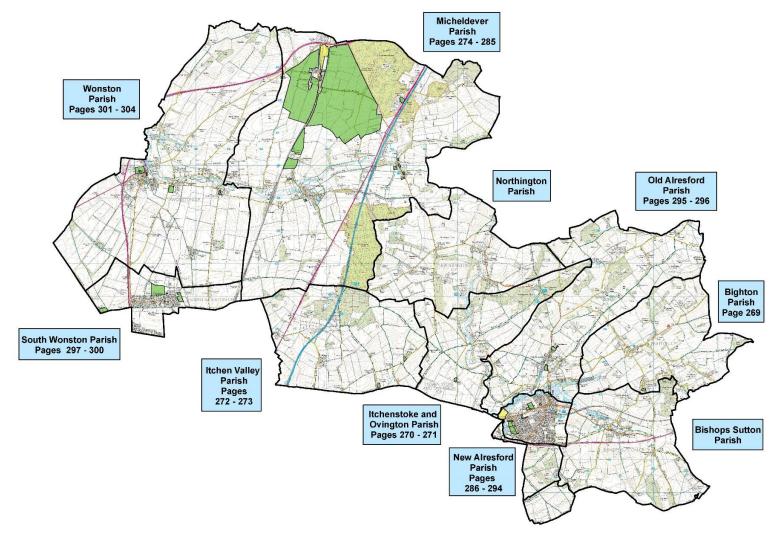
# **Appendix 5: Northern Parishes Site Assessments**



# Bighton Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
BI01	Gaywoo	d, Bighton Lane, Gundleton		Bighton	0.865 ha
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.  Planning History			name of the second of the seco	100 March 100 Ma	Date No.
No relevant planning history within the last 5 years.				Name of the second of the seco	© Crown copyright and detabase right and factors in the contraction of
Suitability					
Environmental Cor	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrair	nts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	Yes
Availability (legal/					
		promoter however they do have the vailable for development.	e conser	it by the landowners and have	Indicated
Achievability (ecor	nomic vi	ability; market factors; cost fac	tors; del	ivery factors)	
The promoters of the	e site hav	e not specified any issues regardi	ng the via	ability in developing the site.	
Potential Density a	nd Yield	(including development type)			
Given the sites locat	tion withir	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 (delive	rable/de	velopable)			
The site has has been inclusion in the SHE		Green so therefore is deemed as 0.	delivera	ble/developable and is suitable	e for

# Itchen Stoke and Ovington Parish Site Assessments and Maps

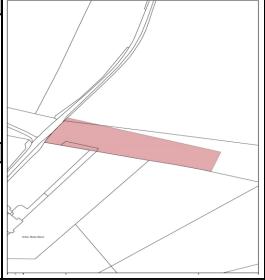
Site Ref		Address		Parish/Settlement	Site Area
IS01	Folly Hil	l Farm, Itchen Stoke	lto	then Stoke and Ovington	0.98 ha
Site Description					
The site is located north of Itchen Stoke, located to the north of the District. The site is currently occupied by business uses. The site is accessed from a lane leading from Itchen Stoke to Abbotstone and is bounded by residential properties to the south and agriculture to the north, east and west.			J. 32		
Planning History				2003.00	
No relevant planning history within the last 5 years.				on Fy Trans	
Suitability					
Environmental Con	straints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	its
SINC	0	Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO	0	AQMA		Previously Developed Land?	No
	wnersh			remotely Deteloped Land.	
The site is being pror	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)				
		e not specified any issues regardir			
Potential Density a	nd 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)					
·	n scored	Green so therefore is deemed as	delivera	ble/developable and is suitable	for

Site Ref	Address	Parish/Settlement	Site Area
IS02	Land at Manor Farm, Itchen Stoke	Itchen Stoke and Ovington	0.33 ha

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.



Previously Developed Land?

straints	Historical Constraints		Policy Constraints Continued	
	Conservation Area		Protected Open Space	
	Historic Park/Garden		Mineral Safeguarding Area	
	Scheduled Ancient Monument		Waste Consultation Zone	
	Historic Battlefields	0	Physical Constrain	ts
	Listed Building	0	Flood Zone 2	
	Policy Constraints		Flood Zone 3	
	Countryside (MTRA4)		Other Considerations	
	Settlement Gap (CP18)		Agricultural Land Grade	3 & 4
	straints	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4)	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4)	Conservation Area Protected Open Space Mineral Safeguarding Area Scheduled Ancient Monument Waste Consultation Zone Historic Battlefields Physical Constrain Listed Building Flood Zone 2 Policy Constraints Countryside (MTRA4) Other Consideratio

### Availability (legal/ownership issues)

TPO

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)

AQMA

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.

No

# Itchen Valley Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
IV01	IV01 Land at Itchen Down Farm		Itchen Valley		0.8 ha
Site Description					
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.				To the state of th	
Planning History					
No relevant planning history within the last 5 years.					
Suitability Environmental Co	nstraints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	0
SAC		Historic Park/Garden	0	Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	its
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No
Availability (legal/	ownersh	ip issues)			
The site is being pro	moted by	the sole landowner and has state	ed that th	ne site is available for developm	nent.

### 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 22 dwellings.

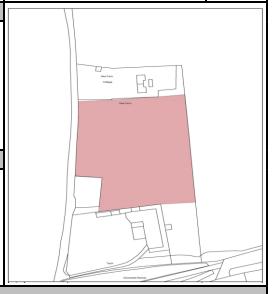
Phasing					
0 – 5 Years	0	6 – 10 Years	22	10 – 15 Years	0
Conclusion (deliverable/developable)					

Site Ref	Address	Parish/Settlement	Site Area
IV02	Land off Northington Road	Itchen Valley	0.9 ha

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.

### Planning History

No relevant planning history within the last 5 years.



### Suitability

Suitability						
<b>Environmental Constraints</b>		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)

# Micheldever Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
MI01	Land No	orth East of Vicarage		Micheldever	0.2 ha
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.				To T	Faguras Sagran
Planning History  No relevant planning history within the last 5 years.					
Suitability					
Environmental Con	straints	Historical Constraints		Policy Constraints Conf	tinued
SPA		Conservation Area		Protected Open Space	0
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)		Other Consideratio	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO		AQMA		Previously Developed Land?	No
that the site is imme	d by the diately a	promoter however they do have the vailable for development.			indicated
The promoters of the	site hav	e not specified any issues regardir			
Potential Density a	nd Yield	d (including development type)			
Given the sites locati	ion withi	n the Countryside a density of 30 c	lph was	applied providing a yield of 6 d	wellings.
Phasing					
0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliver	rable/de	evelopable)			
The site has has been inclusion in the SHE		d Green so therefore is deemed as 0.	delivera	ble/developable and is suitable	for

Site Ref	Address	Parish/Settlement	Site Area
MI03	Innersdown Farm, Basingstoke Road	Micheldever	1.9 ha

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.



### Planning History

No relevant planning history within the last 5 years.

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	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.

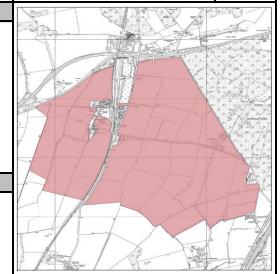
### **Phasing**

	0 – 5 Years	44	6 – 10 Years	0	10 – 15 Years	0
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI04	Land at Micheldever Station	Micheldever	550.4 ha

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.



## Planning History

No relevant planning history within the last 5 years.

Suitability							
<b>Environmental Con</b>	straints	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	<u> </u>	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)

Site Ref	Address	Parish/Settlement	Site Area
MI05	Land adjacent to Baring Close, East Stratton	Micheldever	0.46 ha

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.



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	_	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<b>△</b>
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.

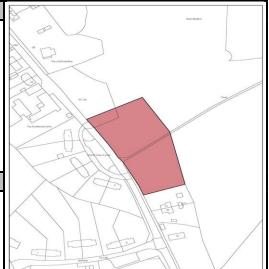
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI06	Land adjacent to the Village green, East Stratton	Micheldever	0.42 ha

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



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	_	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
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)	<u> </u>	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.

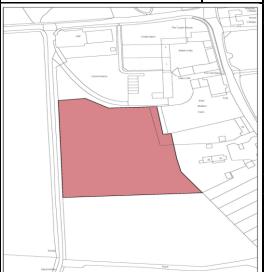
### **Phasing**

|--|

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI07	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton	Micheldever	0.87 ha

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.



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Con</b>	straints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area	_	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	<u> </u>	Other Consideratio	ns
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.

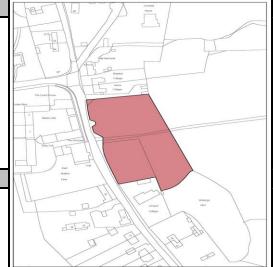
### **Phasing**

0 – 5 Years 23 6 – 10 Years 0 10 – 15 Years 0
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI08	Land opposite East Stratton Farm, Stratton Lane, East Stratton	Micheldever	0.53 ha

The site is in the countryside and also within the conservation area. It is bounded to the north, south and west be 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.



## Planning History

No relevant planning history in the last 5 years.

Suitability

Gartasinty					
<b>Environmental Cor</b>	straints	Historical Constraints		Policy Constraints Conf	tinued
SPA		Conservation Area	_	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
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.

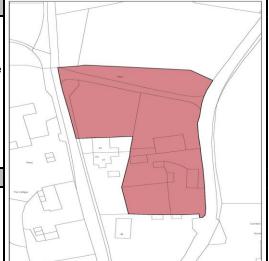
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	0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
1//109	Residential Garden opposite Cornfield House, Stratton Lane, East Stratton	Micheldever	0.33 ha

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.



### Planning History

No relevant planning history in the last 5 years.

Sı	uita	ıbi	lit۱

<b>Environmental Con</b>	straints	Historical Constraints		Policy Constraints Conf	inued
SPA		Conservation Area	_	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideratio	ns
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**

|--|

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI10	Land rear of Devonia, Weston Lane Micheldever	Micheldever	0.4 ha

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.



### 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)		ns	
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.

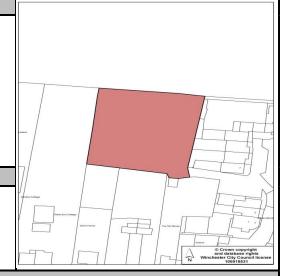
### **Phasing**

0 – 5 Years
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
MI11	Land to the rear of 7 - 10 Ellis Drive, Andover Road, Micheldever Station	Micheldever	0.18 ha

The site is located within the countryside on the edge of the defined settlement boundary of Micheldever Station. It is bounded by the rear gardens of dwellings to the south, west and east, and by open countryside to the north. The site is currently in use as a paddock.



Previously Developed Land?

### Planning History

No relevant planning history within the last 5 years.

Suitability						
<b>Environmental Constraints</b>		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		ns		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3	

### Availability (legal/ownership issues)

The site is owned by the promoter 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)

**AQMA** 

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
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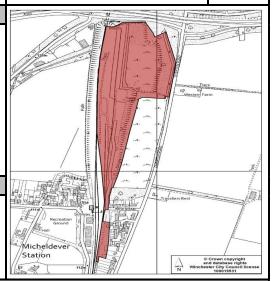
### Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Site Ref	Address	Parish/Settlement	Site Area
MI12	Land at Micheldever Station Sidings	Micheldever	13.085 ha

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.



### Planning History

No relevant planning history within the last 5 years. The site is safeguarded and allocated in the Hampshire Minerals and Waste Local Plan 2013.

Suitability					
<b>Environmental Constraints</b>		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	<u> </u>	Listed Building		Flood Zone 2	
LNR		Policy Constraints	Policy Constraints		
NNR		Countryside (MTRA4)		Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3
TPO	<u> </u>	AQMA		Previously Developed Land?	Yes

### 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 site is owned by the promoter and have indicated that the site is immediately available for 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 196 dwellings

Phasing					
0 – 5 Years	196	6 – 10 Years	0	10 – 15 Years	0
Conclusion (delive	rable/de	velonable)			

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
MI13	Land at Northbrook House, Northbrook	Micheldever	13.085 ha
Site Description			/1./bg
	within the countryside north of Micheldever. I by Northbrrok House and is surrounded by		329

### **Planning History**

No relevant planning history within the last 5 years.

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## Suitability

· · · · · · · · · · · · · · · · · · ·						
<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued		
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden		Mineral Safeguarding Area		
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI		Historic Battlefields   Physical Constra		Physical Constrain	ints	
SINC		Listed Building	ed Building			
LNR		Policy Constraints	Policy Constraints			
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 owned by the promoter and have indicated that the site is immediately available for development.

### Achievability (economic viability; market factors; cost factors; delivery factors)

The site is owned by the promoter and have indicated that the site is immediately available for 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 406 dwellings

### **Phasing**

### Conclusion (deliverable/developable)

## 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		A Comment of Company	
of the District. The si The site is accessed	est of New Alresford, located to the north ite is currently in use as agricultural land. I from New Farm Road and is bounded by th, south and west with residential to the	The state of the s	

No relevant planning history within the last 5 years.

Suitability							
<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Cont	inued		
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)	<u> </u>	Other Consideration	ns		
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade 3			
TPO	<u> </u>	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 75 dwellings.

Phasing					
0 – 5 Years	75	6 – 10 Years	0	10 – 15 Years	0

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
NA02	Land at Perins School, Pound Hill	New Alresford	0.43 ha

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.

### **Planning History**

No relevant planning history within the last 5 years.

Suitability						
straints	Historical Constraints		Policy Constraints Continued			
	Conservation Area		Protected Open Space			
	Historic Park/Garden		Mineral Safeguarding Area	<u> </u>		
	Scheduled Ancient Monument		Waste Consultation Zone			
	Historic Battlefields		Physical Constraints			
	Listed Building		Flood Zone 2			
	Policy Constraints		Flood Zone 3			
	Countryside (MTRA4)	<u> </u>	Other Consideratio	ns		
	Settlement Gap (CP18)	0	Agricultural Land Grade 3			
<u> </u>	AQMA		Previously Developed Land?	No		
	straints  O O O O O O O O O O O O O O O O O O	<ul> <li>Conservation Area</li> <li>Historic Park/Garden</li> <li>Scheduled Ancient Monument</li> <li>Historic Battlefields</li> <li>Listed Building</li> <li>Policy Constraints</li> <li>Countryside (MTRA4)</li> <li>Settlement Gap (CP18)</li> </ul>	Conservation Area Historic Park/Garden Scheduled Ancient Monument Historic Battlefields Listed Building Policy Constraints Countryside (MTRA4) Settlement Gap (CP18)	<ul> <li>Conservation Area</li> <li>Historic Park/Garden</li> <li>Scheduled Ancient Monument</li> <li>Historic Battlefields</li> <li>Listed Building</li> <li>Policy Constraints</li> <li>Countryside (MTRA4)</li> <li>Settlement Gap (CP18)</li> <li>Protected Open Space</li> <li>Mineral Safeguarding Area</li> <li>Waste Consultation Zone</li> <li>Physical Constrain</li> <li>Flood Zone 2</li> <li>Other Consideration</li> <li>Agricultural Land Grade</li> </ul>		

### 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)

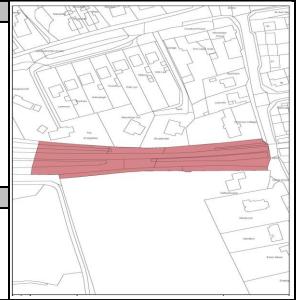
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 12 dwellings.

Phasing						
0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0	
Conclusion (deliverable/developeble)						

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
NA04	Land adjacent Princess Cottage, New Farm Road	New Alresford	0.46 ha

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						
<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Cont	tinued	
SPA		Conservation Area	0	Protected Open Space		
SAC		Historic Park/Garden	0	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 Consideratio	ns	
Ancient Woodland		Settlement Gap (CP18)	0	Agricultural Land Grade 3		
TPO	<u> </u>	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.

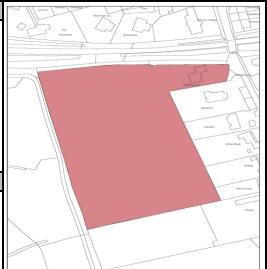
### Potential Density and Yield (including development type)

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)						

Site Ref	Address	Parish/Settlement	Site Area
NA05	Netherbourne, New Farm Road	New Alresford	1.7 ha

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.



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued				
SPA		Conservation Area	0	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 Consideratio	ns			
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3			
TPO	<u> </u>	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.

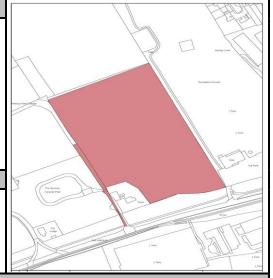
### Phasing

0 – 5 Years 40 6 – 10 Years 0 10 – 15 Years 0
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
NA06	Land adjacent Arlebury Park	New Alresford	2.6 ha

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.



### Planning History

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.

Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	<u> </u>	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Buildina		Flood Zone 2	

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 51 dwellings.

|--|

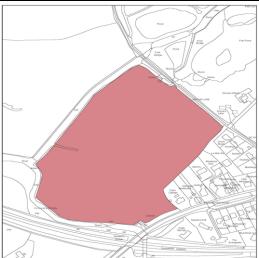
	0 – 5 Years	51	6 – 10 Years	0	10 – 15 Years	0
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### Conclusion (deliverable/developable)

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
NA07	Land off Drove Lane	New Alresford	6.2 ha

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

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued		
SPA 💿		Conservation Area	0	Protected Open Space		
SAC	<u> </u>	Historic Park/Garden		Mineral Safeguarding Area	<u> </u>	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI	<u> </u>	Historic Battlefields	Physical Constraints		ts	
SINC		Listed Building	isted Building FI		<u> </u>	
LNR Policy Constraints		Flood Zone 3	<u> </u>			
NNR		Countryside (MTRA4)		Other Consideratio	ns	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	3 & 4	
TPO AQMA		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.

Р	h	a	si	n	a

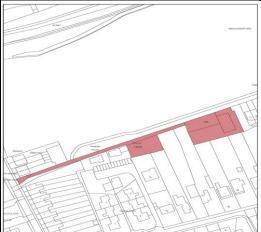
	0 – 5 Years	41	6 – 10 Years	0	10 – 15 Years	0
--	-------------	----	--------------	---	---------------	---

### 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

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.



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued		
SPA 💿		Conservation Area	0	Protected Open Space		
SAC	SAC		Mineral Safeguarding Area			
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone		
SSSI	Historic Battlefields		Physical Constraints			
SINC		Listed Building	isted Building FI			
LNR		Policy Constraints	Policy Constraints			
NNR		Countryside (MTRA4)		Other Consideratio	ns	
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)

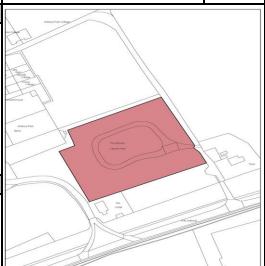
Given the sites location within the New Alresford a density of 40 dph was applied providing a yield of 8 dwellings.

a

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
NA09	The Spinney Caravan Site, Arlebury Park New Alresford	New Alresford	0.74 ha

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.



Agricultural Land Grade

Previously Developed Land?

### Planning History

C...;t=||-||:t:--

TPO

Ancient Woodland

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)	<u> </u>	Other Considerations		

### 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)

Settlement Gap (CP18)

The promoters of the site have not specified any issues regarding the viability in developing the site.

### Potential Density and Yield (including development type)

AQMA

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

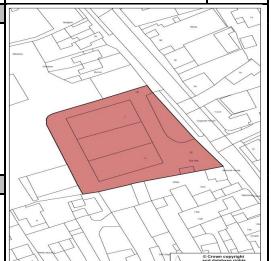
### Conclusion (deliverable/developable)

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

No

Site Ref	Address	Parish/Settlement	Site Area
NA10	1 - 3 The Dean, Alresford	New Alresford	0.254 ha

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).



### Planning History

No relevant planning history within the last 5 years.

Suitability					
<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	<u> </u>	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument	0	Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
SINC		Listed Building	0	Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4) Other Consideration		ns	
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 (delive	Conclusion (deliverable/developable)					

## Old Alresford ParishSite 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			5
of the District. The s The site is accessed	outh of Old Alresford, located to the north ite is currently used as a Care Home (C2). I from The Stoke and is bounded by uth and west, with residential to the north	Parks 13 pt	(Id annual
Planning History			
No relevant planning	history within the last 5 years.	in the second se	

Suitability					
<b>Environmental Constraints</b>		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)

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 (delive	Conclusion (deliverable/developable)							

Site Ref	Address	Parish/Settlement	Site Area
OA02	Land at Southdowns, Old Alresford	Old Alresford	1.5 ha

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							
<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Cont	inued		
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)	<u> </u>	Other Considerations			
Ancient Woodland		Settlement Gap (CP18)	0	Agricultural Land Grade	3		
TPO		AQMA		Previously Developed Land?	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 35 dwellings.

Phasing							
0 – 5 Years	35	6 – 10 Years	0	10 – 15 Years	0		
Conclusion (deliverable/developable)							

# South Wonston Parish Site Assessments and Maps

Parish/Settlement Site Area
South Wonston 12.2 ha
District Co.
De 20 lans Des Rende lans
Delieu Constrainte Continue d
Protected Open Space
<ul><li>Protected Open Space</li><li>Mineral Safeguarding Area</li></ul>
Mineral Safeguarding Area  Waste Consultation Zone
Physical Constraints
Flood Zone 2
Flood Zone 3
Other Considerations
Agricultural Land Grade 3
Previously Developed Land? No
at the site is immediately available for delivery factors)

The promoters of the site have not specified any issues regarding the viability in developing the site.

- 10 Years

### 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 183 dwellings.

0 – 5 Years	183	6
Conclusion (deliver	able/de	velopable)

Phasing

The site has has been scored Green so therefore is deemed as deliverable/developable and is suitable for inclusion in the SHELAA 2020.

0

10 - 15 Years

0

Site Ref	Address	Parish/Settlement	Site Area
SW02	Villa Hugel, Drove Links Road, South Wonston	South Wonston	3.3 ha

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.

# The same Principle Black

### Planning History

No relevant planning history within the last 5 years.

Suitability		

<b>Environmental Constraints</b>		Historical Constraints		Policy Constraints Continued	
SPA		Conservation Area	0	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/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 64 dwellings.

### **Phasing**

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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SW03	Land off Chaucer Close, South Wonston	South Wonston	0.104 ha

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.



### Planning History

No relevant planning history within the last 5 years.

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
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### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
SW05	Former Stockbridge Oil Field, Andover Road	South Wonston	3 ha

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.

# Forwar copyright and database right control of social files and database right.

### Planning History

No relevant planning history within the last 5 years.

Suitability					
<b>Environmental Constraints</b>		Historical Constraints Policy Constraints		Policy Constraints Con	tinued
SPA		Conservation Area		Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	its
SINC		Listed Building		Flood Zone 2	

SINC	Listed Building		Flood Zone 2	0
LNR	Policy Constraints		Flood Zone 3	0
NNR	Countryside (MTRA4)	<u> </u>	Other Consideration	ns
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.

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### Conclusion (deliverable/developable)

# Wonston Parish Site Assessments and Maps

Site Ref		Address		Parish/Settlement	Site Area
WO01	Land ea	st of Old Stoke Road		Wonston	0.68 ha
Site Description			STR		
		t of Wonston and west of n a conservation area.	pas Colored	State	man control
Planning History			7		
	history w	vithin the last five years.			
Suitability	-1!1-	Historiaal Constraints		Ballan Canadasinda Cana	than a st
Environmental Con	_			Policy Constraints Con	_
SPA		Conservation Area	_	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	<u> </u>
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	its
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Consideration	ns
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO		AQMA		Previously Developed Land?	No
Availability (legal/c	wnersh	ip issues)			
that the site is imme	diately a	oromoter however they do have the vailable for development.  ability; market factors; cost fact			indicated
The promoters of the	site hav	e not specified any issues regardir	ng the via	ability in developing the site.	
Potential Density a	nd Yield	(including development type)			
Given the sites locati	ion withir	n the Countryside a density of 30 c	lph was	applied providing a yield of 18	dwellings.
Phasing					
0 – 5 Years	18	6 – 10 Years	0	10 – 15 Years	0
Conclusion (deliver	rable/de				
The site has has bee inclusion in the SHE		Green so therefore is deemed as 0.	delivera	ble/developable and is suitable	for

Site Ref	Address	Parish/Settlement	Site Area
WO05	Wonston House, Wonston Lane	Wonston	2.9 ha

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.



### Planning History

No relevant planning history within the last 5 years.

Suitability					
<b>Environmental Con</b>	straints	Historical Constraints		Policy Constraints Con	tinued
SPA		Conservation Area	<u> </u>	Protected Open Space	
SAC		Historic Park/Garden		Mineral Safeguarding Area	
Ramsar		Scheduled Ancient Monument		Waste Consultation Zone	
SSSI		Historic Battlefields		Physical Constrain	ts
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 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 56 dwellings.

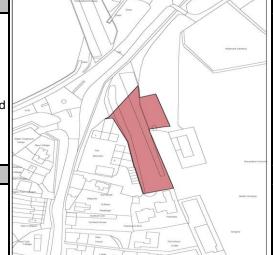
Phasing

0 – 5 Years	56	6 – 10 Years	0	10 – 15 Years	0

### Conclusion (deliverable/developable)

Site Ref	Address	Parish/Settlement	Site Area
WO06	The Beeches Oxford Road Sutton Scotney	Wonston	0.28 ha

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 an informal garden space, prior this a railway embankment.



### Planning History

No relevant planning history within the last 5 years.

Suitability

<b>Environmental Constraints</b>		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 Constrain	ts
SINC		Listed Building		Flood Zone 2	
LNR		Policy Constraints Flood Zone 3		Flood Zone 3	
NNR		Countryside (MTRA4)	_	Other Considerations	
Ancient Woodland		Settlement Gap (CP18)		Agricultural Land Grade	4
TPO	<u> </u>	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.

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0 – 5 Years   8   6 – 10 Years   0   10 – 15 Years   0
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### Conclusion (deliverable/developable)

Site F	Ref	Address	Parish/Settlement	Site Area
WO	10	Land at Brightlands (North of A30), Sutton Scotney	Wonston	5.3 ha

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.



### **Planning History**

No relevant planning history within the last 5 years.

### Suitability

<b>Environmental Constraints</b>		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)	<u> </u>	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			
Canalysian (daliyarahla/dayalanahla)									

### Conclusion (deliverable/developable)