

# **YOUR PLACE YOUR PLAN.**

Winchester District Local Plan

Initial Green Site Assessments

December 2021

Winchester City Council

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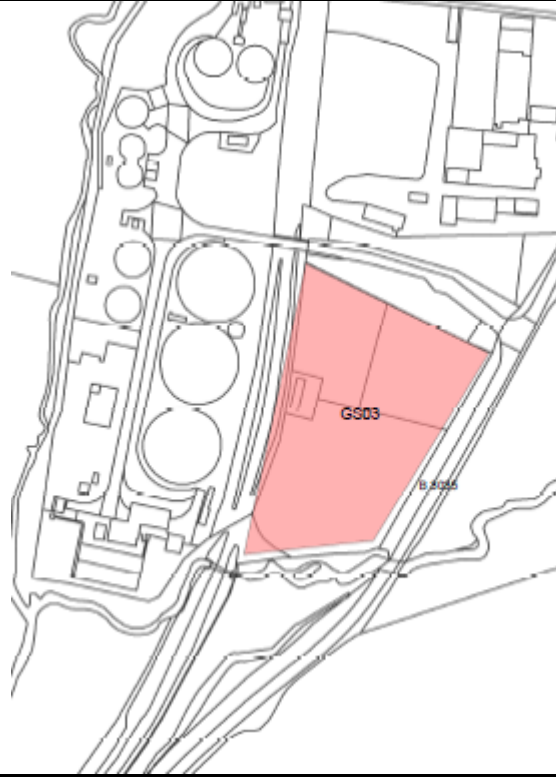
## 1. Introduction

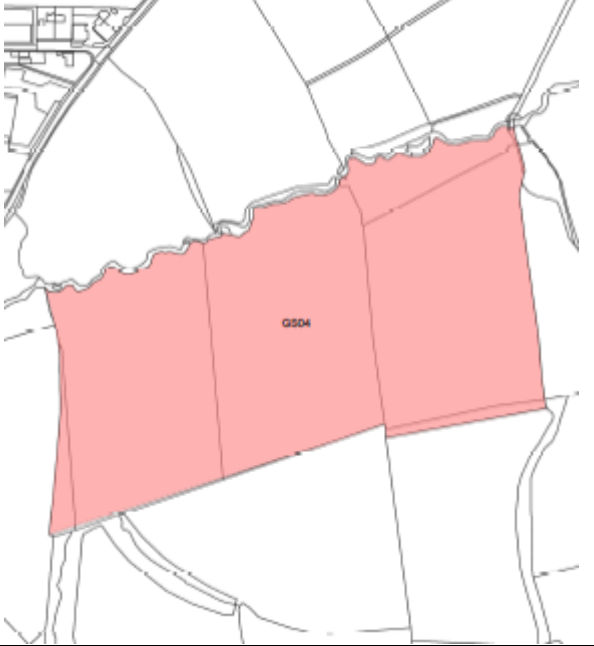
The call for sites that took place alongside the consultation on the Strategic Issues and Priorities document included a call for 'Green sites'. These sites could be used for Biodiversity Net Gain and Offsetting, Green Infrastructure, Carbon Offsetting, Nitrogen Offsetting, Renewable Energy generation and for brownfield land. Sites submitted for these purposes are not included in the SHELAA, as the SHELAA focuses upon land available for residential or employment uses. These 9 'Green sites' have instead been included in this separate 'Green sites register'. These sites still need to demonstrate that they would be suitable, available and achievable.

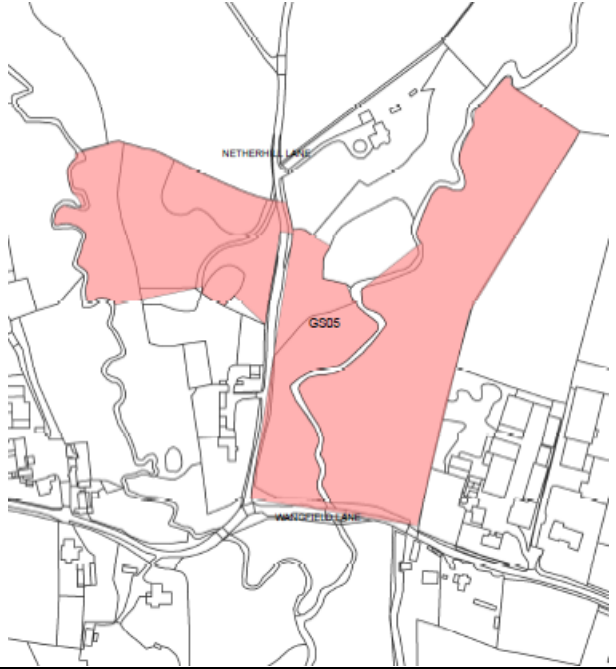
## 2. Initial high level assessments of Green Sites

Site Ref	Address	Parish/Settlement	
GS01	Land east of Brooklands Farm	Bishops Waltham	
<b>Current use</b>			
Agricultural			
<b>Site description and promoters proposed use</b>			
<p>Proposed for tree planting to offset developments to south of town and at centre of all current SHELAA sites. Site is adjacent to and accessible along current railway footpath Local Nature Reserve. Large site to accommodate woodland, biodiversity and green infrastructure bridleway.</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	No
<b>Planning History</b>	No	<b>Site on the market for sale</b>	No
<b>Available for development</b>	No	<b>Known constraints</b>	Not answered


Site Ref	Address	Parish/Settlement	
GS02	Railway Bridleway	Bishops Waltham	
<b>Current use</b>			
Grass fields and 'waste' land			
<b>Site description and promoters proposed use</b>			
<p>1300m of bridleway following the route of the old railway. Included in the PfSH GI Plan Policy P1(g). Links with new developments in Botley. Part of strategic link of SDNP to South Coast.</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	GREEN	<b>Landowner permission</b>	No
<b>Planning History</b>	No	<b>Site on the market for sale</b>	No
<b>Available for development</b>	No	<b>Known constraints</b>	Not answered

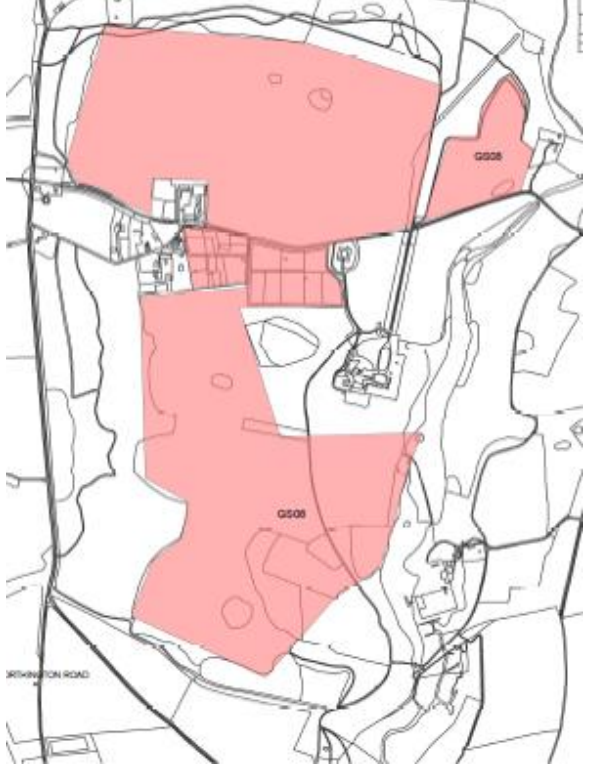
Site Ref	Address	Parish/Settlement	
GS03	Land east of Water Treatment Works	Bishops Waltham	
<b>Current use</b>			
Paddock			
<b>Site description and promoters proposed use</b>			
Proposed for tree planting.			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	GREEN	<b>Landowner permission</b>	No
<b>Planning History</b>	Yes. Planning application, subsequently withdrawn, for standby generators (17/01853/FUL)	<b>Site on the market for sale</b>	No
<b>Available for development</b>	No	<b>Known constraints</b>	Not answered

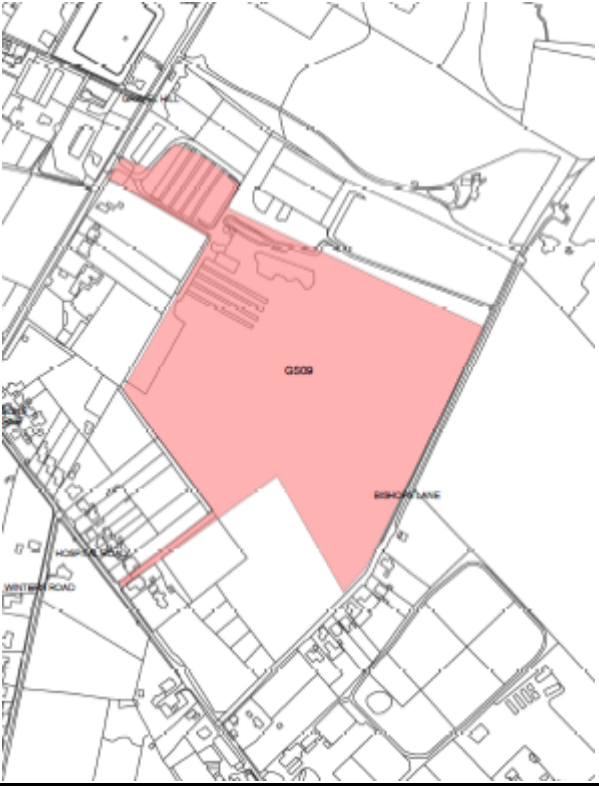
Site Ref	Address		Parish/Settlement
GS04	Land south of Botley Road		Bishops Waltham
<b>Current use</b>			
Agricultural			
<b>Site description and promoters proposed use</b>			
Proposed for renewable energy.			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	No
<b>Planning History</b>	Yes Request for EIA Screening Opinion (20/00931/SCREEN)	<b>Site on the market for sale</b>	No
<b>Available for development</b>	No	<b>Known constraints</b>	Not answered


Site Ref	Address		Parish/Settlement
GS05	Land at Wangfield Lane, Curdridge		Curdridge
<b>Current use</b>			
Pasture land, woodland, scattered trees, river			
<b>Site description and promoters proposed use</b>			
Proposed for tree planting, wetland or renewable energy e.g. Hydro-generator or solar			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	GREEN	<b>Landowner permission</b>	Yes
<b>Planning History</b>	None	<b>Site on the market for sale</b>	Yes
<b>Available for development</b>	Yes	<b>Known constraints</b>	Not answered



Site Ref	Address		Parish/Settlement
GS07	The Candover Valley, Abbotstone		Itchen Stoke
<b>Current use</b>			
Agricultural			
<b>Site description and promoters proposed use</b>			
<p>Opportunities to link existing areas of green infrastructure. Proposed for some tree planting Land can be taken out of agricultural use to create grassland, wetlands and woodland</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	Yes
<b>Planning History</b>	Not answered	<b>Site on the market for sale</b>	No
<b>Available for development</b>	Yes	<b>Known constraints</b>	Flood Risk, Public Rights of Way, SSSI/SACEcology

Site Ref	Address		Parish/Settlement
GS08	The Grange Park Northington		Northington
<b>Current use</b>			
Agricultural Equestrian			
<b>Site description and promoters proposed use</b>			
<p>Proposed for tree planting. Site is historic parkland which is currently cultivated for crops. Land can be taken out of agricultural use to create grassland and reinstate the Parkland character.</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	Yes
<b>Planning History</b>	Not answered	<b>Site on the market for sale</b>	No
<b>Available for development</b>	Yes	<b>Known constraints</b>	Listed Buildings

Site Ref	Address		Parish/Settlement
GS09	Land adjacent to Warwick Trailers, Gravel Hill		Shedfield
<b>Current use</b>			
The site comprises large open areas of rough grassland formerly used for horticultural production, areas of hardstanding supporting ephemeral ruderal vegetation, lines of trees and a small lake.			
<b>Site description and promoters proposed use</b>			
<p>An Ecological Appraisal and Nutrient Balancing Assessment has been undertaken by WYG. The Assessment promotes the site for:</p> <ul style="list-style-type: none"> <li>- Rewilding</li> <li>- Woodland Planting</li> <li>- Hay Meadow Creation</li> <li>- Public Open Space</li> </ul> <p>Using the associated TN leachate value for horticulture (29.20 kg/ha/yr TN) and converting all grassland areas (6.81 ha) to a use of 5 kg/ha/yr TN, would realise a possible amount of TN saving of 164.802 kg/ha/yr TN. This could be used to offset other projects affected by nutrient neutrality issues.</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	No
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	Yes
<b>Planning History</b>	Changes of use associated with the industrial unit to the north.	<b>Site on the market for sale</b>	No
<b>Available for development</b>	Yes	<b>Known constraints</b>	Not answered

Site Ref	Address		Parish/Settlement
GS10	Land South of Purbrook Heath Road, Purbrook		Southwick and Widley
<b>Current use</b>			
Agricultural/grazing land			
<b>Site description and promoters proposed use</b>			
<p>A high level ecological assessment of the site concludes that it would be possible to enhance this site, possibly with a shift to a conservation focused management regime as a starting point. Grainger consider the land to present an opportunity for Green Infrastructure provision with biodiversity net gain considered to be most feasible. Further survey work is required to establish the most appropriate use. The site may also present an opportunity to link in with Green Infrastructure provision being provided at Berewood (West Waterlooville). In addition the site may also provide opportunity for Carbon Offsetting as the site is able to sustain additional trees to be planted.</p>			
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<b>Greenfield or Brownfield land</b>	Greenfield	<b>Landowner</b>	Yes
<b>Landscape assessment</b>	AMBER	<b>Landowner permission</b>	Yes
<b>Planning History</b>	No	<b>Site on the market for sale</b>	No
<b>Available for development</b>	Yes	<b>Known constraints</b>	Not answered