by University of Winchester development and residential development. The access is onto Milnthorpe Lane. The site is currently in residential use.</p>					
Planning History					
<p>Planning application 15/01943/FUL for 4 dwellings refused and not appealed. Application 17/02944/FUL for 3 dwellings approved 14th January 2018.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within Winchester a density of 40dph has been applied giving a yield of 48.</p>					
Phasing					
0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WIN17	Land to the west of Royal Winchester Mews		Winchester	0.512 ha	
Site Description					
<p>The site is currently in use as a vacant pasture/paddock. The site is neighbored by residential development to the north and east, a reservoir to the south and the BMI Sarum Road Hospital to the south west. The site is also bound by Royal Winchester Golf Club to the north west</p>					
Planning History					
<p>There is no planning history on this site within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the countryside a density of 30dph was applied providing a yield of 14 dwellings.</p>					
Phasing					
0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WIN18	Land West of Lanham Lane, Winchester		Winchester	9.592 ha	
Site Description					
The site is located west of Winchester and is currently in agricultural use. Surrounding uses comprise of residential to the east and west, agriculture to the north and a covered reservoir immediately to south. The site is accessible from Lanham Lane.					
Planning History					
There is no planning history on this site within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the countryside a density of 30dph was applied providing a yield of 126 dwellings.					
Phasing					
0 – 5 Years	126	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
WIN20	Sunley House, 46 Jewry Street & 2-8 St Georges Street, Winchester		Winchester	0.056 ha	
Site Description					
<p>The site is located within the settlement of Winchester currently being used for retail premises on the ground floor - a mix of A1/A2 and A3, and offices to the first and second floors. Surrounding uses comprise of a mixture of uses, mostly retail units on the ground floor and residential/office uses to the upper floors.</p>					
Planning History					
<p>There is no relevant planning history on this site within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within Winchester Town Centre a density of 75 dph was applied providing a yield of 4 dwellings.</p>					
Phasing					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WIN21	Citygate House, City Road, Winchester		Winchester	0.093 ha	
Site Description					
<p>The site is located within the settlement of Winchester currently being used as offices and a church. Surrounding uses comprise of a mixture of uses, mostly retail, residential and office. The site is accessed from City Road.</p>					
Planning History					
<p>There is no relevant planning history on this site within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	●	AQMA	▲	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within Winchester Town Centre a density of 75 dph was applied providing a yield of 6 dwellings.</p>					
Phasing					
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WIN22	St Peters Car Park, Gordon Road		Winchester	0.444	
Site Description					
<p>The site is located within the settlement of Winchester currently being used as car park. Surrounding uses comprise of a educational facilities to the north with residential to the east, west and soith. The site can be accessed from Gordon Road.</p>					
Planning History					
<p>There is no relevant planning history on this site within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	⚠	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	⚠
LNR	●	Policy Constraints		Flood Zone 3	⚠
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	Urban
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within Winchester Town Centre a density of 75 dph was applied providing a yield of 30 dwellings.</p>					
Phasing					
0 – 5 Years	30	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2020.</p>					