

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Strategic Housing and Employment Availability Assessment (SHELAA)

2023

July 2023

Winchester City Council



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1. Introduction

What has changed since the 2021 SHELAA?

- 1.1 The updated 2023 SHELAA includes:
 - sites that have been rolled forward from the previous 2021 SHELAA;
 - new SHELAA sites that were submitted during the Regulation 18 consultation which was widely publicised;
 - details of any SHELAA sites that have been withdrawn from the process in terms of owner/site promoter confirming that they no longer want their site being included in the SHELAA; and
 - any amendments requested by the owners/site promoters to the site boundaries have also been included in this update.
- 1.2 10 new sites were submitted through the Regulation 18 consultation and 5 sites have been provided by Denmead Parish Council following their call for sites. These sites from Denmead Parish Council have been included within the SHELAA for consistency. This means that the 2023 SHELAA includes a total of 15 new sites. The sites allocated in the Regulation 18 Local Plan have also been included within the updated SHELAA.
- 1.3 The table in appendix D details by ward the new sites that have been submitted and including any amended sites and allocated sites. This appendix document also includes any sites that have been removed from the SHELAA and the reason for removal. A total of 16 sites have been removed from the SHELAA document.
- 1.4 There are also further changes to the sites in the SHELAA document. The ward boundary between Curdridge and Whiteley has been changed. This change came in on 1st April 2023. Four sites that were previously within Curdridge ward are now in the Whiteley ward. The affected sites are CU14, CU24, CU34, CU45. For consistency the reference numbers of the sites have not been changed in the SHELAA, however, these sites are now included in the Whiteley housing number and proformas. A map showing the boundary change is attached at Appendix E.
- 1.5 Corrections have also been made to the SHELAA assessment for sites within Wickham. This revised version now correctly notes that sites WI05, WI15, WI18, WI24 and WI26 fall within the settlement gap as defined in policies SH4 and CP18 of the adopted Local Plan, and therefore the SHELAA appraisal for those sites shows the Policy Constraint Settlement Gap (CP18) as being “AMBER”.

What is a Strategic Housing and Employment Land Availability Assessment (SHELAA)?

- 1.6 The SHELAA is a register of the sites that the council has been advised by developers and landowners **could be** potentially available for development. The inclusion of a site in the SHELAA does not imply the council would necessarily grant planning permission or include the site in the emerging Local Plan.
- 1.7 The green sites submitted as part of the 2021 ‘call for sites’ are not included in the

SHELAA, as the SHELAA focuses upon land available for residential and employment uses. These green sites were previously included in a separate green sites register, however, they have not been included in the register for this SHELAA as we do not have the landowners consent.

- 1.8 This updated SHELAA forms an important part of the evidence base that will help to inform the preparation of the new Local Plan. Its purpose is to enable realistic assumptions to be made about how much housing and employment space could potentially come forward on sites that are suitable, available and achievable to meet the council's housing and employment needs.
- 1.9 The SHELAA has been prepared in accordance with the National Planning Practice Guidance (Housing and Economic Land Availability Assessment (Section ID3)).

What area does the SHELAA cover?

- 1.10 This SHELAA only covers the part of Winchester district that is outside of the South Downs National Park, as the South Downs National Park Authority is responsible for this area and has undertaken its own Strategic Housing and Employment Land Availability Assessment. Figure 1 below details the area of Winchester District which is within the South Downs National Park.

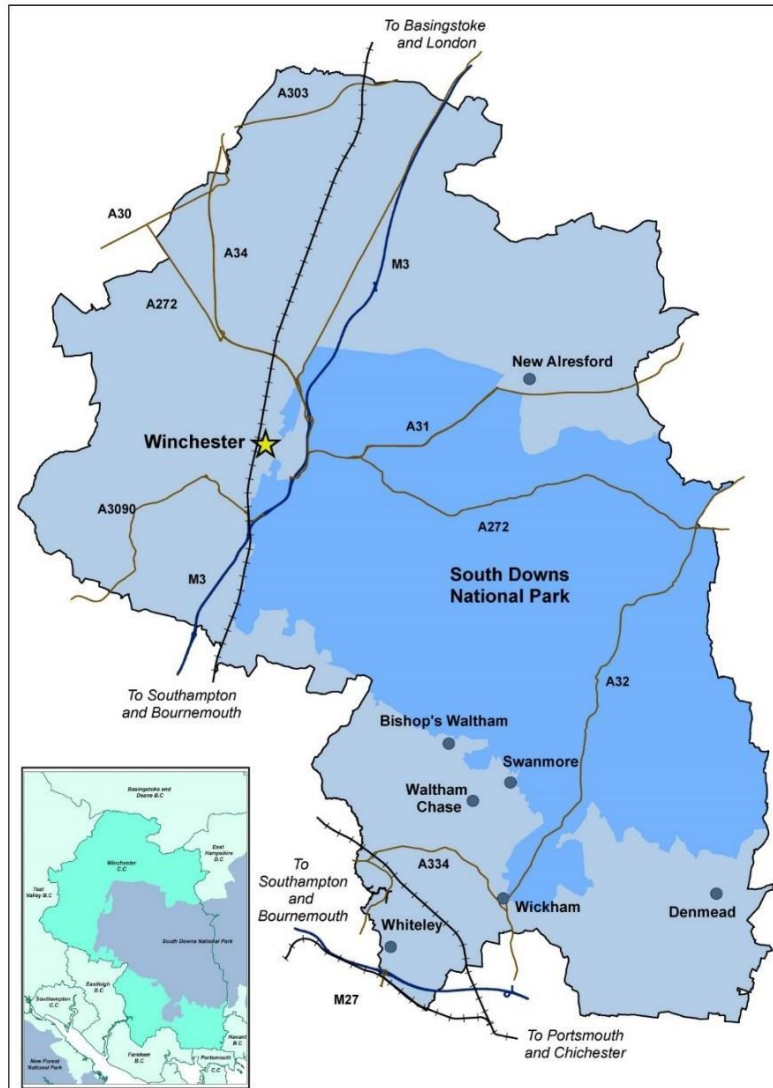


Figure 1 *Winchester District Area, and South Downs National Park boundary.*

2 Policy Context

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a SHELAA to establish realistic assumptions about the suitability, availability and the economic viability of land to meet the identified need for housing and employment land over the plan period.
- 2.2 In accordance with the NPPF, the council has undertaken and updated a SHELAA to inform the council's Local Plan Review process. The NPPF also requires the council to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of their housing requirements (with an additional buffer of 5% or 20%, moved forward from later in the plan period, if required) - as well as identify a

supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15. This is set out in the council's Authorities' Monitoring Report which is updated in December each year.

<https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/annual-monitoring-report-amr>

- 2.3 The NPPF (para 70) acknowledges that Local Planning Authorities may make an allowance for windfall sites in the five year housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHELAA, historic windfall delivery rates and expected future trends, and consideration should be given to policies to resist development of residential gardens.

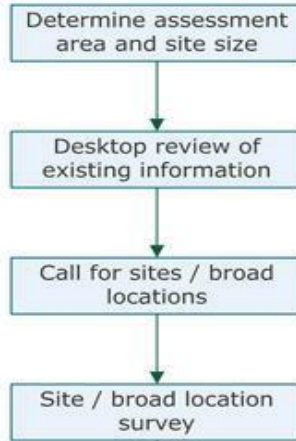
Planning Practice Guidance

- 2.4 The Government's Planning Practice Guidance (PPG) provides guidance on housing and economic land availability assessment and, in relation to potential housing land, sets out a methodology to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This SHELAA has been undertaken in the context of the latest guidance contained in PPG updated in July 2019.

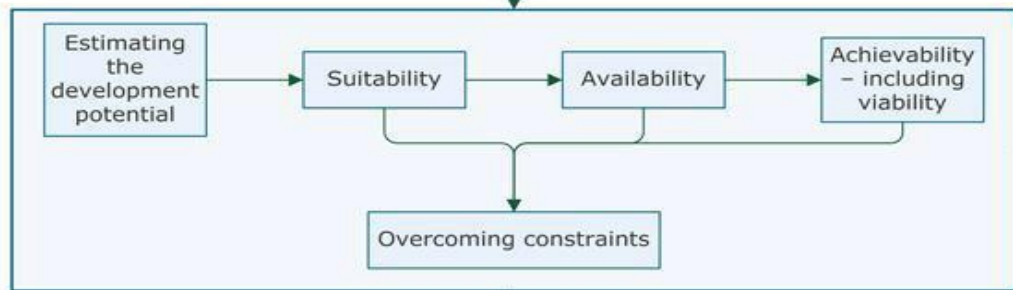
3 Methodology

- 3.1 This 2023 SHELAA is the latest iteration of a number of land availability studies undertaken by the council over the last 20 years or so.
- 3.2 The SHELAA has been drafted in accordance with the methodology set out in PPG in Figure 2. The council also consulted with stakeholders on the methodology for the SHELAA and has taken the results into account in refining the methodology and undertaking the assessment.
- 3.3 The following chapters set out the work undertaken at each stage of the SHELAA and the Housing Land Supply section considers the various sources of expected housing provision.

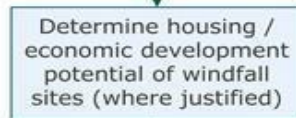
Stage 1 - Site / broad location identification



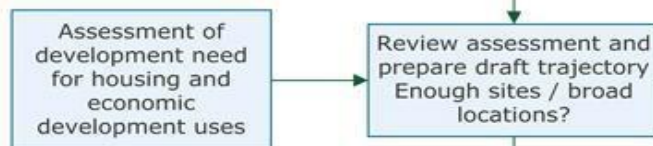
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

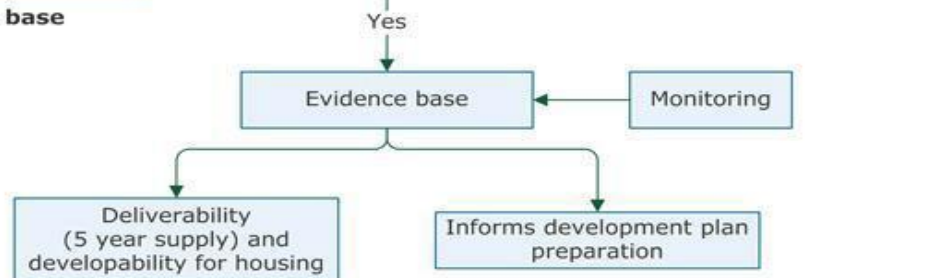


Figure 2 Housing and Economic Land Availability Assessment-Methodology Flowchart (Planning Practice Guidance 2019)

4 Stage 1: Identification of sites and broad locations

Determine assessment area and site size

- 4.1 The PPG indicates that the area selected for assessment should be based on the housing market area and functional economic market area - this could be the local planning authority area or an alternative area.
- 4.2 The Strategic Housing Market Assessment ('SHMA') for Winchester District (Iceni Project Ltd, February 2020) identifies three housing 'sub-markets' in the district, (each of which demonstrates different characteristics). The information in this SHELAA report has been organised according to parish council boundaries, which in general align with the three housing sub-markets as follows:

Table 1 **Housing Sub-Market Areas of Winchester District (SHMA 2020)**

Housing Market – Sub Market Area	Parishes in this Sub Market Area
Northern Sub Market Area	Wonston, Micheldever, Northington, South Wonston, Crawley, Sparsholt, Littleton & Harestock, Headbourne Worthy, Kings Worthy, Itchen Valley, Itchen Stoke & Ovington, Old Alresford, New Alresford, Bighton, Bishops Sutton, Hursley, Olivers Battery, Compton & Shawford, Colden Common, Owslebury, Upham, Bishops Waltham (part)
Southern Sub Market Area	Durley, Curdridge, Whiteley, Wickham, Shedfield, Swanmore, Bishops Waltham (part), Boarhunt, Southwick & Widley, Denmead, Soberton (however areas in SDNP park are in Northern Sub Market area).
Winchester Town Sub Market Area	Winchester Town Parishes including Badger Farm

- 4.3 In accordance with Government guidance, this SHELAA relates only to the Winchester district, and to land outside the South Downs National Park boundary. In some circumstances sites have been submitted both to Winchester and a neighbouring local

authority. In these instances this SHELAA only assesses sites within the planning administrative area.

- 4.4 An initial assessment of the SHELAA sites has been undertaken by planning officers in the Strategic Planning team, other specialised officers from within the council and with the assistance of Hampshire Council County and an external Consultant who have all provided advice and information as necessary.
- 4.5 The PPG encourages plan makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. Paragraph 69 of the NPPF recognises the important contribution that small and medium sized sites can make to meeting local housing requirements and that they are often built out quickly. Local authorities are required to identify land to accommodate at least 10% of their housing target on site no larger than 1ha unless it can be shown that there are strong reasons why this target cannot be achieved. Appendix Three provides a schedule of all sites of less than or equal to 1ha included in the SHELAA, along with the site area and development capacity.

Desktop Review of Existing Information

- 4.6 Experience over the years has indicated that typically sites identified through sources such as desktop reviews (e.g. from aerial photography, GIS and the former Urban Capacity Study) are less likely to be developed than those promoted by landowners through the call for sites. Therefore, the only sites that are included in this SHELAA as a result of desktop review are those from the 'Brownfield Register' that is published on the WCC website in December 2022 (sites DE36, KW12, WIN22). This is consistent with Government advice and adopted planning policy in LPP1, which give priority to the development of previously developed land - in particular vacant and derelict sites and buildings.

Call for Sites/Broad Locations

- 4.7 The council undertook a Regulation 18 consultation which allowed for new sites to be submitted between 2 November to 14 December 2022. The Regulation 18 consultation was promoted on the planning policy pages of the council's website along with a new standalone website for the new Local Plan. The Regulation 18 Consultation was also widely promoted through social media advertising, posters on noticeboards across the district, radio adverts and advertisements in the Local papers. Details of how to take part and submit any representations on the Regulation 18 Consultation were emailed directly to consultees and interested parties.
- 4.8 Sites which were included in the published 2021 SHELAA were rolled forward for inclusion and assessment in this updated 2023 SHELAA unless the council received a request to remove individual sites. A table showing the sites which have been added or removed is attached in appendix D.
- 4.9 The Regulation 18 consultation asked for comments to be submitted online via Citizen Space which hosted a form with various questions. A 'new sites' section set out questions for the site promotor to answer about the land being submitted. The answers to the questions help assess the suitability, achievability and viability of the

promoted sites. The questions included:

- Site Constraints (what constraints are there to development, what is needed to overcome there and how long might this take)
- Availability and landownership (is the site currently available and proposed for development, is it under single or multiple ownership)
- Map/Site Plan (to identify the site and to confirm the boundaries)

Site/Broad Location Survey

4.10 All of the sites that were put forward as part of the Regulation 18 consultation were plotted on a Geographical Information System (GIS) and grouped together according to Parish along with any constraints so that the range of options in particular settlements could be viewed in context.

5 Stage 2: Site/broad location assessment

5.1 Stage 2 of the process (Site/ Broad Location Assessment) involves the following steps and considerations:

- Estimating the development potential of each site
- Assessment of suitability
- Assessment of Availability
- Assessment of Achievability (including viability); and
- Overcoming Constraints

Estimating the development potential of each site

5.2 An estimated development density has been calculated for each site based on the net developable area. This density differs depending on the location (as set out below) to take account of the diverse nature of the settlements and land supply across the district. The PPG states that the estimates should be guided by existing or emerging plan policy. Whilst the 2006 Local Plan Review policy on density (H7) is no longer saved, the densities referred to provide a useful guide for the initial assessment. Other local authorities have used different densities depending on the site location (distance to services) and characteristics of the surrounding area or have used exemplar sites as examples of densities they would wish to achieve.

5.3 The following average densities were applied to the sites based on the settlement hierarchy of LPP1. The estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham were reduced from 40 dwellings per hectare to 30 to reflect the general character of these settlements. These

densities were applied to all sites, except in a small number of cases where site specific information indicated that an alternative density was more realistic.

Table 2 Average densities used for sites in the district

Location of site		Estimated density dwellings per Hectare
Winchester Town and Whiteley	Town Centre (Policy DM7 area)	75
	Within 100m of town centre	50
	Elsewhere within the settlement	40
Bishops Waltham and New Alresford	Town/Village Centre (Policy DM7 area)	50
	Elsewhere within and outside the settlement	40
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

- 5.4 The resulting housing estimates for the sites were then refined further by using a density multiplier recommended by URBED (“Tapping the Potential: Best Practice in Assessing Urban Housing Capacity”, 1999, The Urban and Economic Development Group) to produce a more accurate estimate of the housing capacity for each site. The density multiplier (shown in Table 3 below) accounts for the requirement for infrastructure and open space, which increases with the size of the site, therefore a larger site is more likely to require more land to be used for open space, for example.

Table 3 *Density Matrix based on URBED estimations*

Site Area (Ha)	0 - 0.4	0.4 - 1	1 - 1.5	1.5 - 2	2 - 4	4 - 6	6 - 8	8 - ∞+
Density multiplier	1	0.9	0.8	0.75	0.65	0.6	0.55	0.5

- 5.5 For example site DE48 has a site area of 0.44ha and is located within the countryside. Therefore, the calculation would be 0.44 (the site area) x 0.9 (from the density matrix table 3) x 30 (from the average densities table 2)
- 5.6 In order to inform the density assumptions a stakeholder consultation took place July and September 2018 on the SHELAA methodology which included questions on density assumptions. This process highlighted some criticism of the use of blanket density assumptions, but there were conflicting views on appropriate density levels, particularly in rural areas. Work on preparation of Local Plan Part 2 during 2012/14 confirmed that the existing density estimates produced a good starting point for estimating the density of sites

that were taken forward as Local Plan allocations. Given that this is only an initial assessment of the sites and a detailed assessment will in time be undertaken, this broad assessment of potential density is considered to a reasonable and pragmatic starting point. If a site is considered to be suitable for future allocation a more detailed assessment will be undertaken taking into account any constraints and the character of the area.

Assessing suitability for housing

- 5.7 When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints could be overcome.
- 5.8 In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 5.9 An initial assessment of each site's suitability for development has been made. Sites have been scored using a 'Red/Amber/Green ('RAG') rating system as set out below in Table 4
- 5.10 It is important to reiterate that this is only a high level initial assessment as a result of this if a site has received a 'Red' in one box for example, a site is located in a Conservation Area, this does not mean that it is impossible to achieve development when a more finer grained analysis is undertaken. In a similar vein, at this stage of the process, as this is only a high level initial assessment under the heading 'Policy' there are only two criteria (Amber and Green) as the very nature of the SHELAA means that sites have been put forward that are in for example, located in the countryside so there is no 'Red' score.

Table 4 Initial Suitability Assessment Criteria

Constraint	Criteria	Score
Natural Environment		
Special Protection Areas (SPA)	Site is wholly or largely within SPA	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Special Areas of Conservation (SAC)	Site is wholly or largely within SAC	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
	Site is wholly or largely within SSSI	Red

Sites of Special Scientific Interest (SSSI)	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Ramsar Sites	Site is wholly or largely within Ramsar Sites	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Sites of Importance for Nature Conservation (SINCs)	Site is wholly or largely within SINC	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
National Nature Reserve (NNR)	Site is wholly or largely within NNR	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Local Nature Reserve (LNR)	Site is wholly or largely within LNR	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Ancient Woodland	Site is wholly or largely within Ancient Woodland	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Tree Preservation Orders/ Areas	Site is wholly or largely covered by TPO/ Areas	Red
	Site is adjacent or partially covered by TPOs	Amber
	Site is not adjacent or covered by TPOs	Green
Historic Environment		
Sites on the English Heritage Register of Historic Parks & Gardens	Site is wholly or largely within Historic Park & Garden within	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Listed Buildings/Heritage Assets	Site is wholly within area of Listed Buildings/ Heritage Assets	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Conservation Areas	Site is wholly or largely within Conservation Area	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green

Area of High Archaeological Potential	Site is wholly or largely within Area of High Archaeological Potential	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Historic Battlefields	Site is wholly or largely within Historic Battlefield	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Scheduled Ancient Monuments	Site wholly or largely covered by Scheduled Ancient Monument	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Flooding		
Flood Zone 2	Site is wholly or largely within Flood Zone 2	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Flood Zone 3	Site is wholly or largely within Flood Zone 3	Red
	Site is adjacent or partially within	Amber
	Site is not adjacent or within	Green
Policy		
Countryside (MTRA4)	Site is not within the defined Settlement Boundary	Amber
	Site is within defined Settlement Boundary	Green
Air Quality Management Area (AQMA)	Site is adjacent or within the AQMA	Amber
	Site is not adjacent or within AQMA	Green
Settlement Gap (CP18)	Site is adjacent or within the Settlement Gap	Amber
	Site is not adjacent or within Settlement Gap	Green
Designated Open Space (DM5)	Site is within a Designated Open Space	Amber
	Site is not within a Designated Open Space	Green
Mineral Safeguarding Area	Site is within a Mineral Safeguarding Area	Amber
	Site is not within a Mineral Safeguarding Area	Green
	Site is within a Waste Consultation Zone	Amber

Waste Consultation Zone	Site is not within a Waste Consultation Zone	Green
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5.11 In accordance with advice in the PPG (Paragraph: 018 Reference ID: 3-018-20190722), sites located wholly or largely within any one of the following designations score red:

- Ancient Woodland
- Sites of Importance for Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- Scheduled Ancient Monuments
- Sites on the English Heritage Register of Historic Parks and Gardens
- Historic Battlefields

Ecological Buffer Zones:

5.12 Utilising data from the Hampshire Biodiversity Information Centre (HBIC) the sites have been assessed to identify whether they are in proximity to sensitive habitats and/ or European protected species records. All sites located within the following buffer zones have scored amber for 'ecological buffers' indicating the need for further assessment and possible mitigation. Please refer to Appendix C for details of sites falling within these buffer zones.

Table 5 Ecological Buffer Zones – Initial Assessment Criteria

Statutory Sites (LNR, NNR, National Parks, Ramsar, SSSI, SPA, SAC)	1km	Amber
Non Statutory Sites (SINCs and Solent Waders and Brent Goose Strategy Sites)	500m	Amber
HBIC Priority Habitats	200m	Amber
European Protected Species records	100m/200m	Amber
Moving and Static Water	100m	Amber

Landscape Appraisal:

- 5.13 An initial desk based assessment is being undertaken by the council's landscape team to identify whether or not sites are likely to be landscape sensitive.
- 5.14 The landscape team have used RAG ratings (red, amber and green), however, for the purpose of the SHELAA assessments any site scoring red is noted as amber. The SHELAA is a high level assessment of sites and therefore is it not considered appropriate at this stage to rate a site red for the SHELAA assessments due to the limited level of information provided, whether the whole site would be developed and any mitigation not being known. The sites were also assessed this way in the 2021 SHELAA and therefore for consistency the same approach has been used.

Table 6 Landscape Appraisal – Initial Assessment Criteria

Site likely to be landscape sensitive	Amber
Site not likely to be landscape sensitive	Green

Highways and Access

- 5.15 An initial high level desk based assessment is being undertaken to identify whether there is access from the site to the main highway, location of the site to a bus stop, local shops and facilities, and local primary schools. Based on these considerations, each site has been given an overall accessibility ranking of less than 800m was 'Green' and greater than 800m was 'Amber'.

Table 7 Highways and Access – Initial Assessment Criteria

Greater than 800m	Amber
Less than 800m	Green

Archaeological Assessment:

- 5.16 All of the sites have been assessed to provide an initial indication of the level of archaeological harm that may be caused. Assessments considered both the potential for harm to the asset itself and to its setting. This assessment considered whether:
- there are any designated or non-designated heritage assets within or adjacent/close to their boundaries;
 - the site has the potential for currently unknown archaeology; and
 - there might be other archaeological issues and opportunities.

Table 8 Archaeological Assessment – Initial Assessment Criteria

Development of the site is likely to result in harm to/on the significance/setting of a scheduled monument, or; Development will result in substantial harm to/on the setting of a non-designated heritage asset(s) and it is unlikely that impacts can be mitigated.	Red
Development of the site may result in substantial harm to/on the significance/setting of a non-designated heritage asset(s). Constraints may mean that the allocation can only be partially delivered / is problematic or, that mitigation may be so burdensome as to affect the deliverability of the allocation.	Amber
Development of the site may result in less than substantial harm to/on the significance/setting of a scheduled monument; a non-designated heritage asset. It is likely that impacts can be mitigated.	Green
Development of the site is likely to result in minimal or no impact to/on the significance/setting of a scheduled monument; a non-designated heritage asset. It is likely that no mitigation is required as there is no impacts.	White

Built Heritage:

5.17 In addition to the initial assessment of potential built heritage impacts identified above, a further high level desk top assessment of potential impacts on heritage assets and their settings has been undertaken, including consideration of whether it might be possible to mitigate adverse impacts. If any SHELAA sites were short listed for inclusion in the emerging Local Plan a more detailed heritage assessment has been undertaken. The criteria and RAG rating are provided below.

Table 9: Built Heritage Initial Appraisal Criteria

Development of the site is likely to lead to substantial harm to a designated heritage asset and/or its setting which it would not be possible to mitigate. The site will not be taken forward for further consideration at this stage	Red
Development of the site is likely to lead to less than substantial harm to a designated heritage asset and/or its setting but it is likely that these impacts can be adequately mitigated. The site will be taken forward for further consideration in the SHELAA with the proviso that further work will be required which could include a desk based historic environment assessment and where necessary a field evaluation. The site could still be ruled out, as being unsuitable for development.	Amber
Development of the site is likely to lead to no harm to a designated heritage asset and/ or its setting and in such cases it is possible that no mitigation will be required. A green rating will also apply to sites where there are no identified designated heritage assets either on or adjacent to the site.	Green

Next Steps

- 5.18 Once all of the initial suitability assessments identified above have been completed, an updated SHELAA report will be published, with a summary score for each site and all of the Site Assessment Summaries in Appendix Two completed. The Updated SHELAA will be used alongside the Development Strategy for the new Local Plan.

Assessing the availability for development

- 5.19 The PPG states that a site is considered available for development:

*“when on the best information available, (confirmed by the call for sites and information from landowners and legal searches where appropriate) there is confidence that there are no legal or ownership problems, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop or the landowner has expressed an intention to sell.”*When assessing whether a site is available for development consideration needs to be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. A site which benefits from planning permission will not automatically be assumed to be available as people who do not have an interest in the land can submit planning applications.

- 5.20 One of the questions in the call for sites asked site promoters to confirm whether they own the site/ have landowner consent to promote it for development, and estimate when it will be available for development.

Assessing achievability - including economic viability

- 5.21 An achievable site is one where there is a reasonable prospect that the particular proposal will be developed on the site at a particular point in time. This includes a judgement about the economic viability of a site (taking into consideration whether there are any constraints on the site), and the capacity of the developer to complete, let or sell the development over a certain period.
- 5.22 The Regulation 18 consultation asked about issues affecting that may restrict or prevent development, a summary of which is provided in the site assessments in Appendix Two. This information will be further utilised in the next stage of the more detailed assessment of sites.

Overcoming constraints

- 5.23 For all sites, the constraints were identified from GIS information provided by other agencies and the council’s policy maps. As part of the initial sieving exercise, consideration is being given to the existence of constraints to development and whether there is a reasonable expectation that these could be overcome/ adverse effects mitigated.

6 Stage 3: Windfall Assessment

- 6.1 The PPG indicates that the housing/economic development potential of windfall sites can be included in the SHELAA where justified. An updated 'Assessment of Windfall Trends and Potential' <https://www.winchester.gov.uk/assets/attach/28099/Windfall-Assessment-Report.pdf> has been produced as part of the evidence base for the emerging Local Plan. This found that in the period assessed (2012-2019) windfall sites across the District (excluding the South Downs National Park) averaged over 200 dwellings per annum, considerably higher than estimated in the previous Windfall Study.
- 6.2 Having undertaken a detailed analysis of past windfall trends and likely future delivery, the Assessment concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust. This estimate has already been reduced to ensure there is no double counting of sites identified within the SHELAA.

7 Stage 4: Assessment review

- 7.1 The information from the SHELAA will form an important part of the evidence base for the new Local Plan, indicating where there are any sites that are available within the settlement boundaries, which could be brought forward for development and other sites which have potential to be allocated to meet future employment, housing, or other needs.
- 7.2 The scale of the housing requirement for the district over the next 20 years will be determined through a standard methodology set by Government – the 'local housing need assessment'. This 'local need' is currently 692 dwellings per annum (March 2023), although this figure could change before the new Local Plan is finalised. As this is the case the council is currently planning for about 700 dwellings per annum. The SHELAA provides a 'long list' of potential sites that developers/landowners have put forward for consideration for future development. However, the number of sites that have been put forward in the SHELAA is far in excess of what is likely to be required in the new Local Plan. The Local Plan site selection process and Sustainability Appraisal and Habitats Regulations Assessment will help the council to identify which sites should be allocated for development in the new Local Plan.

8 Stage 5: Final Evidence Base

- 8.1 Table 10 below summarises the number of residential dwellings which could be delivered on *all* of the SHELAA sites included in this SHELAA. At this interim stage, the table include those sites which have been deemed unsuitable, as listed in Appendix 5. These figures will be updated once all initial suitability assessments are complete, to remove sites which are deemed unsuitable for development.

Table 10 Residential Capacity of SHELAA Sites, by parish

Parish	Theoretical Residential Capacity of SHELAA Sites (2021 SHELAA) (no. of dwellings)	Theoretical Residential Capacity of SHELAA Sites (updated 2023 SHELAA) (no. of dwellings)
Bighton	78	78
Bishop Sutton	285	285
Boarhunt	344	330
Bishops Waltham	4060	3896
Colden Common	1107	992
Crawley	424	424
Compton and Shawford	1,267	1267
Curdrige	6,425	9716 (see note below)
Denmead	3669	3984
Durley	4,844	4,844
Hursley	2,220	1957
Headbourne Worthy	2,710	5099
Itchen Stoke and Ovington	49	49
Itchen Valley	195	195
Kings Worthy	676	676
Littleton and Harestock	2774	2969
Micheldever	8997	8997
New Alresford	333	783
Newlands	N/A	1650
Northington	42	42
Old Alresford	67	67
Olivers Battery	239	239
Otterbourne	738	734

Shedfield	3744	3845
Soberton	27	27
Sparsholt	188	188
South Wonston	382	382
Swanmore	1689	1789
Southwick and Widley	243	243
Upham	1050	1050
Whiteley	124	346 (see note below)
Wickham	3325	3530
Winchester Town	875	1464
Wonston	178	222
Total	53,363	62,359

8.2 Due to the change in boundary between Curdrige and Whiteley, the sites that now lie in Whiteley (CU14, CU24, CU34, CU45) have been added to the Whiteley housing number.

8.3 Table 11 below lists the sites submitted to the SHELAA for employment land uses:

New and allocated sites that have been added since the 2021 SHELAA are highlighted in red.

Table 11: SHELAA Employment sites

SHELAA Site Reference	Address	Floor Space Proposed or floor space specified in Local Plan allocation
BW24	Tollgate Sawmill	Not specified
BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	Up to 1001 - 1500 sqm of floorspace for B1/B8 uses.
CS09	Land at Woodlands Park, Poles Lane, Otterbourne	Up to 390m ² of commercial floor space.

HW06	Meyrick Estates, Down Farm, Headbourne Worthy	Up to 100,000 sqm of commercial floor space.
IS01	Folly Hill Farm, Itchen Stoke	Up to 1000 – 1500 sqm of floor space for B uses.
KW06	Land north of North Winchester Farm	Up to 3000 – 4500 sqm of floorspace for B1/B8 uses.
NA11	The Dean, New Alresford	Not specified (mixed use)
NA12	Sun Lane, New Alresford	5 hectares for business use and access
SH54	Land to the north of Chase Road, Waltham Chase	2001+ sqm of employment floorspace
SH55	Oak Farm, Winchester Road, Shedfield	Not specified
SH56	Morgans Yard, Walthams Chase	Not specified (part of a mixed use)
WIN31	Central Winchester Regeneration, Winchester Town	Not specified (mixed use)
CS15	Bushfield, Winchester Town	Not specified
WIN33	Station Approach	Not specified
WIN34	Bar End Road, Winchester Town	Not specified (mixed use)
WIN35	Winnall	Not specified
WIN36	Barton Farm, Winchester	Not specified (mixed use)
DU23	Land west of Parsonage Lane, nearest postcode: SO32 2AD	2001+ sqm of employment floorspace

DU24	Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE	501 -1000 sqm of employment floorspace
SWA09	Land south of The Lakes, Swanmore	Not specified (part of a mixed use concept)
SWA17	Land at White Cottage, Lower Chase Road, Swanmore	1501 - 2000 sqm (part of a mixed use concept)
SWA19	Oakfields Stables, Forest Road, Swanmore, SO32 2PL	2001+ sqm of floorspace (as part of a mixed use concept)
WH09	Little Park Farm, Whiteley	Approx. 4,000 sq.m
WH10	Solent 1 Business Park	Approx. 11,000 sq.m
CC15b	Land Adjoining 85 Church Lane, Colden Common	Up to 1000sqm of employment floorspace
CC19	Clayfield Park	Not specified
CR05	Arqiva, Crawley Court, Winchester, SO21 2QA	2001m2 or more of employment, 250m2 or less retail, 500m2 or less leisure.
CS10	Land adjacent Bushfield Camp, Badger Farm Road	Not specified (part of a mixed use concept)
SWI03	Portsdown main site, James Callaghan Drive	25,000m2 of commercial floor space – approx. 15,000m2 in Winchester District part of the site

9 Conclusion

- 9.1 The new Local Plan covers the period from 2019 to 2039 which means that some of the required dwellings for the new Local Plan have already been built or have planning permission.
- 9.2 The initial SHELAA work has indicated that there is a theoretical capacity (if all of the SHELAA came forward) within the district to deliver approximately 62,359 dwellings .

There is an increase in the housing number compared to the previous 2021 SHELAA report. The previous number of dwellings was 53,363, it is considered that there is an increase in the number of dwellings due to the allocated sites being added to the SHELAA. Using the Government's standard methodology there is currently a requirement to provide in the region of 692 dwellings per annum (over the plan period this would equate to 14,000 dwellings over a 20 year Plan period) and, whilst this housing figure may change as a result of updates to the input data or Government changes to the standardised methodology, there will only be a requirement to allocate a relatively small fraction of the sites that have been put forward in the SHELAA.

- 9.3 It is important to reiterate that at this stage in the process that any sites which have scored amber and green in the updated SHELAA still require further assessment in respect of their suitability. Any sites identified as suitable for inclusion in the new Local Plan would also need planning permission and their inclusion within this document does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The SHELAA is a list of sites which have been assessed as potentially available, suitable and deliverable, but the document **does not** recommend which sites should be allocated for development in the new Local Plan.

Monitoring

- 9.3.1 Housing land availability information will be monitored annually through the Authorities' Monitoring Report.

[Authorities' Monitoring Report \(AMR\) - Winchester City Council](#)

APPENDIX A:

SITE MAPS AND INITIAL ASSESSMENT SUMMARIES – SEE SEPARATE PDF MAPS

APPENDIX B:

SCHEDULE OF SMALL SITES <1HA

Paragraph 69 of the NPPF expressly recognises the role that small and medium sized sites can play in meeting housing requirements. Local authorities are required to identify (through the Local Plan and brownfield registers) land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown there are strong reasons why this target cannot be achieved.

Three new sites have been added since the 2021 SHELAA, these are shown in red. 9 sites have been removed

Parish	Site Reference No.	Name	Site Area (hectares)	Capacity (no. Dwellings)
Bighton	BI01	Gaywood, Bighton Lane, Gundleton	0.85	23
Bishops Waltham	BW04	Hermitage Heights, Churchill Avenue	0.49	18
Bishops Waltham	BW19	Land Adjacent to Romany Way, Wintershill	0.16	6
Bishops Waltham	BW25	Land to the rear of Three Oaks Dog Kennels, Botley Road	0.81	N/A (Employment)
Bishops Waltham	BW28	Land to the rear of Mill House, Winchester Road	0.44	16
Bishops Waltham	BW29	and at Mill House, Winchester Road	0.07	3
Bishops Waltham	BW34	Old Gas Works Site	0.64	23
Boarhunt	BO01	Land adjacent Springfield Trampers Lane	0.29	9
Boarhunt	BO09	Land to the west of Firgrove Lane, North Boarhunt	0.42	11
Boarhunt	BO10	Land to the south of Oakley House, Trampers Lane, North Boarhunt PO17 6BY	0.6	16

Colden Common	CC11	Land to the east of Main Road, Colden Common	0.95	26
Colden Common	CC14	Queens Head, Portsmouth Road, Fishers Pond	0.95	26
Colden Common	CC15a	Land Adjoining 85 Church Lane, Colden Common	0.157	5
Colden Common	CC15b	Land Adjoining 85 Church Lane, Colden Common	0.87	23
Colden Common	CC17	Land to the South of Nob's Crook, Nob's Crook, Eastleigh, Hampshire SO21 1TH	0.145	4
Colden Common	CC18	Land to the North of Nob's Crook, Nob's Crook, Eastleigh SO21 1TH	0.73	20
Crawley	CR03	Black Barns, Old Spitfire Hanger, Crawley Road	0.55	15
Curdrige	CU12	Curdrige Grange, Curdrige Lane	0.26	8
Curdrige	CU24	Buckswood Cottage, Ridge Lane, Curbridge	0.25	8
Curdrige	CU25	Adjacent Calcot Mount Business Park, Calcot Lane, Curdrige	0.13	4
Curdrige	CU29	Land off Hole Lane, Lockhams Road, Curdrige	0.54	15
Denmead	DE02	Land between Springside & Woodlands Bunkers Hill	0.14	4
Denmead	DE04	Land to the south of Manor House, Hambledon Road	0.37	11
Denmead	DE26	61 Anmore Road, Denmead	0.23	7
Denmead	DE31	Orchard Field, Soake Road, Denmead	0.05	2
Denmead	DE32	Soake Farm, Soake Road	0.87	23
Denmead	DE35	Land rear of 65 Anmore Road	0.32	9

Denmead	DE36	Denmead Health Centre, Hambledon Road	0.29	9
Denmead	DE38	Lot D Dirty Lane Denmead PO7 4QT	0.93	25
Denmead	DE39	Lot E Dirty Lane Denmead PO7 4QT	0.92	25
Denmead	DE40	Land lying to the east of Thompsons Lane, Anthill Common, Denmead	0.6	16
Denmead	DE41	Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane, Denmead, PO7 6TS	0.33	10
Denmead	DE44	School Lane	0.53	14
Denmead	DE45	School Lane	0.40	11
Denmead	DE46	Land at Inhams Lane	0.67	18
Denmead	DE48	Anmore Road	0.44	12
Durley	DU01	Rozel Forge, Stapleford Lane, Durley SO32 2BU	0.45	12
Durley	DU04	Land adjacent Sunnyside, Durley Street	0.79	21
Durley	DU08	Land adjacent Little Acre, Heathen Street	0.48	13
Durley	DU17	Land adjacent Red House, Durley Brook Road	0.36	11
Durley	DU18	Land adjacent Elmdene, Durley Brook Road	0.29	9
Durley	DU19	Land Adjacent to Lyons Cottage, Durley Brook Road	0.13	4
Durley	DU20	Land beside Farmers Home, Heathen Street, Durley	0.11	3
Durley	DU23	Land west of Parsonage Lane, nearest postcode: SO32 2AD	0.8	22

Durley	DU24	Land North of The Nook, Kytes Lane, Durley, Southampton, SO32 2AE	0.2	6
Durley	DU25	Cracklewood, Gregory Lane, Durley, Southampton SO32 2AA	0.13	4
Headbourne Worthy	HW07	Land East of Down Farm Lane, Headbourne Worthy	0.57	15
Headbourne Worthy	HW08	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy	0.17	5
Hursley	HU06	Former Allotment Gardens, Cemetery Lane, Hursley	0.3	9
Hursley	HU07	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	0.75	20
Hursley	HU08	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	0.99	27
Hursley	HU09	Land Adjacent to Pelican Court, Down Farm, Hursley, Winchester, Hampshire,	0.99	27
Hursley	HU10	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley,	0.99	27
Hursley	HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21	0.99	27
Hursley	HU14	119 Bunstead Lane	0.08	2
Itchen Stoke & Ovington	IS01	Folly Hill Farm, Itchen Stoke	0.98	27
Itchen Stoke & Ovington	IS02	Land at Manor Farm, Itchen Stoke	0.33	10
Itchen Stoke & Ovington	IS03	Lower Lodge Barn, Abbotstone Road, SO24 9TE	0.25	8
Itchen Valley	IV01	Land at Itchen Down Farm	0.83	22
Itchen Valley	IV02	Land off Northington Road	0.94	25
Itchen Valley	IV03	Nos.219-222 Spreadoak Cottages, Northington Road, Itchen Down, SO21 1BU	0.4	12
Kings Worthy	KW06	Land north of North Winchester Farm	0.96	N/A (Employment)

Kings Worthy	KW10	Plot 2 Land Nr Woodhams Farm, Springvale Road	0.42	12
Kings Worthy	KW11	Plot 3 Land Nr Woodhams Farm, Springvale Road	0.37	11
Littleton & Harestock	LH01	Land adjacent Applemead, South Drive, Littleton	0.46	12
Littleton & Harestock	LH02	Land adjacent to South Lodge, South Drive	0.73	20
Littleton & Harestock	LH03	Land at 10 Harestock Road	0.66	18
Littleton & Harestock	LH07	Land North of Church Lane	0.94	25
Littleton & Harestock	LH10	Land adjacent The Down House, 90 Harestock Road	0.79	22
Littleton & Harestock	LH13	Lower Farm, Stud Lane	0.91	25
Littleton & Harestock	LH14	Land off Kennel Road, Littleton	0.68	18
Littleton & Harestock	LH15	Land Adjacent Highland House, Main Road, Littleton	0.59	16
Littleton & Harestock	LH17	Land to the north of Deane Down Drove	0.92	27
Micheldever	MI01	Land North East of Vicarage	0.20	6
Micheldever	MI05	Land adjacent to Baring Close, East Stratton	0.46	12
Micheldever	MI06	Land adjacent to the Village green, East Stratton, Winchester	0.42	11
Micheldever	MI07	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton	0.86	23
Micheldever	MI08	Land opposite East Stratton Farm, Stratton Lane, East Stratton	0.53	14
Micheldever	MI09	Residential Garden Space opposite Cornfield House, Stratton Lane, East Stratton	0.32	10
Micheldever	MI10	Land rear of Devonia, Weston Lane Micheldever	0.40	11

Micheldever	MI11	Land to the rear of 7 - 10 Ellis Drive, Andover Road, Micheldever Station	0.18	6
New Alresford	NA02	Land at Perins School, Pound Hill	0.43	12
New Alresford	NA08	Land on the east side of Bridge Road	0.19	8
New Alresford	NA09	The Spinney Caravan Site, Arlebury Park , New Alresford	0.74	20
New Alresford	NA10	1 - 3 The Dean, Alresford	0.25	13
Northington	NO02	Totford Sawmill, Basingstoke Road, Totford, Northington SO24 9TJ	0.47	13
Shedfield	SH02	The land adjacent Ivy Cottage, Solomons Lane	0.32	10
Shedfield	SH04	Oakley Field, Sandy Lane, Waltham Chase	0.19	6
Shedfield	SH06	Land adjacent Abingdon Shirrell Heath	0.23	7
Shedfield	SH10	Land Adjacent Culverland Industrial Estate	0.66	18
Shedfield	SH12	Land south east of High Street, Shirrell Heath	0.49	13
Shedfield	SH18	Redwings, Winchester Road	0.81	22
Shedfield	SH20	Land adjacent Whingarth	0.98	27
Shedfield	SH28	Land at Pine Cottage, Turkey Island, Shedfield	0.49	13
Shedfield	SH38	Red House Field, Botley Road, Shedfield	0.96	26
Shedfield	SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	0.54	15
Shedfield	SH45	Site of Pine Cottage, Turkey Island, Shedfield SO32 2JE	1	27
Shedfield	SH47	Land Adjacent to the Old Ale House, Shirrel Heath	0.07	2

Shedfield	SH49	Land on the north side of Solomons Lane, Shirrell Heath, Southampton	0.63	17
Shedfield	SH54	Land to the north of Chase Road, Waltham Chase	0.32	N/A (Employment)
Soberton	SO01	Land off Chapel Road, Soberton Heath	0.57	15
Soberton	SO06	Land adjacent Forest View, Forester Road	0.42	11
South Wonston	SW03	Land off Chaucer Close, South Wonston	0.10	3
Swanmore	SWA01	Hill Pound/Old Mushroom Farm, Mislingford Road	0.05	1
Swanmore	SWA03	Land to the r/o Fullegar Cottages, Vicarage Lane	0.19	6
Swanmore	SWA08	Land adjoining Alexandra Cottage, Lower Chase Rd	0.38	11
Swanmore	SWA11	Greenfields Lodge, Church Road	0.19	6
Swanmore	SWA12	Swanmore Garden Nursery, Gravel Hill	0.81	22
Swanmore	SWA13	Hopelands, New Road, Swanmore	0.36	11
Upham	UP03	Sciviers Farm, Sciviers Lane, Upham	0.81	22
Upham	UP05	Stroudwood Villa, Winchester Road, Upham, Southampton, Hampshire, SO32 1HH	0.25	8
Whiteley	WH07	Land adjoining Lodge Green, Whiteley Lane, Whiteley	0.56	15
Wickham	WI01	Pine Cars, 1 southwick Road, Wickham	0.26	8
Wickham	WI05	Land at Dean Villas, Knowle	0.19	6
Wickham	WI10	Land at junction of Southwick & Hundred Acres Rd	0.22	7
Wickham	WI13	Land adjacent St Nicholas Church, Southwick Road	0.34	10

Wickham	WI20	Land between Forest Gate and Park View, Forest Lane, Wickham Common	0.32	10
Wickham	WI22	Land adjacent to Moorshill, Fontley Rd	0.41	11
Wickham	WI23	Land at the Old Rectory, Southwick Road, Wickham	0.28	8
Wickham	WI25	Land to the South East side of Game Lodge, Forest Lane, Wickham, Hampshire, PO17 5DN	0.09	3
Wickham	WI26	The Glen, Hoads Hill, Wickham, PO17 5BX	0.1	3
Winchester Town	WIN09	Old Manor Nursery and Old Orchard, Kilham Lane	0.47	13
Winchester Town	WIN10	Land south of 91-95 St Cross Road	0.26	11
Winchester Town	WIN11	The Masters Lodge St Cross Road	0.39	16
Winchester Town	WIN12	Land at Chilcomb Lane	0.96	26
Winchester Town	WIN22	St Peters Car Park	0.44	30
Winchester Town	WIN27	Brassey Road Multi Storey Car Park, Winchester	0.6	16
Winchester Town	WIN28	Land at Boscobel Road, Winchester	0.15	5
Winchester Town	WIN29	7/8 High Street, Winchester	0.09	6
Winchester Town	WIN30	Blackbridge Yard, College Walk, Winchester	0.38	11
Wonston	WO01	Land east of Old Stoke Road	0.68	18

APPENDIX C:

SUITABILITY ASSESSMENT - SITES LOCATED WITHIN ECOLOGICAL BUFFER ZONES

The new sites that have been added since the 2021 SHELAA are shown in red.

Parish	Site Reference Numbers
Sites Within 100m of Static Water:	
Bishops Waltham	BW11, BW27, BW29
Boarhunt	BOO4, BOO5, BOO7, BOO9, BO10,
Colden Common	CCO1, CCO7, CC08, CC14, CC17, CC19
Compton and Shawford	CS11, CS14
Crawley	CR01,
Curdrige	CU08, CU09, CU11, CU13, CU22, CU23, CU25, CU28, CU29, CU32, CU33, CU34, CU37, CU38, CU39, CU43, CU45, CU46
Denmead	DE03, DE04, DE06, DE08, DE10, DE12, DE19, DE22, DE23, DE24, DE25, DE30, DE32, DE33, DE47, DE48, DE50, DE51
Durley	DU02, DU03, DU04, DU0, DU11, DU12, DU15, DU21, DU22, DU23,
Headbourne Worthy	HW02, HW03, HW07
Hursley	HU01, HU12,
Kings Worthy	KW05, KW11,
Littleton and Harestock	LH13, LH16,
Micheldever	MI04, MI13,
New Alresford	NA01, NA04, NA05, NA07,
Old Alresford	OA01,
Otterbourne	OT02, OT08, OT04, OT09
Shedfield	SH12, SH26, SH44, SH14, SH17, SH49, SH52, SH56
Soberton	SO06
Swanmore	SWA01, SWA07, SWA18, SWA04, SWA16, SWA09A, SWA09B, SWA12, SWA14, SWA01, SWA06, SWA21, SWA17, SWA21b
Upham	UP01, UP02, UP03
Whiteley	WH05, WH07,WH11

Wickham	WI15, WI18, WI25, WI03, WI14, WI23, WI24, WI08, WI09, WI19, WI27, WI29
Winchester Town	WIN11, WIN09, WIN16, WIN22, WIN25,
Sites Within 100m of Moving Water:	
Bishops Waltham	BW02, BW09, BW11, BW13, BW15, BW18, BW19, BW22, BW26, BW27, BW28, BW30, BW31, BW36
Boarhunt	BO01
Colden Common	CC08, CC14, CC17
Compton and Shawford	CS09
Curdrige	CU06, CU10, CU18, CU24, CU38, CU43, CU46
Denmead	DE08, DE10, DE12, DE15, DE19, DE22, DE23, DE31, DE32, DE33, DE43, DE47
Durley	DU02, DU07, DU08, DU11, DU13, DU14, DU22
Headbourne Worthy	HW03
Kings Worthy	KW05
New Alresford	NA01, NA04, NA05, NA07
Northington	NO02
Old Alresford	OA01
Otterbourne	OT01, OT02, OT03, OT04, OT06, OT08, OT09
Shedfield	SH09, SH41, SH42, SH44, SH53
South Wonston	SW05
Southwick and Widley	SWI01, SWI02
Swanmore	SWA05
Upham	UP02
Whiteley	WH05
Wickham	WI08, WI09, WI13, WI15, WI24, WI27
Winchester Town	WIN10, WIN11, WIN22, WIN23
Wonston	WO10
Sites within 1km of an SPA: None	
Sites within 1km buffer of South Downs National Park	
Bishops Waltham	BW02, BW10, BW24, BW18, BW24, BW30, BW09, BW13, BW15, BW04, BW32, BW37, BW17, BW35, BW36, BW12, BW11, BW28, BW22, BW24, BW26, BW39, BW40

Boarhunt	BO04, BO05, BO06, BO08a, BO08b, BO09, BO10
Colden Common	CC01, CC02, CC07, CC04, CC05, CC03, CC03B, CC08, CC17, CC18, CC15, CC15B, CC03/CC03b, CC19
Compton & Shawford	CS10, CS07, CS06, CS14, CS04, CS15
Denmead	DE28, DE29, DE42, DE38, DE39, DE45, DE27, DE06, DE10, DE19, DE04, DE30, DE24, DE09, DE11, DE50, DE51, DE52, DE53
Headbourne Worthy	HW02, HW03, HW09, HW10
Itchen Stoke and Ovington	IS02, IS01
Itchen Valley	IV01, IV02, IV03, IV04, IV05
Kings Worthy	KW01, KW02, KW04, KW05, KW12
New Alresford	NA01, NA02, NA05, NA07, NA06, NA09, NA12
Otterbourne	OT03, OT04, OT05, OT09, OT02, OT06
Shedfield	SH13, SH09, SH54, SH11, SH41, SH53, SH06, SH12, SH26, SH43, SH37, SH20, SH10, SH45, SH55
Soberton	SO01, SO06
Swanmore	SWA17, SWA10, SWA20, SWA03, SWA11, SWA01, SWA06, SWA04, SWA09A, SWA09B, SWA12, SWA14, SWA19, SWA07, SWA18, SWA21b
Upham	UP01, UP02, UP03, UP04, UP05
Wickham	WI27, WI19, WI07, WI11, WI02, WI06, WI07, WI09, WI24, WI14, WI21, WI13, WI03, WI23, WI20, WI25, WI10, WI28, WI29
Winchester	WIN10, WIN11, WIN12, WIN22, WIN23, WIN27, WIN28, WIN29, WIN30, WIN31, WIN33, WIN35
Sites within 200m of Protected Species Records	
Bishops Waltham	BW02, BW04, BW10, BW11, BW12, BW15, BW17, BW18, BW19, BW22, BW24, BW25, BW27, BW28, BW29, BW30, BW31, BW32, BW33, BW34, BW35, BW36, BW37, BW38, BW40
Boarhunt	BO01, BO02, BO08a, BO08b, BO10
Colden Common	CC01, CC02, CC03a, CC03b, CC04, CC05, CC07, CC08, CC10, CC11, CC14, CC15, CC15b, CC17, CC18, CC03/CC03b, CC19
Crawley	CR01, CR04, CR05

Compton & Shawford	CS04, CS05, CS06, CS07, CS09, CS10, CS11, CS12, CS13, CS14
Curdrige	CU01, CU06, CU08, CU09, CU10, CU11, CU12, CU13, CU14, CU15, CU16, CU17, CU18, CU22, CU23, CU24, CU25, CU26, CU27, CU28, CU29, CU31, CU32, CU33, CU34, CU35, CU36, CU37, CU38, CU39, CU40, CU42, CU43, CU44, CU45, CU46
Denmead	DE02, DE03, DE04, DE05, DE06, DE08, DE09, DE10, DE11, DE12, DE13, DE14, DE15, DE19, DE22, DE23, DE24, DE25, DE26, DE27, DE28, DE29, DE30, DE31, DE32, DE33, DE35, DE36, DE38, DE39, DE40, DE41, DE42, DE43, DE44, DE45, DE46, DE47, DE48, DE51, DE52
Durley	DU01, DU02, DU03, DU04, DU05, DU06, DU08, DU09, DU11, DU12, DU13, DU14, DU15, DU16, DU17, DU18, DU19, DU20, DU22, DU23, DU24, DU25
Headbourne Worthy	HW01, HW02, HW03, HW05, HW06, HW07, HW08, HW09, HW10
Hursley	HU01, HU02, HU03, HU05, HU06, HU07, HU08, HU09, HU10, HU12, HU13
Itchen Stoke & Ovington	IS02, IS03
Itchen Valley	IV01, IV02, IV03, IV04
Kings Worthy	KW01, KW02, KW04, KW05, KW06, KW09, KW10, KW11, KW12
Littleton and Harestock	LH01, LH02, LH03, LH04, LH05, LH07, LH08, LH09, LH10, LH11, LH13, LH14, LH15, LH16, LH17, LH18
Micheldever	MI01, MI03, MI04, MI05, MI06, MI07, MI08, MI09, MI10, MI11, MI12, MI14
New Alresford	NA01, NA02, NA04, NA05, NA06, NA07, NA08, NA09, NA10, NA11, NA12
Northington	NO01, NO02
Old Alresford	OA01, OA02
Olivers Battery	OB1, OB2
Otterbourne	OT01, OT02, OT03, OT04, OT05, OT06, OT08, OT09
Shedfield	SH02, SH04, SH06, SH09, SH10, SH11, SH12, SH13, SH14, SH15, SH17, SH18, SH20, SH26, SH33, SH34, SH37, SH38, SH40, SH41, SH42, SH43, SH44, SH45, SH47, SH48, SH49, SH50, SH51, SH52, SH53, SH54, SH55, SH56, SH57
Soberton	SO01

Sparsholt	SP01
South Wonston	SW01, SW02, SW03, SW06, SW07
Swanmore	SWA01, SWA03, SWA04, SWA05, SWA06, SWA07, SWA08, SWA09a, SWA09b, SWA10, SWA11, SWA12, SWA13, SWA14, SWA15, SWA16, SWA17, SWA19, SWA20, SWA21, SWA21b
Southwick and Widley	SWI01, SWI02
Upham	UP01, UP02, UP03, UP04, UP05
Whiteley	WH05, WH06, WH07, WH08, WH11
Wickham	WI01, WI02, WI03, WI05, WI06, WI07, WI09, WI10, WI11, WI13, WI14, WI15, WI17, WI18, WI19, WI20, WI21, WI22, WI23, WI24, WI25, WI26, WI27, WI28, WI29
Winchester Town	WIN09, WIN10, WIN11, WIN12, WIN15, WIN16, WIN18, WIN19, WIN22, WIN23, WIN25, WIN26, WIN27, WIN28, WIN30, WIN31, WIN33, WIN34, WIN35
Wonston	WO01, WO05, WO10
Sites Containing a SSSI	
Curdridge	CU38, CU39
Sites within 1km of a SSSI	
Bishops Waltham	BW11, BW12, BW17, BW28, BW31, BW33, BW34, BW36, BW38,
Bishop Sutton	BS01
Colden Common	CC02, CCO3A, CCO3B, CCO4, CC05, CC08, CC15, CC15B, CC03/CC03b, CC19
Compton & Shawford	CS04, CS06, CS07, CS10, CS11, CS15
Curdridge	CU01, CU06, CU08, CU09, CU10, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Denmead	
Headbourne Worthy	HW02, HW03, HW05, HW07, HW09, HW05, HW10
Itchen Stoke and Ovington	IS01, IS02, IS03
Itchen Valley	IV01, IV02, IV03, IV05
Kings Worthy	KW01, KW02, KW04, KW05, KW11

Micheldever	MI04, MI11, MI22
New Alresford	NA01, NA02, NA05, NA06, NA07, NA09, NA10, NA11, NA12
Old Alresford	OA01, OA02
Otterbourne	OT02, OT03, OT04, OT05, OT06
Shedfield	SH03, SH04, SH06, SH09, SH11, SH12, SH13, SH14, SH18, SH28, SH41, SH44, SH48, SH49, SH50, SH52, SH54, SH56
Southwick and Widley	SWI03
Swanmore	SWA04, SWA05, SWA09a, SWA09b, SWA10, SWA12, SWA15, SWA16, SWA17, SWA19, SWA20, SWA21b
Whiteley	WH05, WH06, WH07, WH08, WH10, WH11
Wickham	WI05, WI15, WI17, WI18, WI22, WI29
Winchester Town	WIN10, WIN11, WIN12, WIN22, WIN23, WIN27, WIN28, WIN29, WIN30, WIN31, WIN33, WIN34, WIN35
Wonston	WO05, WO10, WO11
Sites Containing Priority Habitats	
Bishops Waltham	BW24, BW30, BW31, BW36, BW22, BW40
Bishop Sutton	BS01
Boarhunt	BO06, BO10
Colden Common	CC08, CC03, CC03B, CC14, CC01, CC11, CC03/CC03b
Compton & Shawford	CS06, CS11, CS09, CS14, CS15
Curdrige	CU43, CU29, CU37, SH14, CU10, CU38, CU39, CU09, CU45, CU14, CU34, CU24, CU46
Crawley	CR02, CR05
Denmead	DE12, DE15, DE43, DE33, DE32, DE42, DE30, DE40, DE51, DE52
Durley	DU02
Headbourne Worthy	HW02, HW03, HW07, HW08
Hursley	HU05
Kings Worthy	KW01, KW02

Littleton and Harestock	LH05, LH16, LH03
Micheldever	MI04, MI11, MI12, MI13, MI06
New Alresford	NA04, NA12
Northington	NO01
Old Alresford	OA01
Otterbourne	OT03, OT05, OT09, OT02
Shedfield	SH09, SH13, SH15, SH38, SH49, SH55
Southwick and Widley	SWI01, SWI02
Sparsholt	SO01
Swanmore	SWA06, SWA21, SWA21b
Upham	UP03
Wickham	WI17, WI18, WI15, WI24, WI15, WI21, WI14, WI28
Winchester Town	WIN16, WIN19, WIN25, WIN26, WIN18
Sites Within 200m of Priority Habitats	
Bighton	BI01, BI02
Bishop Sutton	BS01
Bishops Waltham	BW02, BW04, BW09, BW10, BW11, BW12, BW13, BW15, BW17, BW18, BW19, BW22, BW24, BW25, BW26, BW27, BW28, BW29, BW30, BW31, BW32, BW33, BW34, BW35, BW36, BW37, BW38, BW39, BW40
Boarhunt	BO01, BO02, BO04, BO05, BO06, BO08a, BO08b, BO09, BO10
Colden Common	CC01, CC02, CC03a, CC03b, CC04, CC05, CC07, CC08, CC10, CC11, CC14, CC15, CC15b, CC17, CC18, CC03/CC03b, CC19
Crawley	CR01, CR02, CR03, CR04, CR05
Compton & Shawford	CS04, CS05, CS06, CS07, CS09, CS10, CS11, CS12, CS13, CS14, CS15
Curdridge	CU01, CU06, CU08, CU09, CU10, CU11, CU12, CU13, CU14, CU15, CU16, CU17, CU18, CU22, CU23, CU24, CU25, CU26, CU27, CU28, CU29, CU31, CU32, CU33, CU34, CU35, CU36, CU37, CU38, CU39, CU40, CU42, CU43, CU44, CU45, CU46

Denmead	DE02, DE03, DE04, DE05, DE06, DE08, DE09, DE10, DE11, DE12, DE13, DE14, DE15, DE19, DE22, DE23, DE24, DE25, DE26, DE27, DE28, DE29, DE30, DE31, DE32, DE33, DE38, DE39, DE40, DE41, DE42, DE43, DE44, DE45, DE46, DE47, DE48, DE49, DE50, DE51, DE52
Durley	DU01, DU02, DU03, DU04, DU05, DU06, DU07, DU08, DU09, DU11, DU12, DU13, DU14, DU15, DU16, DU17, DU18, DU19, DU20, DU21, DU22, DU23, DU24, DU25
Headbourne Worthy	HW01, HW02, HW03, HW05, HW06, HW07, HW08, HW09, HW05, HW10
Hursley	HU01, HU02, HU03, HU05, HU06, HU08, HU09, HU10, HU12, HU13
Itchen Stoke & Ovington	IS02, IS03, IS04
Itchen Valley	IV01, IV02, IV04
Kings Worthy	KW01, KW02, KW04, KW05, KW06, KW07, KW09, KW10, KW11, KW12
Littleton & Harestock	LH01, LH02, LH03, LH04, LH05, LH07, LH08, LH09, LH10, LH11, LH13, LH14, LH15, LH16, LH17, LH18
Micheldever	MI01, MI03, MI04, MI05, MI06, MI07, MI08, MI09, MI10, MI11, MI12, MI13, MI14
New Alresford	NA01, NA02, NA04, NA05, NA06, NA07, NA08, NA09, NA10, NA11, NA12
Northington	NO01, NO02
Old Alresford	OA01, OA02
Olivers Battery	OB1, OB2
Otterbourne	OT01, OT02, OT03, OT04, OT05, OT06, OT08, OT09
Shedfield	SH02, SH03, SH04, SH09, SH10, SH11, SH12, SH13, SH14, SH15, SH17, SH18, SH20, SH26, SH28, SH33, SH34, SH37, SH38, SH40, SH41, SH42, SH43, SH44, SH45, SH47, SH48, SH49, SH50, SH51, SH52, SH53, SH54, SH55, SH56, SH57
Soberton	SO01, SO06
Sparsholt	SP01
South Wonston	SW01, SW02, SW05
Swanmore	SWA01, SWA03, SWA04, SWA05, SWA06, SWA07, SWA08, SWA09a, SWA09b, SWA10, SWA11, SWA12, SWA13, SWA14, SWA15, SWA16, SWA17, SWA18, SWA19, SWA20, SWA21, SWA21b

Southwick & Widley	SWI01, SWI02
Upham	UP01, UP02, UP03, UP04, UP05
Whiteley	WH05, WH06, WH07, WH08, WH11
Wickham	WI01, WI02, WI03, WI05, WI06, WI07, WI08, WI09, WI10, WI11, WI13, WI14, WI15, WI16, WI17, WI18, WI19, WI20, WI21, WI22, WI23, WI24, WI25, WI26, WI27, WI28
Winchester Town	WIN09, WIN10, WIN11, WIN12, WIN15, WIN16, WIN18, WIN19, WIN22, WIN23, WIN25, WIN26, WIN27, WIN28, WIN18, WIN31, WIN33
Wonston	WO01, WO05, WO10, WO11
Sites Within 1km of a SAC: None	
Sites Within 1km of a RAMSAR site:	
Curdridge	CU01, CU06, CU08, CU09, CU10, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Shedfield	SH14
Sites within 1km of a Solent Waders and Breen Geese Site	
Curdridge	CU01, CU08, CU09, CU13, CU14, CU15, CU16, CU18, CU23, CU24, CU32, CU34, CU37, CU38, CU39, CU42, CU45, CU46
Shedfield	SH2, SH14
500m Proximity to SINC	
Bishops Waltham	BW30, BW18, BW26, BW22, BW28, BW17, BW12, BW33, BW34, BW38, BW32, BW37, BW04, BW15, BW13, BW09, BW02, BW10, BW19, BW24, BW39, BW40
Bighton	BI01, BI02
Bishop Sutton	BS01
Boarhunt	BO01, BO02, BO04, BO05, BO06, BO08A, BO08, BO09, BO10
Colden Common	CC08, CC04, CC05, CC11, CC01, CC02, CC07, CC10, CC15, CC15B, CC14, CC17, CC18, CC03/CC03b, CC19
Compton & Shawford	CS10, CS07, CS11, CS04, CS15
Curdridge	CU22, CU25, CU26, CU35, CU40, CU11, CU27, CU36, CU44, CU28, CU43, CU12, CU33, CU29, CU43, CU44, CU06, CU15,

	CU31, CU37, CU13, CU08, CU09, CU10, CU38, CU39, CU01, CU16, CU23, CU32, CU29, CU46
Crawley	CR02, CR03
Denmead	DE38, DE39, DE44, DE45, DE06, DE27, DE13, DE40, DE24, DE30, DE04, DE46, DE09, DE19, DE05, DE02, DE36, DE08, DE11, DE35, DE14, DE22, DE23, DE41, DE03, DE33, DE43, DE31, DE32, DE47, DE25, DE12, DE28, DE29, DE42, DE48, DE49, DE50, DE51, DE52
Durley	DU02, DU04, DU05, DU03, DU12, DU15, DU17, DU13, DU09, DU19, DU11, DU01, DU22, DU07, DU08, DU23, DU16, DU25, DU14
Headbourne Worthy	HW01, HW05, HW02, HW03, HW07, HW08, HW05, HW10
Hursley	HU05, HU12, HU01, HU08, HU09, HU10, HU13
Itchen Stoke and Ovington	ISO2, ISO3
King Worthy	KW06
Littleton and Harestock	LH04 LH03, LH05, LH04, LH08, LH09, LH10
Micheldever	MI03, MI04, MI12, MI14
New Alresford	NA01, NA06, NA09, NA10, NA11, NA12
Old Alresford	OA01
Olivers Battery	OB02 OB01
Otterbourne	OT03, OT04, OT08, OT09, OT02, OT06, OT05
Shedfield	SH14, SH35, SH17, SH38, SH15, SH42, SH10, SH45, SH51, SH20, SH37, SH26, SH49, SH52, SH11, SH40, SH41, SH53, SH34, SH55, SH57
Soberton	SO01, SO06
South Wonston	SW05
Sparsholt	SP01
Swanmore	SWA07, SWA18, SWA14, SWA12, SWA01, SWA21, SWA06, SWA19, SWA04, SWA15, SWA16, SWA13, SWA09A, SWA09B, SWA17, SWA08, SWA11, SWA03, SWA10, SWA20, SWA21b
Upham	UP01, UP02, UP03, UP04, UP05
Wickham	WI02, WI06, WI07, WI08, WI11, WI16, WI19, WI27, WI15, WI17, WI18, WI22, WI24, WI26, WI13, WI01, WI23, WI03, WI21, WI14, WI20, WI25, WI10, WI28

Winchester Town	WIN18, WIN25, WIN26, WIN16, WIN19, WIN09, WIN16, WIN10, WIN11, WIN18, WIN35
Whiteley	WH05, WH06, WH08, WH11
Wonston	WO01, WO05

Appendix D

New and removed sites table

New sites by ward	
Site reference	Reason
Bishops Waltham	
BW39 The Vineyard/Tangier Lane	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
BW40 Albany Farm	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Colden Common	
CC03c	Change to the site boundaries - Additional land added to the south of the site
CC19	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Compton and Shawford	
CS15	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Curdridge	
CU01	Change to the site boundaries – removal of an area to the south east of the site
CU46	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Denmead	
DE48	New site submitted through the Regulation 18 consultation
DE49	New site, submitted through the Denmead Parish Council 'call for sites'
DE50	New site, submitted through the Denmead Parish Council 'call for sites'
DE51	New site, submitted through the Denmead Parish Council 'call for sites'
DE52	New site, submitted through the Denmead Parish Council 'call for sites'
DE53	New site, submitted through the Denmead Parish Council 'call for sites'
Hursley	
HU01	Change to the site boundaries removal of land around South Winchester Lodges
HU03	Change to the site boundaries

HU14	New site submitted through the Regulation 18 consultation
Headbourne Worthy	
HW05	Change to the site boundaries - Additional area to the north of the site
HW10	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Littleton and Harestock	
LH17	New site submitted through the Regulation 18 consultation
LH18	New site submitted through the Regulation 18 consultation
Micheldever	
MI14	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
New Alresford	
NA11	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
NA12	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Newlands	
NE01	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Otterbourne	
OT04	Change to the site boundaries - Boundary changed to exclude house to the north west
Swanmore	
SWA21b	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Shedfield	
SH34	Added back into SHELAA at agents request
SH49	Change to the site boundaries - additional area to the north of the site
SH55	New site submitted through the Regulation 18 consultation
SH56	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
SH57	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Southwick and Widley	
SWI03	New site submitted through the Regulation 18 consultation
Whiteley	

WH08 Whiteley Green	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH10 Solent Business Park	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH09 Little Park Farm	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WH11 Whiteley Lane	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Wickham	
WI19	Change to the site boundary – small change to the corner of the boundary
WI28 Winchester Road Housing and Open Space Allocation	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WI29 The Glebe	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Winchester	
WIN18	Change to the site boundaries - Additional area to the south added to the site
WIN29	New site submitted through the Regulation 18 consultation
WIN30	New site submitted through the Regulation 18 consultation
WIN31	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN33	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN34	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
WIN35	This site is an allocation in the Regulation 18 Local Plan and has been added to the SHELAA for consistency
Wonston	
WO11	New site submitted – Reg 18

Sites removed – the reference to these sites have been removed from the updated SHELAA report.

Site reference	Reason
DE34	The agent confirmed this site has been built out and can be removed
HU11	Removed due to the site (HU03) being promoted by the

	same site promotor
BO07	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
BW01	Site removed as no contact details for the applicant or agent
BW03	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
BW20	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
CC16	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
CU41	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
DE07	Site removed as no contact details for the applicant or agent
DE20	Site removed as no contact details for the applicant or agent
SH39	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
SH46	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
WIN17	Agent confirmed that the site is no longer being promoted (no contact details for applicant)
WIN20	Site removed as no contact details for the applicant or agent
WIN21	Site removed as no contact details for the applicant or agent
WO06	Agent confirmed that the site is no longer being promoted/owned by the applicant

Appendix E

Map showing Curdridge and Whiteley boundary change

