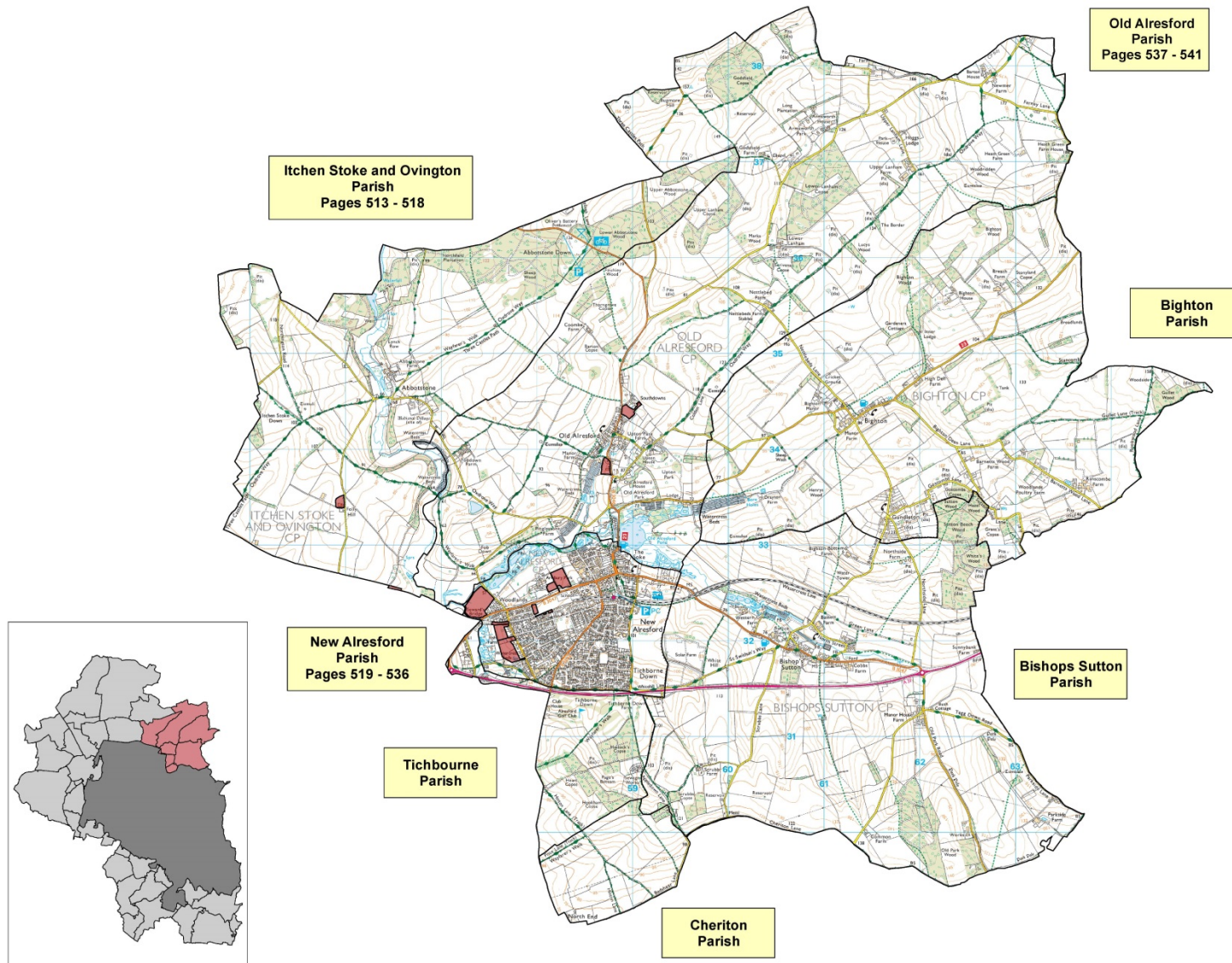
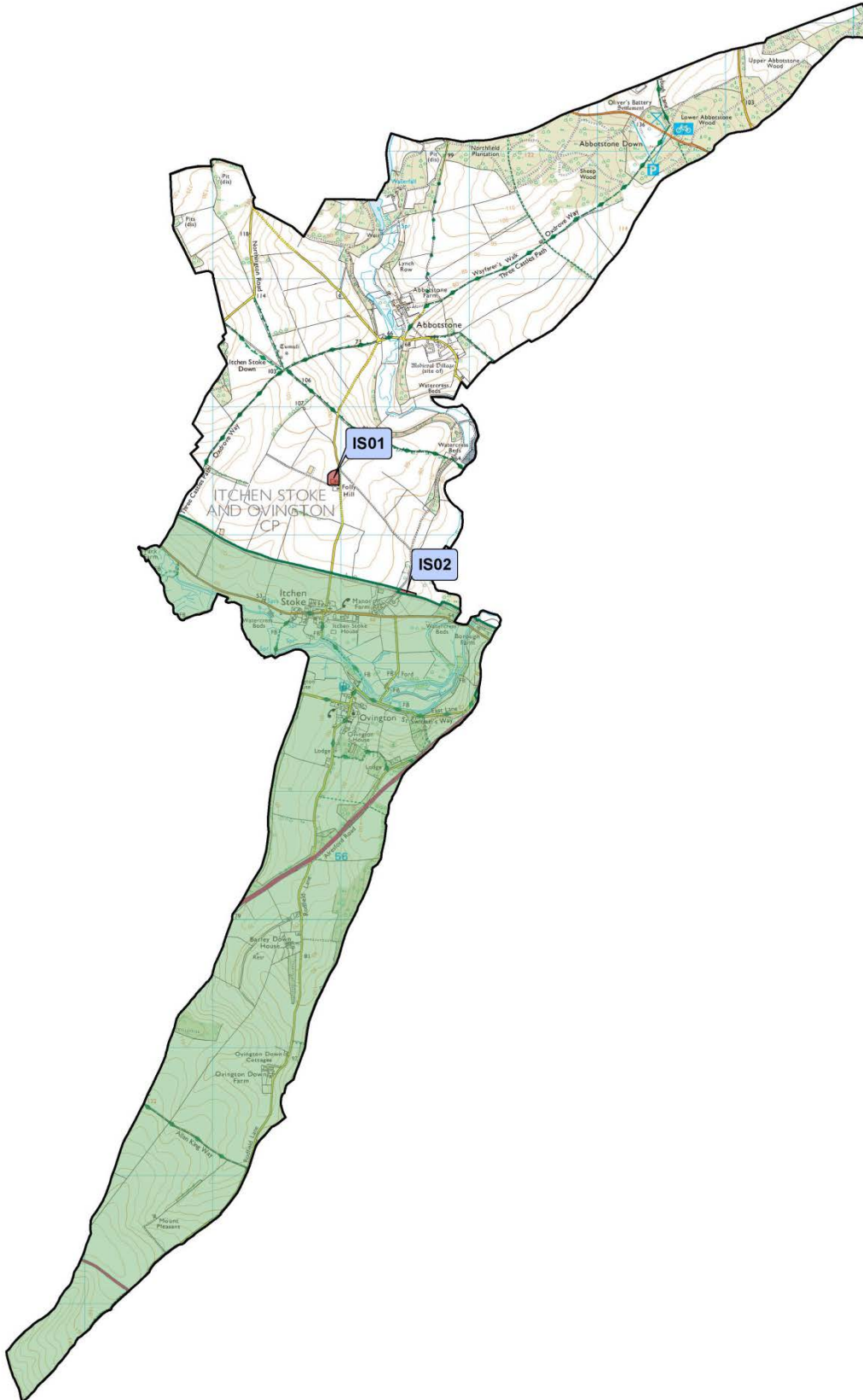


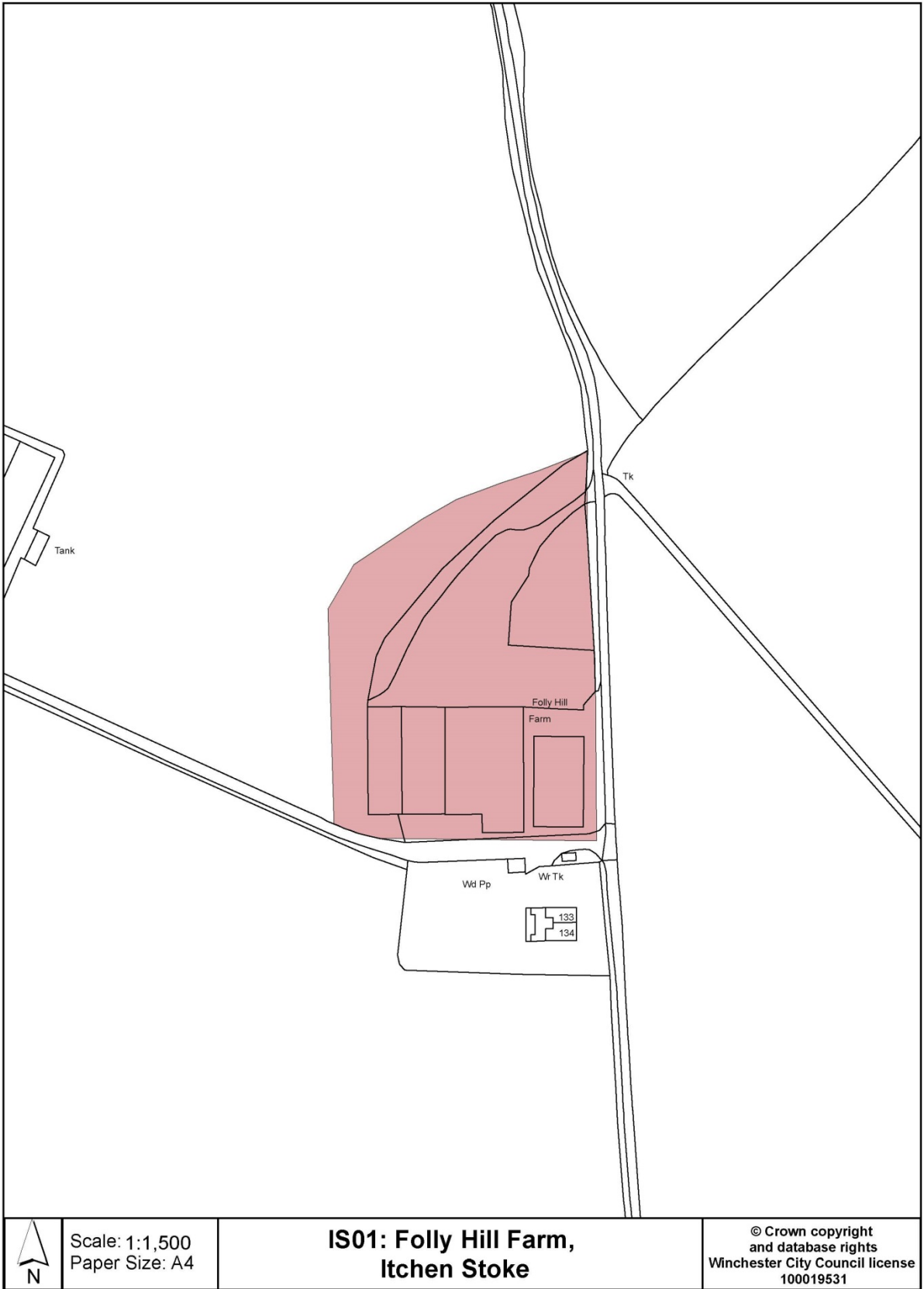
Appendix 6: North Eastern Parishes



Itchen Stoke and Ovington Parishes Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
IS01	Folly Hill Farm, Itchen Stoke		Itchen Stoke and Ovington	0.98 ha	
Site Description					
<p>The site is located north of Itchen Stoke, located to the north of the District. The site is currently occupied by business uses. The site is accessed from a lane leading from Itchen Stoke to Abbotstone and is bounded by residential properties to the south and agriculture to the north, east and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
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>There is a potential yield of 1000 – 1500 sqm of floor space for B uses.</p>					
Phasing					
0 – 5 Years	1000 – 1500 sqm	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 2019.</p>					

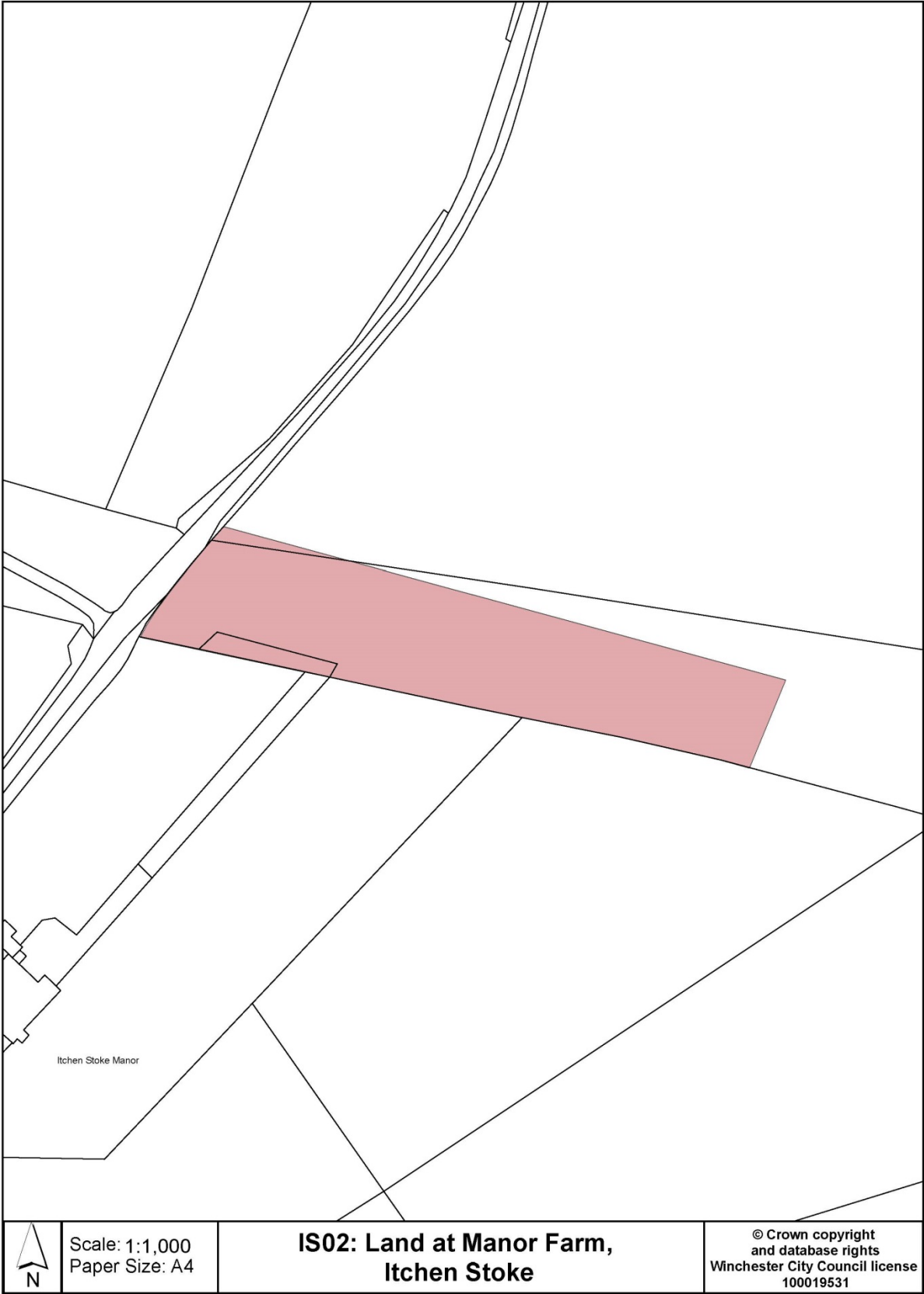


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Paper Size: A4

**IS01: Folly Hill Farm,
Itchen Stoke**

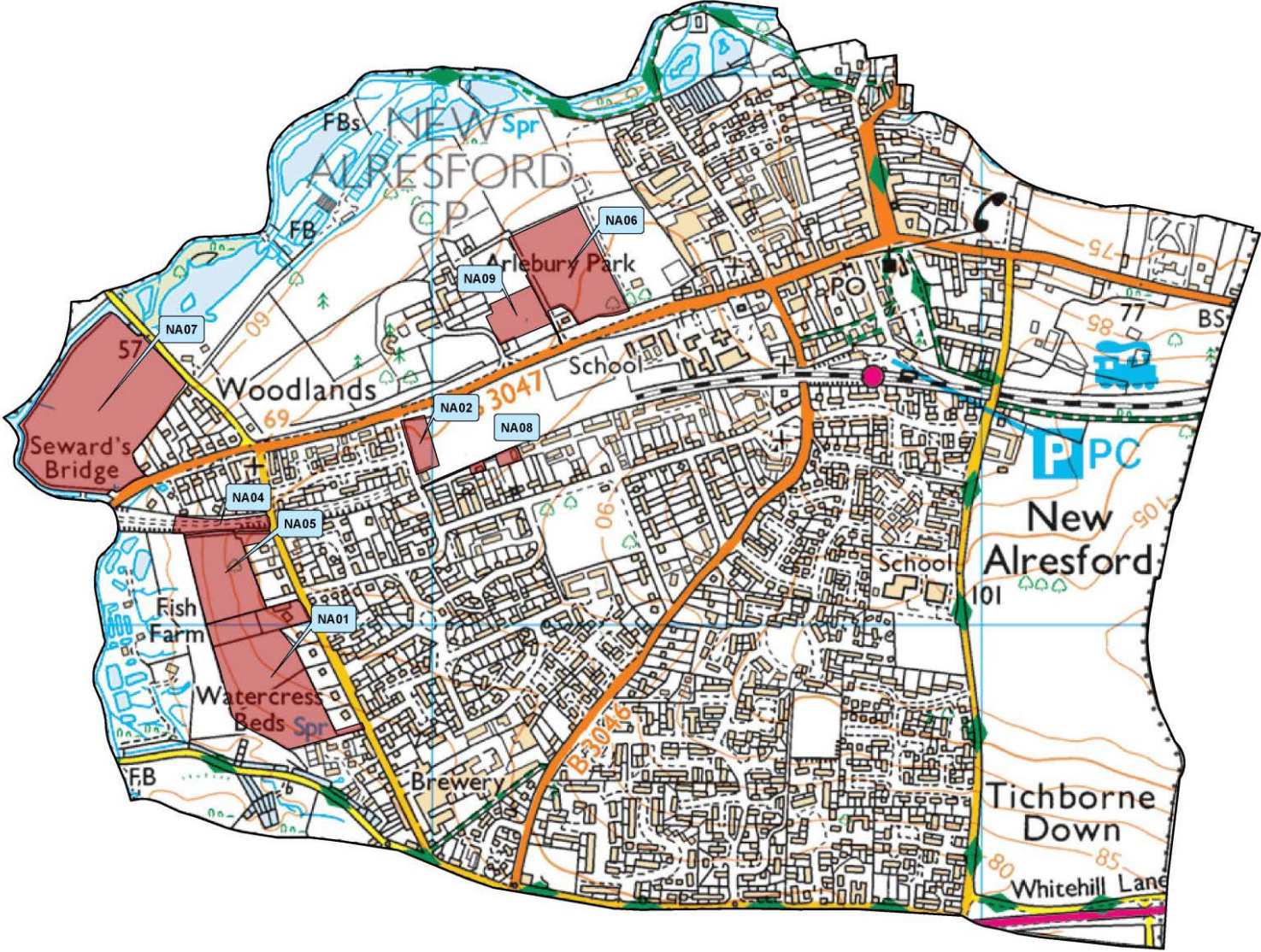
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100019531

Site Ref	Address		Parish/Settlement		Site Area
IS02	Land at Manor Farm, Itchen Stoke		Itchen Stoke and Ovington		0.33 ha
Site Description					
The site is located north of Itchen Stoke, located to the north of the District. The site is currently occupied by Agricultural uses. The site is accessed from a lane leading to the B3047 and is bounded by Itchen Stoke Manor to the south and agriculture to the north, east and west.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 10 dwellings.					
Phasing					
0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

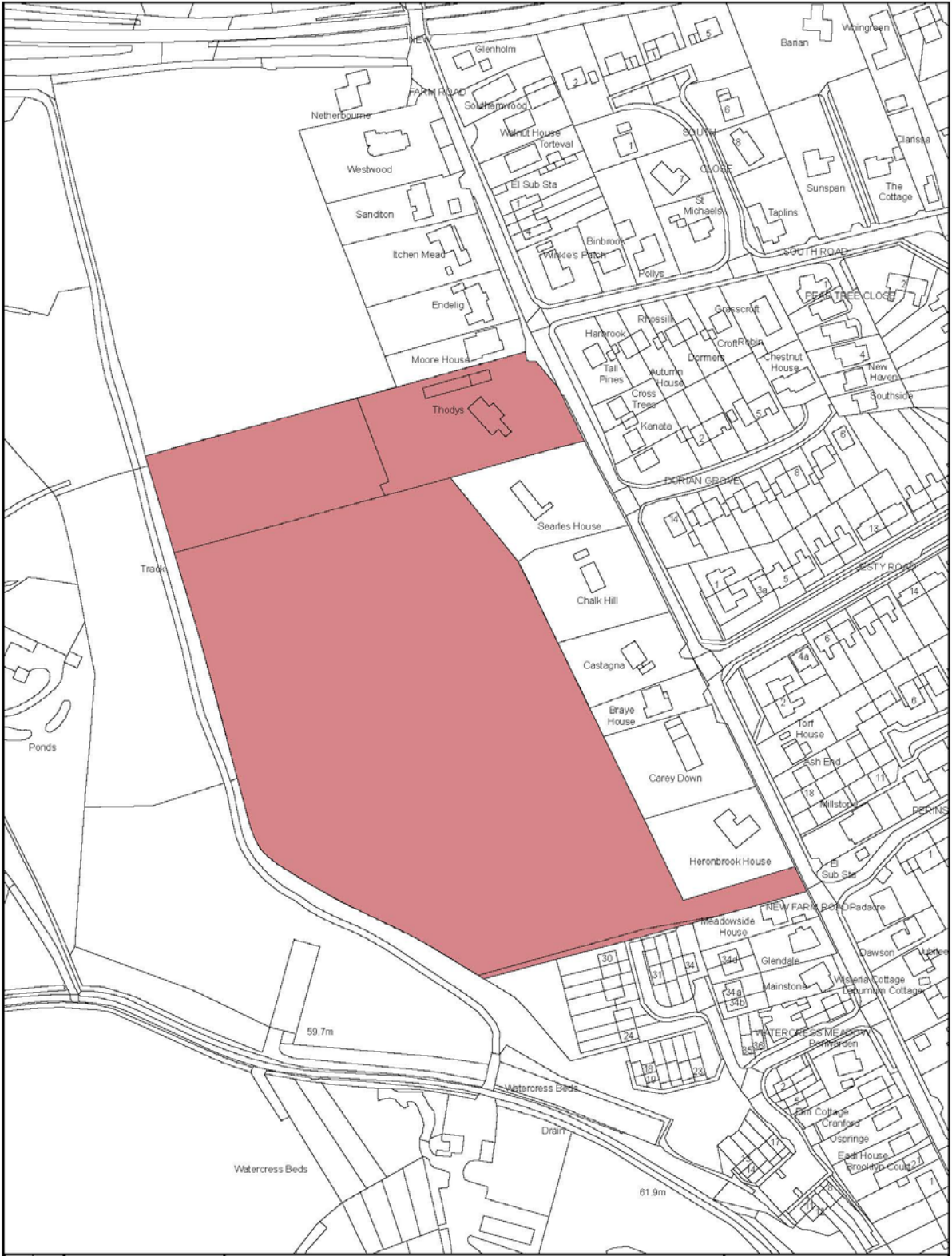


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New Alresford Parish Site Assessments and Maps

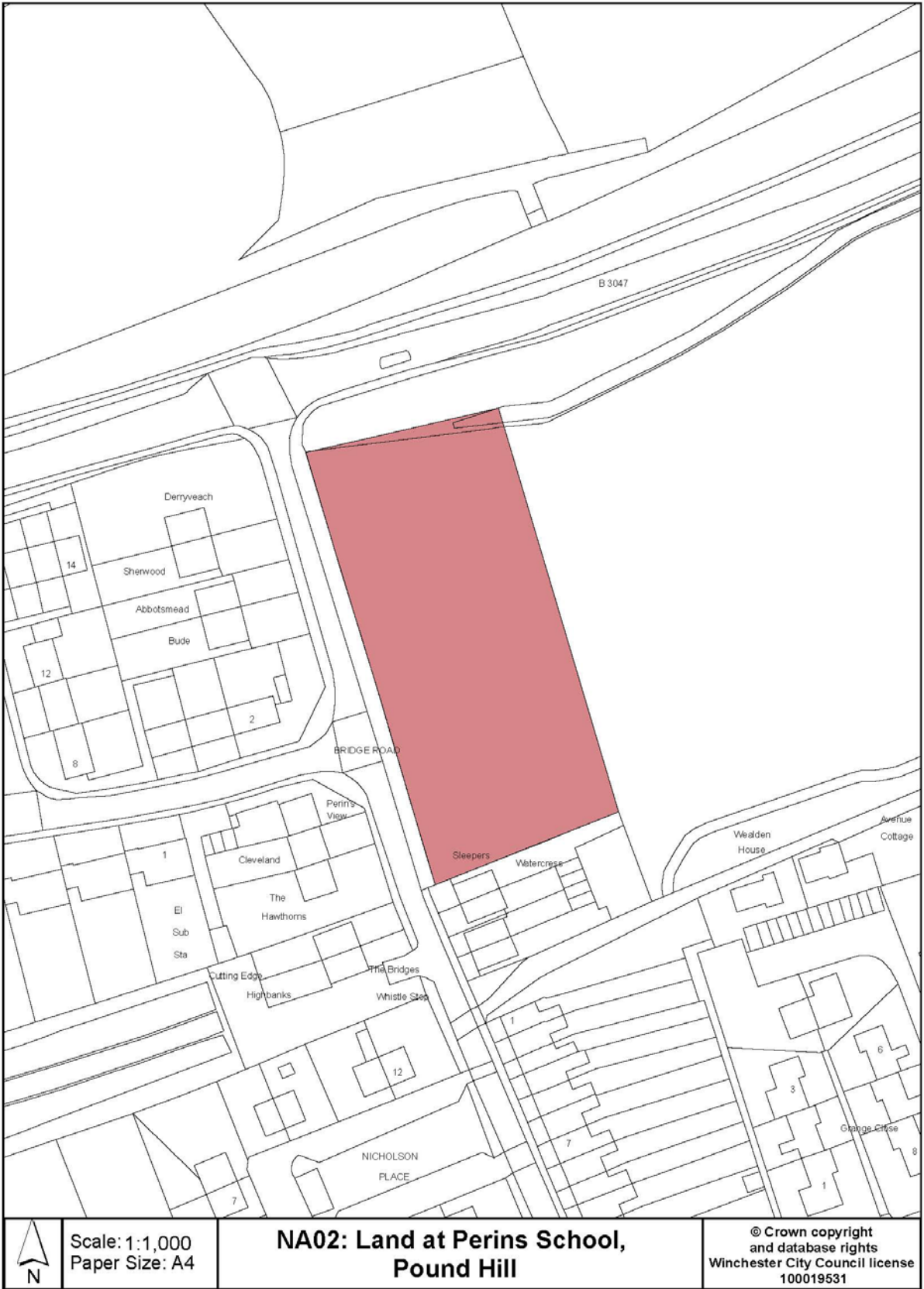


Site Ref	Address		Parish/Settlement	Site Area	
NA01	Thody's, New Farm Road, New Alresford		New Alresford	3.8 ha	
Site Description					
The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by agriculture to the north, south and west with residential to the east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 100 dwellings.					
Phasing					
0 – 5 Years	100	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					

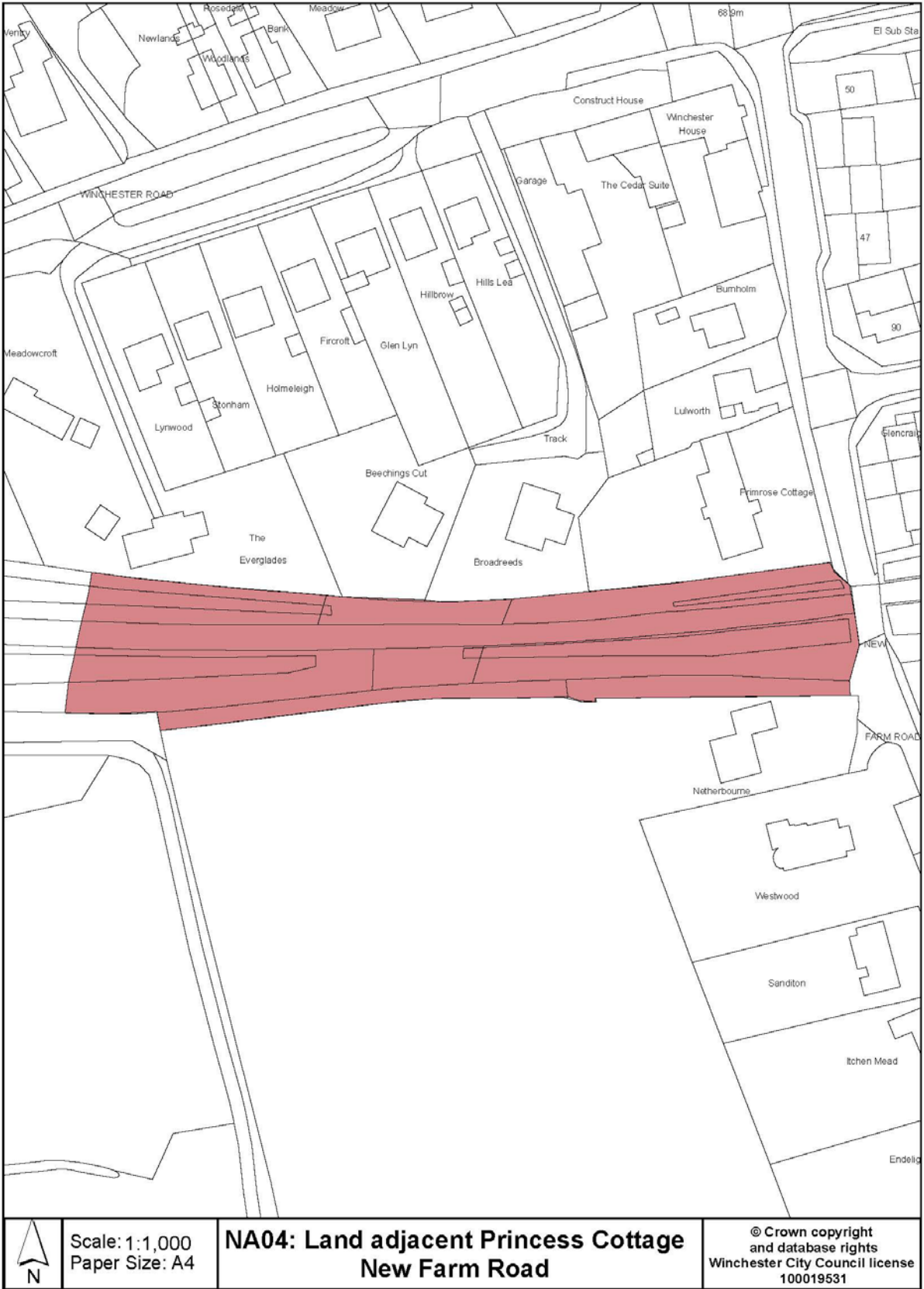


	<p>Scale: 1:2,000 Paper Size: A4</p>	<p>NA01: Thody's, New Farm Road, New Alresford</p>	<p>© Crown copyright and database rights Winchester City Council license 100019531</p>
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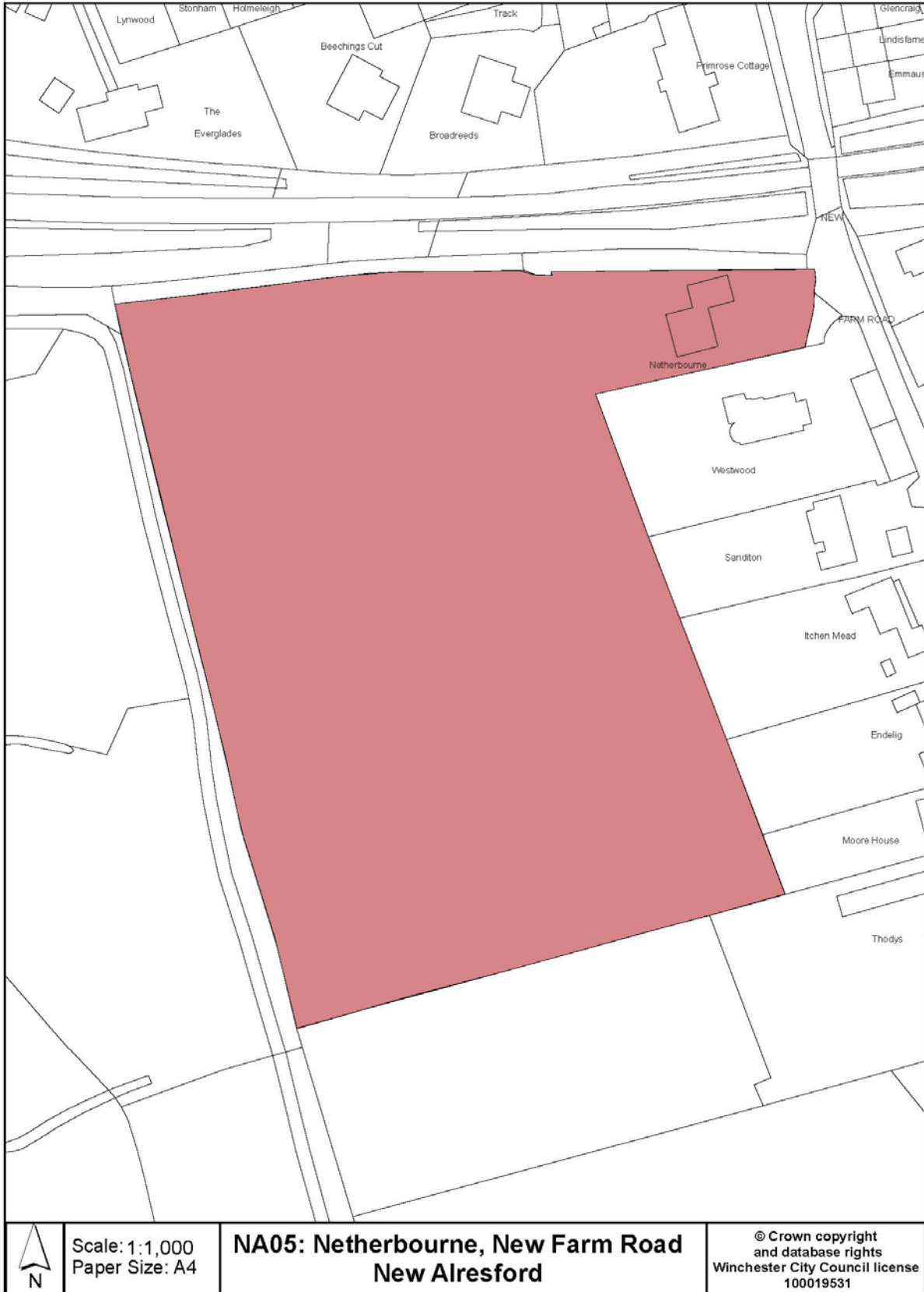
Site Ref	Address		Parish/Settlement	Site Area	
NA02	Land at Perins School, Pound Hill		New Alresford	0.43 ha	
Site Description					
<p>The site is located within the settlement of New Alresford, located to the north of the District. The site is currently in use as a school playing field. The site is accessed from Bridge Road and is bounded by agriculture to the north, with residential to the west and south and playing field to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
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 16 dwellings.					
Phasing					
0 – 5 Years	16	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					



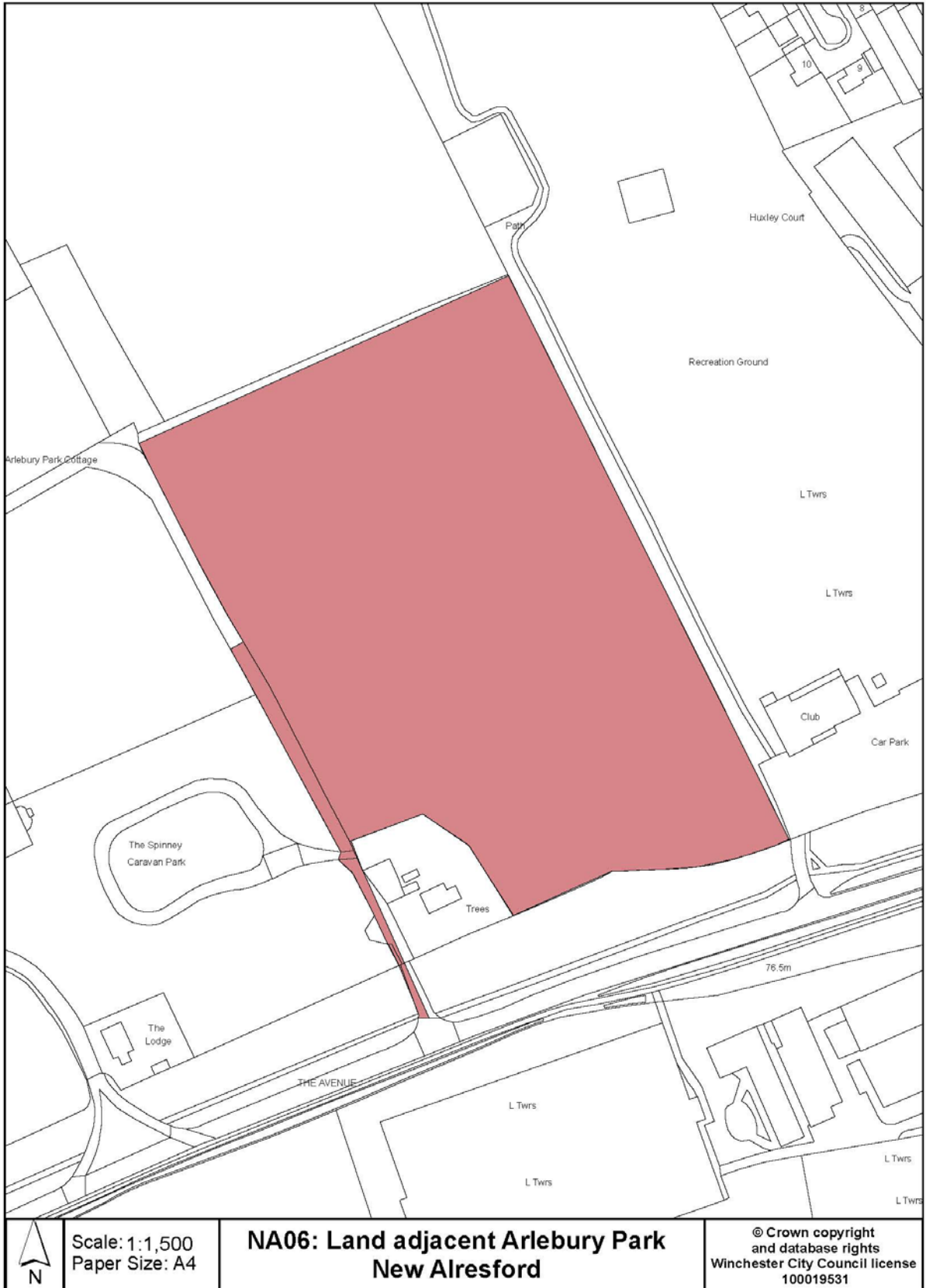
Site Ref	Address		Parish/Settlement	Site Area	
NA04	Land adjacent Princess Cottage, New Farm Road		New Alresford	0.46 ha	
Site Description					
The site is located west of New Alresford, located to the north of the District. The site is currently in use as a disused railway. The site is accessible from Bridge Road and is bounded by residential to the north and west, with agriculture to south.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					



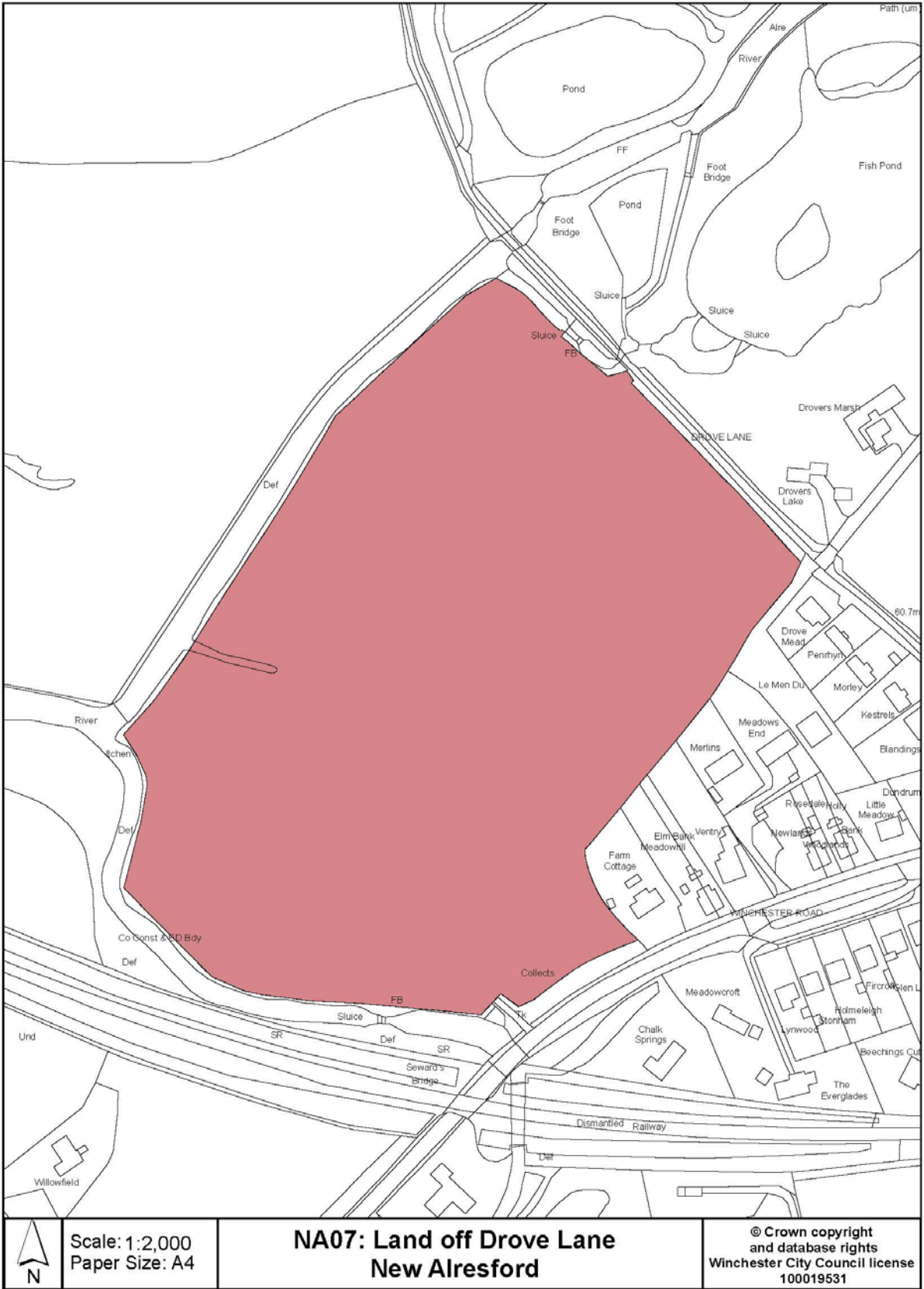
Site Ref	Address		Parish/Settlement	Site Area	
NA05	Netherbourne, New Farm Road		New Alresford	1.7 ha	
Site Description					
<p>The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by disused railway to the north, agriculture to the south and west with residential to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 Countryside a density of 30 dph was applied providing a yield of 54 dwellings.</p>					
Phasing					
0 – 5 Years	54	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 2018.</p>					



Site Ref	Address		Parish/Settlement	Site Area	
NA06	Land adjacent Arlebury Park		New Alresford	2.6 ha	
Site Description					
<p>The site is located north of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from The Avenue and is bounded by a recreation to the east, a caravan park to the west and agriculture to the north.</p>					
Planning History					
<p>An outline application (16/01201/OUT) up to 60 residential dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, save in respect of: - Phase 1 (which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access) which is submitted with all details to be determined and no matters reserved. The application was refused on the 10 November 2016.</p>					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA		Conservation Area		Flood Zone 2	
SAC		Countryside (MTRA4)		Flood Zone 3	
Ramsar		Historic Park/Garden		Other Considerations	
SSSI		SINC			
Scheduled Ancient Monument		AQMA		Previously Developed Land?	
Listed Building		Settlement Gap		PUSH	
Tree Preservation Order		Ancient Woodland		Mineral Safeguarding Area	
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 68 dwellings.</p>					
Phasing					
0 – 5 Years	68	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 2018.</p>					



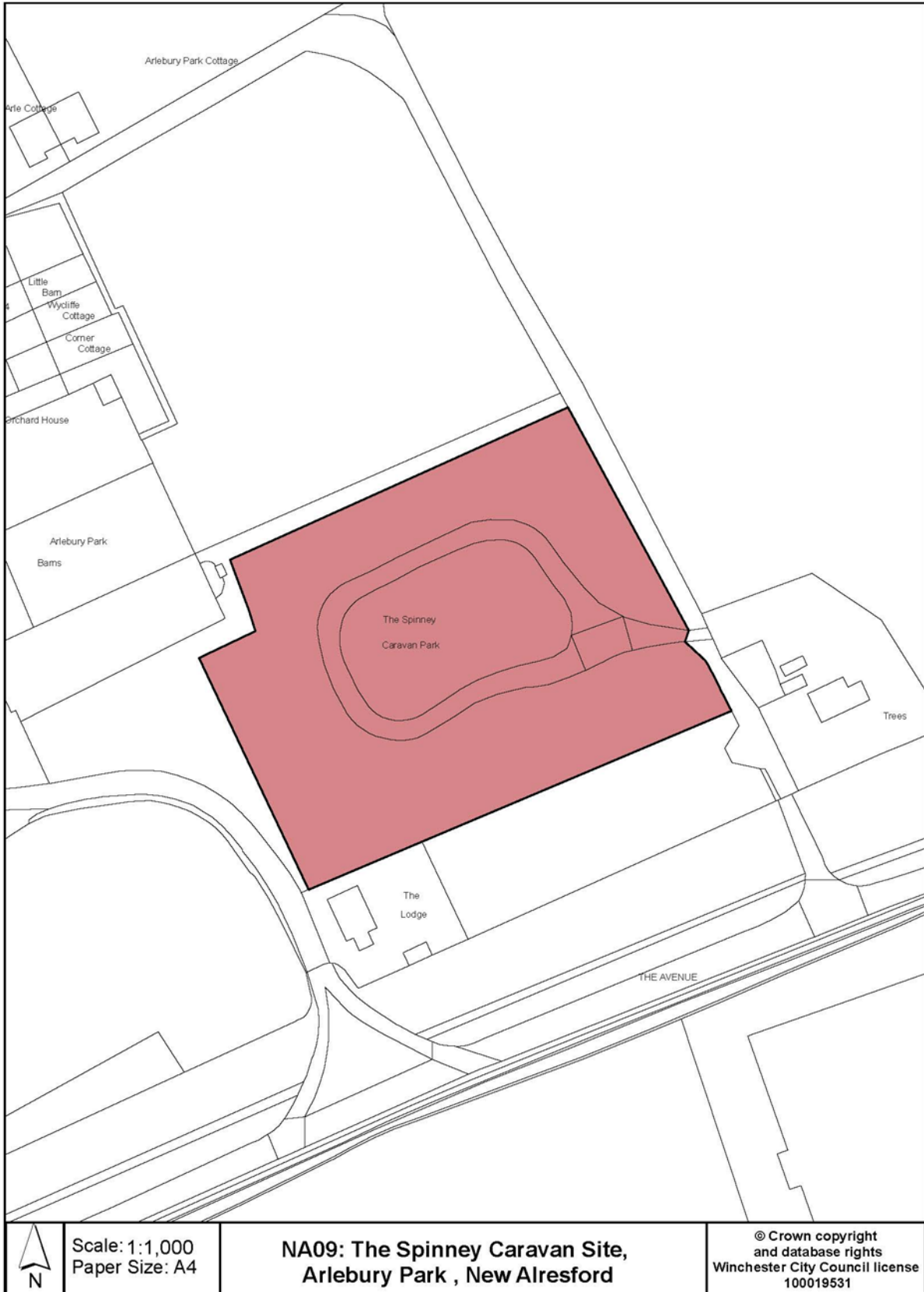
Site Ref	Address		Parish/Settlement	Site Area	
NA07	Land off Drove Lane		New Alresford	6.2 ha	
Site Description					
The site is located north west of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from Winchester Road and is bounded by a residential to the east, and agriculture to the north and west.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 136 dwellings. However given the flooding constraints on the site this was reduced to 68 .					
Phasing					
0 – 5 Years	68	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					



Site Ref	Address		Parish/Settlement	Site Area	
NA08	Land on the east side of Bridge Road		New Alresford	0.2 ha	
Site Description					
<p>The site is located within the settlement of New Alresford, located to the north of the District. The site is currently in use as a scout hut. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	N	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
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 New Alresford a density of 40 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 is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.</p>					

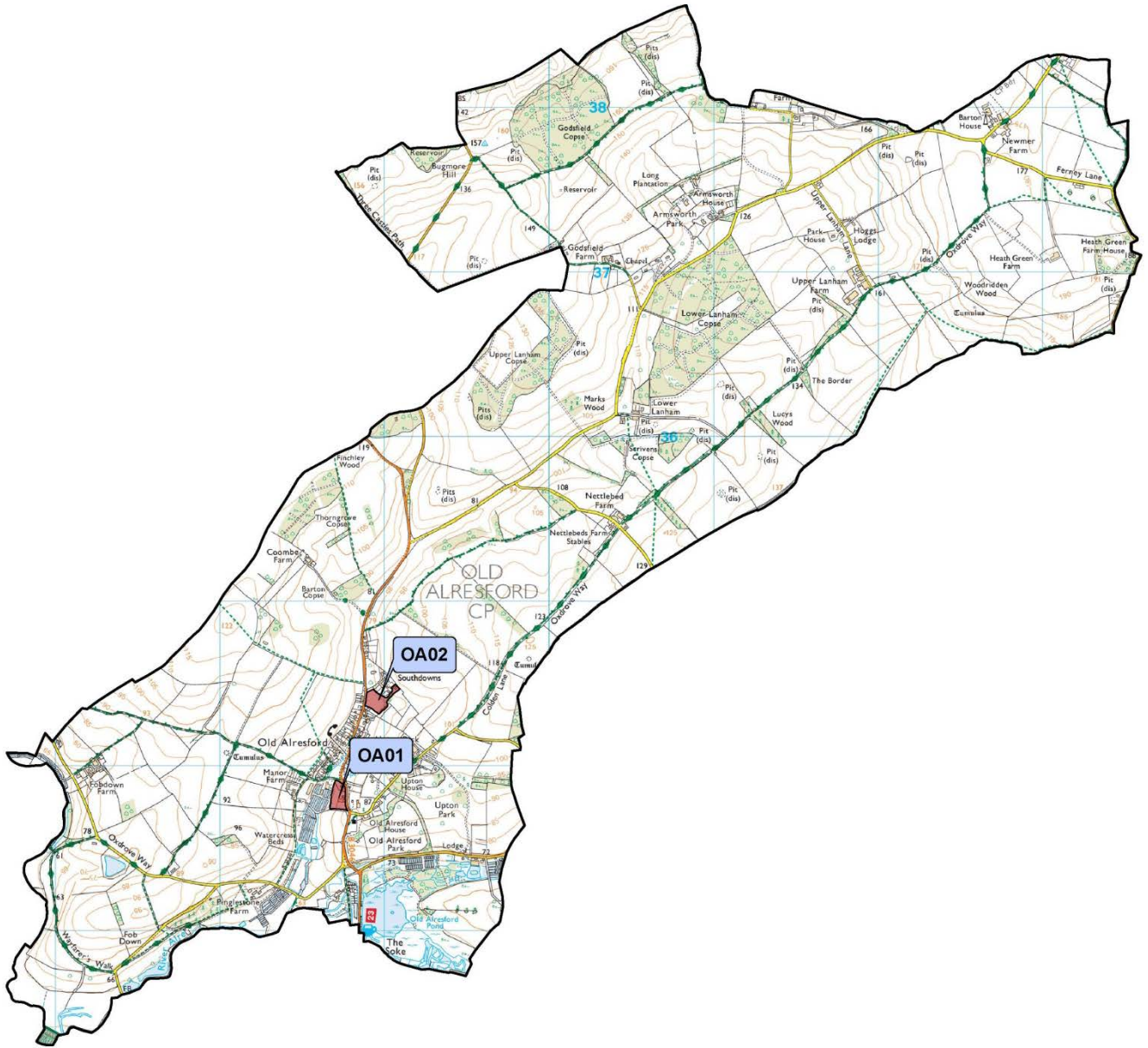


Site Ref	Address		Parish/Settlement	Site Area	
NA09	The Spinney Caravan Site, Arlebury Park , New Alresford		New Alresford	0.74ha	
Site Description					
<p>The site is in the countryside outside the settlement of New Alresford. Arlebury Park House and Barns (residential) are to the north and west, agricultural land to the east and Perins Secondary School to the south on the opposite side of The Avenue. The site is currently in use as a touring caravan and camping site.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	Y	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
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 Countryside a density of 30 dph was applied providing a yield of 27 dwellings.</p>					
Phasing					
0 – 5 Years	27	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 2019.</p>					

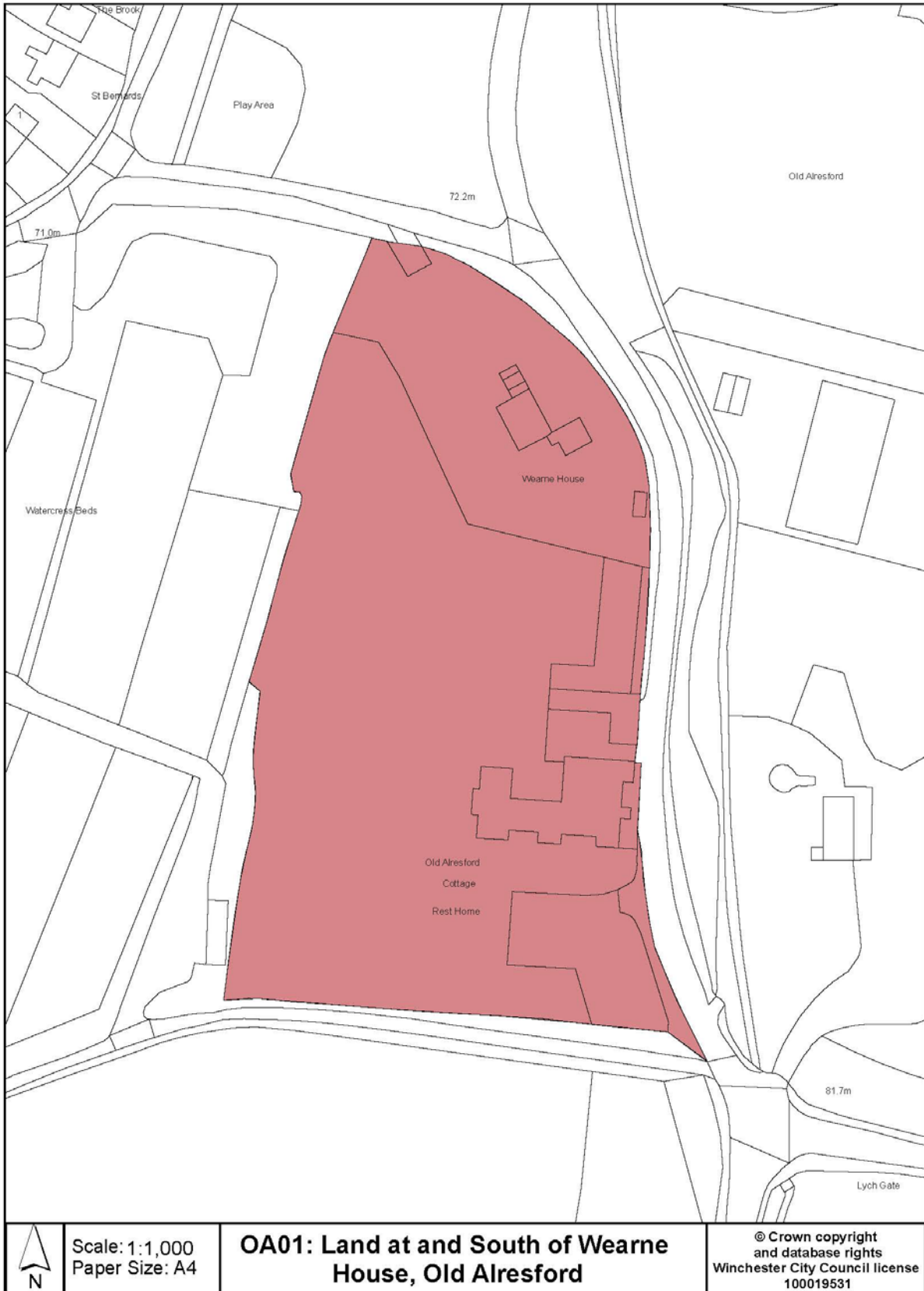


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Old Alresford Parishes Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
OA01	Land at and South of Wearne House		Old Alresford	1.3 ha	
Site Description					
The site is located south of Old Alresford, located to the north of the District. The site is currently used as a Care Home (C2). The site is accessed from The Stoke and is bounded by agriculture to the south and west, with residential to the north and east.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
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 32 dwellings.					
Phasing					
0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					



Site Ref	Address		Parish/Settlement	Site Area	
OA02	Land at Southdowns, Old Alresford		Old Alresford	1.5 ha	
Site Description					
The site is located south of Old Alresford, located to the north of the District. The site is currently a field and former classroom/store. The site is accessed from The Stoke and is bounded by agriculture to the south and east, with residential to the north and west.					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Legislative Constraints		Policy Constraints		Physical Constraints	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	Other Considerations	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
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 35 dwellings.					
Phasing					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.					

