

*Appendix 1 to*  
**Site Appraisal**  
*of*  
**Draft Policy SS3 for a New**  
**Settlement at Murrell**  
**Green/Winchfield**

*Prepared for*  
**Winchfield Parish Council**

**March 2018**

**Figure 01:** Policy SS3 Area of Search & Context

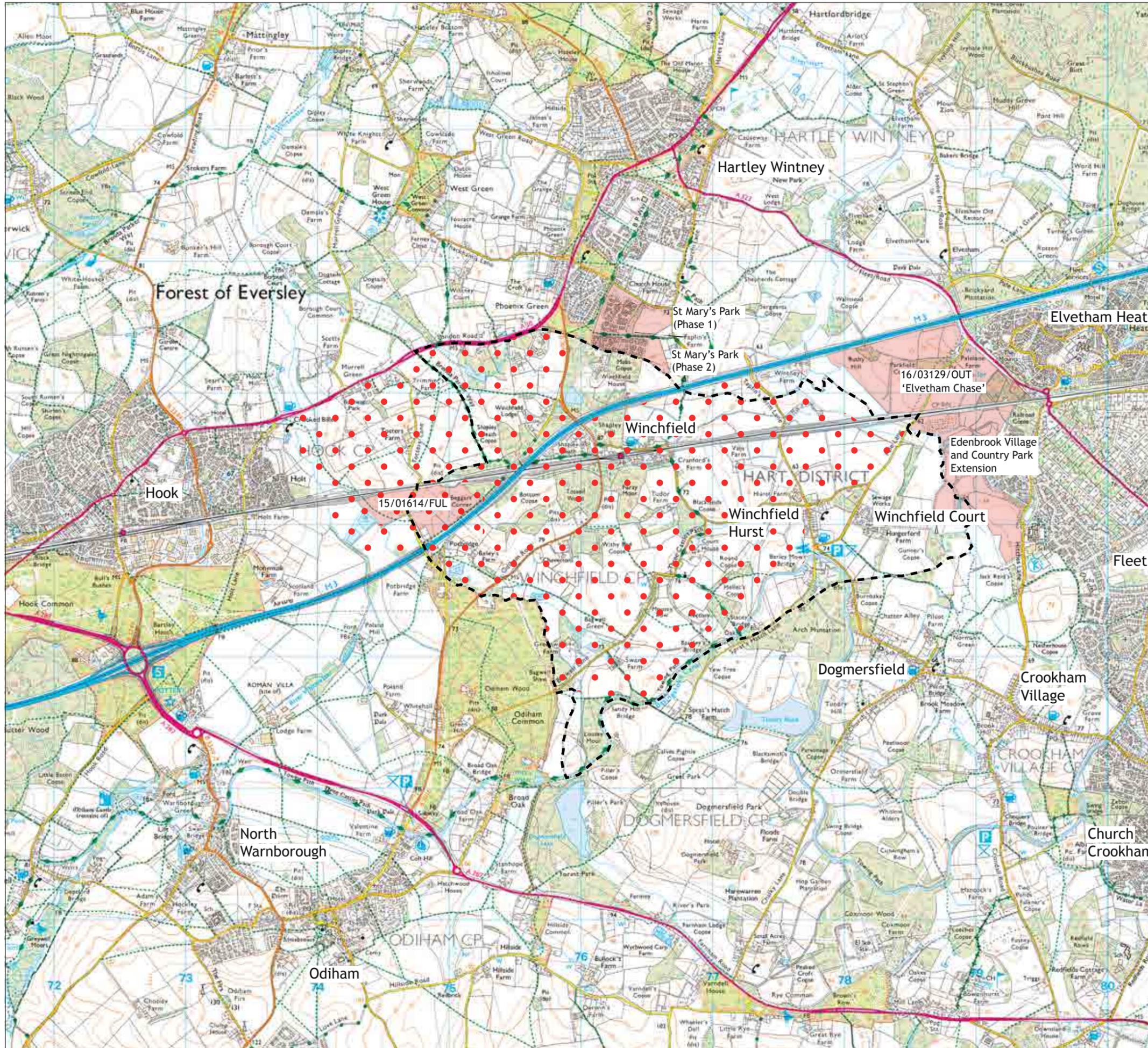
**Figure 02:** Landscape Capacity Study 2016

**Figure 03:** Key Constraints: Designations

**Figure 04:** Key Constraints: Assessment

**Figure 05:** Key Constraints Composite

**Figure 06:** Summary of Key Findings



**FIGURE 01**  
Policy SS3 Area of Search & Context



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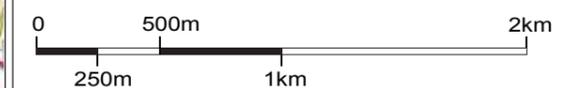
DATE  
February 2018

**Legend**

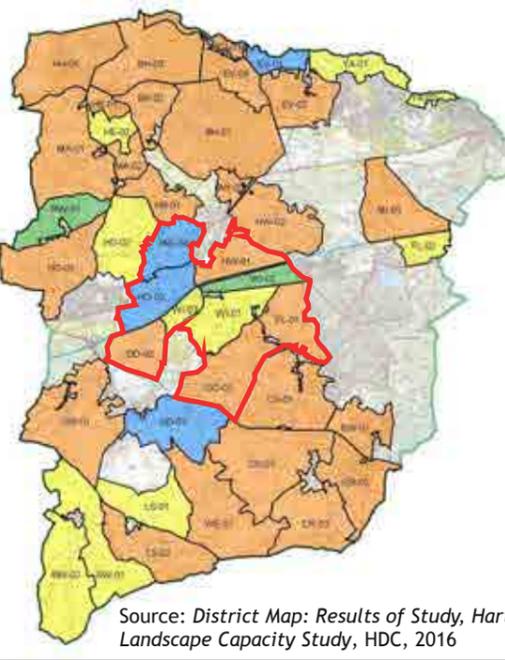
- Winchfield Parish Boundary
- Policy SS3 Murrell Green / Winchfield Area of Search
- Referenced Developments/ Applications

**NOTES**

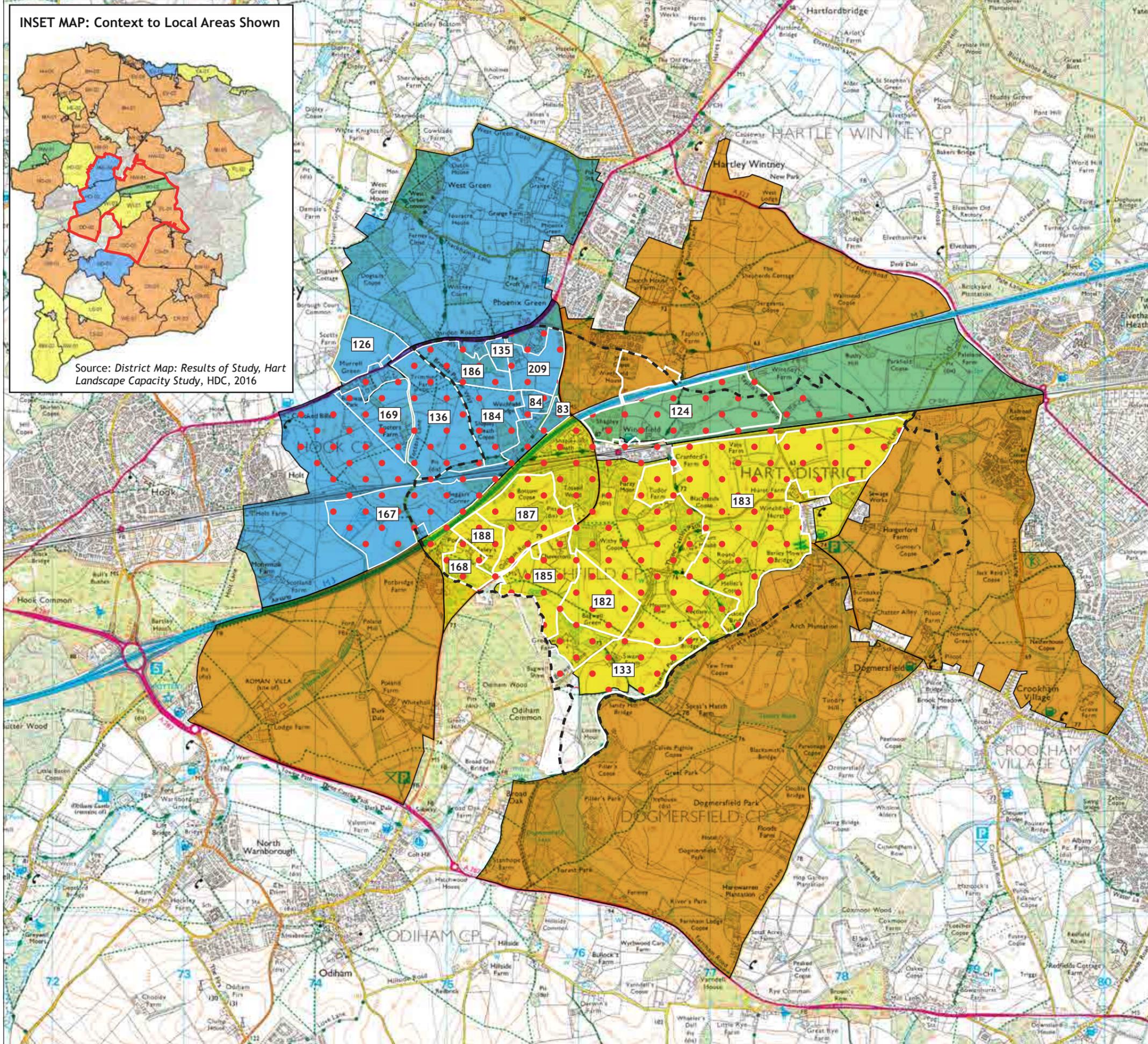
'Area of search' derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map.



**INSET MAP: Context to Local Areas Shown**



Source: District Map: Results of Study, Hart Landscape Capacity Study, HDC, 2016



**FIGURE 02**  
*Landscape Capacity Study 2016*



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- Winchfield Parish Boundary
- Policy SS3 Murrell Green / Winchfield Area of Search
- SHLAA Sites within Strategic Sites STR005 (Winchfield) & STR011 (North-West Winchfield)

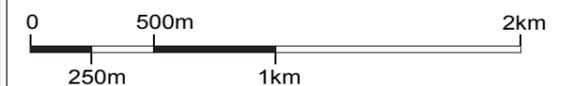
**Overall Landscape Capacity for Local Areas within Winchfield Parish and Immediate Context from Hart Landscape Capacity Study, 2016**

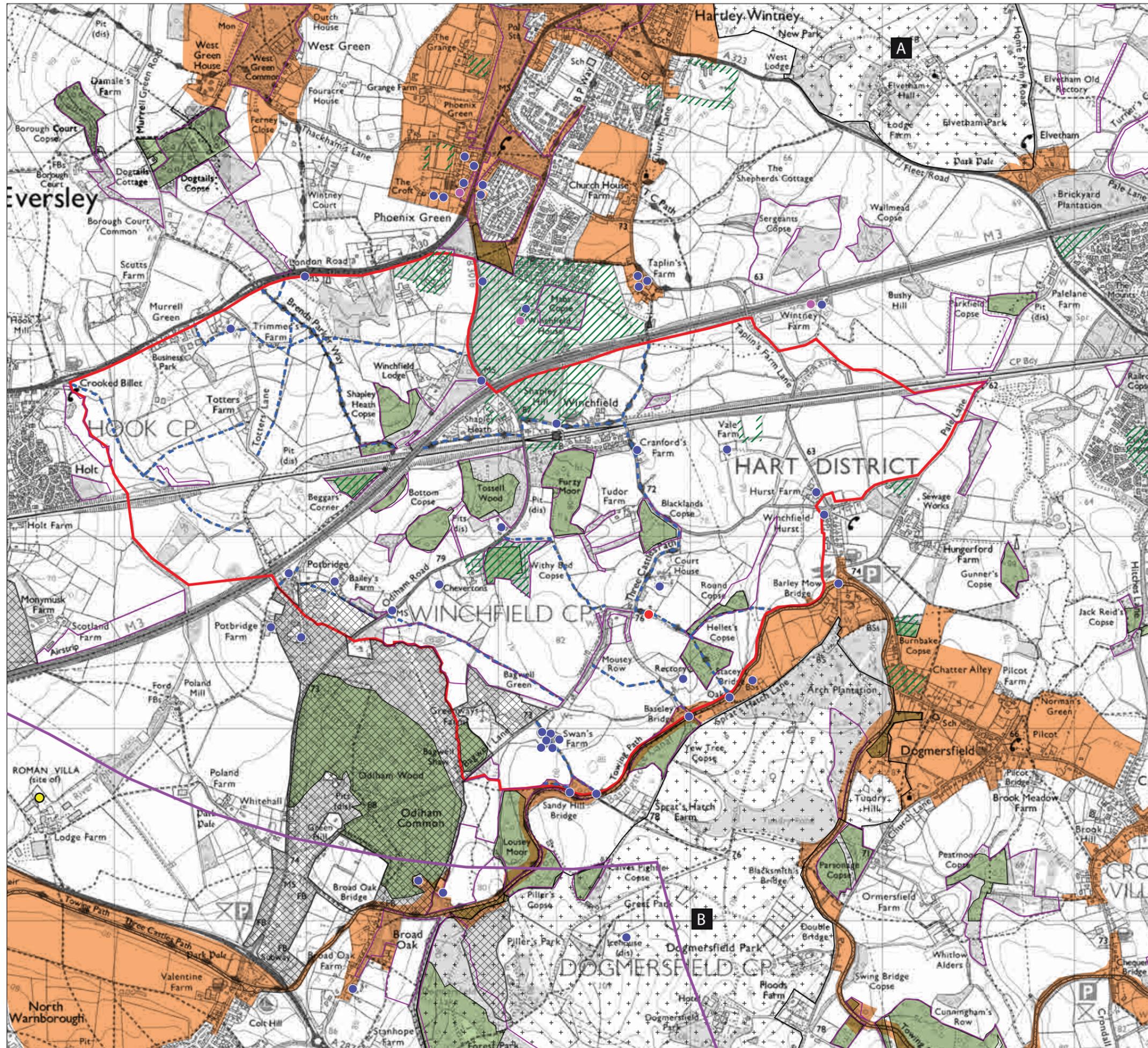
- Medium/High
- Medium
- Low/Medium
- Low

The above scale was used to reflect the capacity to a broad development scenario comprising '50% residential development, with 50% open space, with a density of 30-35 residential dwelling per hectare, with dwellings of 2 to 2.5 storeys', for each area.

**NOTES**

New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in *Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map*. Local Landscape Areas derived from *Hart Landscape Capacity Study*, Hart District Council, 2016. SHLAA Sites derived from Detailed Site Assessment of STR005 (Jan 2017) and STR011 (Jan 2017) by Adams Hendry Consulting Ltd. These are grouped where land is understood to be being promoted by a single landowner.





**FIGURE 03**  
Key Constraints: Designations



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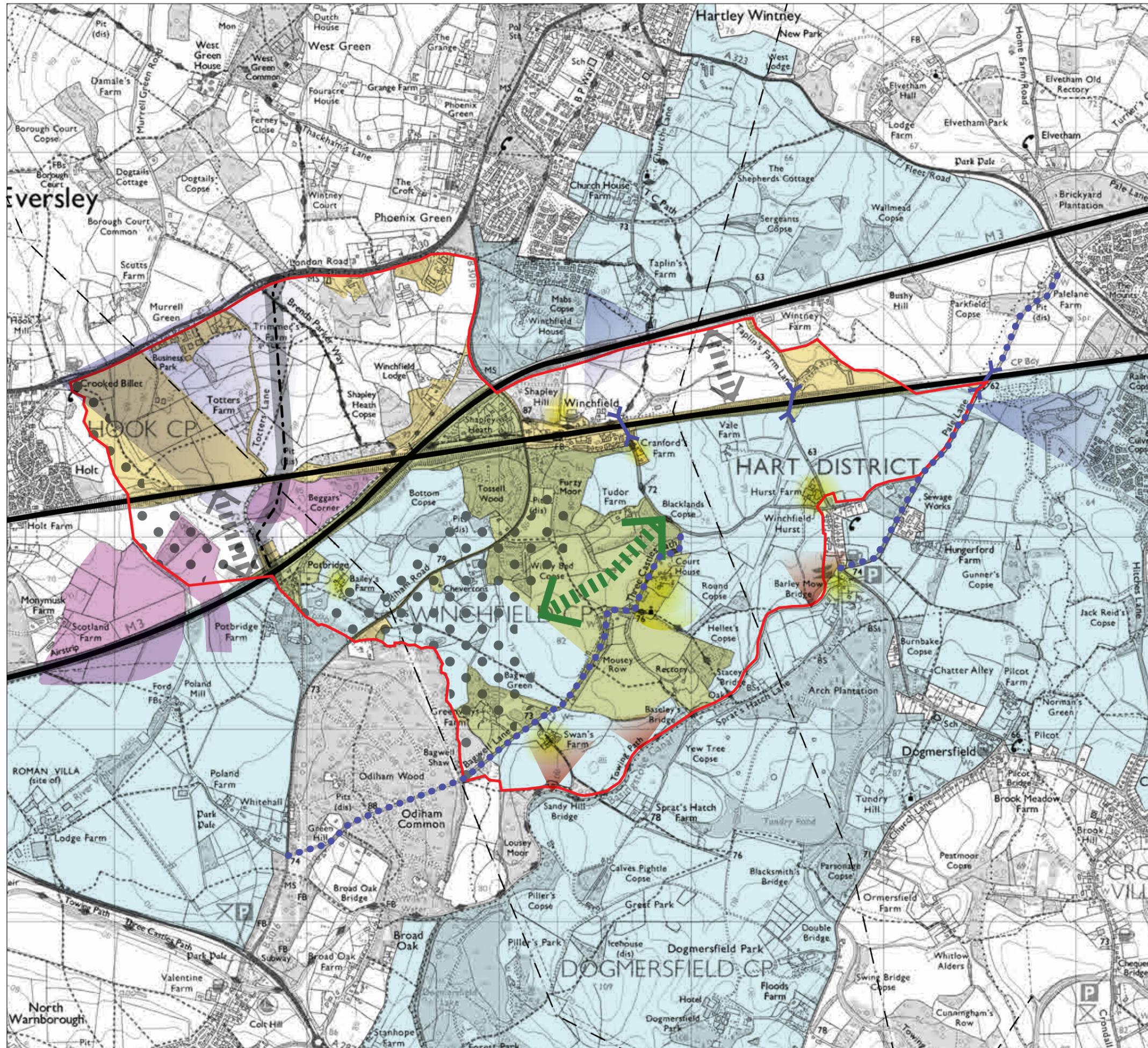
**Legend**

- Policy SS3 Approximate Area of Search
- Listed Buildings & SAMs Within SS3 & Immediate Context**
- Grade I Listed Buildings     ● Grade II\* Listed Buildings
- Grade II Listed Buildings     ● Scheduled Monuments
- Registered Parks and Gardens Within Map Extent**
- + A. Elvetham Hall (Grade II)    B. Dogmersfield Park (Grade II)
- Conservation Areas      Ancient Woodland
- Site of Special Scientific Interest (SSSI)
- Sites of Importance for Nature Conservation (SINC)
- Tree Preservation Orders (Key Areas)
- 5km Special Protection Area (SPA) Zone of Influence
- Public Rights of Way (Within SS3 Area of Search)

**NOTES**

New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map. Land not promoted derived from land within Policy SS3 but not within Detailed Site Assessments of STR005 and STR011.





**FIGURE 04**  
Key Constraints: Assessment



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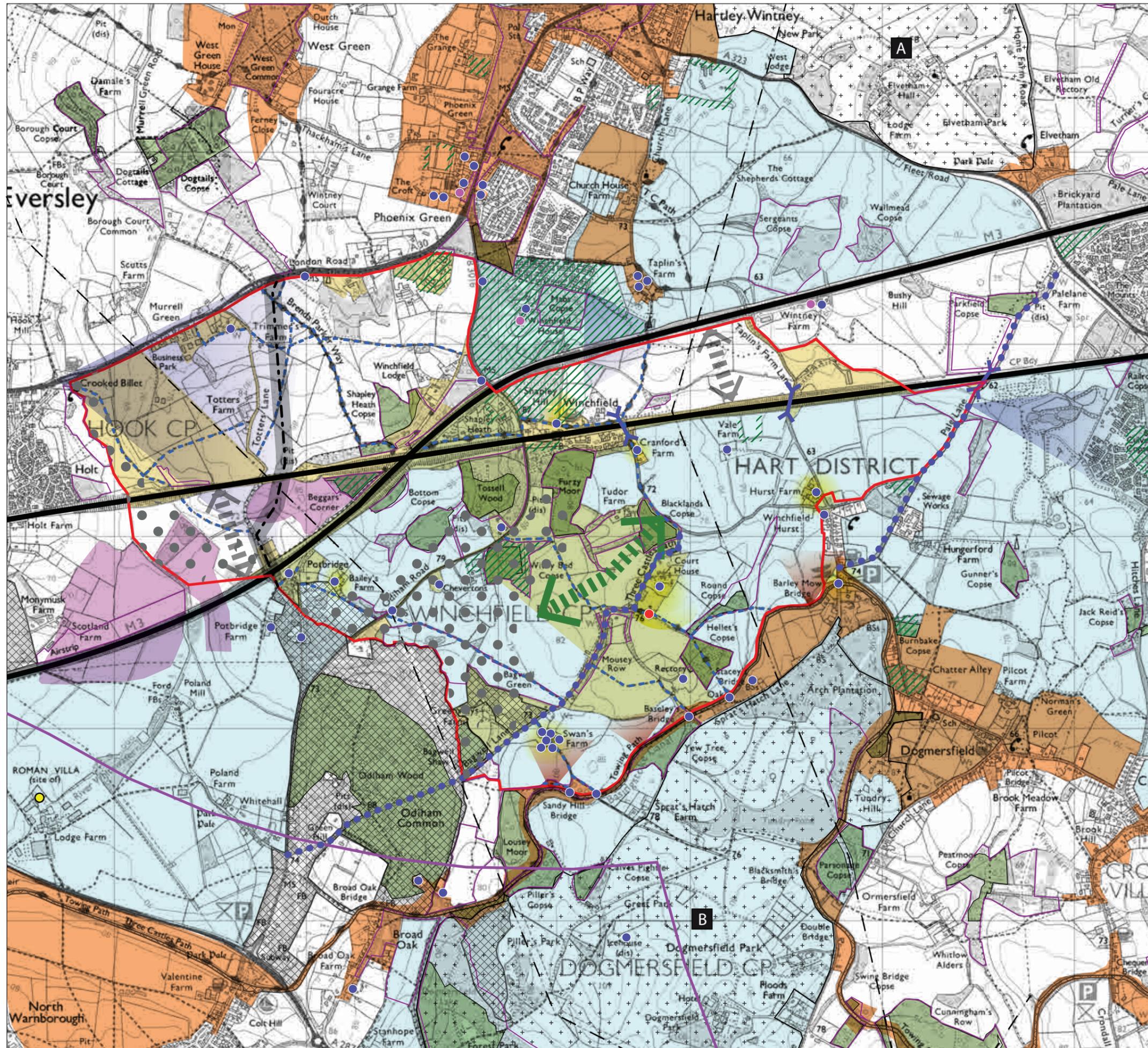
**Legend**

- Policy SS3 Approximate Area of Search
  - Vulnerable Landscape Character (Areas with Low, Low/Medium Capacity within Winchfield Parish and Immediate Context from Hart Landscape Capacity Study, 2016)
  - Vulnerable Countryside Settings to Listed Buildings
  - Visual Sensitivity (Potential for Coalescence)
  - Visual Sensitivity (Key Rural Outlooks from Canal)
  - Land Constrained by Transport Corridors (Low Amenity)
  - Characteristic & Attractive Rural Lanes
- Physical Constraints**
- Land Not Being Promoted
  - Historic Landfill (Environment Agency)
  - Susceptible to Groundwater Flooding at Surface
  - Countryside Wedge (Severs Connectedness of Policy SS3 Area)
  - X Narrow Railway Underbridges (Constraint to Access)
  - M3 & Railway Corridor (Movement & Visual Barrier)
  - High Voltage Transmission Corridors (Visually Prominent)
  - Gas Pipeline (Black) and Potential Development Offset (Grey)

**NOTES**

New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map. Land not promoted derived from land within Policy SS3 but not within Detailed Site Assessments of STR005 and STR011.





**FIGURE 05**  
Key Constraints Composite



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**Legend**

- Policy SS3 Approximate Area of Search
- Listed Buildings & SAMs Within SS3 & Immediate Context**
- Grade I Listed Buildings     ● Grade II\* Listed Buildings
- Grade II Listed Buildings     ● Scheduled Monuments
- Vulnerable Countryside Settings to Listed Buildings
- Registered Parks and Gardens Within Map Extent**
- A A. Elvetham Hall (Grade II)    B B. Dogmersfield Park (Grade II)
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- Visual Sensitivity (Potential for Coalescence)
- Visual Sensitivity (Key Rural Outlooks from Canal)
- ↔ Countryside Wedge (Severs Connectedness of Policy SS3 Area)
- ↔ Land Constrained by Transport Corridors (Low Amenity)
- 5km Special Protection Area (SPA) Zone of Influence
- Public Rights of Way (Within SS3 Area of Search)
- Characteristic & Attractive Rural Lanes
- ⋈ Narrow Railway Underbridges (Constraint to Access)
- M3 & Railway Corridor (Movement & Visual Barrier)
- High Voltage Transmission Corridors (Visually Prominent)
- Gas Pipeline (Black) and Potential Development Offset (Grey)
- Susceptible to Groundwater Flooding at Surface

**NOTES**

New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map. Land not promoted derived from land within Policy SS3 but not within Detailed Site Assessments of STR005 and STR011.





**FIGURE 06**  
*Summary of Key Findings*

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**Legend**

- Policy SS3 Approximate Area of Search
- Development Opportunities With Some Constraints (No Sites Identified)
- Considered to be Significantly Constrained for Development
- Considered to be Unsuitable for Development

Note: Assessed areas are the sites considered within the Strategic Housing Land Availability Assessment (SHLAA) (October 2017) and the Detailed Site Assessment of STR005 (Jan 2017) and STR011 (Jan 2017) that are either wholly or partly within the Policy SS3 'Area of Search'.

**NOTES**

New area of search derived from Policy SS3 Murrell Green / Winchfield Area of Search in Hart Local Plan Strategy and Sites: 2016-2032 - Proposed Changes to the Adopted Policies Map. Land not promoted derived from land within Policy SS3 but not within Detailed Site Assessments of STR005 and STR011.

