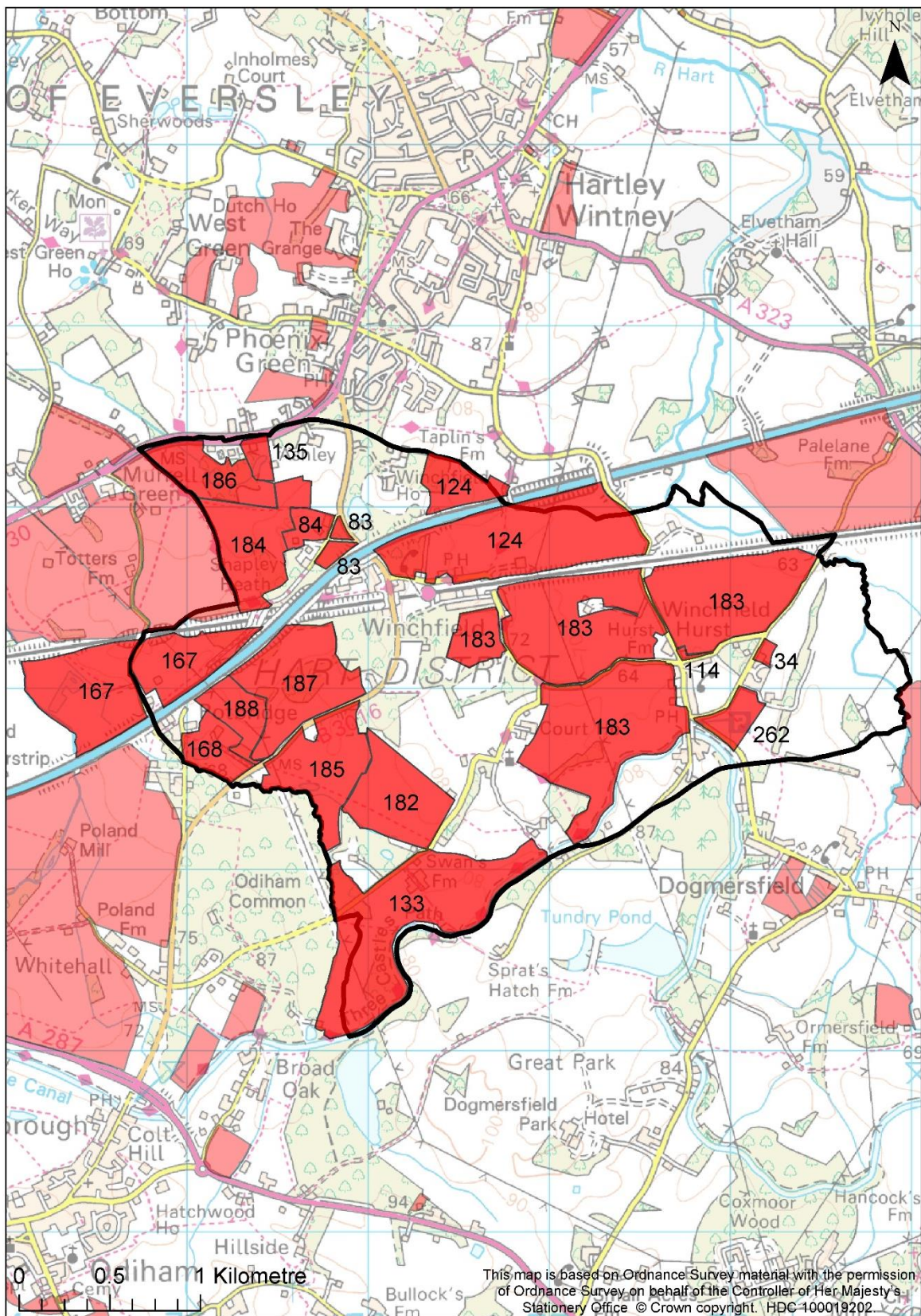


Appendix 25: Site Assessments – Winchfield

Site Ref	Site Name	No. Units (Net)	SHLAA Classification
SHL34	Land adjoining Winchfield Court	18-25	Not currently developable
SHL83	Shapley Heath, Winchfield	10	Not currently developable
SHL84	Land at Winchfield Lodge	60	Not currently developable
SHL114	Trimmers Cottage, Winchfield Hurst	12	Not currently developable
SHL124	Land at Winchfield	500-1500	Not currently developable
SHL133	Swan's Farm	396	Not currently developable
SHL135	Shapley Ranch	55	Not currently developable
SHL167	Land between M3 and Railway	772	Not currently developable
SHL168	Land at Bailey's Farm	46	Not currently developable
SHL182	Part of Potbridge Farm, Winchfield	600	Not currently developable
SHL183	Winchfield Meadow, Winchfield	150	Not currently developable
SHL184	Winchfield Park, Winchfield	850	Not currently developable
SHL185	Winchfield Court Farm, Winchfield	450	Not currently developable
SHL186	Shapley Lake & surrounds, Winchfield	350	Not currently developable
SHL187	Bridge Farm 1, Winchfield	600	Not currently developable
SHL188	Bridge Farm 2, Winchfield	200	Not currently developable
SHL262	Land south of Hungerford Farm, Winchfield	20-30	Not currently developable

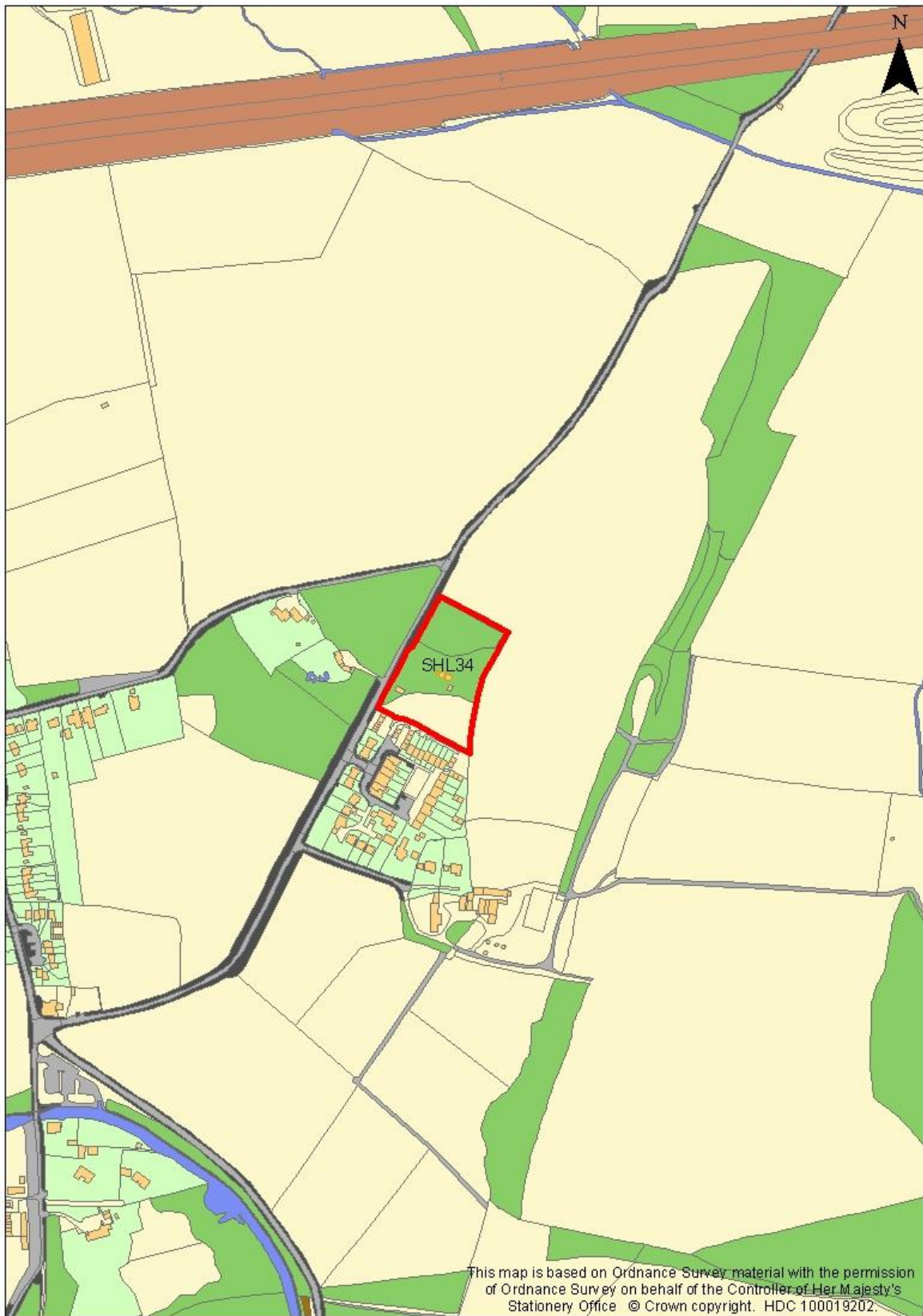
SHLAA SITES IN WINCHFIELD



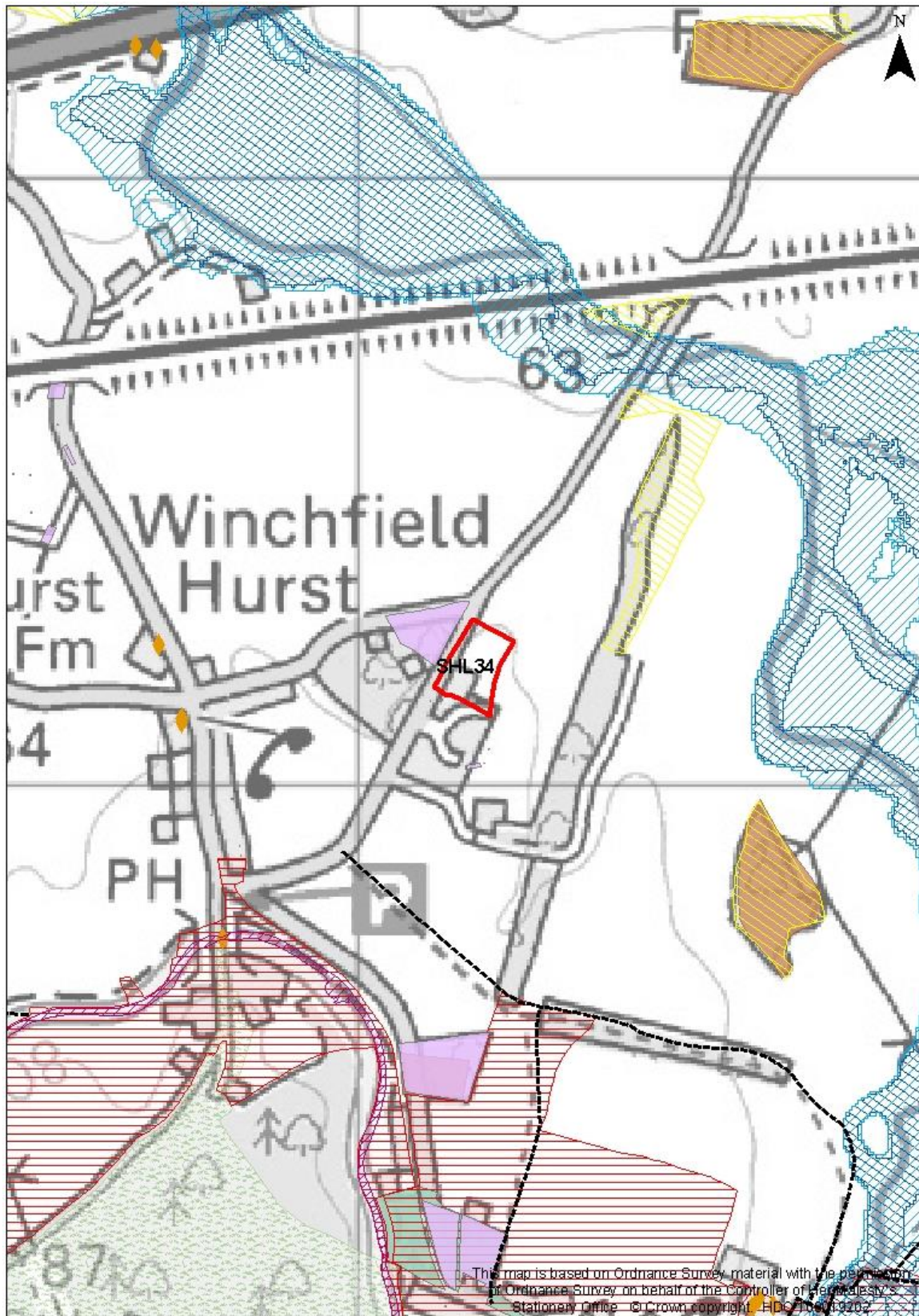
SHL34 LAND ADJOINING WINCHFIELD COURT

Site Reference	SHL34
Site Name	Land adjoining Winchfield Court
Site Address	Land North of Winchfield Court, Pale Lane, Winchfield, RG27 8SP
Parish	Winchfield
Source of Site	I (Sites submitted to council by developers/ landowners/ agents)
Site Size (ha)	1.06 ha
Estimate of potential housing capacity	18-25 dwellings
Current Land Uses	Open space
Summary of opportunities	<p>The site is in flood zone I (lowest risk of fluvial flooding);</p> <p>There are no Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, common land or Public Rights of Way in the vicinity of the site or close enough to be affected by the development of the site;</p> <p>There are no known ownership issues and the site has been promoted as part of the SHLAA and is therefore considered to be available.</p>
Summary of Constraints	<p>There is a Conservation Area and listed buildings in the vicinity of the site;</p> <p>A Historic Park and Garden lies to the south of the site;</p> <p>There are Sites of Importance for Nature Conservation and ancient woodland nearby;</p> <p>Tree Preservation Order adjacent to the site;</p> <p>There is a Site of Special Scientific Interest to the south of the site;</p> <p>Within 5km of the SPA;</p> <p>The site is outside the settlement boundary.</p>
Recommendations for overcoming constraints	<p>The design of any proposed development should not have an adverse impact on the character and setting of the nearby Conservation Area, Historic Park and Garden or listed buildings. Adverse impacts on the nearby SSSI, SINCs, TPOs and ancient woodland should also be avoided. Policy would need to be changed in order for development to be permitted at this location. A contribution towards SPA mitigation would be required.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL34 Land at Winchfield Court – Boundary map



SHL34 Land at Winchfield Court – Constraints map



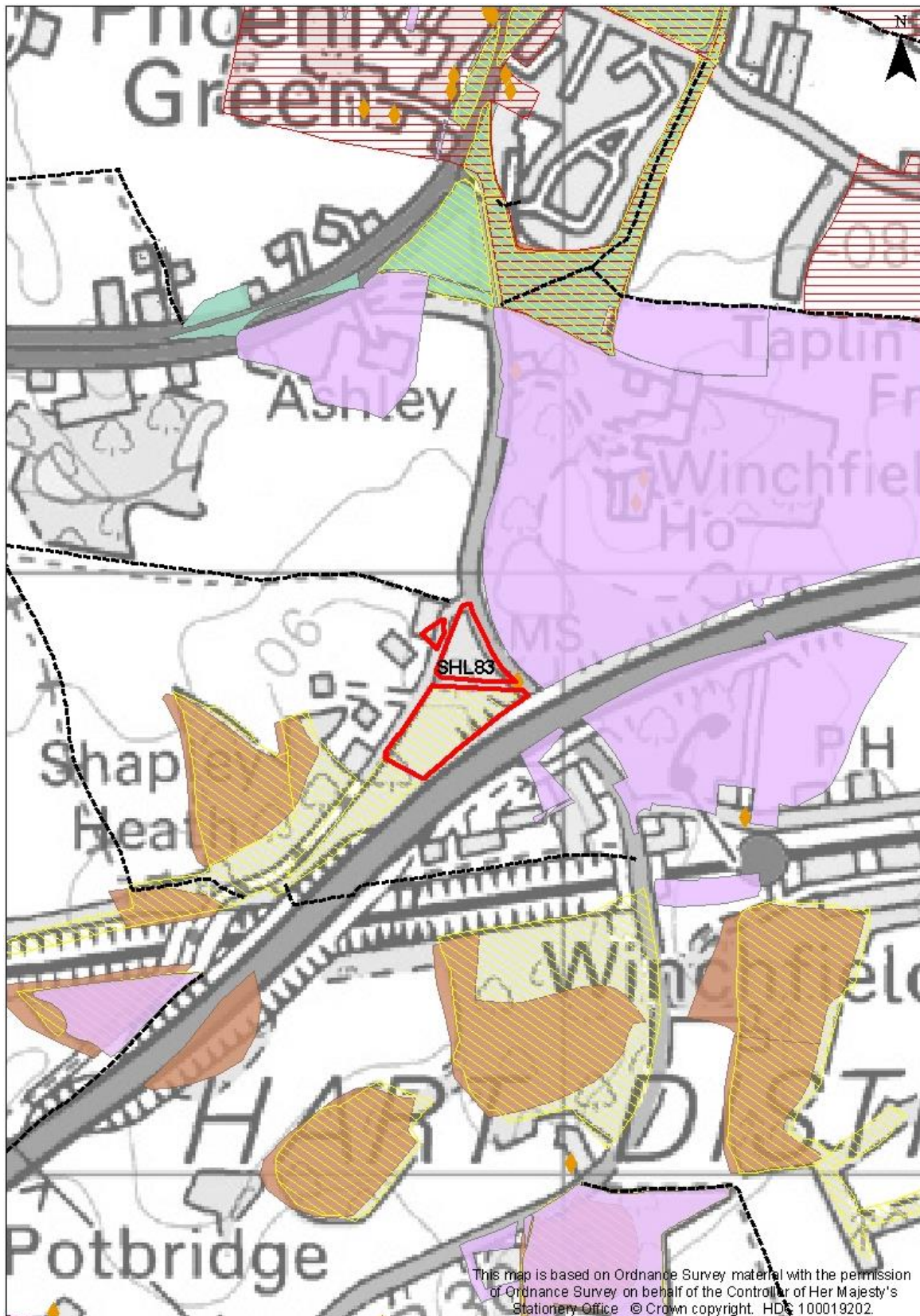
SHL83 SHAPLEY HEATH, WINCHFIELD

Site Reference	SHL83
Site Name	Shapley Heath, Winchfield
Site Address	Shapley Heath, Old Potbridge Road
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	1.02 (3 sites of 0.09, 0.84, and 0.09ha)
Estimate of potential housing capacity	10
Current Land Uses	Heath and scrub land
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone I (lowest risk of fluvial flooding);</p> <p>Low potential likelihood of surface water flooding;</p> <p>No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site;</p> <p>No high grade agricultural land (best and most versatile land) within the site;</p> <p>Site is considered to be available.</p>
Summary of Constraints	<p>Not related to any settlement;</p> <p>Medium potential likelihood of groundwater flooding;</p> <p>A few listed buildings nearby;</p> <p>Southern part of the site is a Site of Importance for Nature Conservation, and there are others nearby;</p> <p>Within 5km of the SPA;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site not considered suitable given its remote location away from any settlements with a boundary and the presence of a SINC on the southern site;</p> <p>Given lack of suitability site not considered to be achievable.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to include mitigation relating to groundwater flooding and should not adversely affect the setting of the nearby listed buildings. The area of the site which is a SINC should not be developed and should be protected from any development, as should those other SINC's nearby. A contribution towards SPA mitigation would be required. Policy would need to be changed for this development to be permitted by way of allocating a settlement boundary to Winchfield which includes this site (however this seems unlikely given that the site is on the other side of the M3 from the rest of Winchfield. The constraint relating to the location, remote from settlements with a boundary seems unlikely to be overcome therefore the site may not be considered suitable or achievable in future.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL83 Shapley Heath, Winchfield – Boundary Map



SHL83 Shapley Heath, Winchfield – Constraints Map



SHL84 LAND AT WINCHFIELD LODGE

Site Reference	SHL84
Site Name	Land at Winchfield Lodge, Winchfield
Site Address	'Ringwood' land adjacent to Winchfield Lodge and Winchfield Lodge, Old Potbridge Road, Winchfield, RG27 8BT
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	3.8
Estimate of potential housing capacity	60
Current Land Uses	Agricultural land, residential, and BI business use (Winchfield Lodge)
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone I (lowest risk of fluvial flooding);</p> <p>Low potential likelihood of surface water flooding</p> <p>No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site;</p> <p>No high grade agricultural land (best and most versatile land) within the site;</p> <p>Site is considered to be available.</p>
Summary of Constraints	<p>Site is not related to any settlement with a boundary;</p> <p>Medium potential likelihood of groundwater flooding;</p> <p>A few listed buildings nearby;</p> <p>Site of Importance for Nature Conservation adjacent to the south of the site;</p> <p>Within 5km of the SPA;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site not considered suitable given the remote location away from any settlement with a boundary;</p> <p>Given the lack of suitability, site is not considered achievable.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting of the nearby listed buildings, nor the biodiversity at the adjacent SINC. A contribution towards SPA mitigation would be required. Policy would need to be changed for this development to be permitted by way of allocating Winchfield a settlement boundary (but this seems unlikely at this location as it is the other side of the M3 from the rest of Winchfield). The constraint relating to the remote location away from any settlements with a boundary seems unlikely to be overcome, therefore the site may not be considered suitable or achievable in the future.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL84 Land at Winchfield Lodge – Boundary Map



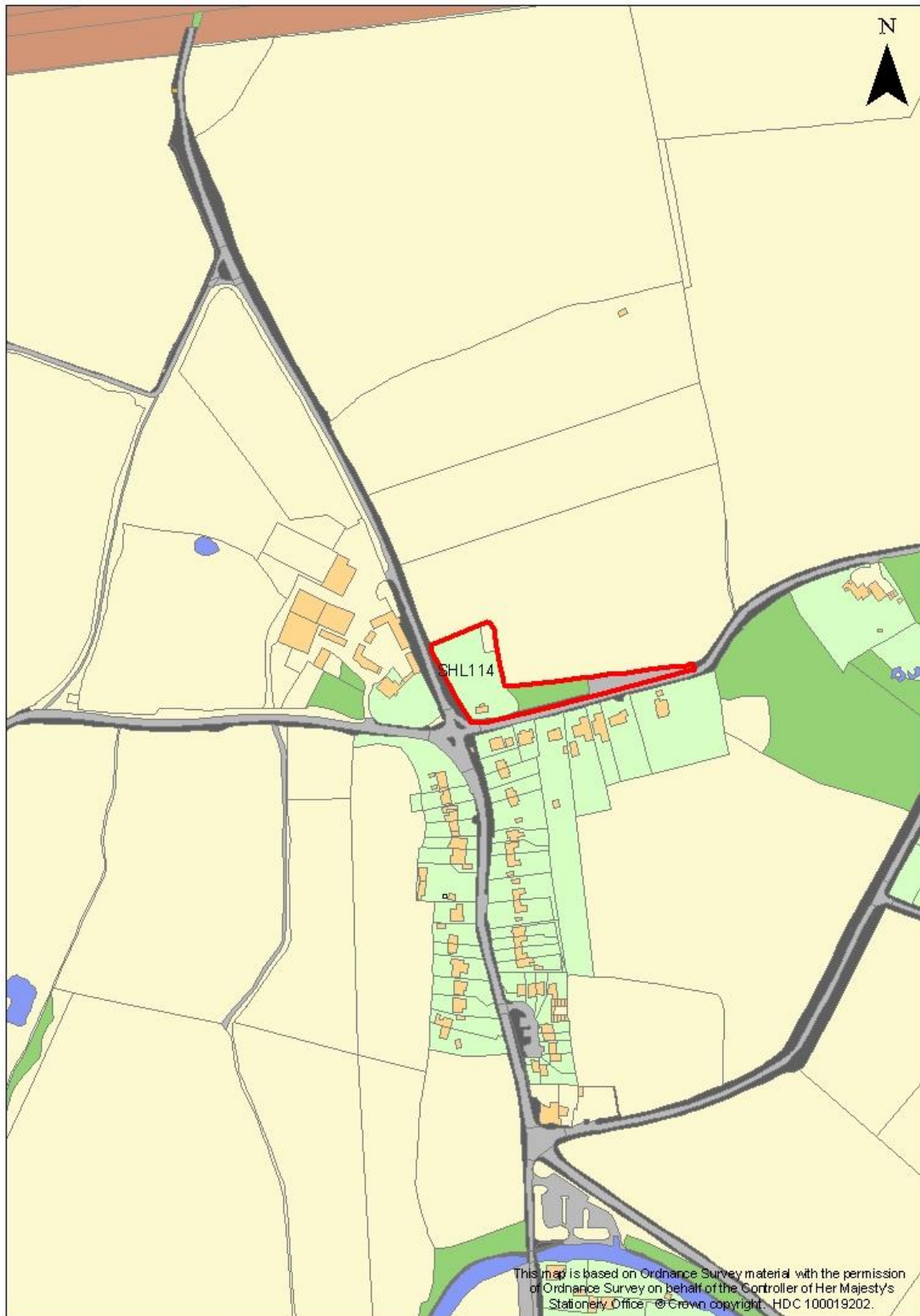
SHL84 Land at Winchfield Lodge – Constraints Map



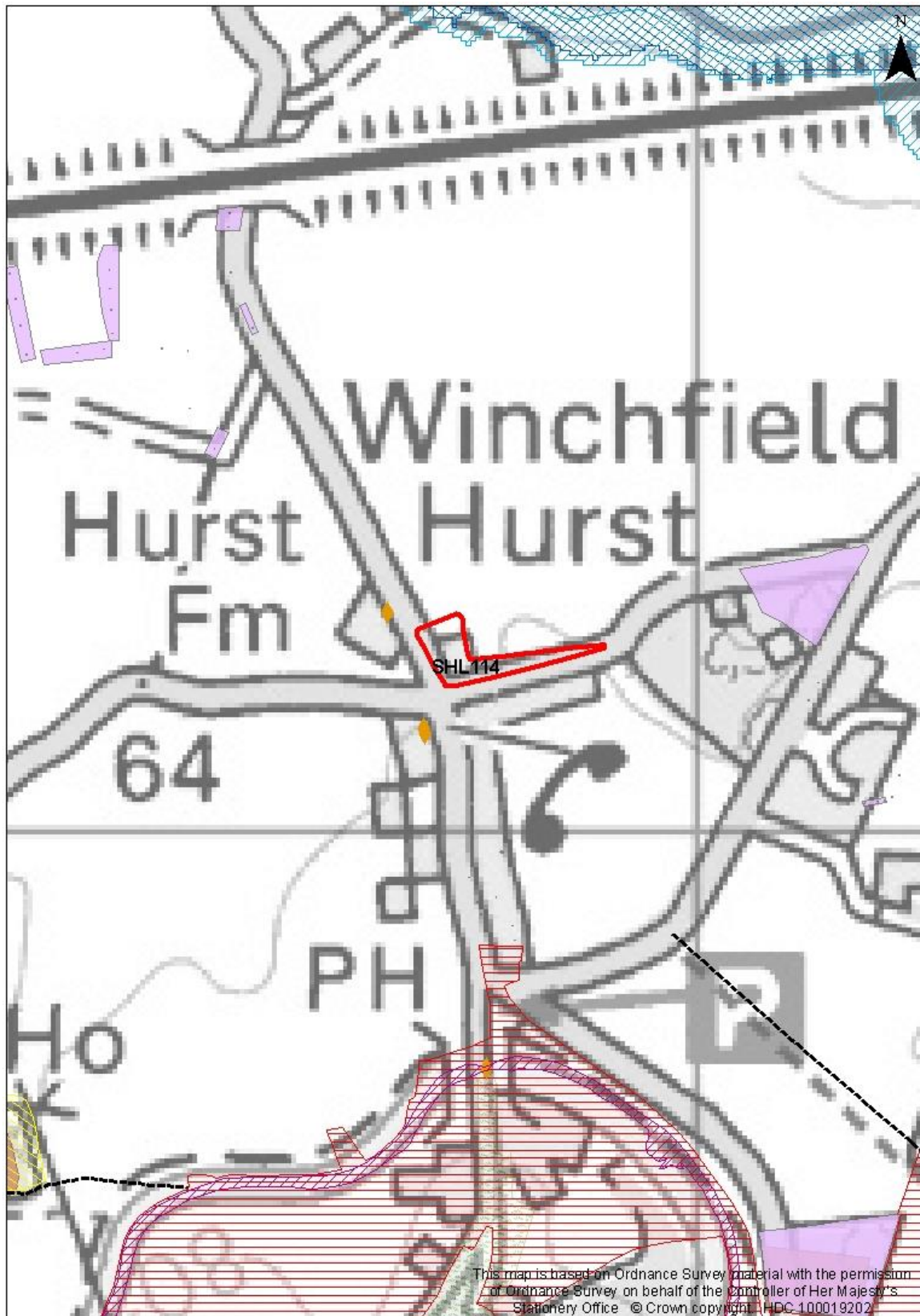
SHL114 TRIMMERS COTTAGE, WINCHFIELD HURST

Site Reference	SHL114
Site Name	Trimmers Cottage, Winchfield Hurst
Site Address	Trimmers Cottage, The Hurst, Winchfield, Hook, Hampshire, RG27 8SN
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.49
Estimate of potential housing capacity	12
Current Land Uses	Single dwelling and garden
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone 1 (lowest risk of fluvial flooding);</p> <p>Low/medium potential likelihood of surface water flooding;</p> <p>No Conservation Areas, Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site is considered to be suitable, available and achievable.</p>
Summary of Constraints	<p>Outside, but adjacent to the settlement boundary of Winchfield Hurst;</p> <p>High potential likelihood of groundwater flooding;</p> <p>A few listed buildings nearby;</p> <p>Historic Park and Garden nearby to south;</p> <p>Basingstoke Canal Site of Special Scientific Interest nearby to south;</p> <p>Sites of Importance for Nature Conservation nearby;</p> <p>Within 5km of the SPA;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>Residential development would not be permitted at this location under current policy.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding. The development should not adversely affect the setting of the nearby listed building or the character of the nearby Historic Park and Garden, nor the biodiversity at the nearby SSSI and SINC. A contribution towards SPA mitigation would be required. Policy would need to be changed for this development to be permitted by way of extending the settlement boundary for Winchfield Hurst.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL114 Trimmers Cottage, Winchfield Hurst – Boundary Map



SHL114 Trimmers Cottage, Winchfield Hurst – Constraints Map

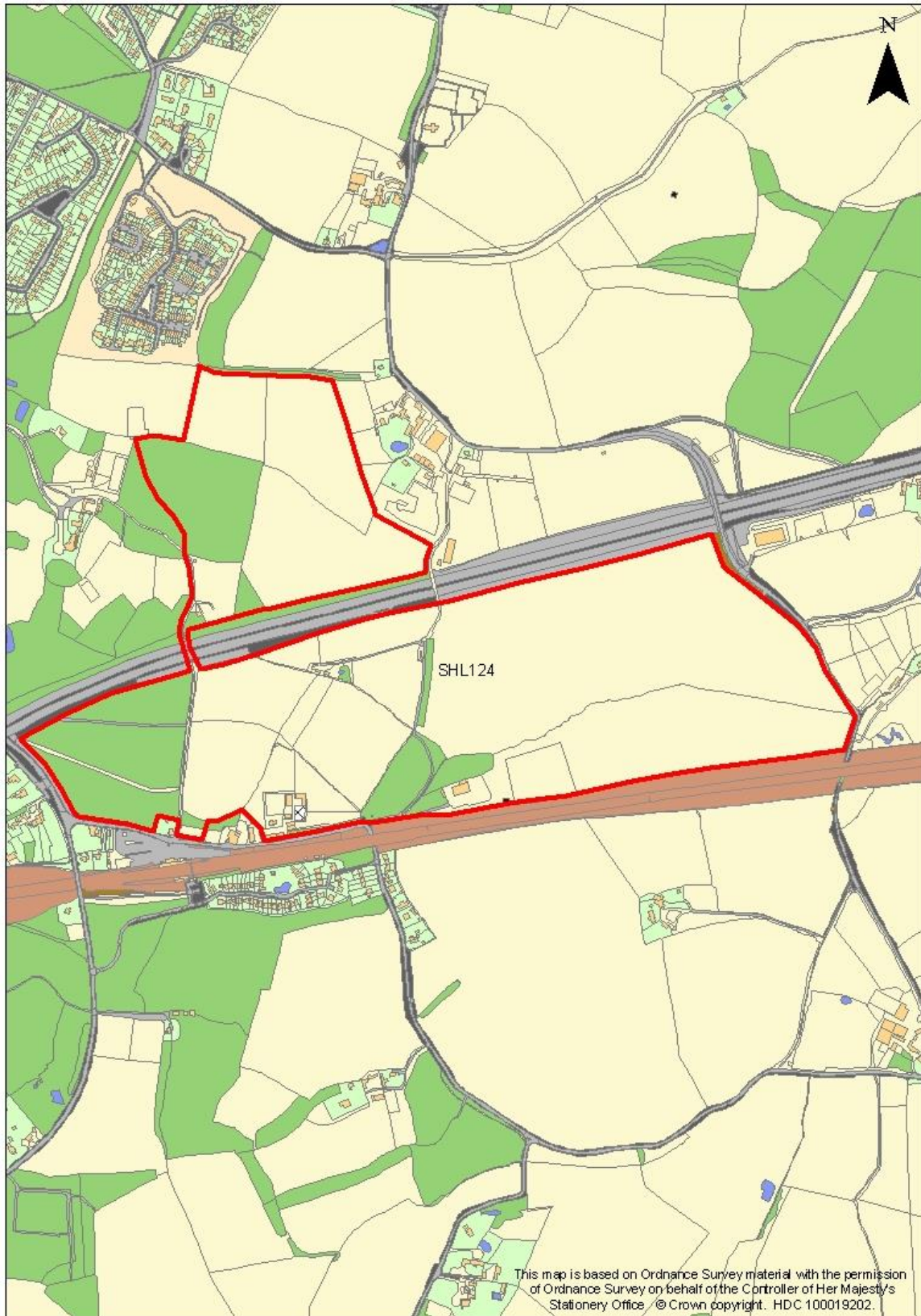


SHL124 LAND AT WINCHFIELD, WINCHFIELD

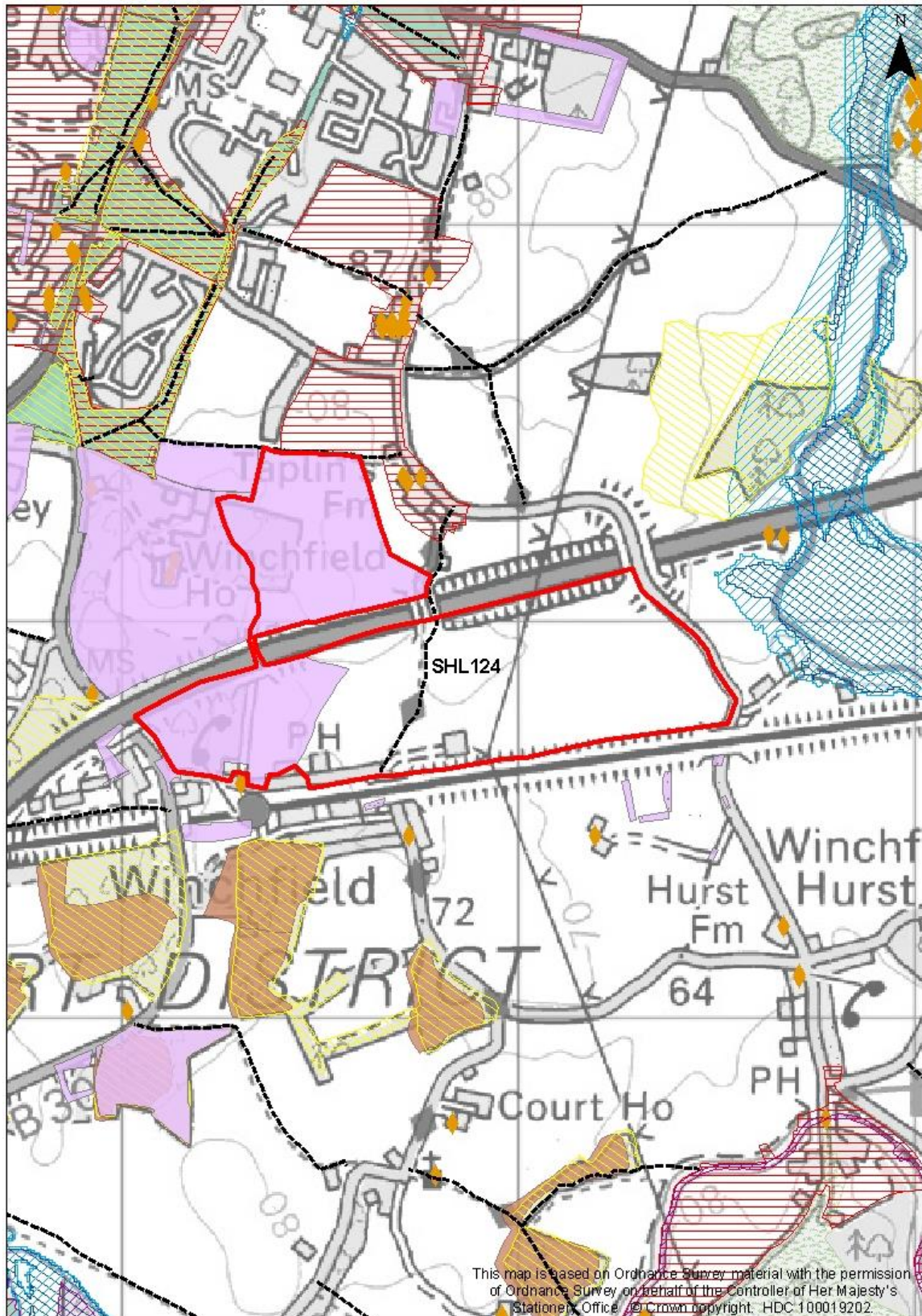
Site Reference	SHL124
Site Name	Land at Winchfield, Winchfield
Site Address	Land at Winchfield, Winchfield
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	66.91
Estimate of potential housing capacity	500-1500
Current Land Uses	The site is split into two distinct areas either side of the M3 motorway. The area to the south of the M3 consists of wooded areas and agricultural fields, bounded to the south by the railway. The area of the site situated to the north of the M3 is countryside, and includes the estate of Winchfield House and its curtilage, the established woodland of Mabs Copse and open fields to the east.
Summary of opportunities	Appropriate topography; Flood zone 1 (lowest risk of fluvial flooding); Low potential likelihood of surface water flooding; No Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves or Common Land in the vicinity of the site or close enough to be affected by development at this site; Site is close to Winchfield railway station; The site is considered to be suitable if developed as a new settlement with sufficient infrastructure to support this; Site considered to be available; Site considered to be achievable subject to suitability.
Summary of Constraints	Not related to any settlement; Medium / high potential likelihood of groundwater flooding; Some listed buildings nearby; Adjacent to a Conservation Area to the north; Historic Park and Garden a few hundred metres to the south; Site of Special Scientific Interest a few hundred metres to the south west; A few Sites of Importance for Nature Conservation nearby; Within 5km of the SPA; Potentially some high grade agricultural land (best and most versatile land) within the site; Northern and western parts of the site are covered by a Tree Preservation Order; A Public Right of Way runs through the centre of the site; The noise from the railway and motorway may be an issue for potential residents; Residential development would not be permitted at this location under current policy.
Recommendations for overcoming constraints	The design of any development may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting or character of the nearby listed buildings, Conservation Area, or

	<p>Historic Park and Garden. The biodiversity at the nearby SSSI and SINC's should not be adversely affected. A contribution towards SPA mitigation would be required. The TPO covering the site may cause problems for developing that part of the site. The Public Right of Way will need to be retained or diverted. The design of the development would need to include noise mitigation so that potential residents did not experience high levels of road and railway noise. Policy would need to be changed for this development to be permitted by way of allocating this site for housing development and giving it a settlement boundary.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL124 Land at Winchfield, Winchfield – Boundary Map



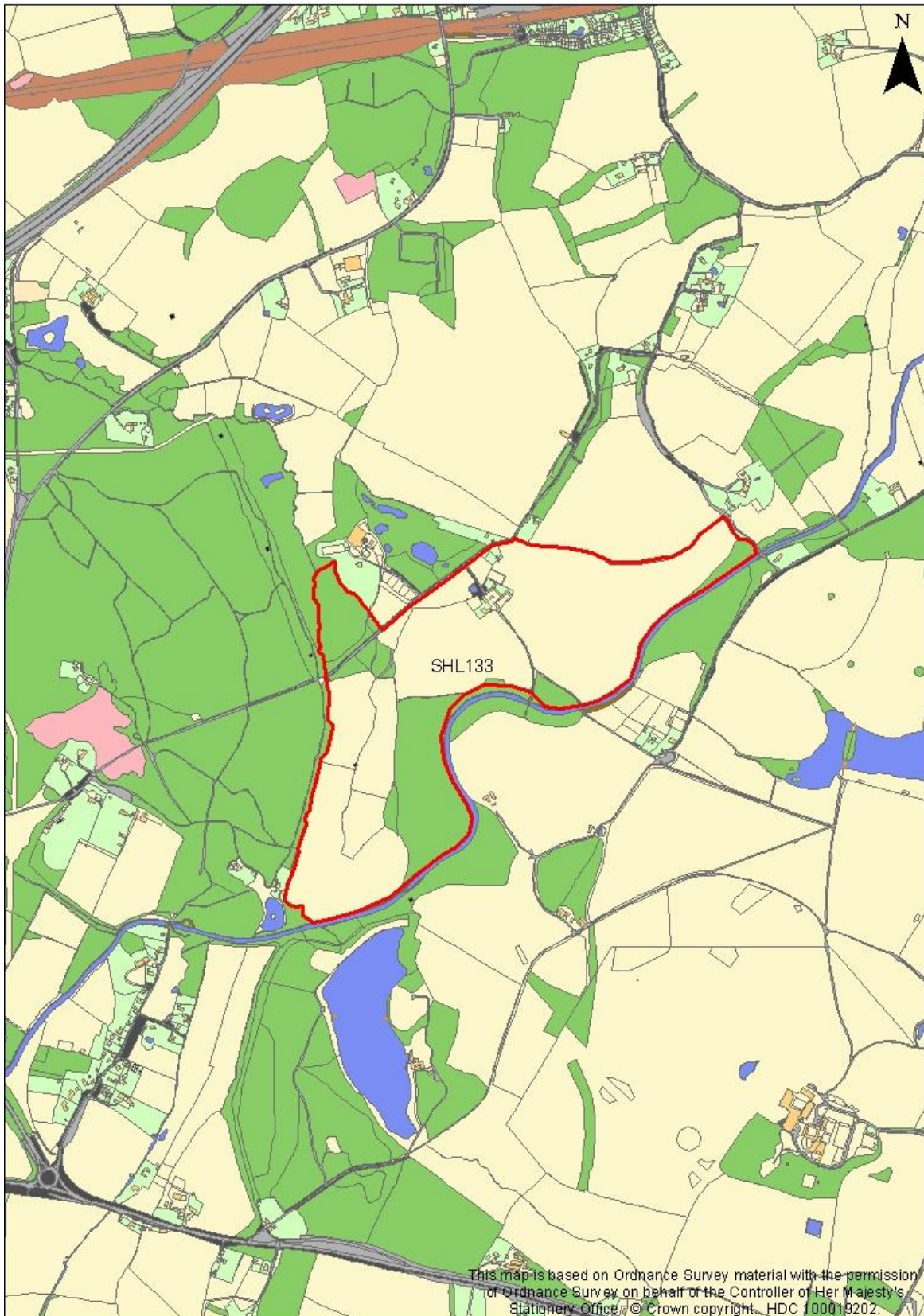
SHL124 Land at Winchfield, Winchfield – Constraints Map



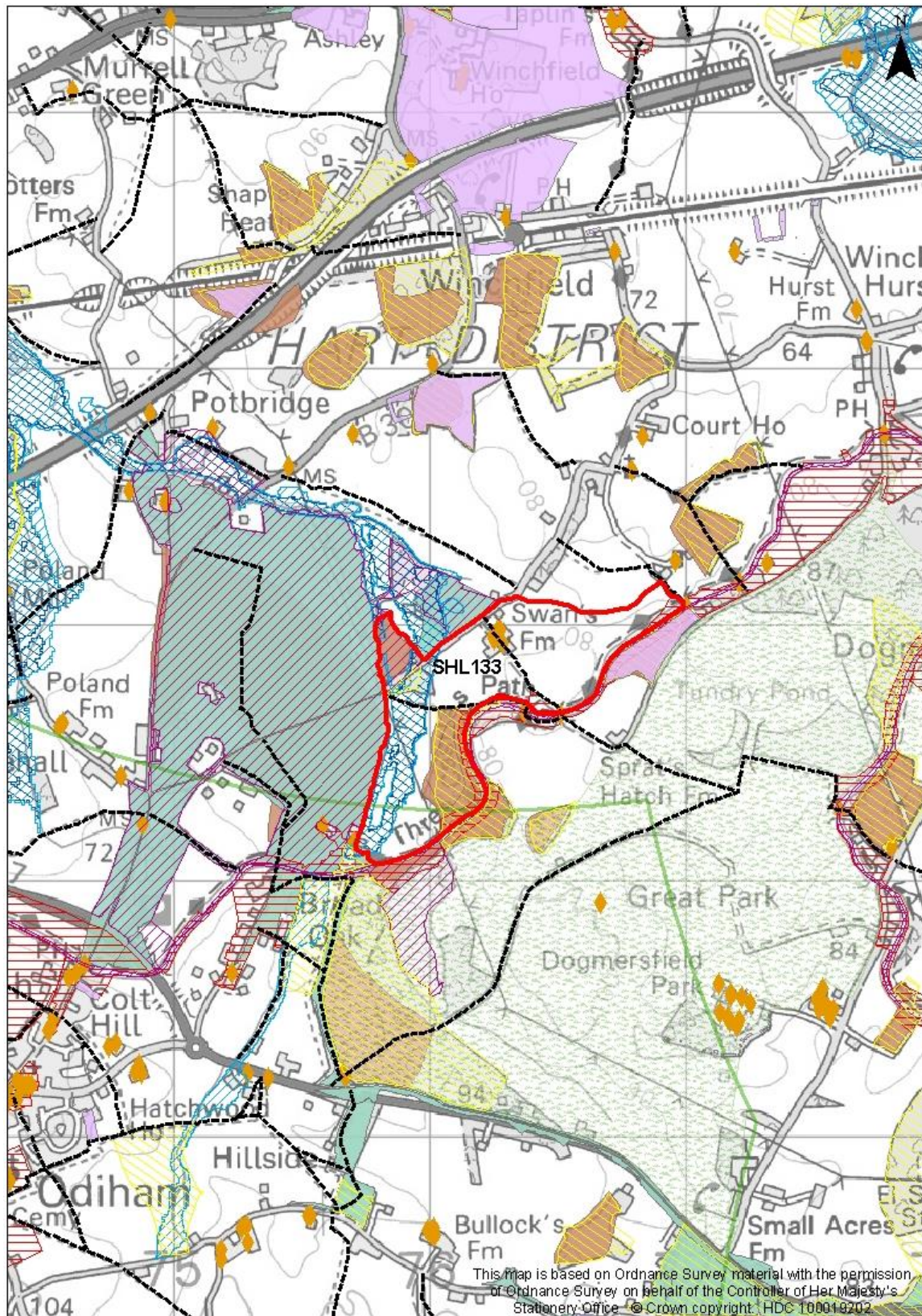
SHL133 SWAN'S FARM

Site Reference	SHL133
Site Name	Swan's Farm
Site Address	Swan's Farm, Winchfield, Hook, RG27 8DB
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	54.5ha (22ha of developable area, 13.2ha net developable)
Estimate of potential housing capacity	396 (officer estimate based on 30 dwellings per hectare on net developable area)
Current Land Uses	Agricultural, forestry
Summary of opportunities	Majority of the site is in flood zone 1 (lowest risk of fluvial flooding); There are no Scheduled Ancient Monuments, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development of the site; There are no known ownership issues and the site has been promoted as part of the SHLAA and as such is considered to be available.
Summary of Constraints	Part of the site is in flood zones 2/3; There are listed buildings on the site and in the vicinity and the site is adjacent to a Conservation Area; Historic Park and Garden nearby; Part of the site is a Site of Special Scientific Interest, there are also Sites of Importance for Nature Conservation both on the site and nearby; Within 5km of the SPA; Areas of ancient woodland on the site; Site is adjacent to an area of common land; Blanket TPO adjoins site boundary; There are two Public Rights of Way running through the site; The site does not relate to any settlement boundary and therefore development would not be permitted under current policy.
Recommendations for overcoming constraints	The fact that the site does not relate to any existing settlement boundary cannot be overcome. Policy would need to be changed for development to be permitted at this location by way of a broader strategic allocation. Should development at this location be deemed appropriate then the following should be taken into consideration. The part of the site in flood zones 2/3 should not be built on. Other parts of the site including areas that are SSIs, SINCs or ancient woodland should also not be built on. The design of any development should not adversely affect the character or setting of nearby listed buildings and Conservation Area. In particular, the design should be sympathetic to the listed buildings on site. The character and setting of the nearby Historic Park and Garden should also be protected from any adverse impacts. Adverse impacts on SSIs, SINCs, ancient woodland and TPOs should also be avoided whether they are on the site or in the vicinity. A contribution towards SPA mitigation would be required. Existing Public Rights of Way on the site should be either maintained or diverted.
Assessment of Deliverability / Developability	Not currently developable

SHL133 Swan's Farm – Boundary map



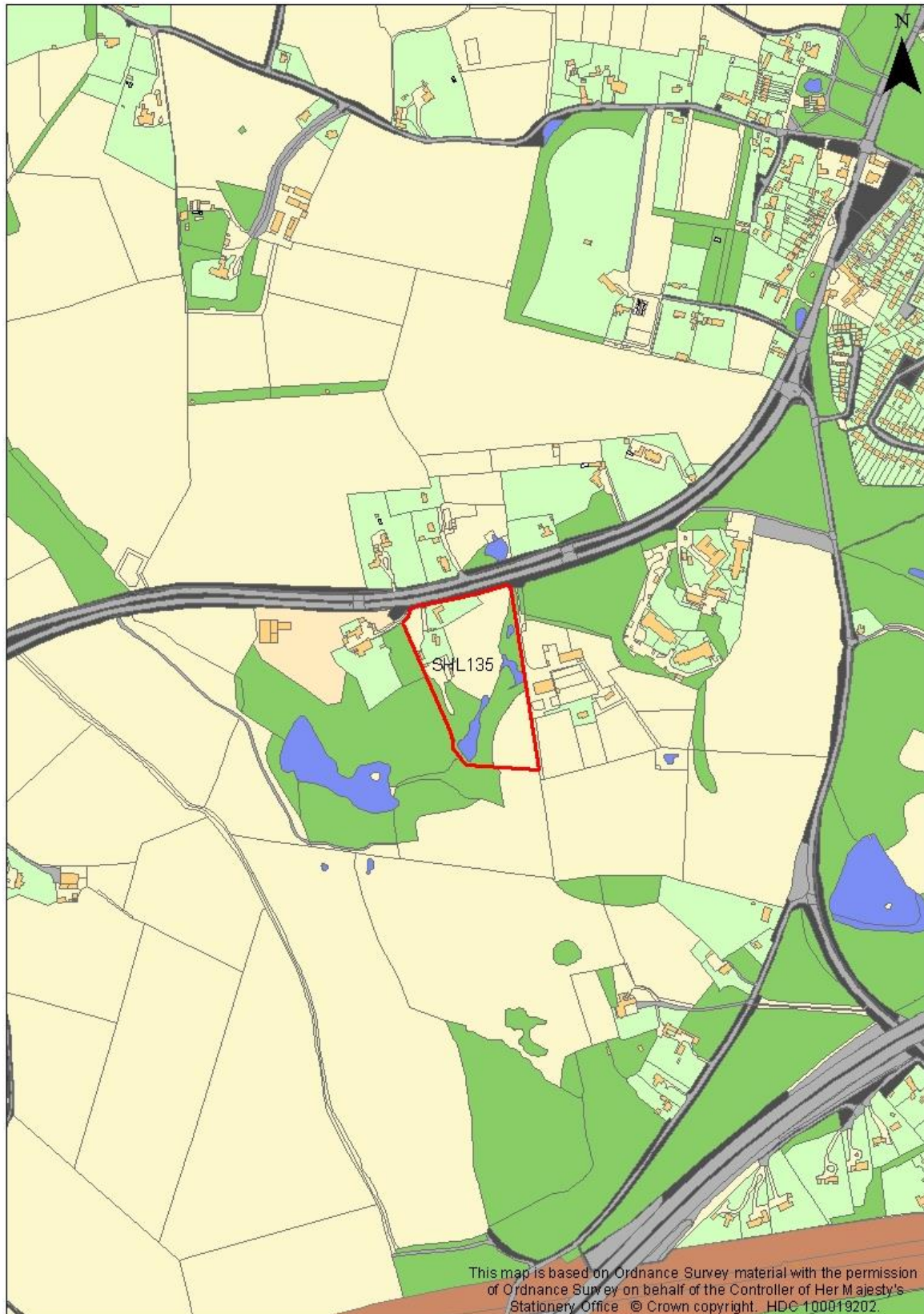
SHL133 Swan's Farm – Constraints map



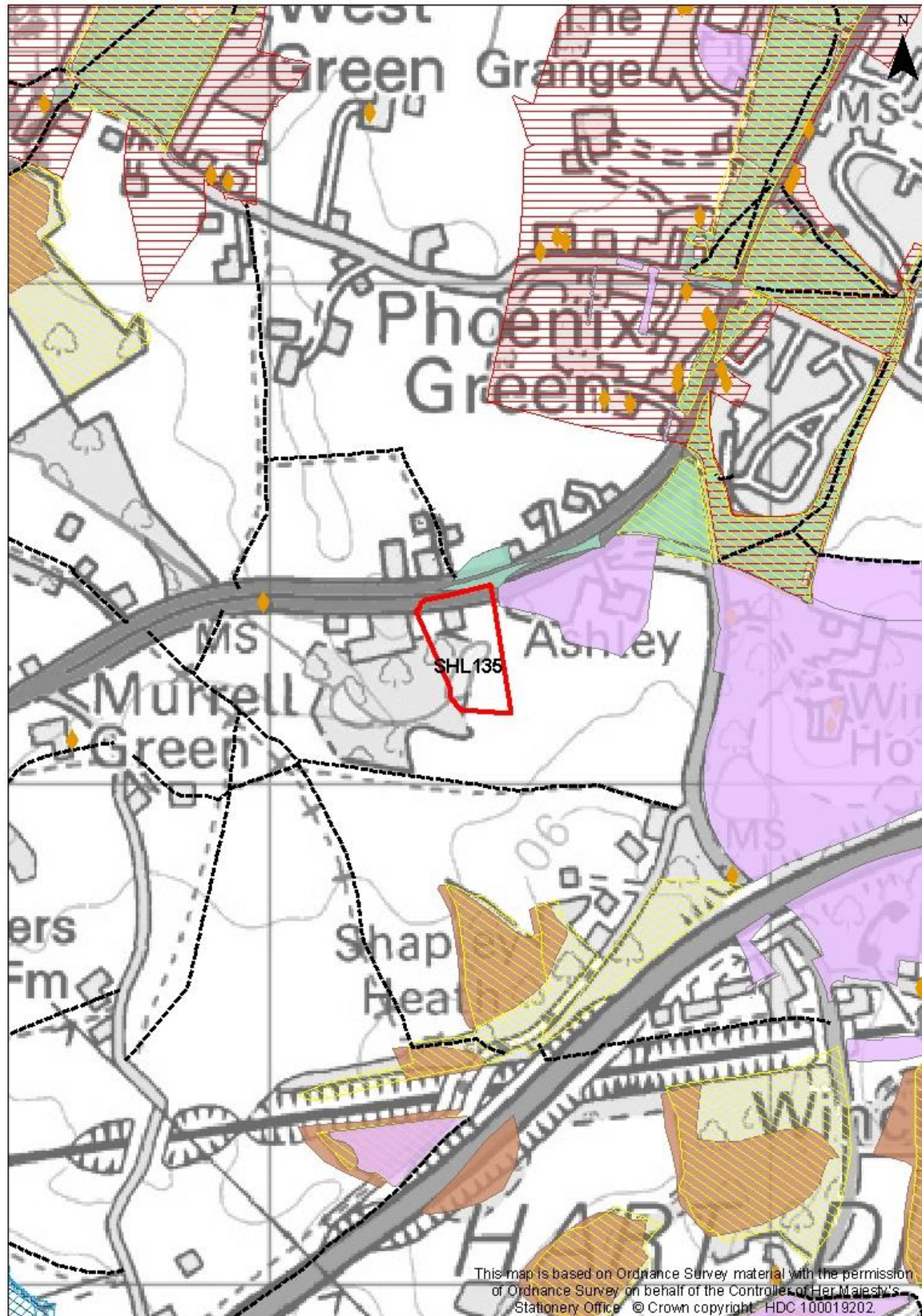
SHL135 SHAPLEY RANCH

Site Reference	SHL135
Site Name	Shapley Ranch
Site Address	Shapley Ranch, Hook, Hampshire
Parish	Winchfield
Source of Site	1 (sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	3.06ha (net developable area of 1.84ha)
Estimate of potential housing capacity	55 (Officer estimate based on 30dph on net developable area)
Current Land Uses	Agricultural
Summary of opportunities	<p>Site is entirely within flood zone 1 (lowest risk of fluvial flooding);</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature reserves in the vicinity or close enough to be affected by the development of the site;</p> <p>There are no known ownership issues and the site has been promoted as part of the SHLAA and as such is considered to be available.</p>
Summary of Constraints	<p>Conservation Area and listed buildings nearby;</p> <p>Areas of ancient woodland and Sites of Importance for Nature Conservation nearby;</p> <p>Blanket TPO adjacent to the site;</p> <p>Within 5km of SPA;</p> <p>Areas of common land in the vicinity of the site;</p> <p>Public Rights of Way in the area;</p> <p>Site does not relate to any existing settlement and therefore development would not be permitted under current policy.</p>
Recommendations for overcoming constraints	<p>The fact that the site does not relate to any settlement boundary cannot be changed. Policy would need to be changed in order for development to be permitted at this location by way of a broader strategic allocation. Should development be deemed appropriate in this location then the following should be taken into consideration. The design of any development should not adversely affect the character or setting of the nearby Conservation Area or listed buildings. Adverse impacts on the nearby SINCs, ancient woodland and TPOs should also be avoided. A contribution towards SPA mitigation would also be required.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL135 Shapley Ranch – Boundary map



SHL135 Shapley Ranch – Constraints map



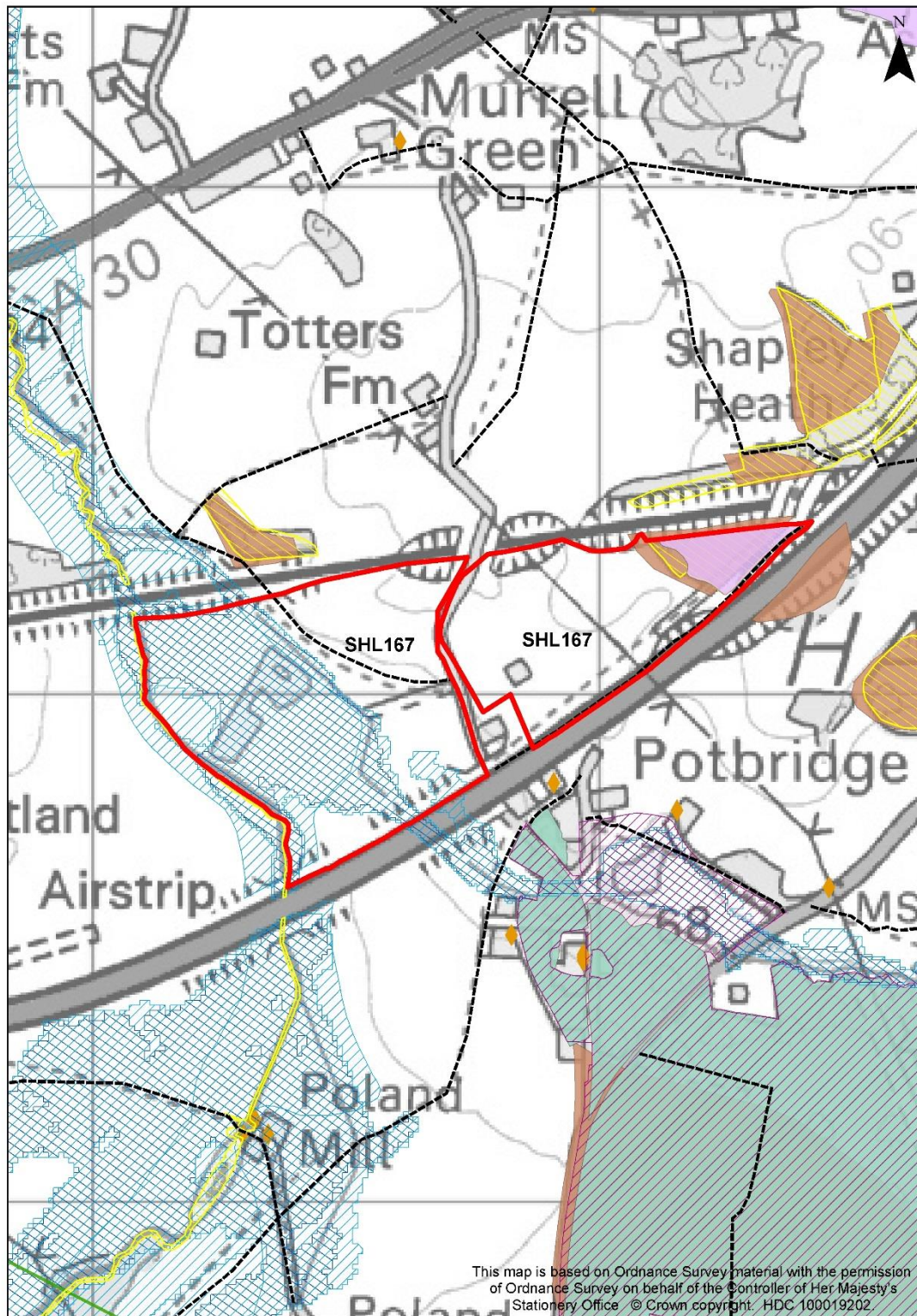
SHLI67 LAND BETWEEN M3 AND RAILWAY

Site Reference	SHLI67
Site Name	Land between M3 and Railway
Site Address	Land between M3 and Railway
Parish	Winchfield (and Hook)
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	42.9ha
Estimate of potential housing capacity	772 (officer estimate based on 30dph at 60% gross to net ratio)
Current Land Uses	Agricultural
Summary of opportunities	The majority of the site is in flood zone I (lowest risk of fluvial flooding); There are no Conservation Areas, listed buildings, Scheduled Ancient Monuments, Historic parks and gardens, National nature reserves, Local Nature reserves or common land in the vicinity of the site or close enough to be affected by development of the site; The site is considered to be available.
Summary of Constraints	Approximately a third of the site is in flood zones 2 and 3; The eastern part of the site is a Site of Importance for Nature Conservation and is also an area of Ancient Woodland and is covered by a blanket TPO; Within 5km of the SPA; A Public Right of Way runs through the eastern half of the site; The site does not relate to any settlement and as such development would not be permitted under current policy.
Recommendations for overcoming constraints	The fact that the site does not relate to any settlement boundary cannot be overcome. However should the site be considered suitable there the part of the site in flood zone 3 should not be built on and neither should the area that is a SINC and Ancient Woodland. There should also be no adverse impact on the biodiversity in the SINC. The Public Right of Way should be maintained or diverted. A contribution towards SPA mitigation would be required.
Assessment of Deliverability / Developability	Not currently developable

SHL167 Land between M3 and Railway – Boundary Map



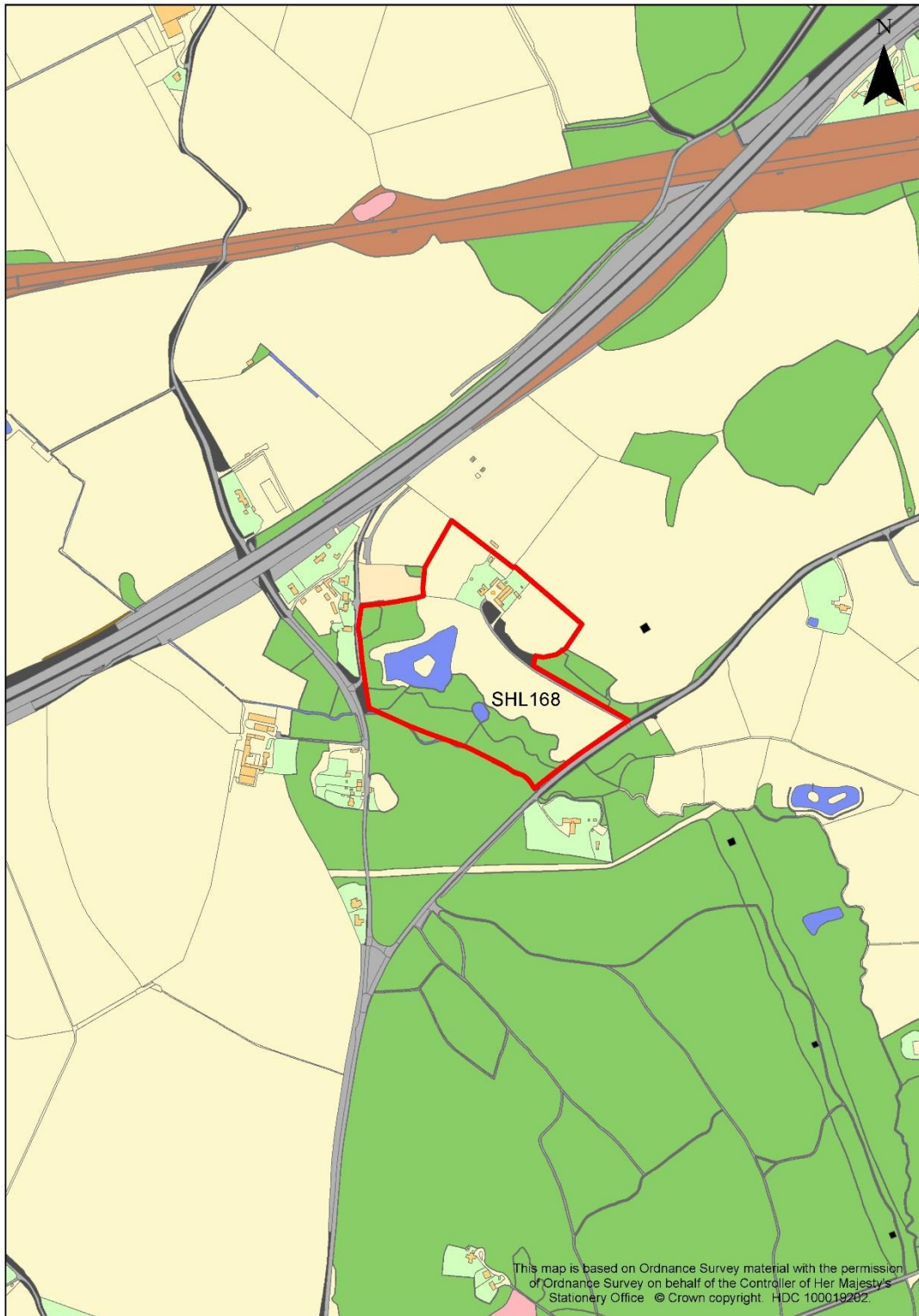
SHL167 Land between M3 and Railway – Constraints Map



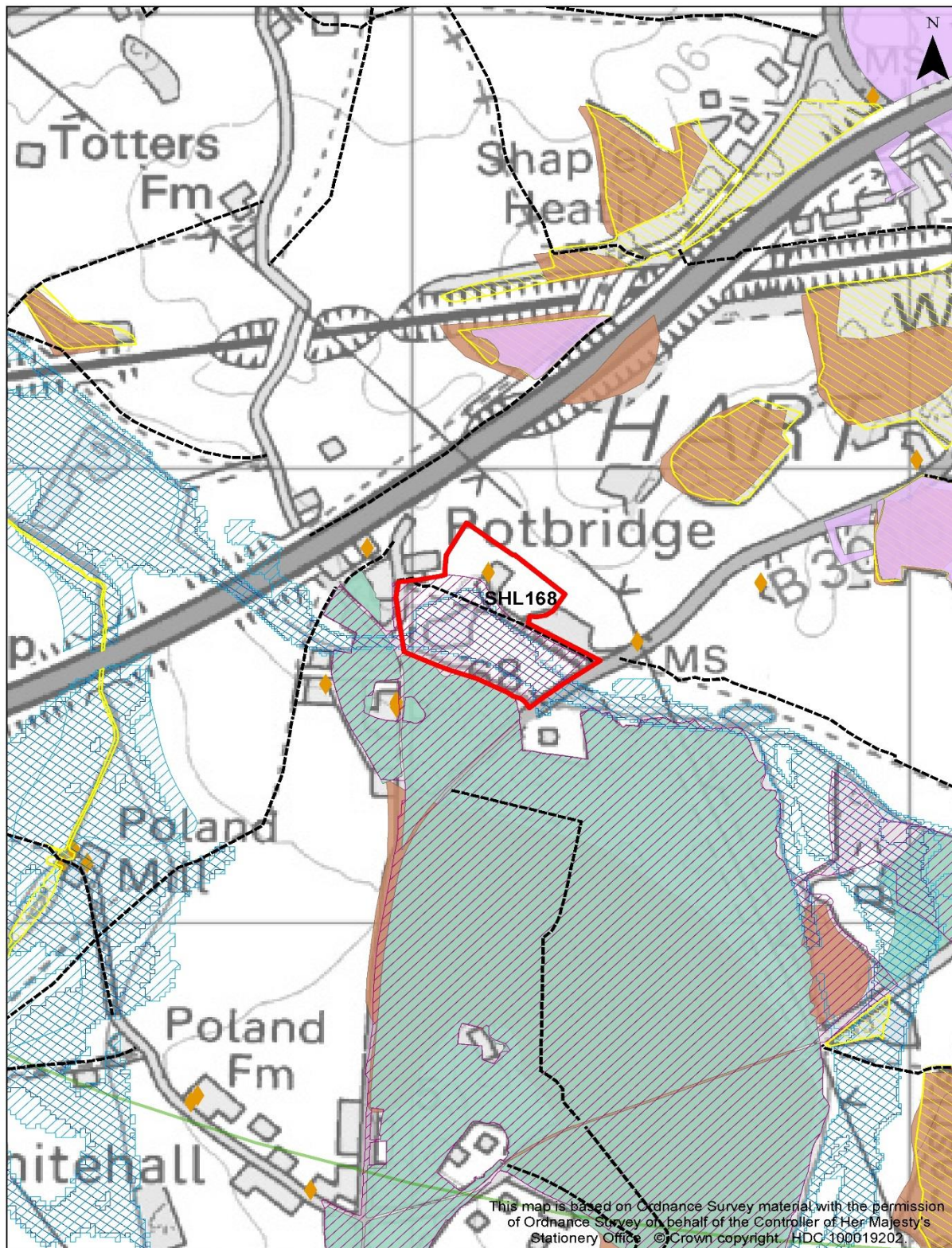
SHLI68 LAND AT BAILEY'S FARM

Site Reference	SHLI68
Site Name	Land at Bailey's Farm, Winchfield
Site Address	Land at Bailey's farm, Winchfield
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council from developers/ landowners/ agents)
Site Size (ha)	8.7ha (approximately 2.6ha developable)
Estimate of potential housing capacity	46 (Officer estimate based on 30dph at 60% gross to net ratio)
Current Land Uses	
Summary of opportunities	Part of the site is in flood zone 1 (lowest risk of fluvial flooding); There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves or Tree preservations in the vicinity of the site or close enough to be affected by development of the site; The site is considered to be available.
Summary of Constraints	Approximately two thirds of the site is within flood zones 2 and 3; There is a listed building on the site and others in the vicinity; Over half the site is within a Site of Special Scientific Interest; There are Sites of Importance for nature Conservation and areas of Ancient Woodland near the site; Within 5km of the SPA; Site is adjacent to an area of common land; There is a Public Right of Way running through the centre of the site; The site does not relate to any settlement and therefore development would not be permitted at this location under current policy.
Recommendations for overcoming constraints	The fact that the site does not relate to any settlement cannot be overcome. However, should the site be considered for development, the part of the site in flood zone 3 and SSSI should not be built on. The design should be sympathetic to the listed building on site and not adversely affect the setting of other listed buildings nearby. There should be no adverse impact on the biodiversity of the SSSI and nearby SINC's and Ancient Woodland. The Public Right of Way should be maintained or diverted. A contribution towards SPA mitigation would be required.
Assessment of Deliverability / Developability	Not currently developable

SHL168 Land at Bailey's Farm – Boundary Map



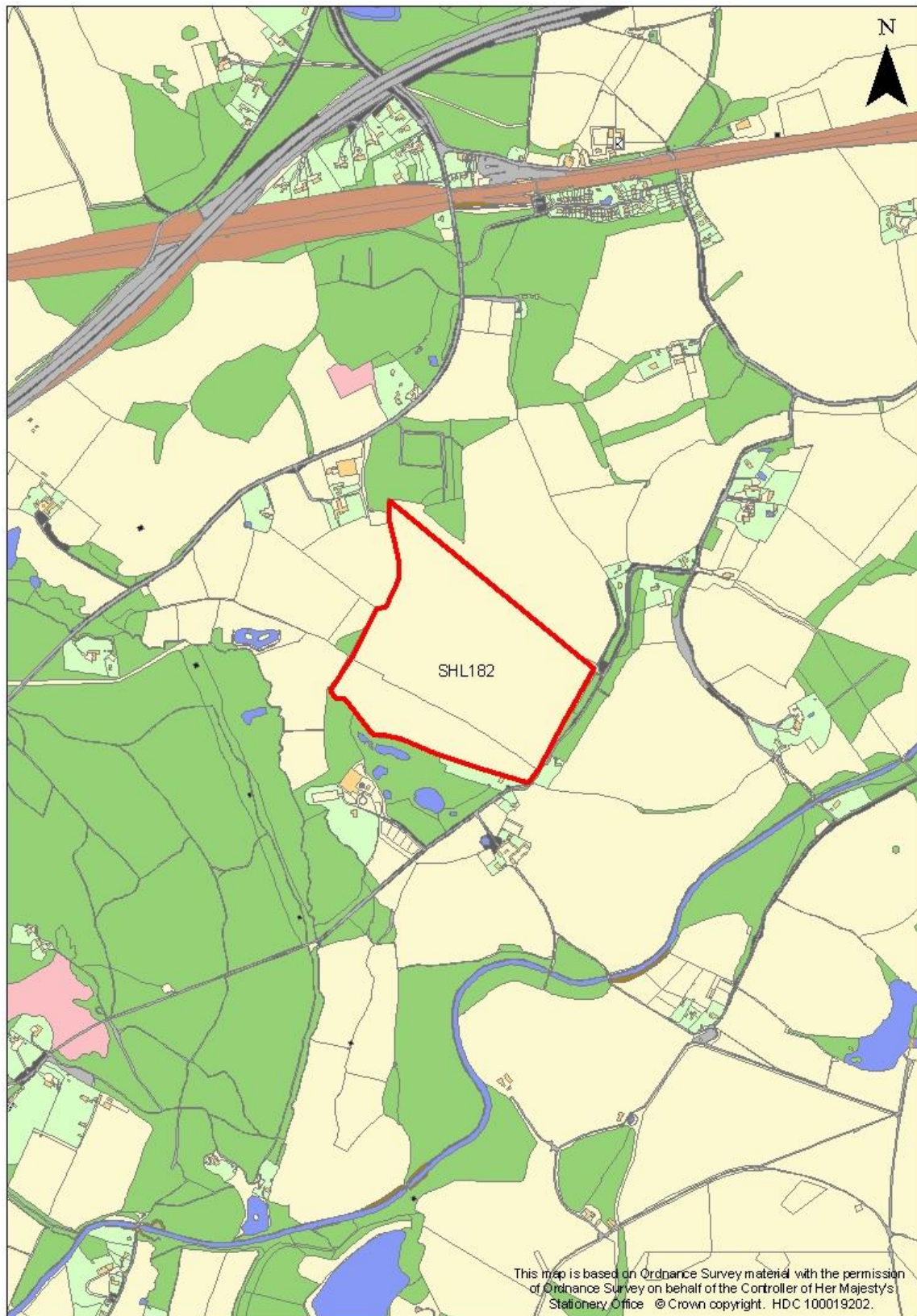
SHL168 Land at Bailey's Farm – Constraints Map



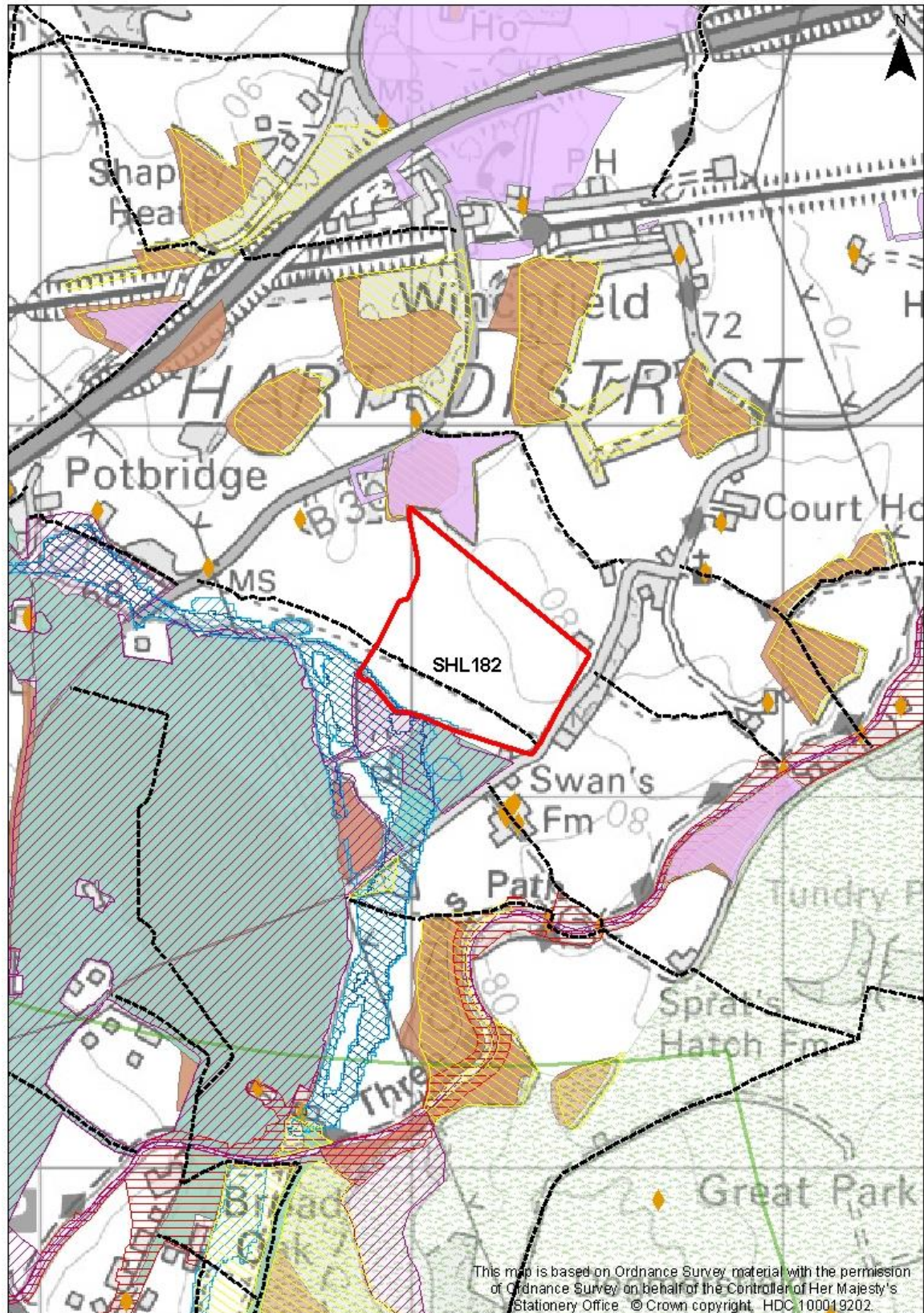
SHLI82 PART OF POTBRIDGE FARM, WINCHFIELD

Site Reference	SHLI82
Site Name	Part of Potbridge Farm, Winchfield
Site Address	Bagwell Lane, Winchfield, RG27 8DB
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	20.5ha
Estimate of potential housing capacity	600
Current Land Uses	Agricultural - arable and pasture
Summary of opportunities	<p>Appropriate topography; Mostly flood zone 1;</p> <p>Low potential likelihood of surface water flooding;</p> <p>No Conservation Areas, Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site is considered available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>Southern boundary edge within flood zones 2 and 3. Mostly high, but partly medium potential likelihood of groundwater flooding;</p> <p>A few listed buildings nearby;</p> <p>Historic Park and Garden a few hundred metres to the south east of the site;</p> <p>Site of Special Scientific Interest adjacent to the southern boundary;</p> <p>A few Sites of Importance for Nature Conservation a few hundred metres from the site;</p> <p>Within 5km of the SPA;</p> <p>Common land adjacent to the south of the site;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>A Public Right of Way crosses along the south western part of the site;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site cannot be considered suitable or achievable given the site's remote location away from any existing settlements.</p>
Recommendations for overcoming constraints	<p>Development should be avoided along the southern edge of the site where it is in flood zones 2 and 3. The design of any new development may need to incorporate mitigation relating to groundwater flooding.</p> <p>Adverse impacts on the setting of the nearby listed buildings and historic park and garden should be avoided, as should adverse impacts on the adjacent SSSI, and nearby SINC's. A contribution towards SPA mitigation would be required. Effects on common land could be avoided. It may be difficult to avoid impacts on high grade agricultural land unless only part of the site is developed. The Public Right of Way should be retained or diverted. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL182 Part of Potbridge Farm, Winchfield – Boundary Map



SHL182 Part of Potbridge Farm, Winchfield – Constraints Map

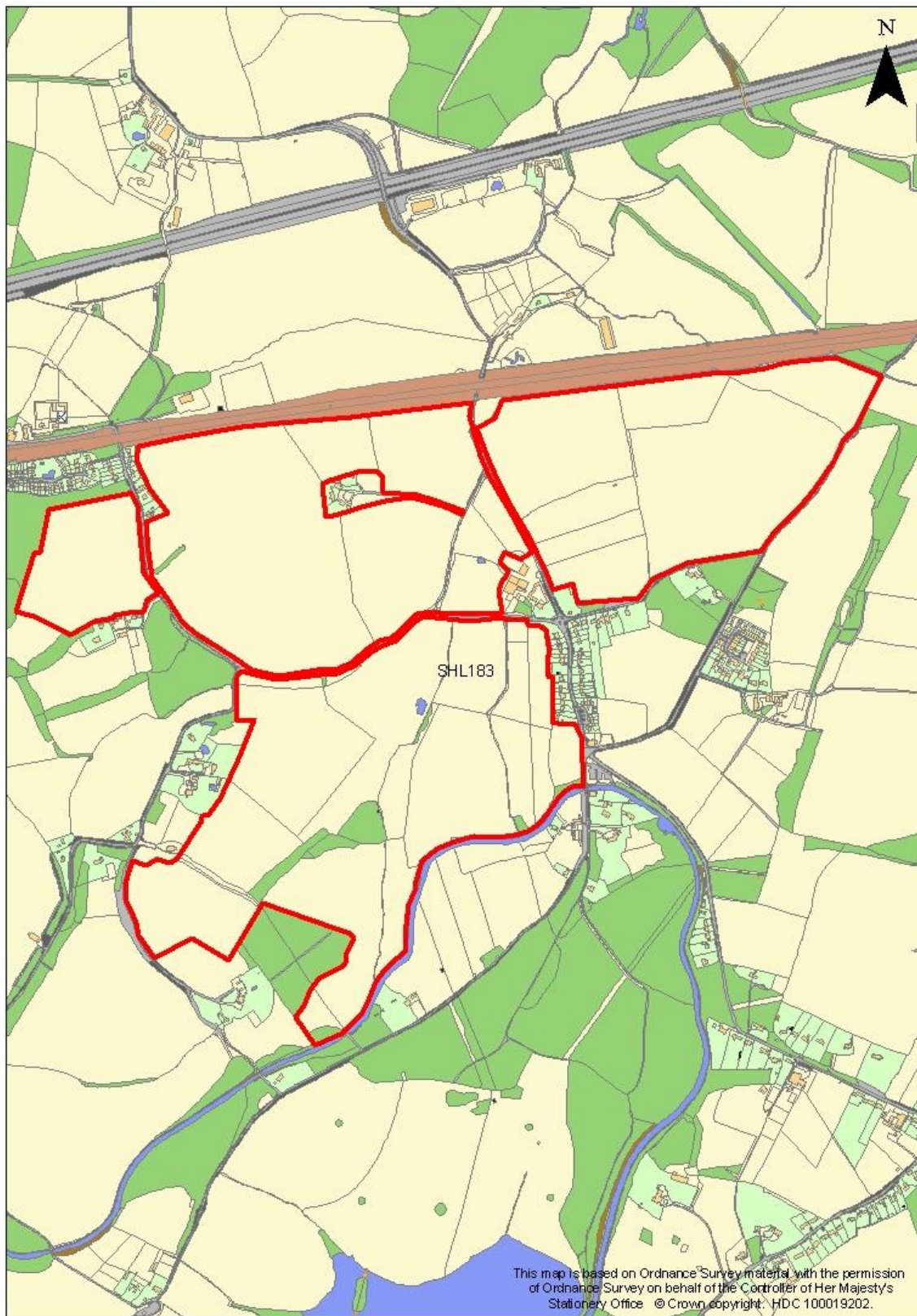


SHL183 WINCHFIELD MEADOW, WINCHFIELD

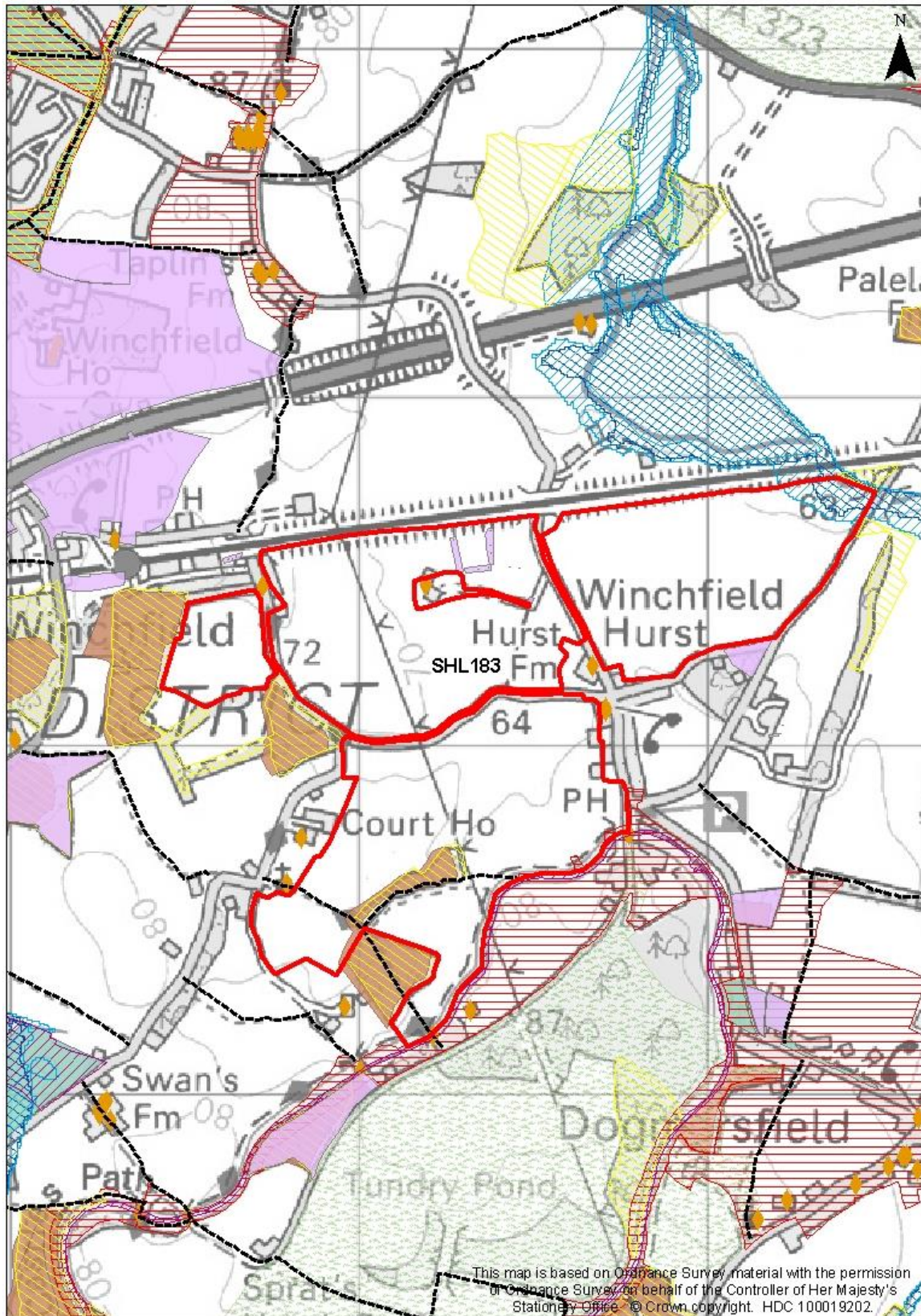
Site Reference	SHL183
Site Name	Winchfield Meadow, Winchfield
Site Address	Station Road, Winchfield
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	139ha (of which 52ha to potentially be used as SANG)
Estimate of potential housing capacity	150
Current Land Uses	Agricultural – arable
Summary of opportunities	<p>Appropriate topography;</p> <p>Mostly flood zone 1;</p> <p>Mostly low but partly medium potential likelihood of surface water flooding;</p> <p>No Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, Common Land in the vicinity of the site or close enough to be affected by development at this site;</p> <p>The north western part of the site could be considered suitable if developed as part of the settlement of Winchfield (which does not have a settlement boundary);</p> <p>Site is considered to be available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>North eastern corner in flood zone 2 and 3;</p> <p>High potential likelihood of groundwater flooding;</p> <p>Some listed buildings nearby and one within the site;</p> <p>Adjacent to a Conservation Area to the south;</p> <p>Historic Park and Garden nearby to the south of the site;</p> <p>Site of Special Scientific Interest (canal) adjacent to the southern boundary;</p> <p>Small area of the southern part of the site is a Site of Importance for Nature Conservation, and there are other SINC's adjacent to the site to the south, west and east;</p> <p>Within 5km of the SPA;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>Small area in the north of the site covered by tree preservation orders;</p> <p>Some overhead power lines cross the site;</p> <p>Two Public Rights of Way cross the southern end of the site;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site not considered suitable as it does not relate well to any settlement and has no defensible boundary;</p> <p>Given lack of suitability site not considered achievable.</p>
Recommendations for overcoming constraints	<p>Development should be avoided in the north eastern corner where it is in flood zones 2 and 3. The design of any new development may need to incorporate mitigation relating to groundwater flooding. Adverse</p>

	impacts on the listed building located within the site should be avoided, as should adverse impacts on the setting of nearby listed buildings, Conservation Area, and Historic Park and Garden, and on biodiversity at the adjacent SSSI. The area of the site which is a SINC should not be developed, and adverse impacts on it and other nearby SINC's should be avoided. A contribution towards SPA mitigation will be required. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.
Assessment of Deliverability / Developability	Not currently developable

SHL183 Winchfield Meadow, Winchfield – Boundary Map



SHL183 Winchfield Meadow, Winchfield – Constraints Map



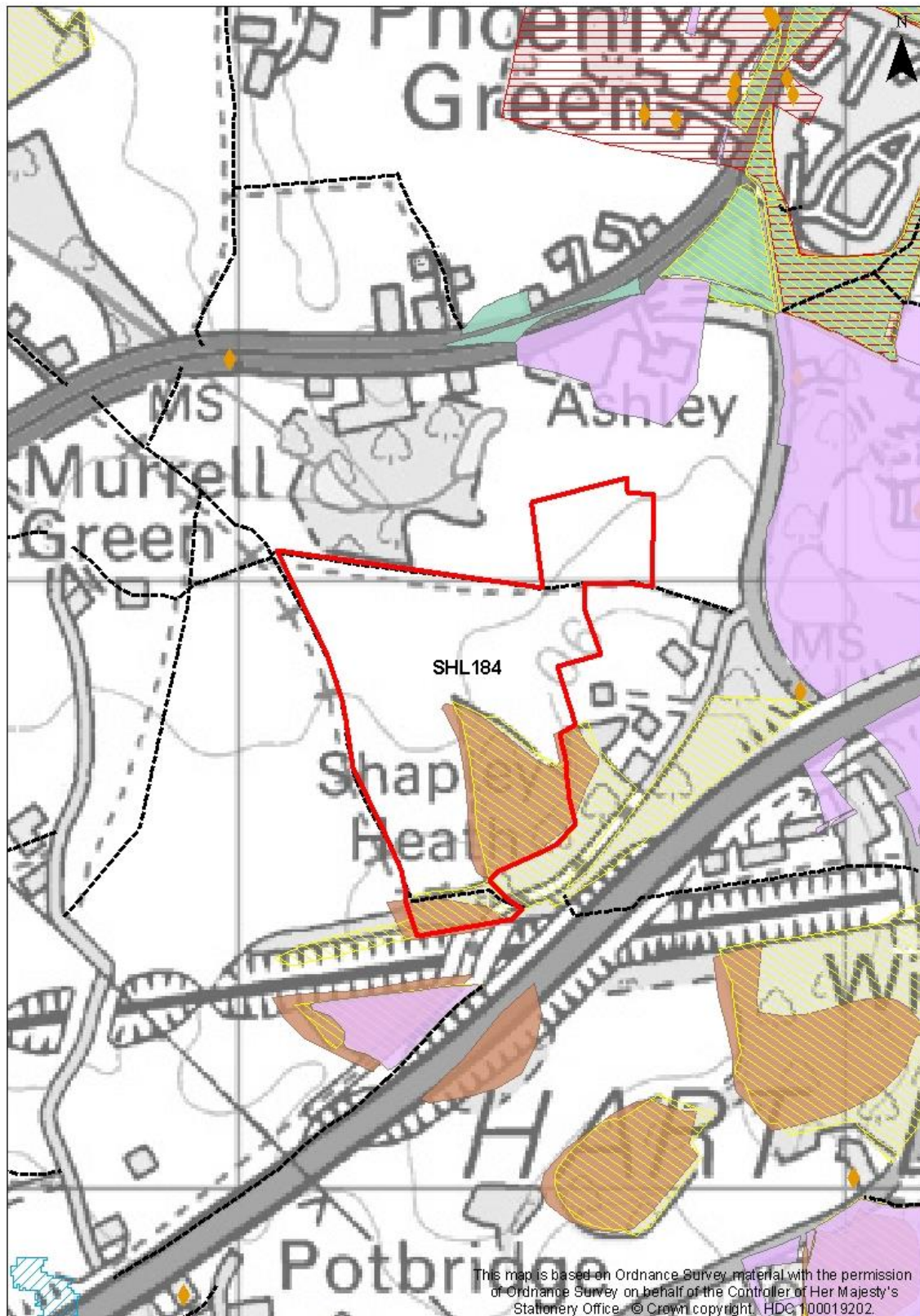
SHL184 WINCHFIELD PARK, WINCHFIELD

Site Reference	SHL184
Site Name	Winchfield Park, Winchfield
Site Address	London Road, Hartley Wintney, Hampshire, RG27 8HY
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	32.7ha
Estimate of potential housing capacity	850
Current Land Uses	Agricultural, woodland
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone I;</p> <p>Low potential likelihood of groundwater flooding;</p> <p>No Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site is considered available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>Mostly medium, but some high potential likelihood of surface water flooding;</p> <p>A few listed buildings nearby, but not in close proximity to the site;</p> <p>Conservation Area adjacent to the north eastern tip of the site;</p> <p>Part of the southern end of the site is a Site of Importance for Nature Conservation, and another SINC is adjacent to the northern boundary;</p> <p>Within 5km of the SPA;</p> <p>Common land adjacent to the north of the site;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>A Public Right of Way runs through the middle of the site and others run along various boundaries;</p> <p>Residential development would not be permitted as this location under current policy;</p> <p>Site cannot be considered suitable or achievable due to the site's remoteness away from any existing settlements.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to surface water flooding, and should not adversely affect the setting of the nearby listed buildings and Conservation Area. The area of the site which is a SINC should not be developed, and adverse impacts on the adjacent SINC should be avoided. A contribution towards SPA mitigation will be required. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL184 Winchfield Park, Winchfield – Boundary Map



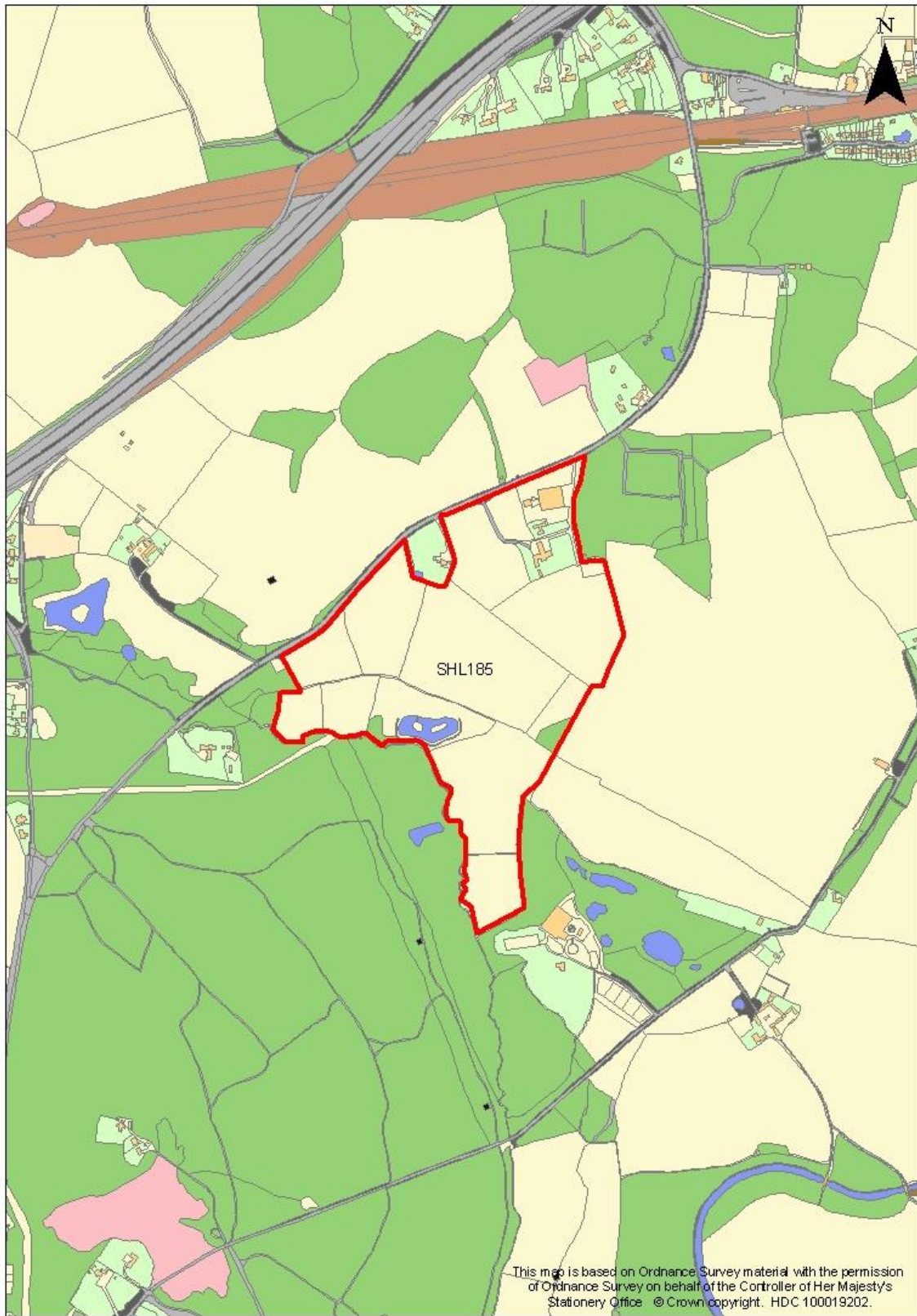
SHL184 Winchfield Park, Winchfield – Constraints Map



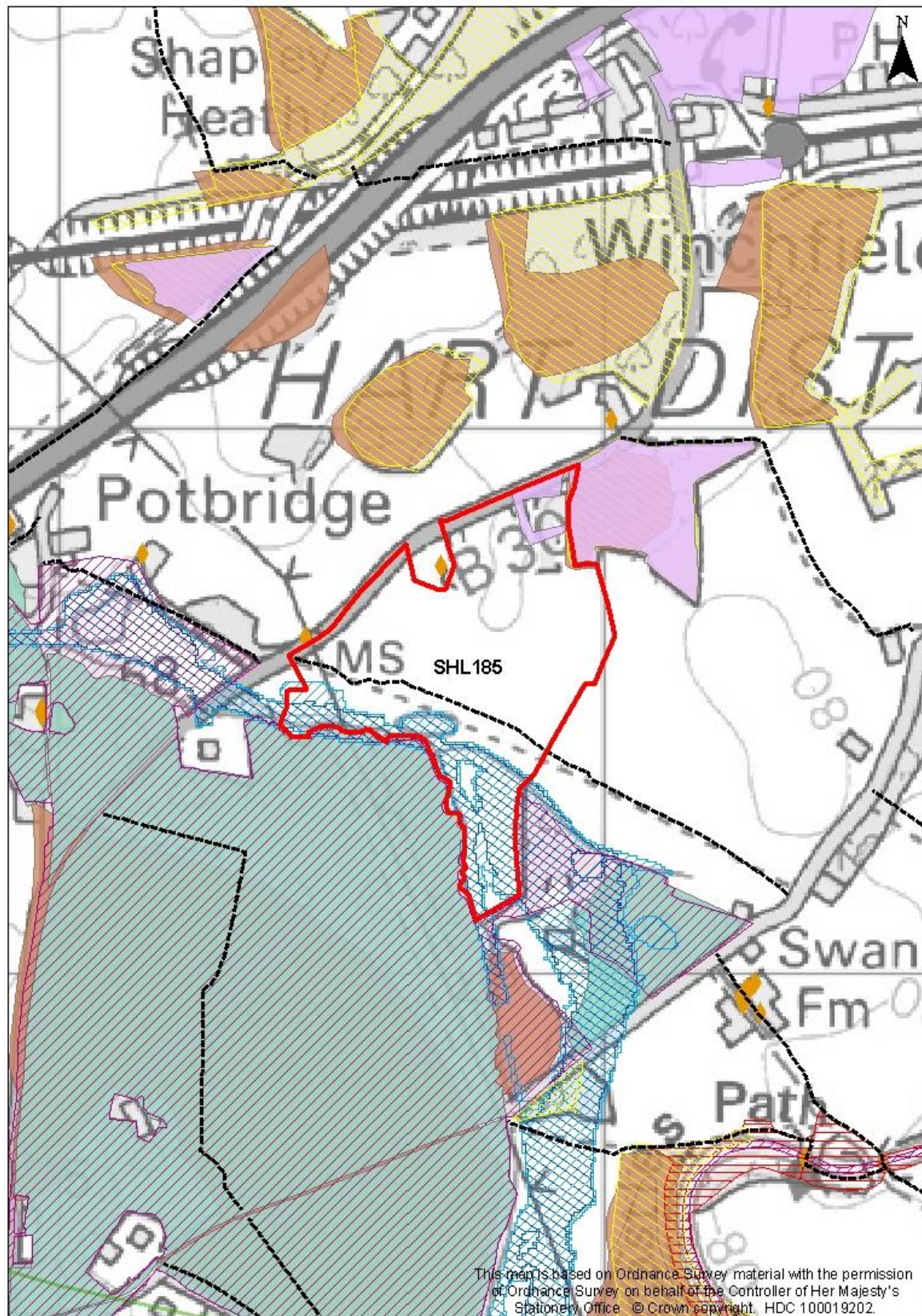
SHL185 WINCHFIELD COURT FARM, WINCHFIELD

Site Reference	SHL185
Site Name	Winchfield Court Farm, Winchfield
Site Address	Odiham Road, Winchfield, Hook, Hampshire, RG27 8BU
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	23ha
Estimate of potential housing capacity	450 (officer estimate)
Current Land Uses	Agricultural
Summary of opportunities	Appropriate topography; Mostly flood zone 1, low potential likelihood of surface water flooding; No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves in the vicinity of the site or close enough to be affected by development at this site; Site is considered to be available.
Summary of Constraints	Site is not related to any settlement; Southern part of site in flood zones 2 and 3. Mostly high but partly medium potential likelihood of groundwater flooding; Two listed buildings nearby; Site of Special Scientific Interest adjacent to the south of the site; Site of Importance for Nature Conservation adjacent to the north east and nearby to the north of the site; Within 5km of the SPA; Common land adjacent to the south of the site; Potentially some high grade agricultural land (best and most versatile land) within the site; Small area of the north eastern part of the site is covered by a Tree Preservation Order; Overhead cables cross the site; A Public Right of Way runs through the south western part of the site; Residential development would not be permitted at this location under current policy; Site cannot be considered suitable or achievable given the remoteness of the site from any existing settlements.
Recommendations for overcoming constraints	The area of the site within flood zones 2 and 3 should not be developed, and the design of any new development may need to incorporate mitigation relating to fluvial and groundwater flooding. Adverse impacts on the nearby listed buildings, SSSI, and SINCE should be avoided. A contribution towards SPA mitigation will be required. Impacts on common land can be avoided. It may not be possible to avoid impacts on the high grade agricultural land if this site is developed. Trees covered by the TPO should be retained where possible. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.
Assessment of Deliverability / Developability	Not currently developable

SHL185 Winchfield Court Farm, Winchfield – Boundary Map



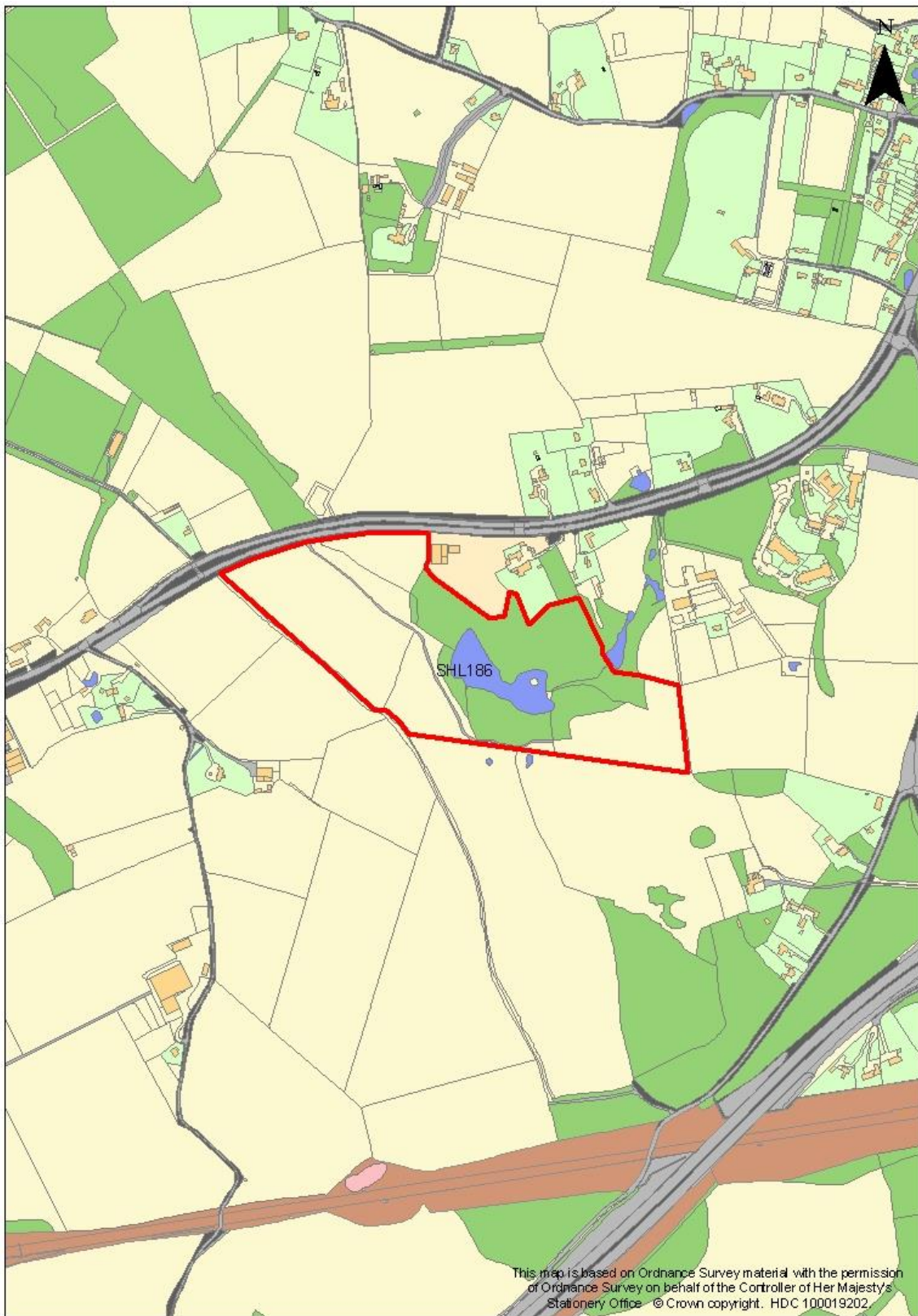
SHL185 Winchfield Court Farm, Winchfield – Constraints Map



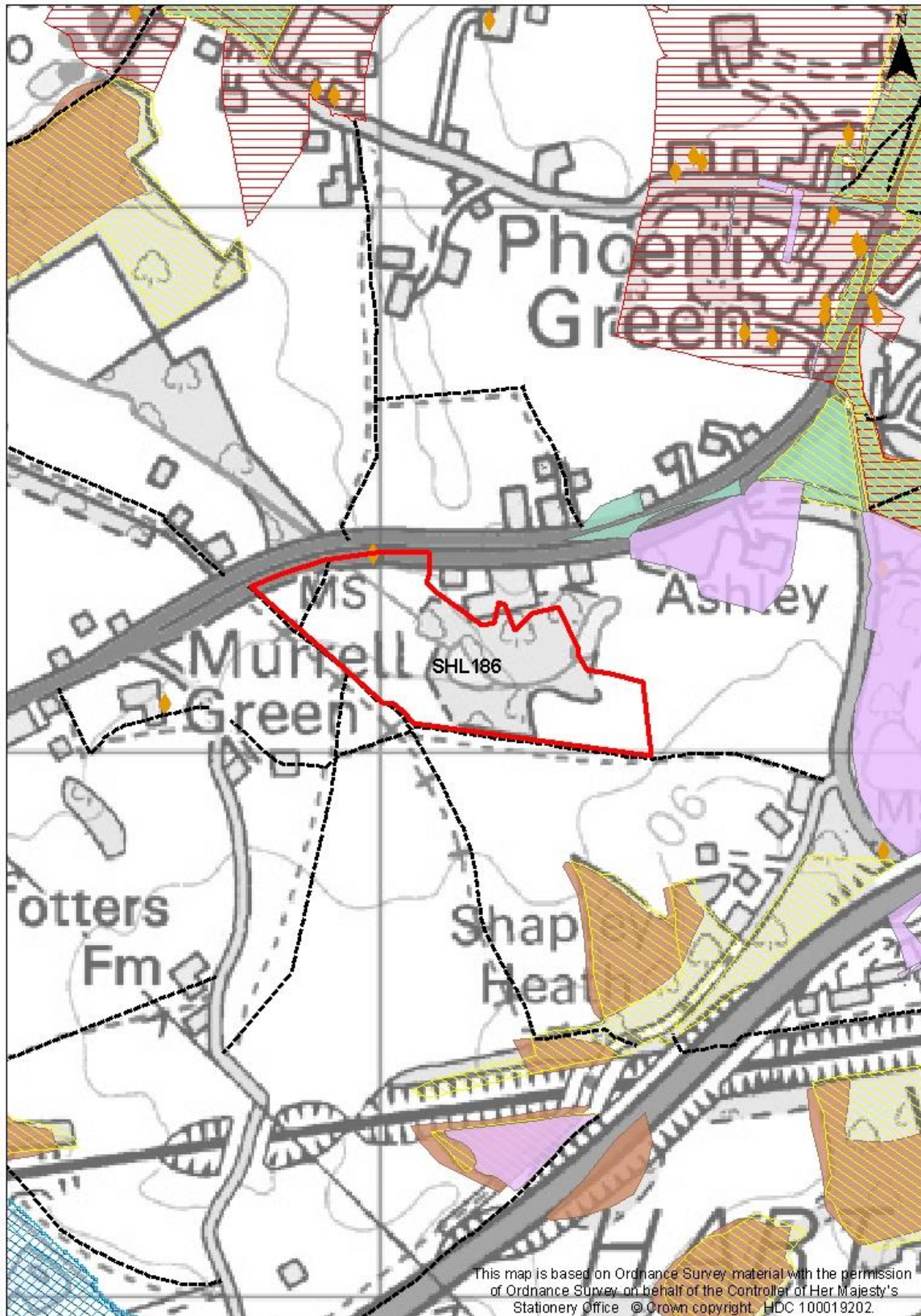
SHL186 SHAPLEY LAKE AND SURROUNDS, WINCHFIELD

Site Reference	SHL186
Site Name	Shapley Lake & Surrounds, Winchfield
Site Address	Freehold land adjacent to JP Winkworth Site, A30 London Road, Hartley Wintney, Hook, Hants, RG27 8HY
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	14ha
Estimate of potential housing capacity	350
Current Land Uses	Agricultural - half used for grazing, half woodland
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone I (lowest risk of fluvial flooding);</p> <p>Mostly low, partly medium potential likelihood of surface water flooding;</p> <p>No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site is considered to be available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>Mixture of medium and high potential likelihood of groundwater flooding;</p> <p>A few listed buildings several hundred metres from the site;</p> <p>Some Sites of Importance for Nature Conservation a few hundred metres to the north, south, north east, and south west of the site;</p> <p>Within 5km of the SPA;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>A Public Right of Way runs through the north western corner and others run along various boundaries;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site cannot be considered suitable or achievable due to the remoteness of the site from any existing settlement.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding, and adverse impacts on the setting of nearby listed buildings, and biodiversity at the nearby SINCS should be avoided. A contribution towards SPA mitigation will be required. It is unlikely to impacts on the high grade agricultural land can be avoided if this site is developed. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL186 Shapley Lake and Surrounds, Winchfield – Boundary Map



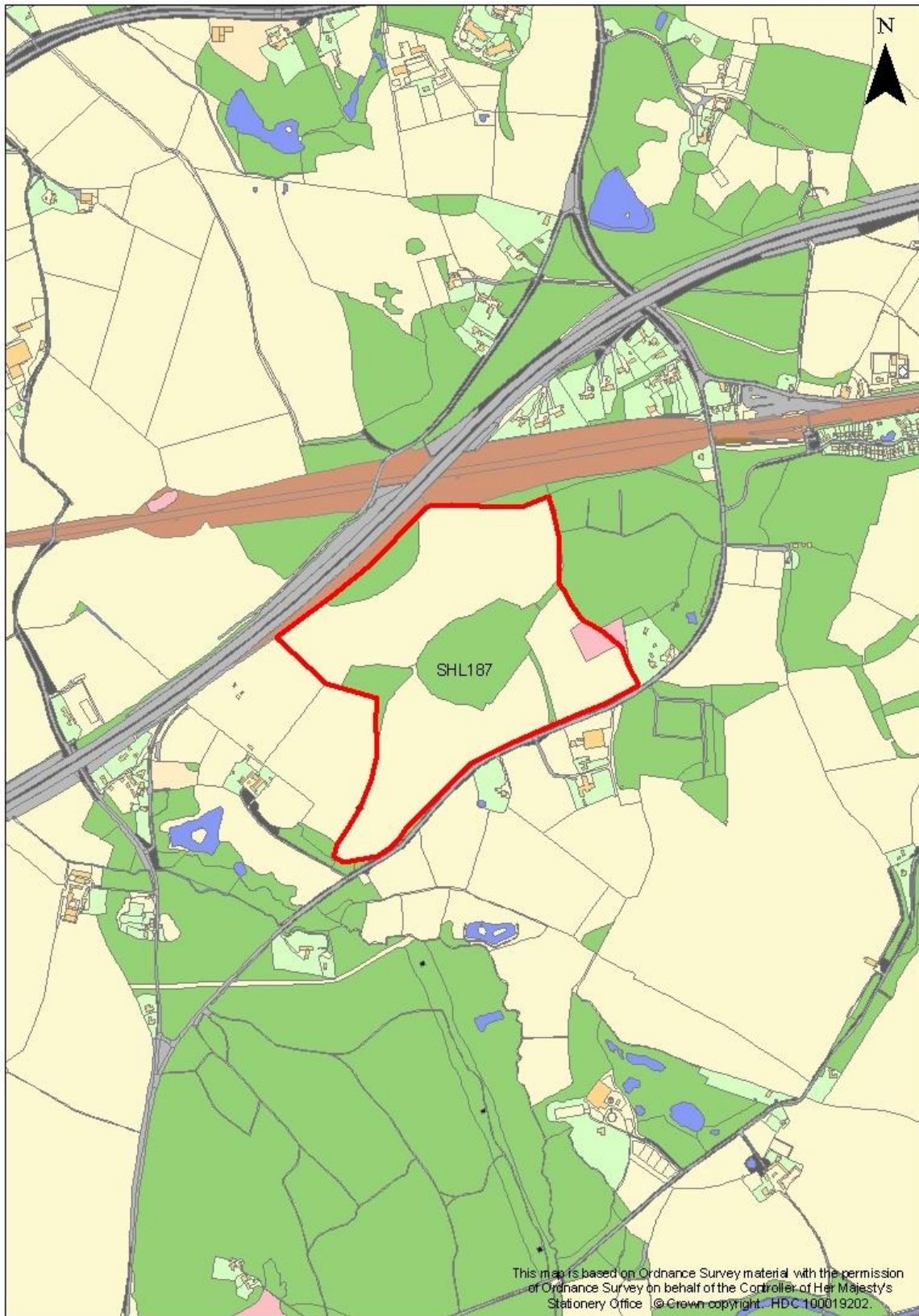
SHL186 Shapley Lake and Surrounds, Winchfield – Constraints Map



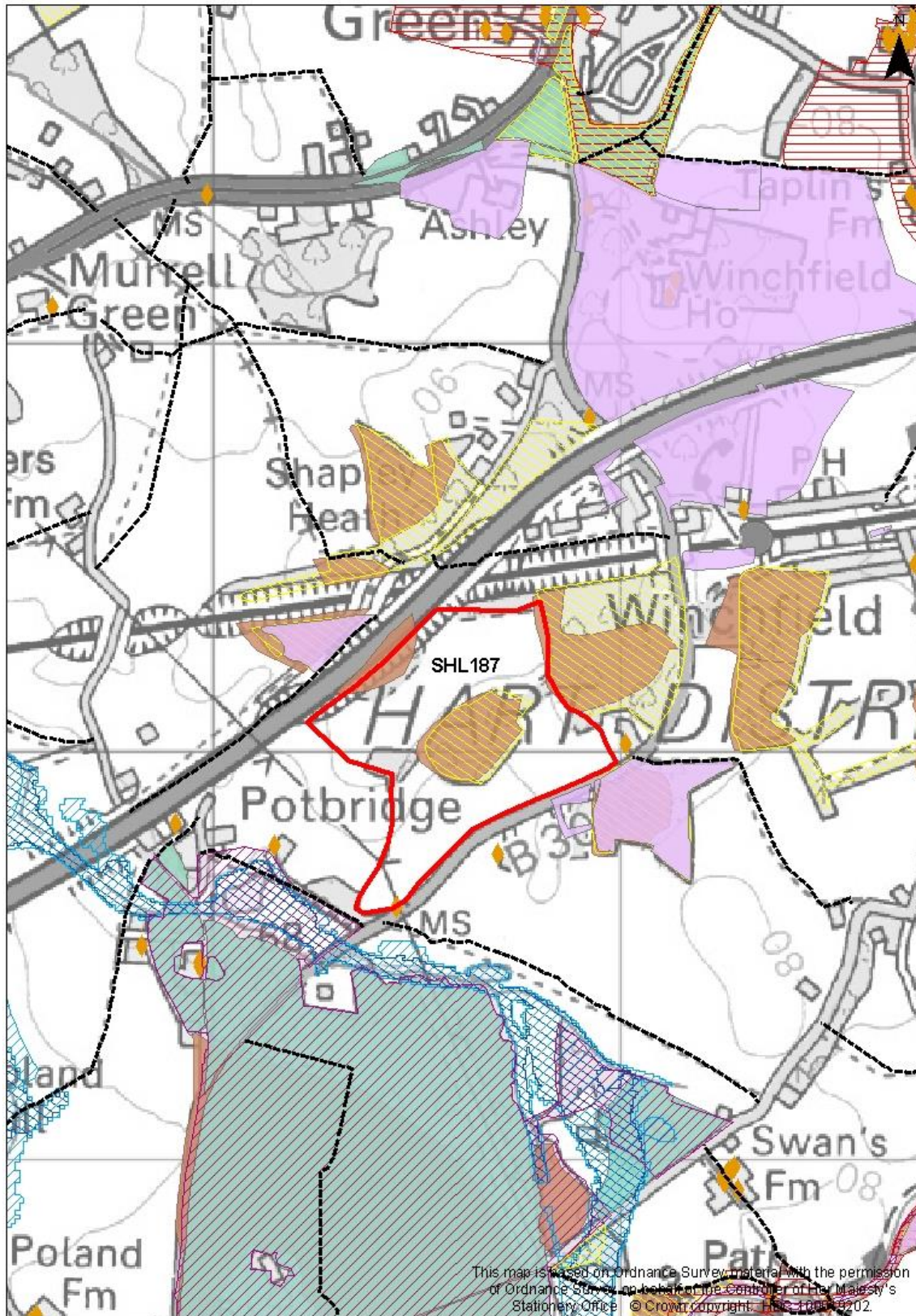
SHL187 BRIDGE FARM I, WINCHFELD

Site Reference	SHL187
Site Name	Bridge Farm I, Winchfield
Site Address	Odiham Road, Winchfield
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	28ha
Estimate of potential housing capacity	600
Current Land Uses	Arable and woodland
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone I (lowest risk of fluvial flooding);</p> <p>Mostly low, but some medium potential likelihood of surface water flooding;</p> <p>No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves;</p> <p>Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site considered to be available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>Mostly medium but partly high potential likelihood of groundwater flooding;</p> <p>Small number of listed buildings adjacent to and near to the site;</p> <p>Site of Special Scientific Interest nearby to the south west of the site;</p> <p>Central area of the site is a Site of Importance for Nature Conservation. There are another two SINCs nearby, one adjacent to the eastern boundary, and the other nearby to the north;</p> <p>Within 5km of the SPA;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site cannot be considered suitable or achievable given the remoteness of the site from any existing settlements.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding, and adverse effects on the setting of the nearby listed buildings should be avoided, as should impacts biodiversity at the nearby SSSI and SINCs. The area of the site which is a SINC should not be developed. A contribution towards SPA mitigation will be required. It may not be possible to avoid impacts on high grade agricultural land if this site is developed. Policy would need to be changed for development to be permitted at this site by way of creating a new settlement at Winchfield.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL187 Bridge Farm I, Winchfield – Boundary Map



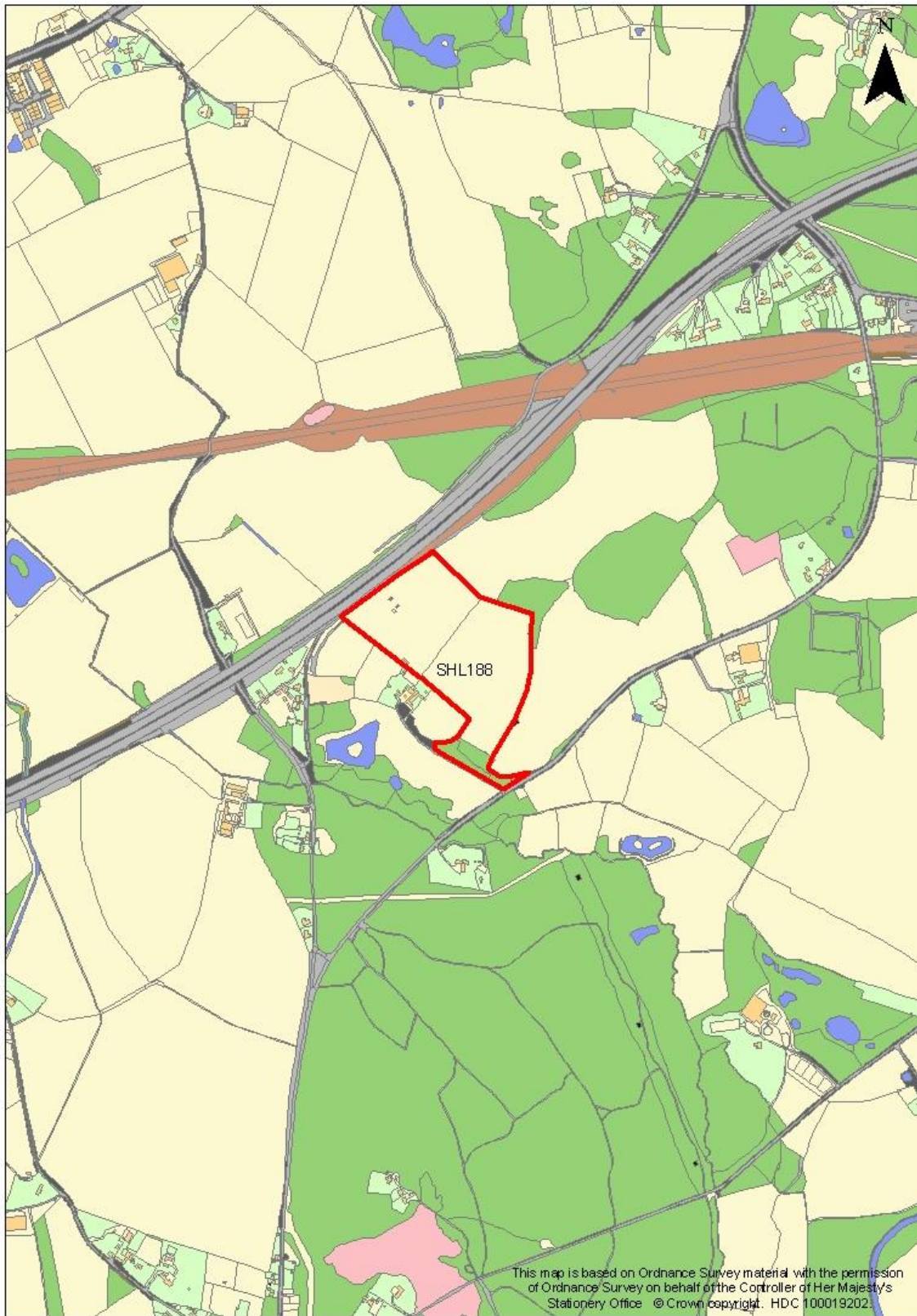
SHL187 Bridge Farm I, Winchfield – Constraints Map



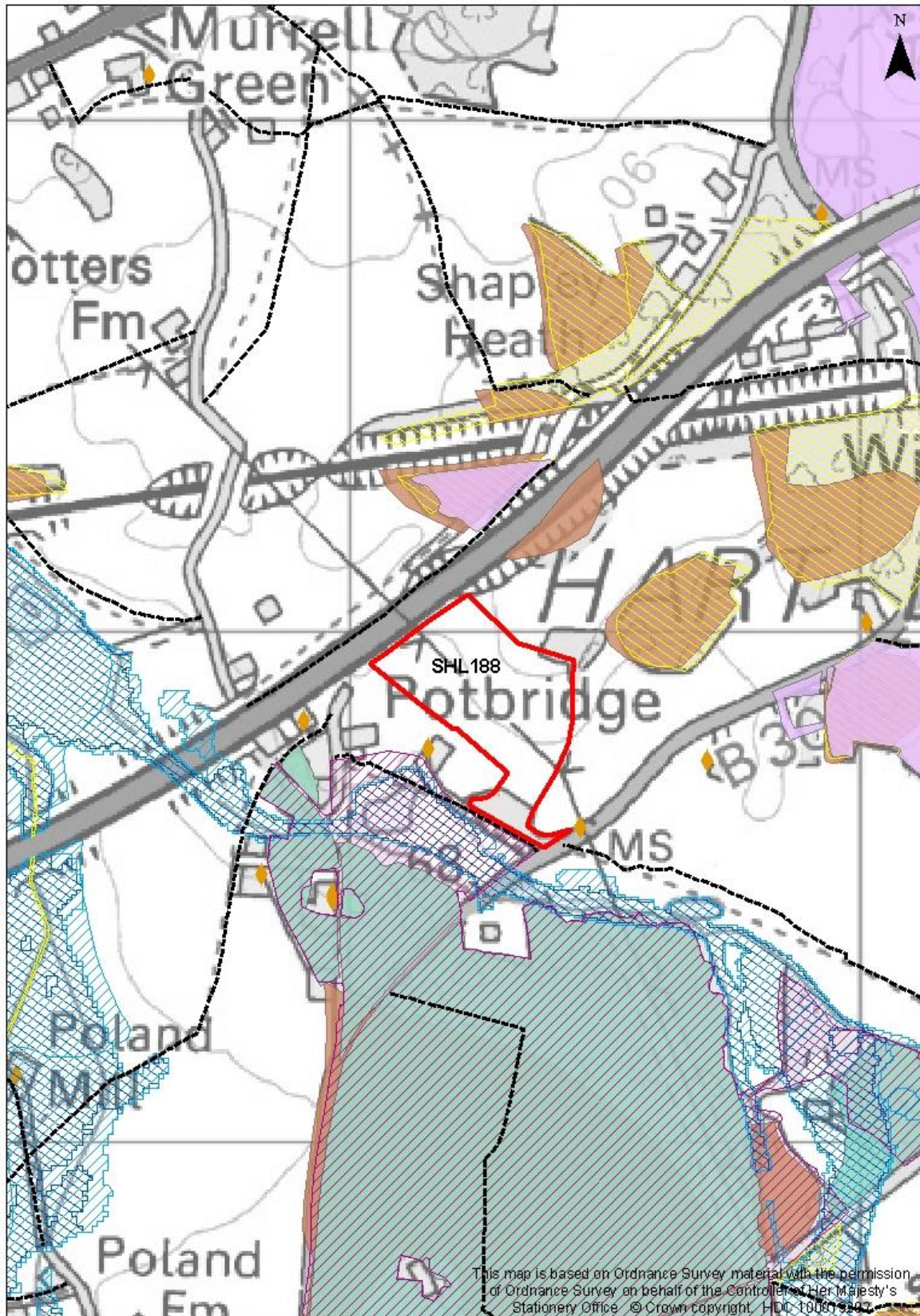
SHL188 BRIDGE FARM 2, WINCHFIELD

Site Reference	SHL188
Site Name	Bridge Farm 2, Winchfield
Site Address	Potbridge Road, RG29 1JW
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	9ha
Estimate of potential housing capacity	200
Current Land Uses	Agriculture
Summary of opportunities	<p>Appropriate topography;</p> <p>Flood zone 1 (lowest risk of fluvial flooding);</p> <p>Low potential likelihood of surface water flooding;</p> <p>No listed buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Common Land; or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Site is considered to be available.</p>
Summary of Constraints	<p>Site is not related to any settlement;</p> <p>Mostly high, partly medium potential likelihood of groundwater flooding;</p> <p>Site of Special Scientific Interest adjacent to the south of the site;</p> <p>Sites of Importance for Nature Conservation nearby to the north and north east of the site;</p> <p>Within 5km of the SPA;</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site;</p> <p>Overhead cables cross the site;</p> <p>A Public Right of Way runs along the southern boundary of the site;</p> <p>Residential development would not be permitted at this location under current policy;</p> <p>Site cannot be considered suitable or achievable given it's remoteness from any existing settlements.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding. Adverse effects on the adjacent SSSI and nearby SINCs should be avoided. A contribution towards SPA mitigation will be required. It will be difficult to avoid impacts on the high grade agricultural land within the site if this site is developed. The presence of the overhead cables will need to be taken into account. Policy would need to be changed for development to be permitted at this site by way creating a new settlement at Winchfield.</p>
Assessment of Deliverability / Developability	Not currently developable

SHL188 Bridge Farm 2, Winchfield – Boundary Map



SHL188 Bridge Farm 2, Winchfield – Constraints Map



SHL262 LAND SOUTH OF HUNGERFORD FARM, WINCHFIELD

Site Reference	SHL262
Site Name	Land south of Hungerford Farm, Winchfield
Site Address	Hungerford Farm, Pale Lane, Winchfield, Hook, Hampshire
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	6.02ha
Estimate of potential housing capacity	20-30
Current Land Uses	Agriculture
Summary of opportunities	Flood zone I (lowest risk of fluvial flooding); No Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site; Site is considered to be suitable, available and achievable.
Summary of Constraints	Not adjacent to any settlement boundary; Conservation Area to the south with some listed buildings nearby; Basingstoke Canal SSI to south of site; Public right of way runs through the middle of the site; Within 5km of SPA.
Recommendations for overcoming constraints	The design of any new development would need to minimise effects on the nearby listed buildings and should not adversely affect the setting of the nearby Conservation Area; The design of any proposed development will need to incorporate the public right of way or redirect it; Any development should not adversely affect the biodiversity at the SSSI and SPA mitigation will be required; Policy would need to be changed for development to be permitted in this location.
Assessment of Deliverability / Developability	Not currently developable

SHL262 Land south of Hungerford Farm, Winchfield – Boundary Map



SHL262 Land south of Hungerford Farm, Winchfield – Constraints Map

