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Meeting Cabinet

Date and Time Wednesday, 8th December, 2021 at 9.30 am.

Venue Walton Suite, Winchester Guildhall

SUPPLEMENTARY AGENDA

The following item was not notified for inclusion on the agenda within the statutory deadline. Therefore, the Chairman will need to decide whether or not to accept this item onto the agenda as a matter requiring urgent consideration.

Agenda Item.

7. Approval of Strategic Housing & Employment Land Availability Assessment (SHELAA) for publication (Pages 3 - 44)

NB The attached maps for Headbourne Worthy & Hursley settlements were inadvertently omitted from the report appendix as previously published. A table listing settlements against page numbers on the cabinet agenda is also attached to assist navigation.

(CAB3316)

City Offices Colebrook Street Winchester SO23 9LJ Lisa Kirkman Strategic Director and Monitoring Officer

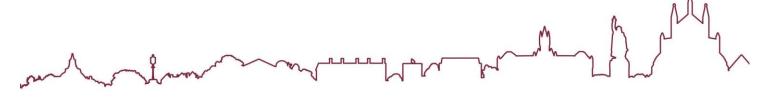
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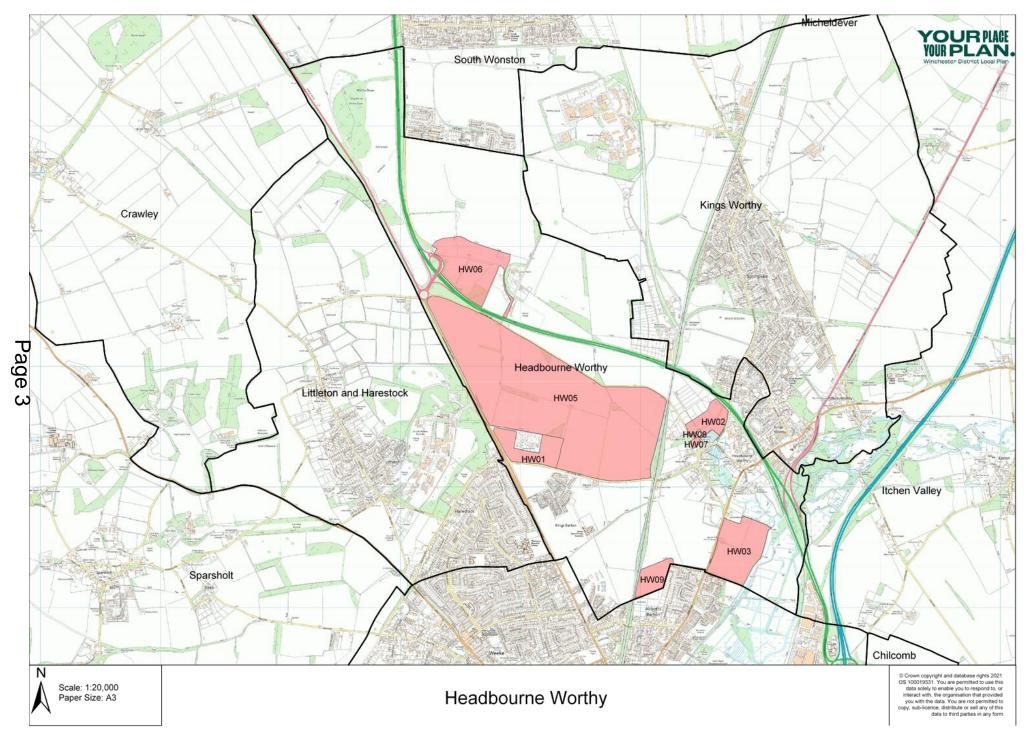
2 December 2021

Agenda Contact: Nancy Graham, Senior Democratic Services Officer

Tel: 01962 848 235, Email: ngraham@winchester.gov.uk







Site Ref	Address	Parish/Settlement	Site Area
HW01	Land North of Wellhouse Lane, Winchester	Headbourne Worthy	9.206 ha

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.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use C3 - Residential

Suitability

Environm Constrai		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	ent GREEN Waste Consultation Zone			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is available for development.

	economic viability; lelivery factors)	specified any is	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		138.09	138.09				
Potential Dens development t	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 138 dwellings.					
Phasing	0 - 5 Years	138	6 - 10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HW02	Land to the west of Springvale Road	Headbourne Worthy	6.232 ha
Site Descript	ion		
Worthy, locat The site is cu bounded by t to the north a	cated adjacent to Headbourne ed in the north of the District. rrently in agricultural use and is he A34 to the east, agriculture nd south and the residential to the site is accessed from pad.		
Planning His	tory	SEIN NOTE HAVE	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential

Suitability

Environm Constra		Historical Cons	traints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient GREEN Waste Consultation Zone Monument		Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Sottlement Can		Accessibility	GREEN	
TPO GREEN		AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability (The promoters of the site have not specified any issues regarding the viability in developing the site.			ty			
Site Capacity	103						
Potential Density and Yield (including development type)					dens	ition within the ity of 30 dph was yield of 103 dwellings	S.
Phasing	0 - 5 Years	103	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HW03	Pudding Farm, Worthy Road	Headbourne Worthy	18.983 ha
Site Descrip	tion		1911
Barton, Wind of the District agricultural agriculture to with resident	ocated adjacent to Abbots chester, located in the north ct. The site is currently in use and is bounded by the north, east and west ial to the south. The site is m Worthy Road.		
Planning His	story	HW03_ 1 F- 2	
There is no planning history within the last five years.			

Site promotors proposed use	C3 - Residential

Suitability

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

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.

Achievability factors; cos		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				285			
Potential Density and Yield (including development type)				dph w	on within the Countrysion within the Countrysion on within the Countrysic on within the Country is a country in the Country is a country in the Country is a country in the Country in the Country is a country in the Country in the Country is a country in the Country in the Country is a country in the Country in the Country in the Country is a country in the Country in the Country in the Country is a country in the Country i	de	
Phasing	0 - 5 Years	285	6 –	10 Years	0	10 - 15 Years	0

Site Re	f Address	Parish/Settlement	Site Area
HW05	Land at Wellhouse Lane	Headbourne Worthy	137.064

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.



Planning History

There is no planning history within the last five years.

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0'4	00 5 11 11	
Site promotors proposed use	C3 - Residential	

Suitability

Cultubility							
Environmental Constraints		Historical C	onstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cor	nstraints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		

Initial hiç assess		The site is deemed as deliverable/developable					
Availability	(legal/own	ership issues))	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.			
	• `	ic viability; madelivery factor		The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capac	ity			2056			
Potential D developme		Yield (includir	Given the sites location within the Countryside density of 30 dph was applied providing a yield 2056 dwellings.				
Phasing	0 - 5 Years	1056	6 -	- 10 Years	1000	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HW06	Meyrick Estates, Down Farm, Headbourne Worthy	Headbourne Worthy	21.893 ha
Site Descri	ption		//
currently in adjacent to west and so number of including a units and tra	located witihn the countryside. It is use as a motor cross circuit and is the A34 which bounds the site to the buth west. Directly to the east are a commercial and leisure uses, golf driving range, small business aining kennels. Beyond these uses, mprises agricutlure and open fields.	HWO7	
Planning H	istory	8	
There is no	planning history within the last five		

years.

Site promotors proposed use Employ			Employ	yment			
Suitability							
Environmental Historical Constraints			aints		Policy Constraints Co	ntinued	
SPA	GREEN	Conservation Area	GREEN	١	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN		Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN		Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields GREEN Physical Constraints			nts		
SINC	GREEN	Listed Building GREEN			Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints			Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBEF	₹	Archaeology	WHITE	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	1	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	7	Landscape	GREEN	
Initial hig assess		The site is	deemed	as	deliverable/developable		
Availability	Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development in 0-5 years.		
	Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		

Site Capaci	100,000m²						
Potential Ditype)	otential Density and Yield (including development pe)			The owners have estimated that the site will yield 100,000m² of commercial floor space.			
Phasing	0 - 5 Years	100,000m ²	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HW07	Land East of Down Farm Lane, Headbourne Worthy	Headbourne Worthy	0.574 ha

The site is within the countryside witin an area of sporadic residential develoment and a farm shop to the south. Access is via Down Farm Lane and the site is currently in agricutlural use.

Planning History

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.



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Site promotors proposed use

C3 - Residential

Suitability

Environme Constrain		Historical Cons	traints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding GRE		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high l	level	The site is deemed as deliverable/developable				

assessment

The site is deemed as deliverable/developable

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.

Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				15			
Potential Density and Yield (including development type)			lopment		a der	cation within the sity of 30 dph was a yield of 15	
Phasing	0 - 5 Years	15	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parisl	h/Settleme	nt	Site Area
HW08	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy	Headb	ourne Wort	hy	0.170 ha
Site Description		DANG LANE	///	\	\

The site is located in the countryside. It is bounded to the east and west by residential uses and to the north and south by open land. Access is via a lane leading onto Down Farm Lane. The site is currently in use as residential curtilage/ garden.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use	C3 - Residential

Suitability

Environme Constrain		Historical Cons	traints	Policy Constraints Co	nts Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area GRI		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high l assessme		The sit	e is deeme	d as deliverable/developable		

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated

			that the site is available for development immediately.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	Site Capacity			5			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 5 dwellings.			S.	
Phasing	0 – 5 Years	5	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HW09	Land off Courtenay Road, Winchester	Headbourne Worthy	5.989 ha

The site is in the countryside to the north of Winchester. It has residential development to the east, a country park to the north associated with the Kings Barton development and allotments to the south.

Planning History

There is no planning history within the last five years.



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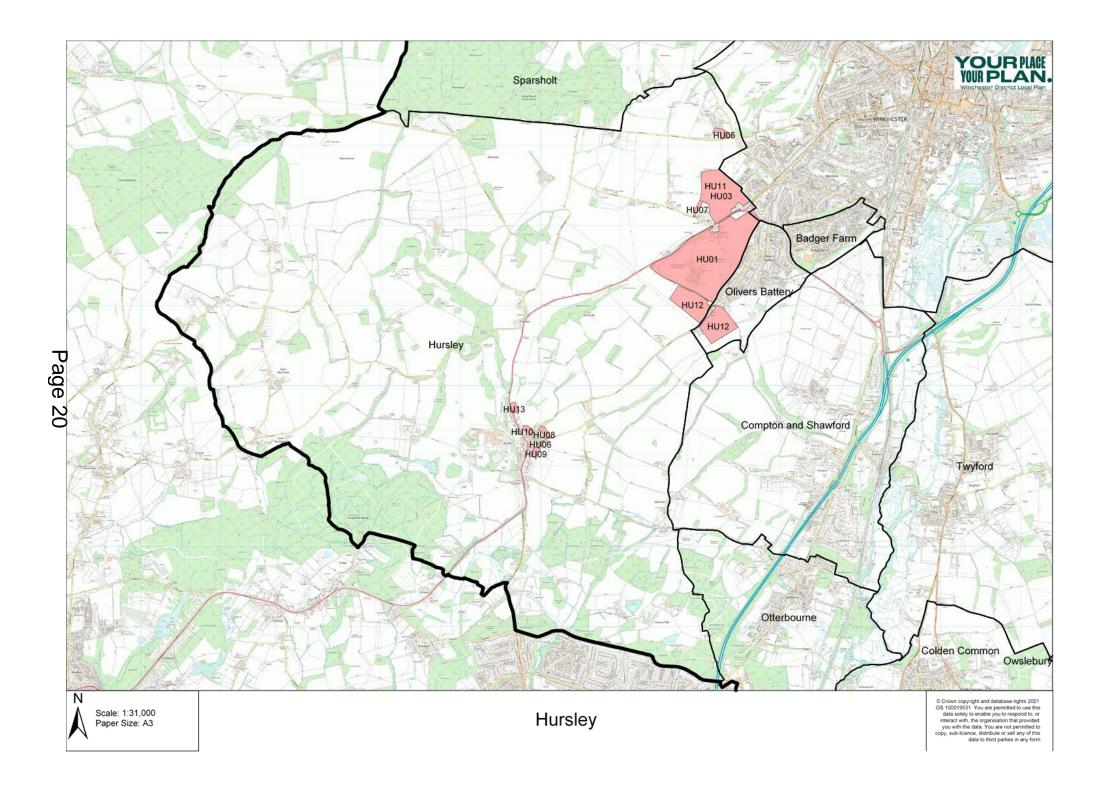
Site promotors proposed use

C3 - Residential

Suitability

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Environn Constra		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic GREEN GREEN		Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assessr		The	site is de	emed as deliverable/developable	9		
Availability (Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that the site is available for development.			
		c viability; market elivery factors)		*LOCATE LETTER WITH ORIGINAL SUBMISSION*			

Site Capacity			108	108				
Potential Density and Yield (including development type)		Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 108 dwellings.					
Phasing	0 - 5 Years	108	6 - 10 Years	0	10 - 15 Years	0		



Site Ref	Address	Parish/Settlement	Site Area
HU01	South Winchester Golf Club, Romsey Road	Hursley	71.394 ha
Site Descriptio	n	lin.	
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.			BAOGEN WINDS
Planning Histo	ry		COUNTY AND
There is no plan five years.	nning history within the last	HUD1 MILENDAR DIMPRINCIPLE POST-FRE	DIADAL STATEMENT OF THE

Site promotors proposed use	C3 - Residential
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Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level The site is deen			ned as deliverable/developabl	e			

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is available for development.

Achievability (efactors; cost fa	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	1071	1071					
Potential Density and Yield (including development type)			Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1071 dwellings.			
Phasing	0 - 5 Years	0	6 – 10 Years	0	10 - 15 Years	1071	

Site Ref	Address	Parish/Settlement	Site Area
HU03	Land at Vale Road, Romsey Road	Hursley	21.2 ha
Site Descripti	on	1000	
accessed via surrounded by	rently in agricultural use and is Romsey Road (A3090). It is residential use to the west and ulture to the north and south.		
Planning Hist	ory	Huds	

Site promotors proposed use C	3 - Residential
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Suitability

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	I GREEN I Protected Open Space I		GREEN		
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	I GREEN I Physical Const		nts		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA GREEN		Landscape AMBER			
Initial high assessm		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development in 0-5 years.

Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				318			
Potential Density and Yield (including development type)				den	ation within the sity of 30 dph was a yield of 318		
Phasing	0 - 5 Years	318	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU05	Land at Sarum Road, Winchester	Hursley	1.585 ha
Site Description 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.		HUOS	
Planning History There is no planning history within the last five years.			

Site promotors proposed use	C3 - Residential						
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Suitability

Environme Constrai		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.

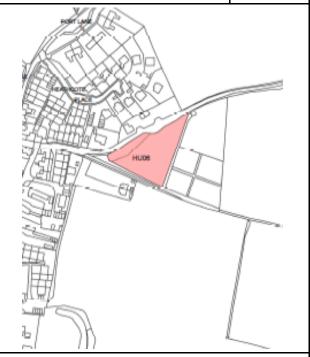
Achievability (e cost factors; de	economic viability; m elivery factors)	factors;				
Site Capacity	36	36				
Potential Density and Yield (including development type)			Countrysid	e a dens	ation within the sity of 30 dph was yield of 36 dwellings	
Phasing	0 - 5 Years	36	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU06	Former Allotment Gardens, Cemetery Lane, Hursley	Hursley	0.300 ha

The site is located adjacent to Hursley, located to the south west of the District. The site is currently is a vacant overgrown plot which was formerly allotment gardens. The site is accessed from Collins Lane and is bounded by residential properties to the north, west and south with agriculture to the east.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use	C3 - Residentia

Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	N Landscape AMBER			
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)

The site is being promoted by the land owner and is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				9			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.			
Phasing	0 – 5 Years	9	6 – 10	0 Years	0	10 - 15 Years	0

Site	Ref	Address	Parish/Settlement	Site Area
HU	07	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	Hursley	0.75 ha

The site is in the countryside and is currently in use for agriculture. It has some residential development to the east but otherwise is surrounded by agricultural land.

Planning History

21/01194/PNHOU - Removal of existing single storey flat roof extension and replacement and replacement with single storey flat roof extension (depth: 6.0m, maximum height 3.5m, eaves height 3.5m) - To be determined



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (lega	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.						
Achievability (eccost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity		20					
Potential Densit type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.			js.			
Phasing	0 – 5 Years	20	6 – 10 Years 0 10 – 15 Years			10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU08	Land Between Port Lane and Collins Lane, Down Farm, Hursley Winchester, Hants, SO21 2JS.	Hursley	0.995 ha

The site is in the countryside and is currently in use for agriculture. It is bounded by residential to the west, allotments to the south and agricultural land to the other boundaries.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use	C3 - Residential
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Suitability

Environme Constrain		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GR			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment The site is deemed as deliverable/deliverable.			d as deliverable/developable				

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have

				indicated that		e site is available f nediately.	or
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				27			
Potential Density and Yield (including development type)			lopment		der	cation within the nsity of 30 dph was a yield of 27	
Phasing	0 – 5 Years	27			10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HU09	Land Adjacent to Pelican Court, Down Farm, Hursley, Winchester, Hampshire, SO21 2JS	Hursley	0.995 ha
Site Descripti	on		
currently in bounded by re	in the countryside and is use for agriculture. It is sidential development to the d south and by agricultural st.		
Planning Hist	ory		
There is no pla five years.	anning history within the last	HUO	

Site promotors proposed use	C3 - Residential
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Suitability

•						
Environm Constra		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level The site is de			site is dee	med as deliverable/developable)	

Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				27			
Potential Den	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.						
Phasing	0 - 5 Years	27	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU10	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley, Winchester, Hampshire, SO21 2JS.	Hursley	0.995 ha
Site Description	1		
use for agriculto residential devel	countryside and is currently in ure. The site is bounded by opment to the east, west and icultural land to the north.		
Planning Histor	у	HU10	

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Site promotors	Site promotors proposed use C3 - Residential			sidential		
Suitability						
Environme Constrair		Historical Cons	traints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site is assessment			e is deem	ed as deliverable/developable	•	
Availability (legal/ownership issues)				The site is not owned by the however they do have the		

			the landowners and have indicated that the site is available for development immediately.					
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				27				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.			gs.		
Phasing	0 - 5 Years	27	6 – 10 Years 0 10 – 15 Year		10 - 15 Years	0		

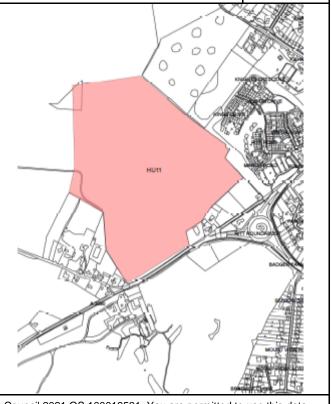
Site Ref	Address	Parish/Settlement	Site Area
HU11	Land at Vale Farm, Romsey Road, Pitt, Winchester (known as Land at Pitt Vale)	Hursley	23.7 ha
Site Descript	ion		
		0	RESIDENCE OF THE PARTY OF THE P

The site is in the countryside and is currently in use for agriculture. The site has residential development to the north east and south west, golf course to the south and agricultural land to the north.

Planning History

There is no planning history within the last five years.

Site promotors proposed use



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C3 - Residential

Suitability

Cultability							
Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial higl assessr		The	site is dee	med as deliverable/developable			

Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity				356				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 356 dwellings.			ed		
Phasing	0 - 5 Years	356	6 – 1	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HU12	Land south of Oliver's Battery, Winchester	Hursley	20.1 ha
Site Descript	ion	100	
currently in residential details	in the countryside and is use for agriculture. It has velopment to the north east urse to the south west. It is surrounded by land in use		
Planning His	tory	HJ12	10/2
		HJ12	

There is no planning history within the last five years.

Site promotors proposed use

Suitability

Ancient

TPO

Woodland

Initial high level

assessment

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C3 - Residential

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the

GREEN

GREEN

Accessibility

Landscape

The site is deemed as deliverable/developable

GREEN

AMBER

Settlement

Gap (CP18)

AQMA

GREEN

GREEN

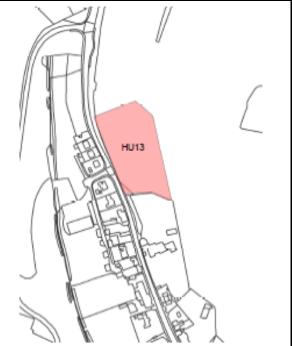
			landowners and have indicated that the site is available for development immediately.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				302			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 302 dwellings.			ed
Phasing	0 - 5 Years	0	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21 2JS	Hursley	0.995 ha
Site Description		`\ \/	

The site is in the countryside and is currently in use for agriculture. It has residential development to the south and west and agricultural land to the north and east.

Planning History

There is no planning history within the last five years.



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Site promotors p	roposed ι	ise	C3 - Res	sidential		
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation AMBER		Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18) GREEN		Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site is deem assessment				d as deliverable/developable		
Availability (legal/ownership issues)				The site is not owned by the promoter however they do consent of the landowners	have the	

				indicated that the site is available for development immediately.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			27				
Potential Density and Yield (including development type)				a der	cation within the nsity of 30 dph was a yield of 27		
Phasing	0 - 5 Years	0	6 – 1	0 Years	0	10 - 15 Years	0

<u>List of settlements & corresponding page numbers</u>

2021 SHELAA

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Headbourne Worthy	Please see supplementary agenda item
Hursley	Please see supplementary agenda item

