



**Meeting** Cabinet

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

**Venue** Walton Suite, Winchester Guildhall

**S U P P L E M E N T A R Y   A G E N D A**

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)

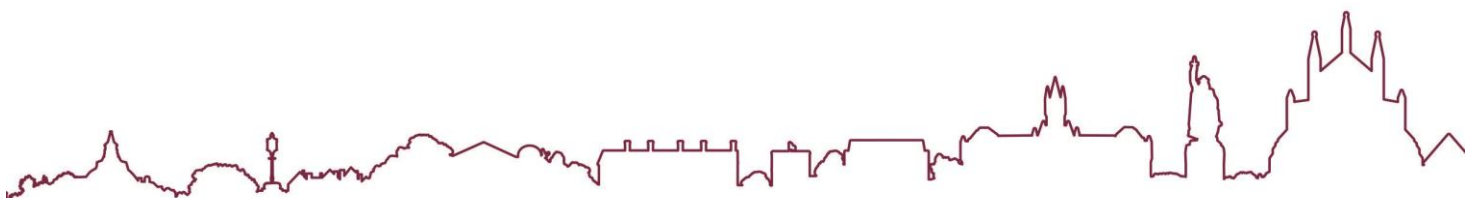
City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

**Lisa Kirkman**  
**Strategic Director and Monitoring**  
**Officer**

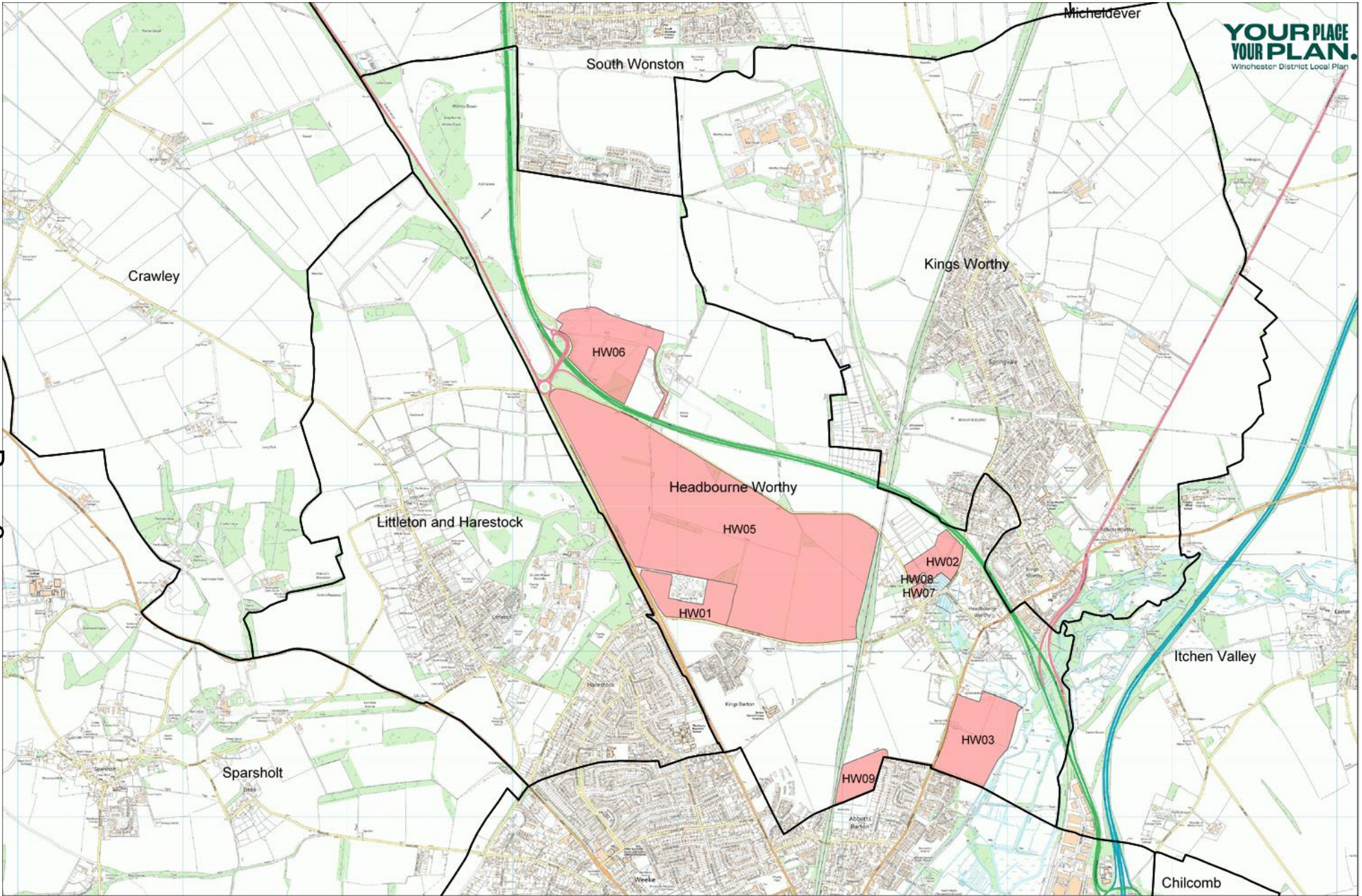
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2 December 2021  
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### Headbourne Worthy

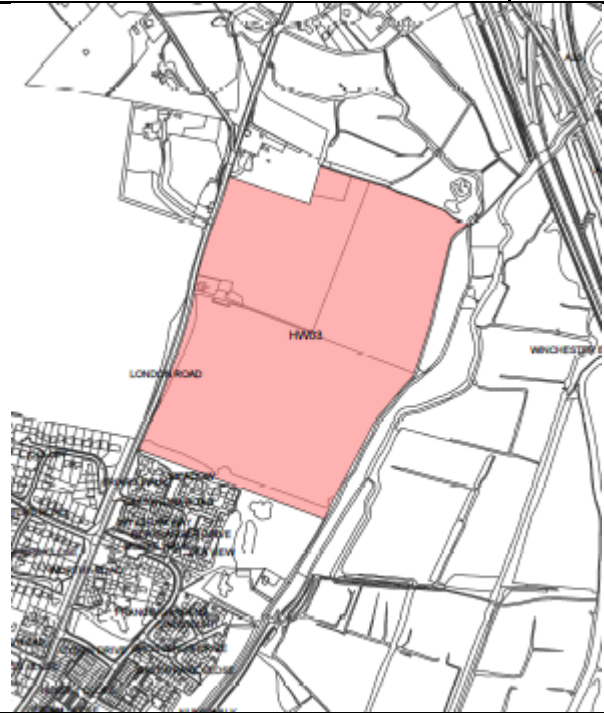
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Site Ref	Address		Parish/Settlement		Site Area
HW01	Land North of Wellhouse Lane, Winchester		Headbourne Worthy		9.206 ha
<b>Site Description</b>					
<p>The site is located adjacent to Harestock, located to the north of the District. The site is currently in agricultural use and is bounded by the Sewage Treatment Works to the north and the Kings Barton residential development to the south.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the sole landowner and has stated that the site is available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>138.09</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 138 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>138</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
HW02	Land to the west of Springvale Road		Headbourne Worthy		6.232 ha
<b>Site Description</b>					
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.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>103</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>103</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement		Site Area
HW03	Pudding Farm, Worthy Road		Headbourne Worthy		18.983 ha
<b>Site Description</b>					
<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>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.</b></p>		




<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>285</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 285 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>285</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
HW05	Land at Wellhouse Lane	Headbourne Worthy	137.064		
<b>Site Description</b>					
<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>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER


<b>Initial high level assessment</b>		The site is deemed as deliverable/developable					
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>			<b>2056</b>				
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 2056 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>1056</b>	<b>6 – 10 Years</b>	<b>1000</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
HW06	Meyrick Estates, Down Farm, Headbourne Worthy		Headbourne Worthy	21.893 ha	
<b>Site Description</b>					
<p>The site is located within the countryside. It is currently in use as a motor cross circuit and is adjacent to the A34 which bounds the site to the west and south west. Directly to the east are a number of commercial and leisure uses, including a golf driving range, small business units and training kennels. Beyond these uses, the area comprises agriculture and open fields.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>Employment</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>WHITE</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development in 0-5 years.</b></p>		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>		

<b>Site Capacity</b>			<b>100,000m<sup>2</sup></b>			
<b>Potential Density and Yield (including development type)</b>			The owners have estimated that the site will yield 100,000m <sup>2</sup> of commercial floor space.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>100,000m<sup>2</sup></b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>


Site Ref	Address		Parish/Settlement	Site Area	
HW07	Land East of Down Farm Lane, Headbourne Worthy		Headbourne Worthy	0.574 ha	
<b>Site Description</b>					
<p>The site is within the countryside within an area of sporadic residential development and a farm shop to the south. Access is via Down Farm Lane and the site is currently in agricultural use.</p>					
<b>Planning History</b>					
<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>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.</b></p>		

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

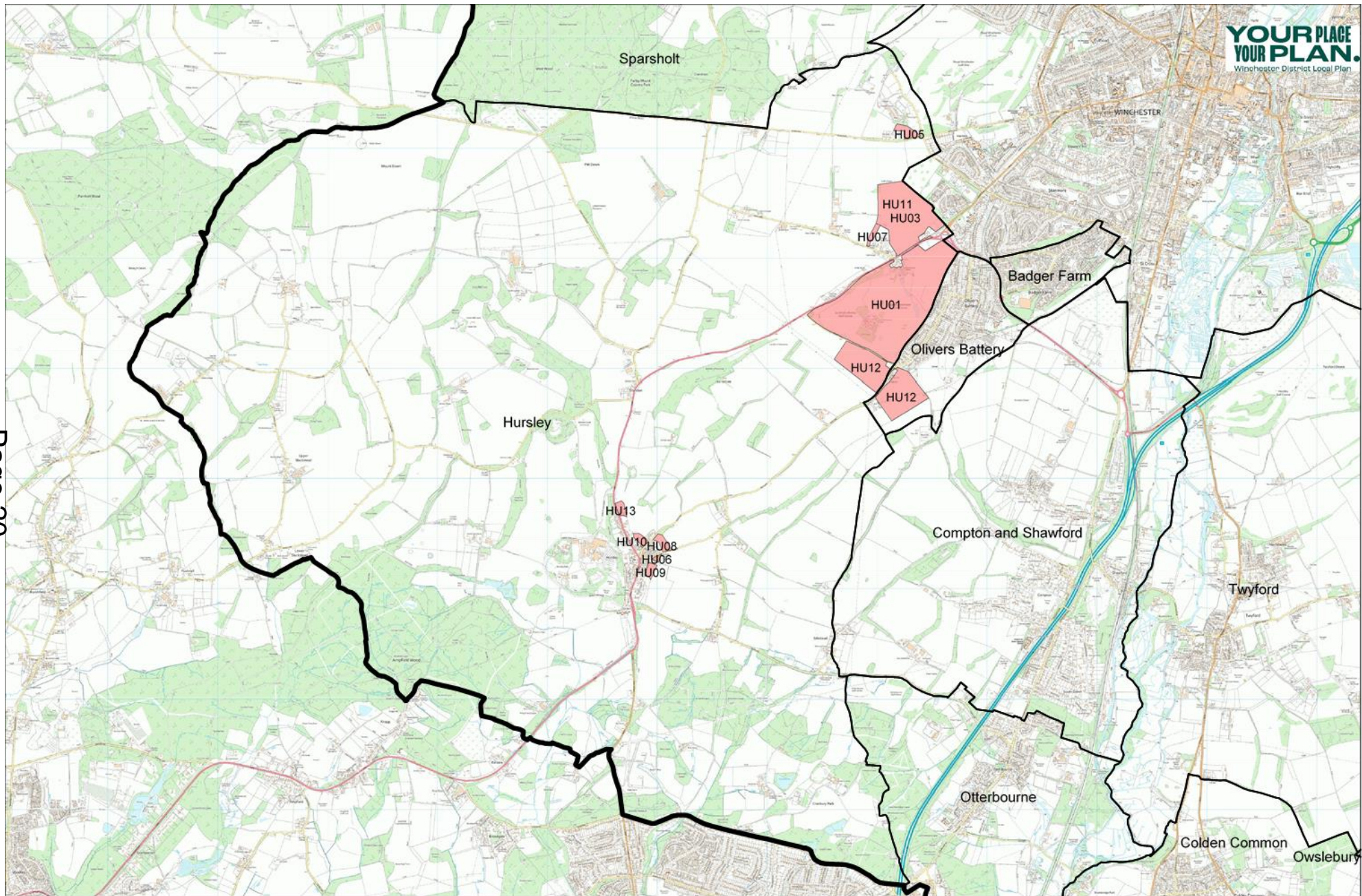
Site Ref	Address		Parish/Settlement	Site Area	
HW08	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy		Headbourne Worthy	0.170 ha	
<b>Site Description</b>					
<p>The site is located in the countryside. It is bounded to the east and west by residential uses and to the north and south by open land. Access is via a lane leading onto Down Farm Lane. The site is currently in use as residential curtilage/ garden.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		



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

Site Ref	Address		Parish/Settlement	Site Area	
HW09	Land off Courtenay Road, Winchester		Headbourne Worthy	5.989 ha	
<b>Site Description</b>					
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.					
<b>Planning History</b>					
There is no planning history within the last five years.					
					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the sole landowner and has stated that the site is available for development.		
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			*LOCATE LETTER WITH ORIGINAL SUBMISSION*		

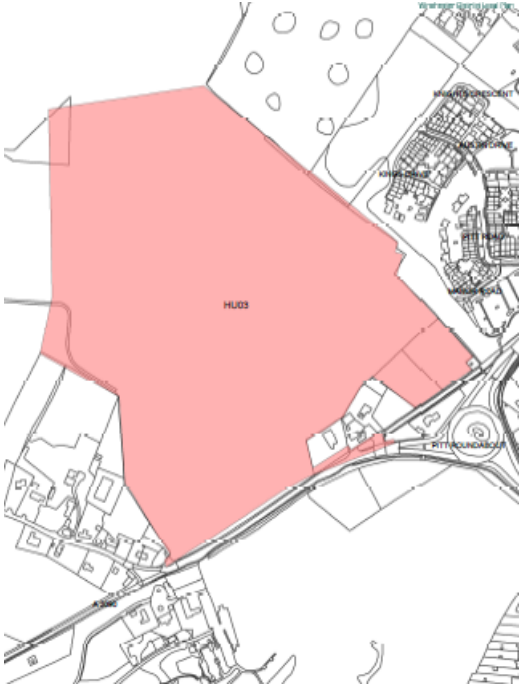
<b>Site Capacity</b>			<b>108</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 108 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>108</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10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



# Hursley


Site Ref	Address		Parish/Settlement		Site Area
HU01	South Winchester Golf Club, Romsey Road		Hursley		71.394 ha
<b>Site Description</b>					
<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>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	AMBER	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted by the sole landowner and has stated that the site is available for development.</b>		

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


Site Ref	Address		Parish/Settlement	Site Area	
HU03	Land at Vale Road, Romsey Road		Hursley	21.2 ha	
<b>Site Description</b>					
<p>The site is currently in agricultural use and is accessed via Romsey Road (A3090). It is surrounded by residential use to the west and east and agriculture to the north and south.</p>					
<b>Planning History</b>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development in 0-5 years.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>318</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 318 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>318</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address		Parish/Settlement	Site Area	
HU05	Land at Sarum Road, Winchester		Hursley	1.585 ha	
<b>Site Description</b>					
<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>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.</b></p>		


<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>						
<b>Site Capacity</b>		<b>36</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>36</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
HU06	Former Allotment Gardens, Cemetery Lane, Hursley		Hursley		0.300 ha
<b>Site Description</b>					
<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>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the land owner and is immediately available for development.		

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

Site Ref	Address		Parish/Settlement		Site Area
HU07	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW		Hursley		0.75 ha
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
<p>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</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		<b>20</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>20</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

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	
<b>Site Description</b>					
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.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent of the landowners and have</b>		

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

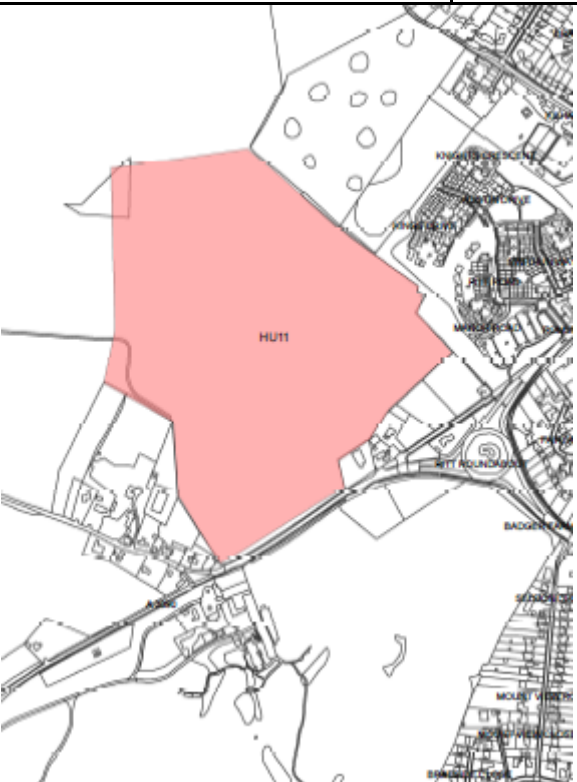




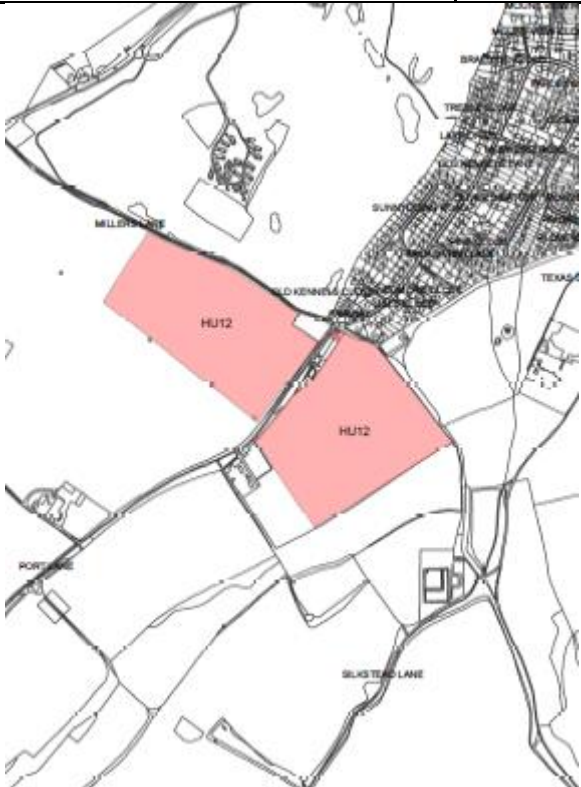
<b>Availability (legal/ownership issues)</b>		<b>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)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

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	
<b>Site Description</b>					
The site is in the countryside and is currently in use for agriculture. The site is bounded by residential development to the east, west and south and by agricultural land to the north.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent of</b>		

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

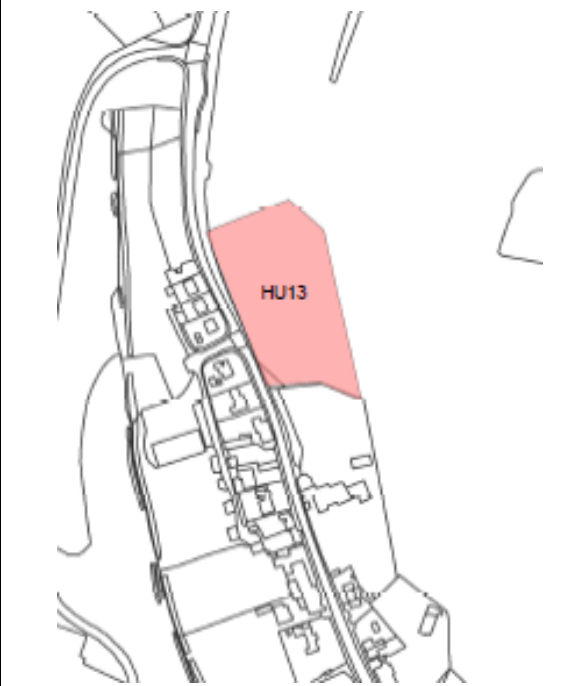
Site Ref	Address		Parish/Settlement		Site Area
HU11	Land at Vale Farm, Romsey Road, Pitt, Winchester (known as Land at Pitt Vale)		Hursley		23.7 ha
Site Description					
The site is in the countryside and is currently in use for agriculture. The site has residential development to the north east and 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.					
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Site promoters proposed use			<b>C3 - Residential</b>		
Suitability					
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 Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			

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

Site Ref	Address		Parish/Settlement	Site Area	
HU12	Land south of Oliver's Battery, Winchester		Hursley	20.1 ha	
<b>Site Description</b>					
<p>The site is in the countryside and is currently in use for agriculture. It has residential development to the north east and golf course to the south west. Otherwise it is surrounded by land in use for agriculture.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent of the</b>		

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



Site Ref	Address		Parish/Settlement	Site Area	
HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21 2JS		Hursley	0.995 ha	
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>		<p>There is no planning history within the last five years.</p>			
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent of the landowners and have</b>		

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

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

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