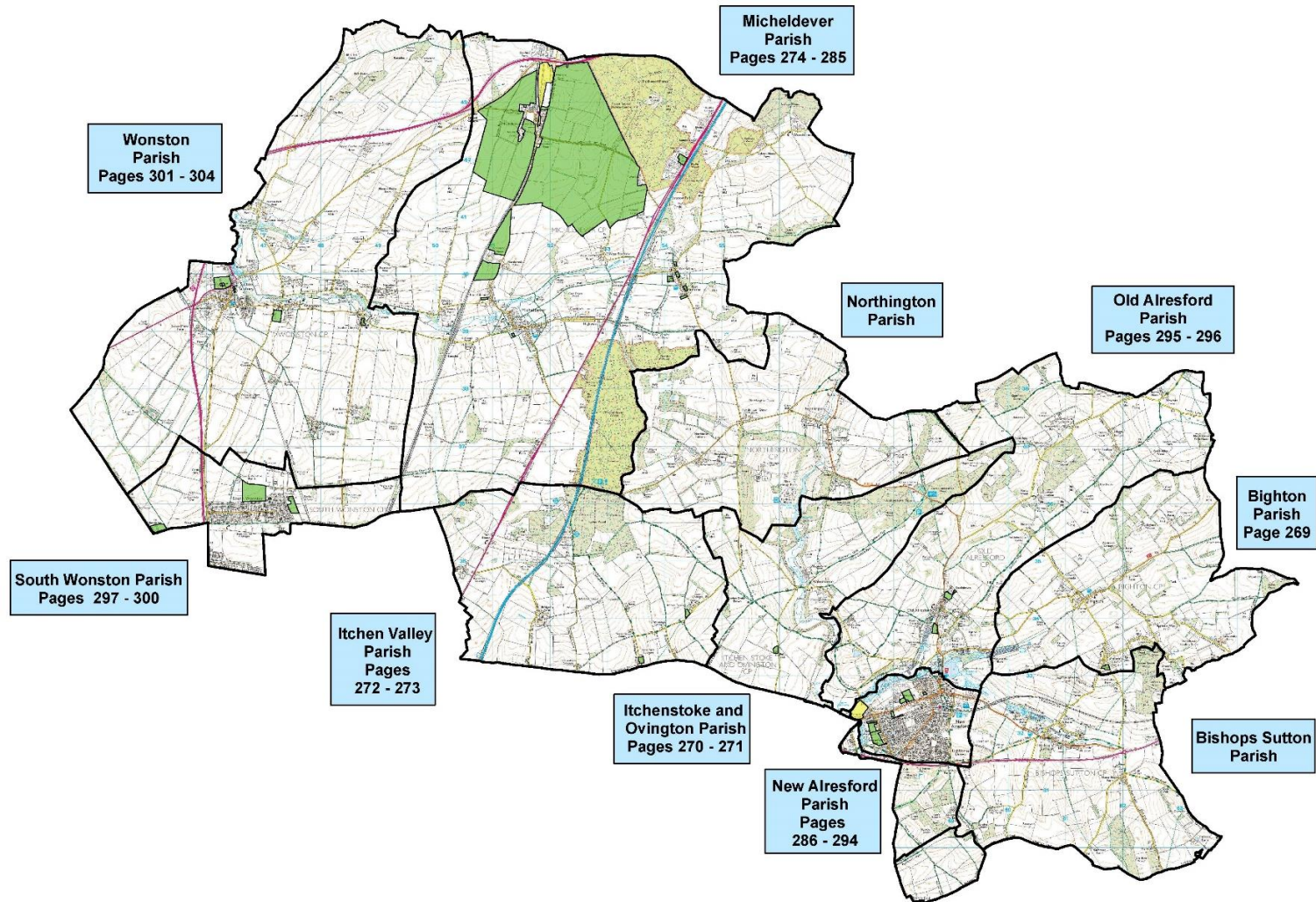



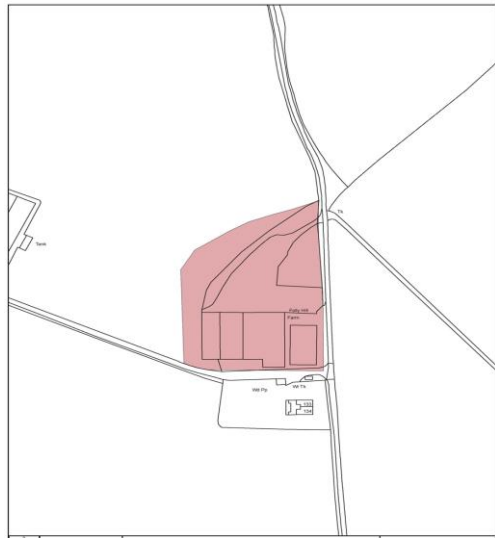
Appendix 5: Northern Parishes Site Assessments




Bighton Parish Site Assessments and Maps

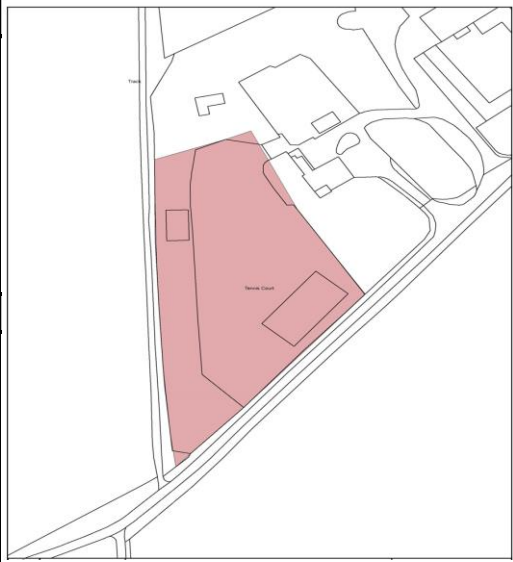
Site Ref	Address		Parish/Settlement	Site Area	
BI01	Gaywood, Bighton Lane, Gundleton		Bighton	0.865 ha	
Site Description					
<p>The site lies within the village of Gundleton in the north of the district. The site is currently in use a residential property (C3) and a majority of the surrounding uses are also residential properties.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is 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 23 dwellings.</p>					
Phasing					
0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

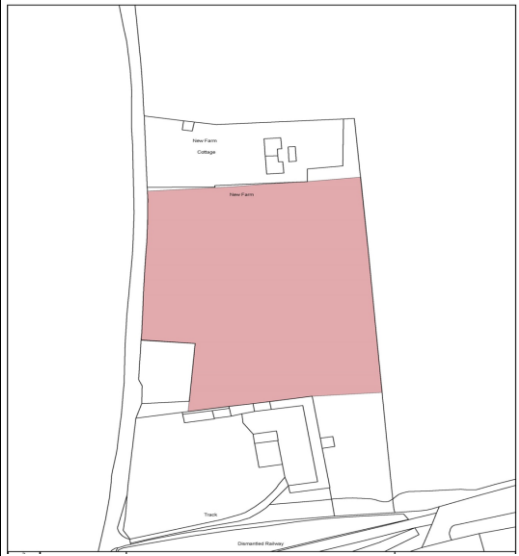
Itchen Stoke and Ovington Parish Site Assessments and Maps

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					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the sole landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
There is a potential yield of 1000 – 1500 sqm of floor space for B uses.					
Phasing					
0 – 5 Years	1000 – 1500 sqm	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					


Site Ref	Address		Parish/Settlement		Site Area
IS02	Land at Manor Farm, Itchen Stoke		Itchen Stoke and Ovington		0.33 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 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.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is 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 has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

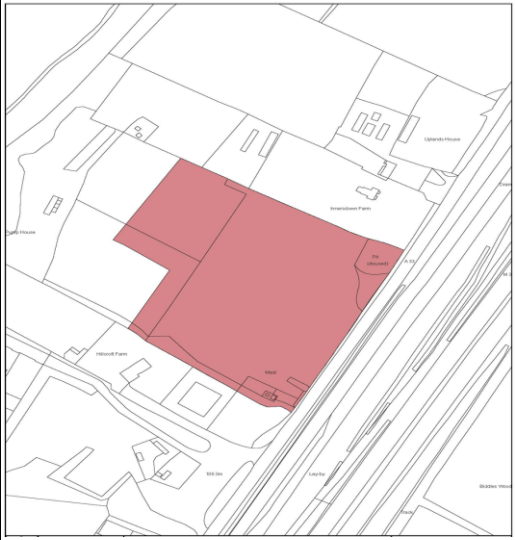
Itchen Valley Parish Site Assessments and Maps

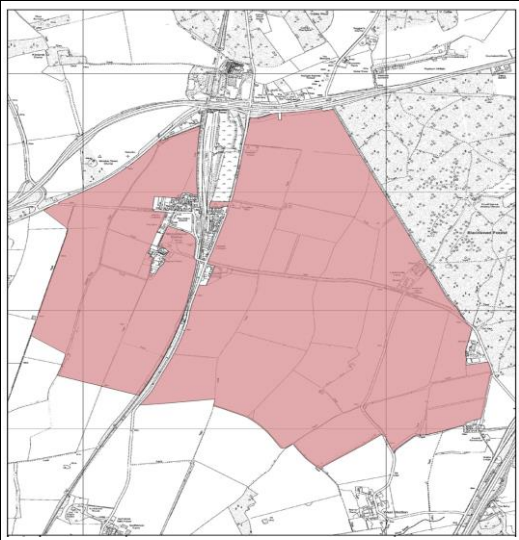
Site Ref	Address	Parish/Settlement	Site Area		
IV01	Land at Itchen Down Farm	Itchen Valley	0.8 ha		
Site Description					
<p>The site is located north of Itchen Abbas, located to the north of the District. The site is currently in use as a residential garden. The site is accessed from Northington Road and is adjacent to a residential property to the north and agriculture to the south, east and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.</p>					
Phasing					
0 – 5 Years	0	6 – 10 Years	22	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					


Site Ref	Address		Parish/Settlement	Site Area	
IV02	Land off Northington Road		Itchen Valley	0.9 ha	
Site Description					
<p>The site is located north of Itchen Abbas, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from Northington Road and is adjacent to a residential property to the north and agriculture to the south, east and west.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is 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 25 dwellings.					
Phasing					
0 – 5 Years	25	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					


Micheldever Parish Site Assessments and Maps


Site Ref	Address		Parish/Settlement	Site Area	
MI01	Land North East of Vicarage		Micheldever	0.2 ha	
Site Description					
<p>The site is located south of Micheldever, located in the north of the District. The site is currently used for agriculture. The site is accessed via a lane off Sloe Lane and is bounded by agriculture to the south, east and North and the Vicarage to the west.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space ●	
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area ●	
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone ●	
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 6 dwellings.					
Phasing					
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

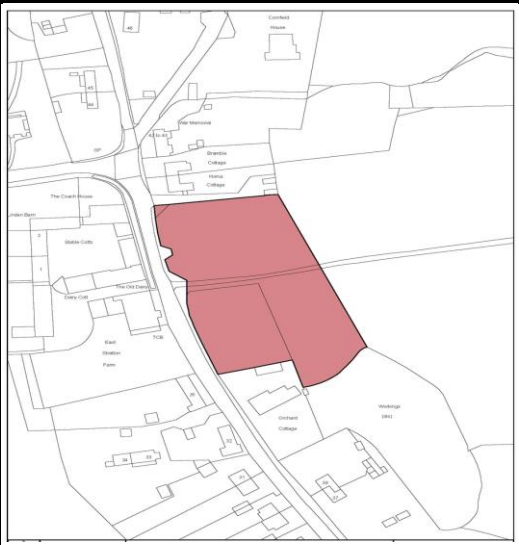
Site Ref	Address		Parish/Settlement	Site Area	
MI03	Innersdown Farm, Basingstoke Road		Micheldever	1.9 ha	
Site Description					
<p>The site is located east of Micheldever Station, in the north of the District. The site is currently used for agriculture. The site is accessed from Basingstoke Road (A33) and is bounded by residential and mixed uses.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	NA
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 44 dwellings.					
Phasing					
0 – 5 Years	44	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

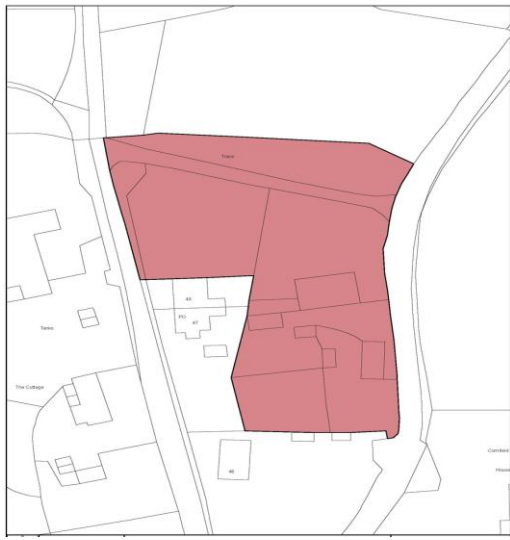
Site Ref	Address		Parish/Settlement	Site Area	
MI04	Land at Micheldever Station		Micheldever	550.4 ha	
Site Description					
<p>The site borders the settlement of Micheldever Station, in the north of the District. The site is currently used for agriculture. The site can be accessed from numerous roads and is bounded by residential and agricultural uses.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	▲	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 8257 dwellings.					
Phasing					
0 – 5 Years	2758	6 – 10 Years	2758	10 – 15 Years	2741
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
MI05	Land adjacent to Baring Close, East Stratton		Micheldever	0.46 ha	
Site Description					
<p>The site is located in the countryside. The residential development of Baring Close is to the north and countryside to the east, south and west. The site is bounded by a road to the east from which access can be taken. The site is currently in use for agriculture.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.					
Phasing					
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
MI06	Land adjacent to the Village green, East Stratton		Micheldever	0.42 ha	
Site Description					
<p>The site is in the countryside. There is residential development to the south and west and countryside to the north and east. Access to the site is from the road to the west. The site is currently in use as an area of scrub land that is not in agricultural production</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.					
Phasing					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

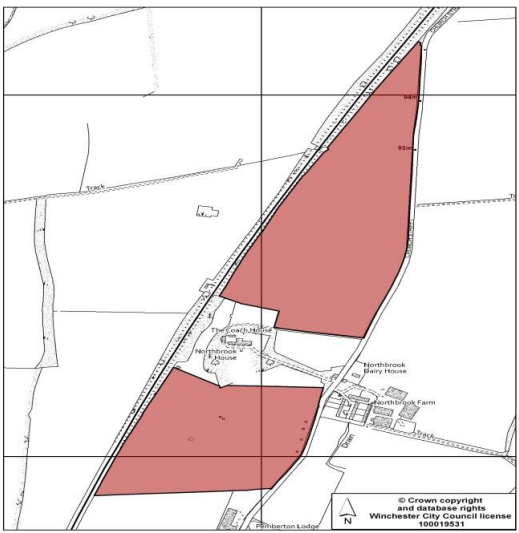
Site Ref	Address		Parish/Settlement	Site Area	
MI07	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton		Micheldever	0.87 ha	
Site Description					
<p>The site is located within the countryside. It is accessed off New Farm Road. There is residential development to the east, village hall to the north and countryside to the south and west. The site is currently in use for agricultural land used for grazing livestock.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 23 dwellings.					
Phasing					
0 – 5 Years	23	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
MI08	Land opposite East Stratton Farm, Stratton Lane, East Stratton		Micheldever	0.53 ha	
Site Description					
<p>The site is in the countryside and also within the conservation area. It is bounded to the north, south and west by residential and countryside to the east. The access to the site is from Stratton Lane. The site is currently in use for agricultural land used for the grazing of livestock.</p>					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 14 dwellings.					
Phasing					
0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
MI09	Residential Garden opposite Cornfield House, Stratton Lane, East Stratton		Micheldever	0.33 ha	
Site Description					
<p>The site is located in the countryside and within the conservation area. The site is surrounded by countryside to the north, east and south and by scattered dwellings fronting Stratton Lane to the west. The site has a frontage onto Stratton Lane for access. The site is currently in use as residential garden space and scrubland.</p>					
Planning History					
No relevant planning history in the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	▲	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 10 dwellings.					
Phasing					
0 – 5 Years	10	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

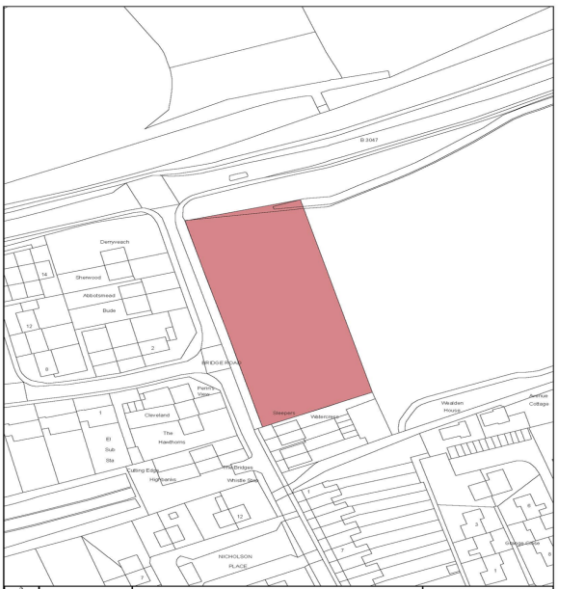
Site Ref	Address		Parish/Settlement	Site Area	
MI10	Land rear of Devonia, Weston Lane Micheldever		Micheldever	0.4 ha	
Site Description					
<p>The site is located within the countryside. It is bounded by the rear gardens of dwellings to the east, by countryside to the north and south and by Devonia (residential property) to the west. The site is currently in use as a garden and agriculture.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.</p>					
Phasing					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
MI12	Land at Micheldever Station Sidings		Micheldever	13.085 ha	
Site Description					
<p>The site is located north of the settlement of Micheldever Station in the north of the district. The site was in use as railway sidings and the land is currently vacant. To the north lies the A303, to the west lies the railway, to the south the settlement of Micheldever Station and to the east agricultural uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years. The site is safeguarded and allocated in the Hampshire Minerals and Waste Local Plan 2013.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	▲
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	▲	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The site is owned by the promoter and have indicated that the site is immediately available for development.</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 196 dwellings</p>					
Phasing					
0 – 5 Years	196	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

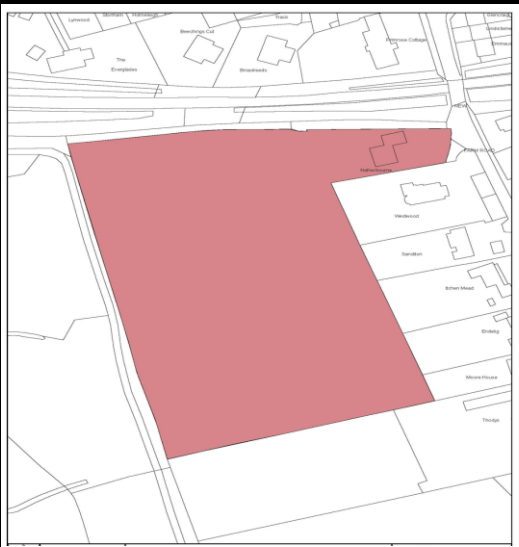
Site Ref	Address		Parish/Settlement	Site Area	
MI13	Land at Northbrook House, Northbrook		Micheldever	13.085 ha	
Site Description					
<p>The site is located within the countryside north of Micheldever. The site is bisected by Northbrook House and is surrounded by agricultural uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is owned by the promoter and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The site is owned by the promoter and have indicated that the site is immediately available for development.</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 406 dwellings</p>					
Phasing					
0 – 5 Years	406	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

New Alresford Site Assessments and Maps

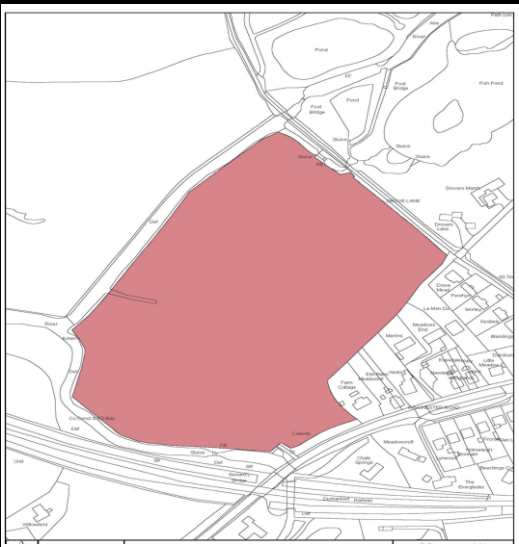
Site Ref	Address		Parish/Settlement	Site Area	
NA01	Thody's, New Farm Road, New Alresford		New Alresford	3.8 ha	
Site Description					
<p>The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by agriculture to the north, south and west with residential to the east.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is 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 75 dwellings.</p>					
Phasing					
0 – 5 Years	75	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					


Site Ref	Address		Parish/Settlement	Site Area	
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					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.					
Phasing					
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
NA04	Land adjacent Princess Cottage, New Farm Road		New Alresford	0.46 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 a disused railway. The site is accessible from Bridge Road and is bounded by residential to the north and west, with agriculture to south.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the 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 13 dwellings.					
Phasing					
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

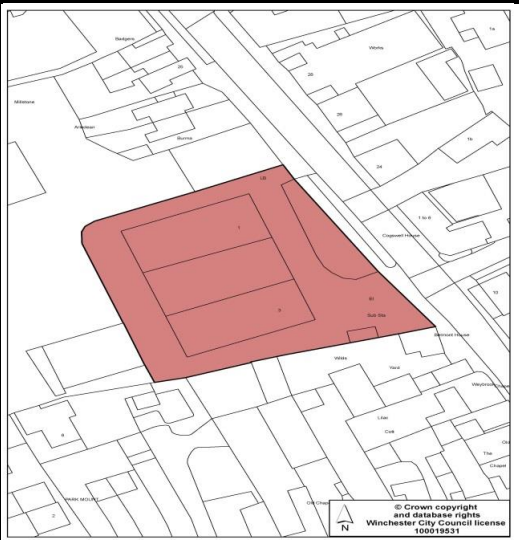
Site Ref	Address		Parish/Settlement	Site Area	
NA05	Netherbourne, New Farm Road		New Alresford	1.7 ha	
Site Description					
<p>The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by disused railway to the north, agriculture to the south and west with residential to the east.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 40 dwellings.					
Phasing					
0 – 5 Years	40	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
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) was submitted for up to 60 residential dwellings, a public car park and open space The application was refused on the 10 November 2016.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 51 dwellings.</p>					
Phasing					
0 – 5 Years	51	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

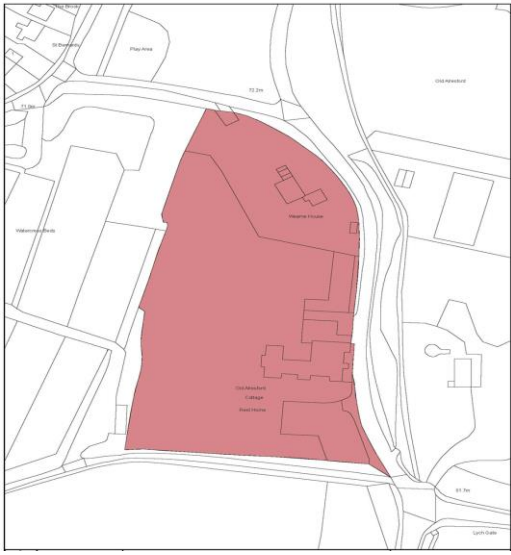
Site Ref	Address		Parish/Settlement	Site Area	
NA07	Land off Drove Lane		New Alresford	6.2 ha	
Site Description					
<p>The site is located north west of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from Winchester Road and is bounded by a residential to the east, and agriculture to the north and west.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	▲	Historic Park/Garden	●	Mineral Safeguarding Area	▲
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	▲	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	▲
LNR	●	Policy Constraints		Flood Zone 3	▲
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is 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 102 dwellings. However given the flooding constraints on the site this was reduced to 51.					
Phasing					
0 – 5 Years	41	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Amber however the site is still deemed deliverable/developable and is suitable for inclusion in the SHELAA 2020.					


Site Ref	Address		Parish/Settlement	Site Area	
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					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the New Alresford a density of 40 dph was applied providing a yield of 8 dwellings.					
Phasing					
0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
NA09	The Spinney Caravan Site, Arlebury Park New Alresford		New Alresford	0.74 ha	
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					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is being promoted by the landowner and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.					
Phasing					
0 – 5 Years	20	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

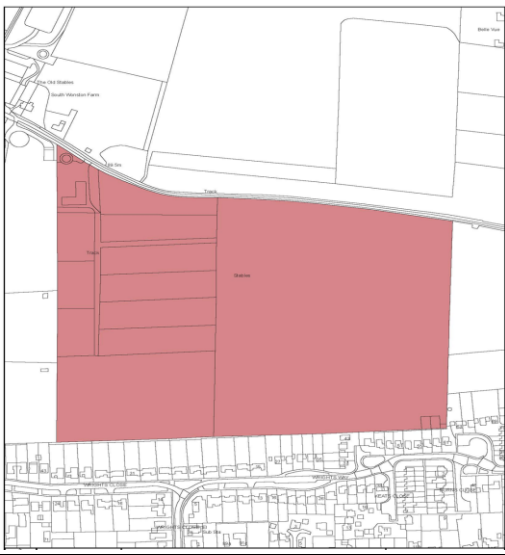
Site Ref	Address		Parish/Settlement	Site Area	
NA10	1 - 3 The Dean, Alresford		New Alresford	0.254 ha	
Site Description					
<p>The site is located within the settlement of New Alresford in the north of the district. The site is currently in use as commercial / Industrial (B2, B1 and B8). Surrounding uses comprise of Residential (C3), a Care Home (C2) and Retail (A1).</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	●	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	2 & 3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
The site is not owned by the promoter however they are currently negotiating with the landowners to develop the site. Permission from the landowner will need to be secured prior to development of the site.					
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 New Alresford district centre a density of 50 dph was applied providing a yield of 13 dwellings.					
Phasing					
0 – 5 Years	13	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

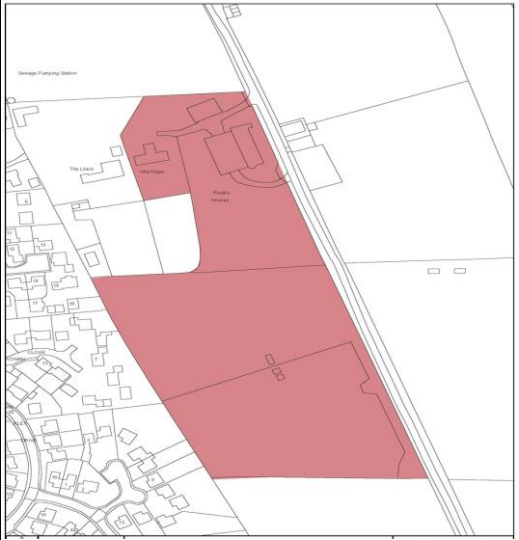
Old Alresford Parish Site Assessments and Maps

Site Ref	Address		Parish/Settlement	Site Area	
OA01	Land at and South of Wearne House		Old Alresford	1.3 ha	
Site Description					
<p>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.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes
Availability (legal/ownership issues)					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is 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 32 dwellings.</p>					
Phasing					
0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

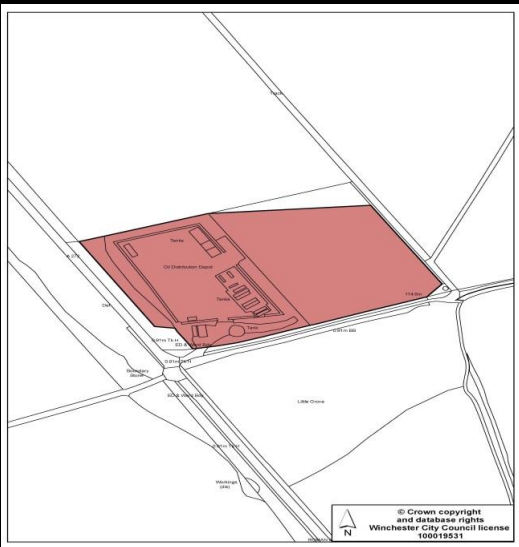
Site Ref	Address		Parish/Settlement	Site Area	
OA02	Land at Southdowns, Old Alresford		Old Alresford	1.5 ha	
Site Description					
<p>The site is located south of Old Alresford, located to the north of the District. The site is currently a field and former classroom/store. The site is accessed from The Stoke and is bounded by agriculture to the south and east, with residential to the north and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the landowners 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 35 dwellings.</p>					
Phasing					
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

South Wonston Parish Site Assessments and Maps

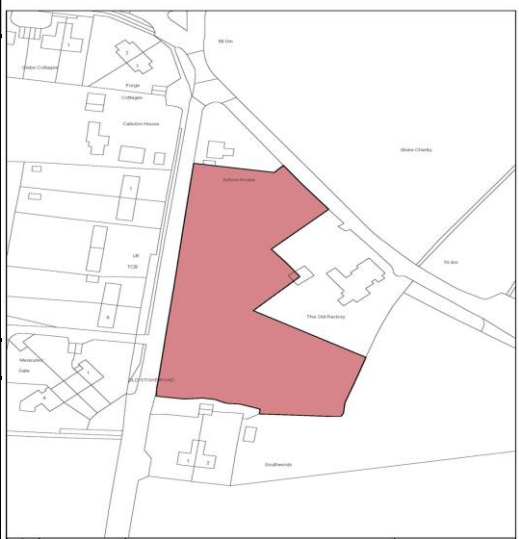
Site Ref	Address		Parish/Settlement	Site Area	
SW01	Hampshire Polo School, South Wonston Farm		South Wonston	12.2 ha	
Site Description					
<p>The site is north of South Wonston, located to the north of the District. This site is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill, adjoins residential to the south and agricultural land to the west, north and east.</p>					
Planning History					
<p>17/03209/FUL - (AMENDED PLANS 12.03.18) Construction of horse arena and alteration to existing bund, along with caretakers room within existing stable block. Application permitted 9th July 2018.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
Achievability (economic viability; market factors; cost factors; delivery factors)					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density and Yield (including development type)					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 183 dwellings.</p>					
Phasing					
0 – 5 Years	183	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					


Site Ref	Address		Parish/Settlement	Site Area	
SW02	Villa Hugel, Drove Links Road, South Wonston		South Wonston	3.3 ha	
Site Description					
<p>The site is at the east end of South Wonston. And fronts onto Drove Links Road which leads to The Alresford Drove to the north and The Ox Drove/Lower Road to the south. Adjoins residential to the west and agricultural to the north and east. The site has equestrian and agricultural use.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	▲	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	Yes/No
Availability (legal/ownership issues)					
The site is being promoted by the landowners and has stated that the site is available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 64 dwellings.					
Phasing					
0 – 5 Years	64	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

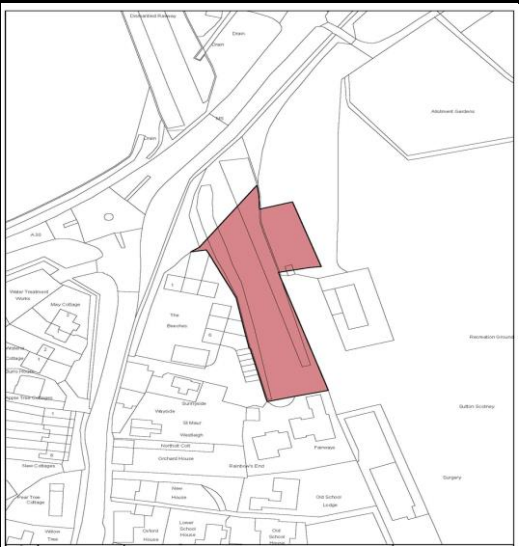
Site Ref	Address		Parish/Settlement	Site Area	
SW03	Land off Chaucer Close, South Wonston		South Wonston	0.104 ha	
Site Description					
<p>The site is north of South Wonston in the noerth of the district. Access to the site is through Chaucer Close and is currently in use as agriculture. Surrounding uses comprise of residential to the south, east and west with agriculture to the north.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 3 dwellings.					
Phasing					
0 – 5 Years	3	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
SW05	Former Stockbridge Oil Field, Andover Road		South Wonston	3 ha	
Site Description					
<p>The site is a former oil and gas production site located 4km north of Winchester and is bounded by A272 to the west. Surrounding land is a mix of agricultural, individual dwellings/farms, residential settlement at South Wonston (approx 1km east of the site) and military accommodation at Worthy Down.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
Given the nature of the current use of the site there will need to be measure taken to decontaminate the site prior to development.					
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 59 dwellings.					
Phasing					
0 – 5 Years	59	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Wonston Parish Site Assessments and Maps

Site Ref	Address		Parish/Settlement	Site Area	
WO01	Land east of Old Stoke Road		Wonston	0.68 ha	
Site Description					
The site is located to the east of Wonston and west of Micheldever. The site is within a conservation area.					
Planning History					
No relevant planning history within the last five years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space ●	
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area ▲	
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone ●	
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.					
Phasing					
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
WO05	Wonston House, Wonston Lane		Wonston	2.9 ha	
Site Description					
<p>The site is located south of Wonston, located in the north of the District. The site is currently used as a residential property. The site is accessed via Wonston Lane and is bounded by agriculture to the south, east and west and the Vicarage to the north.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
<p>The site is being promoted by the sole landowner and 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 56 dwellings.</p>					
Phasing					
0 – 5 Years	56	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
<p>The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.</p>					

Site Ref	Address		Parish/Settlement	Site Area	
WO06	The Beeches Oxford Road Sutton Scotney		Wonston	0.28 ha	
Site Description					
<p>The site is located in the countryside. It forms part of a disused railway line. There are residential properties to the west and south, the Gratton playing fields and allotments to the east and Stockbridge Road to the north. The site was used as an informal garden space, prior this a railway embankment.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	▲	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	4
TPO	▲	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 8 dwellings.					
Phasing					
0 – 5 Years	8	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Parish/Settlement	Site Area	
WO10	Land at Brightlands (North of A30), Sutton Scotney		Wonston	5.3 ha	
Site Description					
<p>The site is located within the countryside. There is a disused railway line to the east, countryside to the north, the A34 southbound services to the west and residential development in Sutton Scotney to the south. The access to the site is off Stockbridge Road West. The site is currently in use for agriculture.</p>					
Planning History					
No relevant planning history within the last 5 years.					
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	●	Conservation Area	●	Protected Open Space	●
SAC	●	Historic Park/Garden	●	Mineral Safeguarding Area	●
Ramsar	●	Scheduled Ancient Monument	●	Waste Consultation Zone	●
SSSI	●	Historic Battlefields	●	Physical Constraints	
SINC	●	Listed Building	●	Flood Zone 2	●
LNR	●	Policy Constraints		Flood Zone 3	●
NNR	●	Countryside (MTRA4)	▲	Other Considerations	
Ancient Woodland	●	Settlement Gap (CP18)	●	Agricultural Land Grade	3 & 4
TPO	●	AQMA	●	Previously Developed Land?	No
Availability (legal/ownership issues)					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density and Yield (including development type)					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 103 dwellings.					
Phasing					
0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliverable/developable)					
The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.					