

Site Assessment Report for Hursley Parish Council



January 2025

Prepared for Hursley Parish Council by JSW Planning Consultancy Ltd.

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Introduction and Background

The purpose of this report is to provide Hursley Parish Council with an independent and objective assessment of the sites that have been submitted through Winchester City Council's call for sites and subsequently assessed to be available and achievable and published in their [Strategic Housing and Economic Land Availability Assessment](#) (SHELAA) in 2023. The assessment considers whether the sites are suitable for further consideration either through an allocation in the Neighbourhood Plan or through a Local Plan allocation in the future.

Eleven sites are included in the [Hursley Parish Proformas](#):

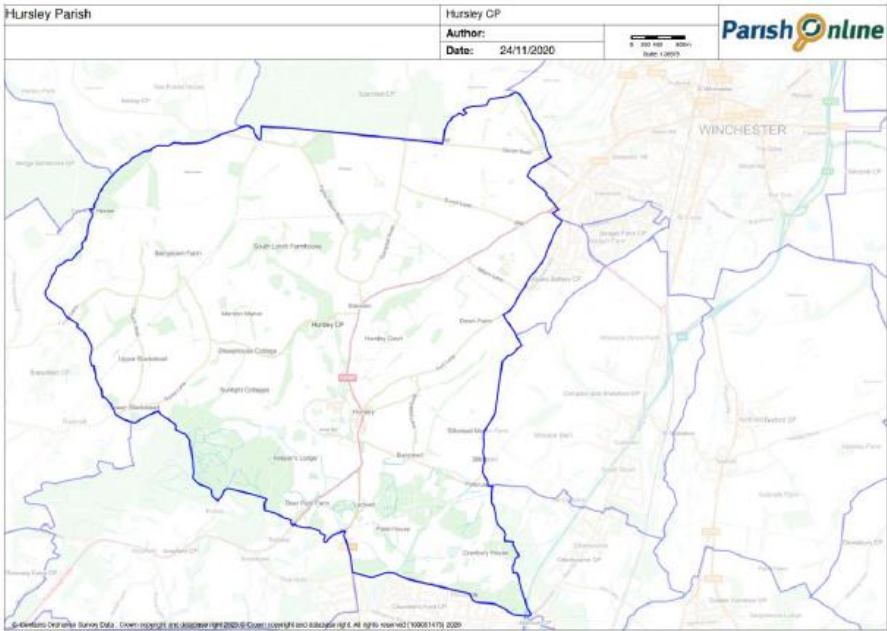
Site Ref	Address	Site Area (ha)	Capacity
HU01	South Winchester Golf Club, Romsey Road	68.9	1034
HU03	Land at Vale Road, Romsey Road	24.8	372
HU05	Land at Sarum Road, Winchester	1.585	36
HU06	Former Allotment Gardens, Cemetery Lane, Hursley	0.3	9
HU07	Longfield House Field, Enmill Lane, Pitt, Winchester,	0.75	20
HU08	Land Between Port Lane and Collins Lane, Down Farm, Hursley	0.995	27
HU09	Land Adjacent to Pelican Court, Down Farm, Hursley,	0.995	27
HU10	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley	0.995	27
HU12	Land south of Oliver's Battery, Winchester	20.1	302
HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley	0.995	27
HU14	119 Bunstead Lane	0.08	2

In addition to the data set out in the SHELAA, this report adds further details as suggested in the Locality Neighbourhood Planning toolkit on how to [assess and allocate sites](#) for development. A site visit was also undertaken.

The context for the assessment, is the submission of the Winchester Local Plan for [examination](#) and the inclusion of Policy HU1, which states:

Policy HU1 Neighbourhood Plan Designated Area	
<p>Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, including provision through site allocations or windfall for about 20 dwellings and any amendments to the settlement boundary. Development will be expected to:</p>	<ul style="list-style-type: none"> i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach; ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.

The Parish of Hursley was designated as a Neighbourhood Area on 15 January 2021:



Source : Hursley Parish Council

The Neighbourhood Plan has not yet made any significant progress or expressed a vision and objectives looking ahead to 2040/41.

The following therefore provides a detailed assessment of each site, based on data from published sources (Appendix 1) and observed on a site visit.

Given Policy HU1 only requires about 20 dwellings to be allocated to meet local housing and other needs, the larger sites on the edge of Winchester namely HU01 and HU03 do not form part of this assessment. These sites offer significantly larger capacity than 20 dwellings and could form part of a strategic allocation to be made through a future local plan. Furthermore, whilst these sites are within the parish of Hursley they have a greater functional relationship with Winchester.

This report concludes by providing an indication as to which site(s) it may be appropriate to consider further in the future, subject to compliance with National and Local Planning Policy in place at the time.

Planning Policy

Whilst the sites published in the SHELAA must be Available and Achievable, this is based on data provided by site promoters at the time of submission of the site(s) in response to the call for sites. Planning Practise Guidance also advises that in addition to availability and achievability sites must also be suitable and consideration as to whether the site is economically viable. In summary:

Available means that there are no legal or ownership impediments to development. The existence of a planning permission can be a good indication of the availability of sites. Matters such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners, may affect the availability of a site.

Suitable would require a site to provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. This would cover

- compliance with national and local planning policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

Achievable means there is a reasonable prospect that the particular type of development promoted will be developed on the site at a particular point in time. This reflects a judgement as to the economic viability of the site and the capacity of the developer to complete and market the development over a certain period. Viability can be affected by a number of matters, not least of which is compliance with the requirements of both National Planning Policy and Local Plans. The emerging [Winchester Local Plan](#) has a number of policy requirements that could impact viability, including but not restricted to, provision of affordable housing, Biodiversity Net Gain, nutrient mitigation, provision of infrastructure and meeting the requirements of climate change.

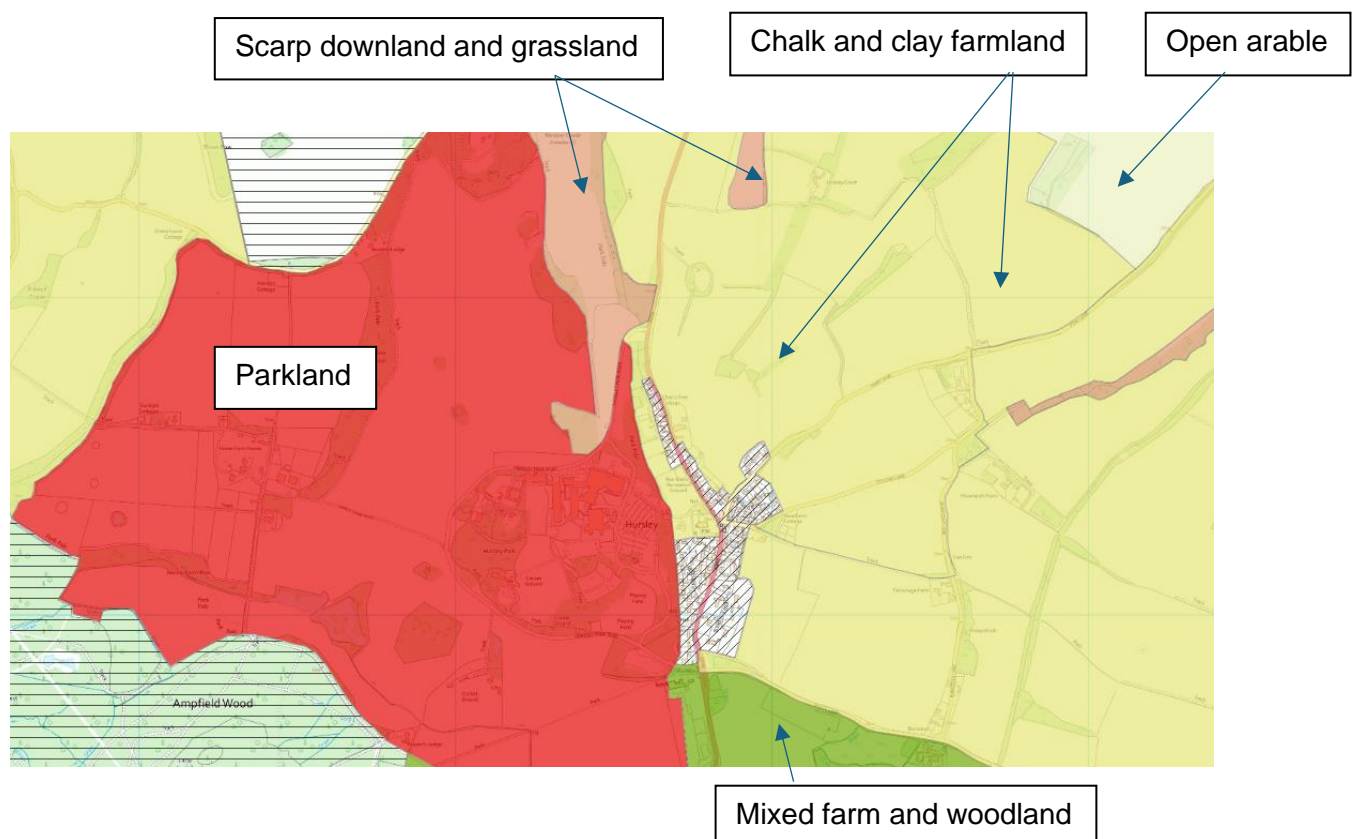
Location and Setting of Hursley

Hursley village is situated between the historic market towns of Winchester and Romsey, set within an undulating chalk and clay landscape with a series of scarp slopes to the north of the village – known as the Hursley Scarplands. The village has typically expanded along the A3090, with some more recent developments through small infill plots and developments at Heathcote Place and Meredun Close. The 2021 Census records the parish with a population of 930.

The bulk of the parish north of and including the village falls within landscape character area of West Winchester Downs described in Hampshire County Council's [Landscape Character Areas](#) as *a very undulating downland landscape which is a continuation of the main South Downs chalk landscape. The main escarpment is less distinct than further to the east, but there is a dominant eastwest main ridge in this LCA with numerous spurs and mini escarpments. The southern boundary is formed by the southern extent of the chalk where it meets the lowland clay landscape. The western and eastern boundaries are the Test and Itchen valleys.*

The Parish includes the following landscape character types:

Taken from WCC [Public View Maps](#)

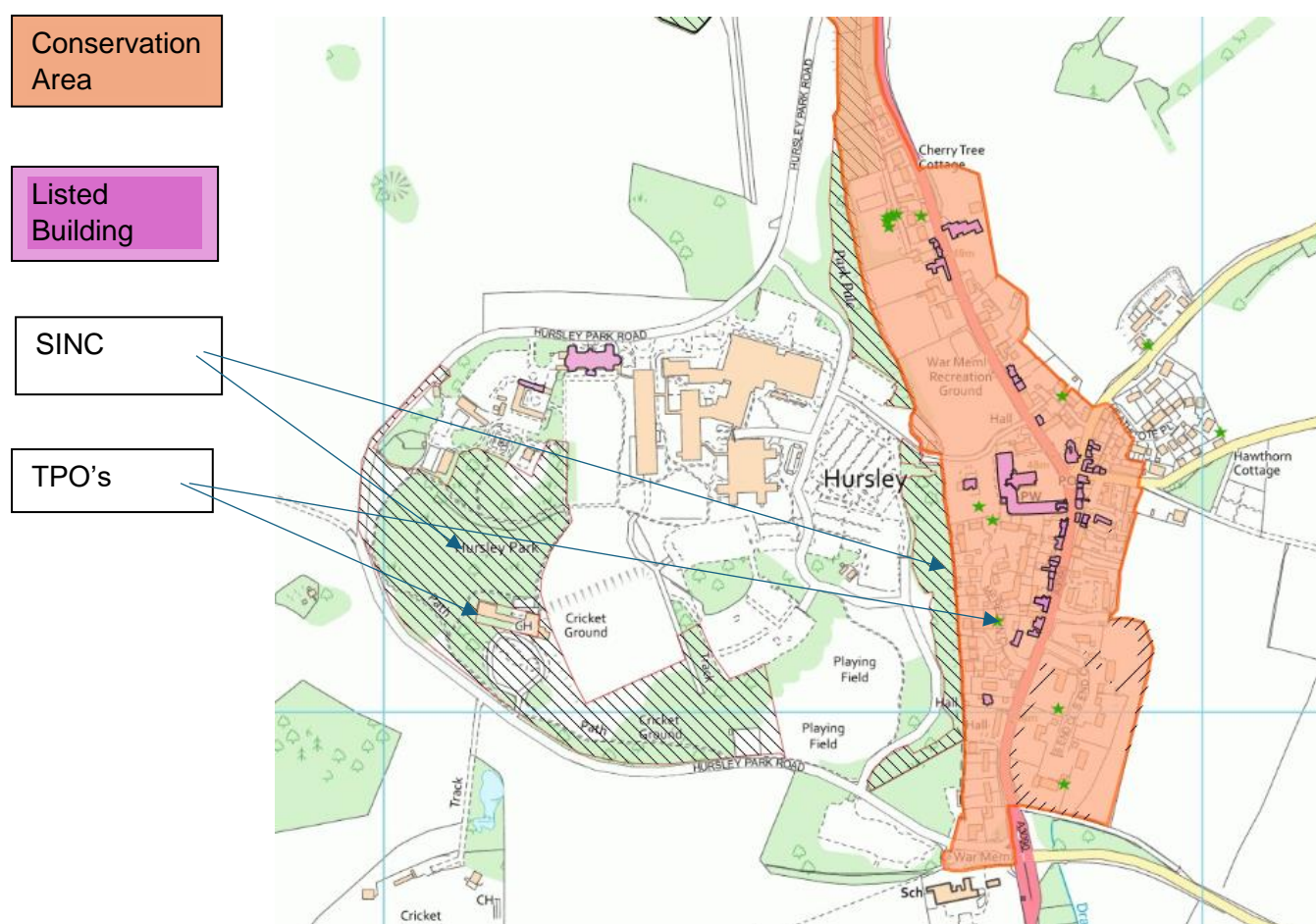


Methodology

It is not considered necessary to repeat assessments undertaken as part of preparation of the Winchester Local Plan this includes the SHELAA and the [Settlement Hierarchy Review 2024](#) (Appendix 4).

The [SHELAA 2023 Report](#), sets out the process for assessing the sites in accordance with the National Planning Policy Framework and Planning Practice Guidance. Whereas the Settlement Hierarchy Review provides an overview as to the function of Hursley based on an assessment of the presence of certain facilities and services.

There a number of designations covering the village and which could impact the suitability or otherwise of a site being considered for development:



Source: Winchester City Council Public View Maps.

The following proformas therefore include an overview as to any environmental and physical features and/or constraints, adding more detail to the SHELAA assessments (Appendix 2) where this is available and using the additional criteria as set out in the Locality Toolkit template (Appendix 3).

Given the location of Hursley within the Winchester district all sites fall within an area that would require mitigation in terms of nutrient neutrality with regard to nitrates/phosphates and impacts on protected sites. Similarly, parts of Hursley Parish fall within a 15km buffer zone with regard to recreational impacts from new development in terms of the New Forest. These

matters would not necessarily deem a site unsuitable for development, but mitigation requirements could impact on availability and viability of sites.

In addition, data is included in terms of approximate distances to key amenities (as included in the Locality Toolkit) – the purpose of this is to establish the location of the site in terms of accessibility and its relationship with the existing form of the village of Hursley, and which may be better suited in terms of place making and making a positivity contribution to the community of Hursley.

Winchester City Council has undertaken a Landscape Sensitivity Assessment for some of the sites, where there is an assessment a summary of the findings is included in the tables that follow.

Summary data is also presented in addition to each site proforma for the data sets, this is shown in chart form following a RAG assessment (red/amber/green) to provide an overview and comparison of the sites.

Appendix 1 lists all the data sources used to inform this report.



Appendix 2 replicates the Initial Suitability Assessment Criteria from the SHELAA in terms of Natural Environment, Historic Environment, Flooding, Planning Policy, Ecological Buffer Zones, Landscape Appraisal, Highways and Access, Archaeology and Built Heritage. In addition to the SHELAA data, information on

Appendix 3 reflects the Locality Toolkit whilst repeating a number of the matters already covered by the SHELAA and expands on others, providing a further level of detail, this also utilises a RAG (red, amber, green) recording system.


Appendix 4 takes the list of services and facilities from the Settlement Hierarchy Review and adds a commentary as to the nature of the facility.


Site Proformas


The following proformas are presented for all sites except HU01 and HU03 as referred to above. Maps are sourced from WCC SHELAA, Google and the Governments [Flood Map for Planning service](#).


Site Ref HU05	Address Land at Sarum Road
Area 1.585 ha	Capacity 36
WCC SHELAA plan	
Extract Google maps	
Description of site and features – including neighbouring uses and any key constraints	<p>The site lies in the countryside to the west of Winchester, near to the junction of Clarendon Way, Kilham lane and Sarum Road, there is an unnamed track along the northern edge of the site. Its frontage onto Sarum Road is delineated by a line of mature trees and scrub. The site appears to be used as pasture. To the west of the site are a few large residential dwellings in substantial plots. To the south lies open agricultural land and to the north lies the grounds and buildings of Claredon Lodge.</p> <p>Land to the east (Teg Down) is a SINC.</p>
Landscape sensitivity assessment (WCC)	When assessed against a number of factors this site has high sensitivity and should be protected from development.

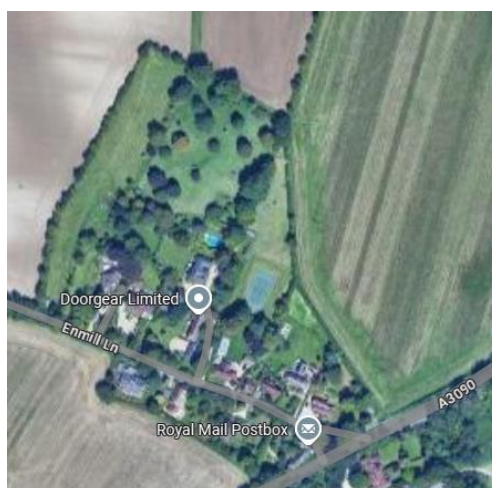
Flooding incl surface water	<p>The site falls within Flood Zone 1 and there are no records of surface of groundwater flooding according to Flood Map for Planning Gov.UK</p> <p>Site does not lie in a source protection zone.</p>	
Access – road, cycle pedestrian	<p>The site fronts onto Sarum Road and there is an unnamed track along the northern boundary. The frontage is within the 30mph zone, there is no footpath for pedestrians or street lights. The road is single track with passing places.</p>	
Distances to key local amenities	Distance to village centre with shops and local amenities	2.5km to Winchester city centre
	Distance to primary school	1.13 km (St Peter's Primary School, Winchester)
	Distance to nearest bus stop	1.6km (Winchester)
Conclusion	<p>This site whilst located within the Parish of Hursley has no functional relationship with it, as it falls within the environs of Winchester.</p> <p>Given its isolated location and distance from local amenities, this site should not be considered further at this stage.</p>	

Site Ref HU06	Address Former Allotment Gardens
Area 0.3ha	Capacity 9
<p>WCC SHELAA plan</p> 	
Extract Google maps	

	
Description of site and features – including neighbouring uses and key constraints	<p>Site lies between Collins Lane and a track that marks the route of the Monarch Way an established Public Right of Way.</p> <p>The site is currently overgrown and in no particular use. The edges of the site are banks covered in vegetation.</p> <p>The site lies outside the Hursley Conservation Area.</p> <p>To the north of the site lies the residential development of Heathcote Place, to the south there is a residential property and then open farmland. To the west lies the cemetery and current allotments.</p>
Landscape Sensitivity Assessment WCC	<p>When assessed against a number of factors this site has high sensitivity and should be protected from development.</p>
Flooding incl surface water	<p>The Government flood map for planning indicates the site is in Flood zone 1 and low risk of surface water flooding.</p>

		
	Site lies within source protection zone 3 – total catchment	
Access – road, cycle pedestrian	Access to the site is via Collins Lane a narrow single track serving the existing residential properties. There is a lack defined footpaths in the area and on street parking is prevalent. The junction of Collins Lane with the High Street is narrow as Poles Lane also links into the network at this point.	
Distances to key local amenities	Distance to village centre with shops and local amenities	126m
	Distance to primary school	625m
	Distance to nearest bus stop	230m
Conclusion	This site given its location in the centre of the village should be considered further however, access could be problematic and given the nature of the site, its form and location, its capacity should be reconsidered.	

Site Ref HU07	Address Longfield House Field, Enmill Lane, Pitt,
Area 0.75ha	Capacity 20
WCC SHELAA plan 	
Extract Google maps	



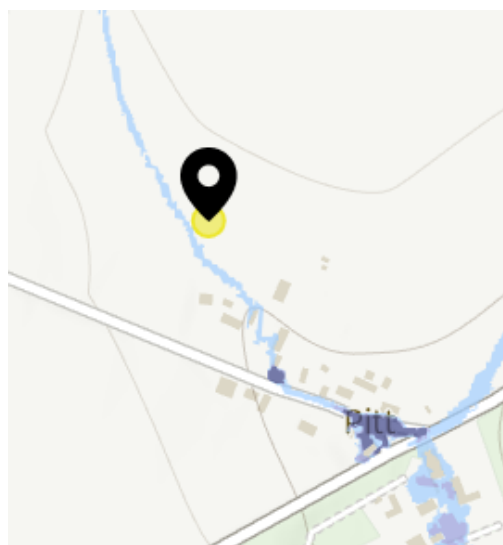
Description of site and features – including neighbouring uses and key constraints

This site lies in the small hamlet of Pitt, on the outskirts of Winchester. A mature tree and scrub hedgerow mark the boundary of the site to the north and west. The site forms part of the grounds of Longfield House. To the west, north and south there is agricultural land.

There are several listed buildings in Pitt .

Flooding incl surface water



The site is in Flood Zone 1, with some low risk of surface water flooding across part of the site. Site does not lie in a source protection zone.

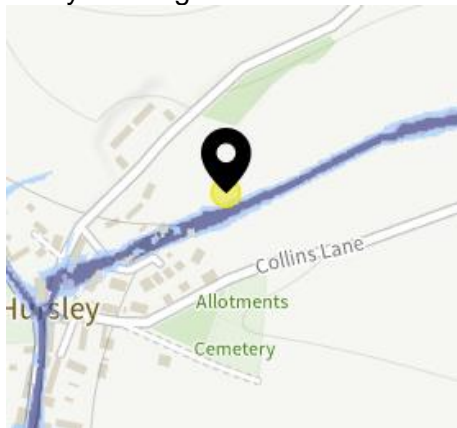


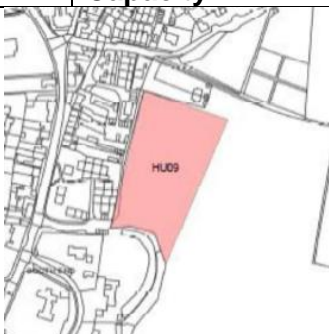
Access – road, cycle pedestrian


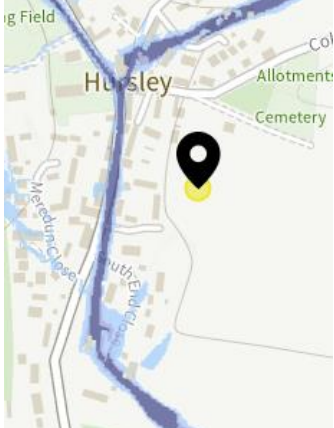
The site has a frontage onto Enmill Lane which is a single track road with no footpath or street

	lights. The site lies at the edge of the 30mph zone.	
Distances to key local amenities	Distance to village centre with shops and local amenities	1.2 km (Oliver's Battery Winchester)
	Distance to primary school	1km (St Peter's Winchester)
	Distance to nearest bus stop	325m
Conclusion	This site lies in a more isolated area away from the main settlement of Hursley, in the Hamlet of Pitt. Landscape impact and accessibility would need to be resolved, along with further investigation of flooding and any heritage impacts on locally listed buildings.	



Site Ref HU08	Address Land Between Port Lane and Collins Lane, Down Farm,	
Area 0.995ha	Capacity 27	
WCC SHELAA plan		
Extract Google maps		
Description of site and features – including neighbouring uses and any key constraints	The site lies to the north east of the village centre with frontages onto to Collins Lane and Port Lane. It is in agricultural use and there is no defined boundary to the site promoted for consideration, with a tract of land	

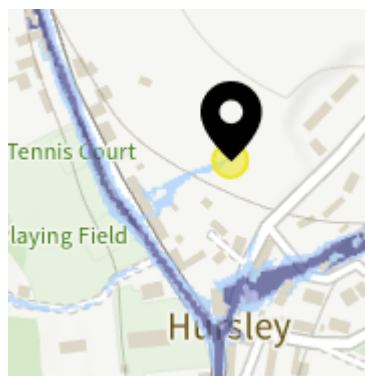
	<p>between it and the village which follows the route of overhead power lines. Adjacent to this tract of land is residential development of Heathcote Place.</p> <p>Various trees and hedgerows mark the northern and southern boundaries of the site. The site slopes into the village being part of a shallow valley.</p>	
Flooding incl surface water	<p>The site lies within Flood Zone 1, but the centre of the valley is at high/medium risk of surface water flooding:</p>  <p>The site lies within Source Protection Zone 3 – total catchment</p>	
Access – road, cycle pedestrian	<p>The site has a frontage onto both Collins and Port Lane, these are narrow single track lanes with no footpaths. Both of which converge at the same point to join the A3090</p>	
Distances to key local amenities	Distance to village centre with shops and local amenities	250 m
	Distance to primary school	860m
	Distance to nearest bus stop	300m
Conclusion	<p>The site is relatively close to the existing services and facilities in the village, however it is an exposed site with lack of demarcation. Access, flooding and landscape impacts would require further investigation.</p>	

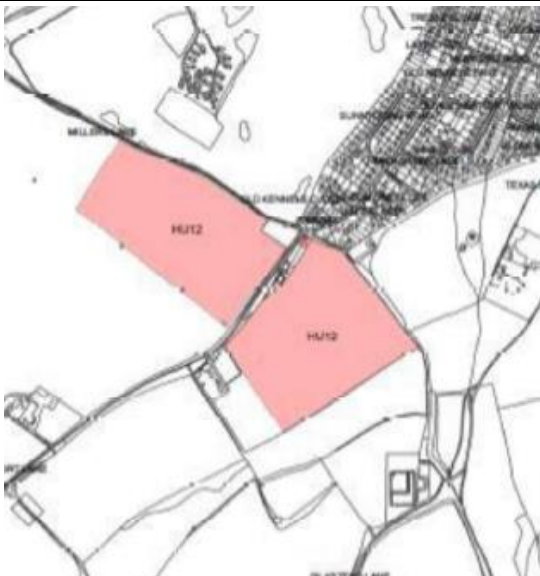
Site Ref HU09	Address Land Adjacent to Pelican Court, Down Farm,
Area 0.995 ha	Capacity 27
WCC SHELAA plan	



Extract Google maps		
Description of site and features – including neighbouring uses	<p>The site lies behind the residential properties in Pelican Court and Collins Lane, with no defined boundary along its eastern edge. The western boundary of the site coincides with the conservation area boundary. The boundary with the residential properties varies from post and wire fencing to low tree belts.</p> <p>The site is in agricultural use and slopes down into the village.</p> <p>There's a mix of trees and scrub along the southern edge of the site, these are covered by a Tree Preservation Order (South End House), there is an access gate via Pelican Court.</p>	
Landscape Sensitivity Assessment WCC	<p>When assessed against a number of factors this site has medium sensitivity, consequently development could be accommodated without changing landscape character subject to certain provisions.</p>	
Flooding incl surface water	<p>The site lies within Flood zone 1 with no recorded surface water flooding:</p> <p>Site lies within source protection zone 2/3 – outer protection/total catchment.</p> 	
Access – road, cycle pedestrian	<p>The only visible means of access is via Pelican Court, which is narrow, providing access to Pelican Court and associated garages and parking spaces. Pelican Court links directly to the A3090.</p>	
Distances to key local amenities	Distance to village centre with shops and local amenities	220m
	Distance to primary school	400m
	Distance to nearest bus stop	220m

Conclusion	This site lies close to the village centre and its associated amenities. The site whilst lacking a defined boundary to the east could offer some potential for further consideration, subject to further details of satisfactory vehicular access, landscape impact and any heritage impacts on the Conservation Area.
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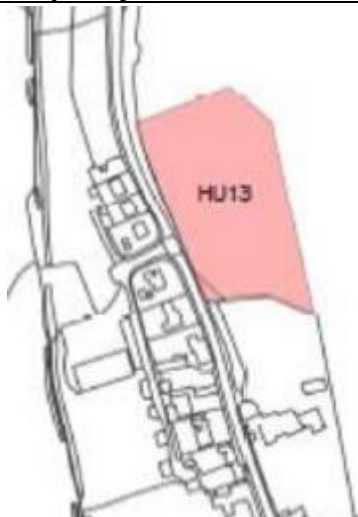

Site Ref HU10	Address Land Adjacent to Port Lane, to the rear of Sussex Close
Area 0.995ha	Capacity 27
WCC SHELAA plan	
Extract Google maps	
Description of site and features – including neighbouring uses and any key constraints	<p>The site lies to the north east of the village between the properties along Main Road and those in Keble Close, it is in agricultural use. Part of the site's boundary coincides with the Conservation Area boundary.</p> <p>The site slopes into the village, there is a high hedge along Port Lane but a lack of vegetation along the boundary with the properties along Main Road.</p>

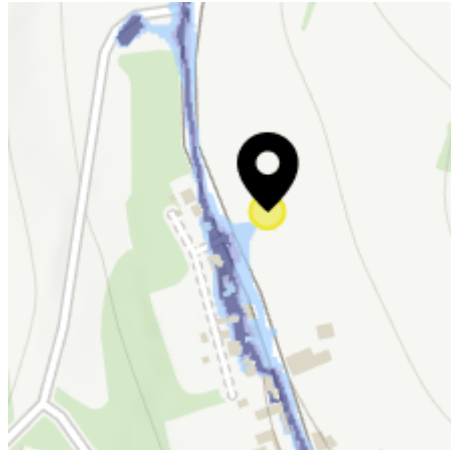
Flooding incl surface water	<p>The site lies within Flood Zone 1, there is indication of low risk of surface water flooding from the centre of the site.</p> <p>Site lies within source protection zone 3 – total catchment</p>		
Access – road, cycle pedestrian	<p>The site has a frontage onto Port Lane which serves the properties at Keble Close. It is narrow with passing places and no footpath. Port Lane converges with Collins Lane at the junction with A3090.</p>		
Distances to key local amenities	Distance to village centre with shops and local amenities	200m	
	Distance to primary school	750m	
	Distance to nearest bus stop	200m	
Conclusion	<p>The site lacks a defined boundary along its northern edge, but lies within close proximity to village facilities and has a frontage onto Port Lane.</p> <p>This site could be potential for further consideration subject to access and landscape impacts, and any heritage impacts on the Conservation Area.</p>		


Site Ref HU12	Address Land south of Oliver's Battery, Winchester
Area 20.1ha	Capacity 302
WCC SHELAA plan 	



Extract Google maps		
		
Description of site and features – including neighbouring uses and key constraints	<p>The site is split into two parts on either side of Port Lane, which runs along the centre of a shallow valley. It is in agricultural use and lies adjacent to the southern extent of the residential area of Winchester known as Oliver's Battery.</p> <p>The southern parcel is bounded by a public right of way to the north, this also forms the southern extent of the Winchester – Compton Street Gap. To the south of this parcel is a SINC (Yew Hill). This parcel of land is also Grade 3a agricultural land.</p> <p>The northern parcel abuts in part the South Winchester Golf Club.</p>	
Flooding incl surface water	<p>Both parcels of the site lie in Flood Zone 1.</p> <p>There is an area of low risk surface water flooding along Port Lane and within the north east corner of the northern parcel.</p>	
Access – road, cycle pedestrian	The site has an extensive frontage on Port Lane, there are no defined footpaths along this stretch of road.	
Distances to key local amenities	Distance to village centre with shops and local amenities	1.2km (Oliver's Battery)
	Distance to primary school	1.3km
	Distance to nearest bus stop	600m
Conclusion	<p>This site has a greater functional relationship with Winchester rather than the village of Hursley. Its scale is also significantly more than required by Policy HU1 and it was previously included in the 2021 SHELAA under site HU02 Land South West of Winchester 348.9 ha (capacity 5234 dwellings).</p> <p>Development of the site would result in the physical extension of Winchester and encroachment into exposed open countryside, part of the site is also Grade 3a</p>	

	agricultural land and therefore its development would be contrary to NPPF (para 181). This site should not be considered further at this stage, as its scale reflects a strategic allocation to be considered through the local plan process.	
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Site Ref HU13	Address Land Adjacent to A3090, Windmill Field
Area 0.995ha	Capacity 27
WCC SHELAA plan	
Extract Google maps	
Description of site and features – including neighbouring uses and any key constraints	<p>The site lies on the northern edge of Hursley, with a frontage onto A3090, marked by a post and rail fence. Land to the south and west falls within the defined Conservation area. Cherry Tree Cottage to the south is a Listed Building. There is no defined boundary to the north and east, the site slopes towards the A3090 and is agricultural use.</p>

Flooding incl surface water	The site lies within Flood Zone 1, with a small area at medium risk of surface water flooding from the centre of the site to the A3090. The site lies within Source Protection Zone 2/3 – outer protection zone/total catchment		
Access – road, cycle pedestrian	The site has an extensive frontage onto A3090, however, site lines and visibility may be an issue coming into Hursley.		
Distances to key local amenities	Distance to village centre with shops and local amenities	523m	
	Distance to primary school	1.5km	
	Distance to nearest bus stop	150m	
Conclusion	The site lies on the edge of Hursley in an exposed location. Its position on the edge of the village means it is some distance from village amenities and facilities. It lacks defined boundaries to the north and east, so there is potential for landscape impacts, it is also situated on a slight bend of A3090 which could cause visibility issues. There is also potential for heritage impacts given its proximity to the conservation area and a listed building. This site could be considered further but its location on the edge of the village and some distance from key facilities means it is less favourable than others.		

Site Ref HU14	Address 119 Bunstead Lane
Area 0.08ha	Capacity 2
WCC SHELAA Plan	

Extract Google maps		
Description of site and features – including neighbouring uses and any key constraints	<p>Site is some distance from the services and facilities in Hursley village (approx. 1.35 km from the village centre), within a small enclave of residential development.</p> <p>Residential properties lie to the north, south and east, albeit these are larger houses in substantial plots. To the west of the site is open farmland.</p>	
Flooding incl surface water	<p>Site is within Flood Zone 1.</p> <p>There is a high-medium risk of surface water flooding along Poles Lane with the junction of Bunstead Lane, albeit low risk at 119 Bunstead Lane and flooding from groundwater unlikely.</p> <p>Site lies within source protection zone 3 – total catchment.</p> 	
Access – road, cycle pedestrian	Site has frontage onto Bunstead Lane to enable vehicular access. Roads in the immediate vicinity do not have footpaths or street lighting.	
Distances to key local amenities	Distance to village centre with shops and local amenities	1.35km
	Distance to primary school	1 km
	Distance to nearest bus stop	Approx. 1km
Conclusion	Site does not form part of the village and is in an isolated location. It is promoted for 2 dwellings and therefore falls below the 20 threshold sought through Local Plan Policy HU1, so other sites would also need to be considered for allocation. Do not consider further at this stage.	

The following provides a summary of all data sets for each site assessed:

Summary Sheet 1: Environmental, Historical and Physical Constraints

Site Ref/constraint	Data Source	HU05	HU06	HU07	HU08	HU09	HU10	HU12	HU13	HU14	Strategic sites (not assessed in detail) SHELAA data only	HU01	HU03
Site Capacity	WCC SHELAA	36	9	20	27	27	27	302	27	2		1034	
Site Area (ha)		1.585	0.3	0.75	0.995	0.995	0.995	20.1	0.995	0.08		68.9	24.8
Environmental Constraints													
SPA	WCC SHELAA												
SAC	WCC SHELAA												
Ramsar	WCC SHELAA												
SSSI	WCC SHELAA												
New Forest Zone of Influence 15km	WCC online policy maps												
SSSI impact zone	Defra MagicMap												
SINC (within 500m)	WCC SHELAA												
LNR	WCC SHELAA												
NNR	WCC SHELAA												
Ancient Woodland	WCC SHELAA												
TPO	WCC public view maps												
public right of way crossing the site	WCC online policy maps												
wildlife corridor	HCC												
Agricultural land grade 1,2,3a	Gov open data												
Nitrates and phosphates	Defra MagicMap												
woodland priority habitat	Defra MagicMap												
sites within 200m of protected species	WCC SHELAA												
sites within 200m of priority habitat	WCC SHELAA												
Historical Constraints													
Conservation Area	WCC public view maps												
Historic Park/Garden	WCC SHELAA												
Scheduled Anc. Monument	WCC SHELAA												
Historic battlefield	WCC SHELAA												
Listed Building	WCC public view maps												
Archaeology	WCC SHELAA												
Physical constraints													
Flood Zone 2 or 3	Flood Map for Planning												
risk of surface water flooding	Flood Map for Planning												
flat or sloping site	site visit												
vehicular access	site visit												
pedestrian / cycle access	site visit												
utility infrastructure	open infrastructure data												

Summary Sheet 2: Accessibility to local facilities, Landscape and Visual Constraints, Planning Policy Constraints

Site Ref/constraint	Data Source	HU05	HU06	HU07	HU08	HU09	HU10	HU12	HU13	HU14	Strategic sites (not assessed in detail) SHELAA data only	HU01	HU03
Accessibility to local facilities													
local shop	WCC public view maps												
bus stop	WCC public view maps												
train station	WCC public view maps												
primary school	WCC public view maps												
secondary school	WCC public view maps												
public open space/recreation	WCC public view maps												
defined cycle route	WCC public view maps												
community facility/hall/meeting place	WCC public view maps												
loss of social, amenity or commu site visit													
Landscape and visual constraints													
landscape sensitivity - any features that could accommodate change	WCC SHELAA												
visual amenity - is the site enclosed/exposed - impact on the wider area	WCC SHELAA												
Planning Policy Constraints													
Countryside (MTR4)	WCC SHELAA												
Settlement Gap (CP18)	WCC SHELAA												
AQMA	WCC SHELAA												
protected open space	WCC SHELAA												
mineral safeguarding area	WCC SHELAA												
waste consultation zone	WCC SHELAA												
adj to built up area	site visit												
brownfield	site visit												
Availability													
Achievability													
Delivery timescale													
0-5 years		36	9	20	27	27	27	not indic	not indic	2			372
6-10 years													
10-15 years													1034

Conclusion and Recommendation

Whilst site assessments can be a useful guide to inform a site selection process, they cannot be looked at in isolation, in terms of the form and function of the settlement they are intended to serve. Indeed National Planning Policy (NPPF para 83) states that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.'*

The Winchester Local Plan classifies Hursley as an Intermediate Rural Settlement based on its level of services and facilities. This is reflected in the requirement of Policy HU1 which refers to the provision of additional land for about 20 dwellings to meet local housing and other needs.

Preparation of a Neighbourhood Plan provides an opportunity to express a vision and series of objectives for the plan area. These can be a useful basis on which to assess sites in terms of making a positive contribution to the effectiveness and delivery of the Neighbourhood Plan, its contribution to sustainable development and place making.

However, given, the Neighbourhood Plan has not progressed to this stage to date and there has not been the opportunity to express any preferences for site suitability etc, this site assessment has focussed on the form and function of the village of Hursley and what contributions a site could make to sustainable development with regard to supporting local services and meeting the housing needs of the local community.

Sites HU01 and HU03 were deemed to be of a strategic scale at the outset and given their location and functional relationship with Winchester rather than Hursley village, were not considered as part of the assessment.

Nine sites were further assessed to determine if they warranted consideration to be allocated through the Neighbourhood Plan process.

In terms of environmental designations and constraints, there are no significant differences between the sites, with the exception of site HU12 which includes part of the site classified as graded Grade 3a agricultural land. NPPF para 181 and footnote 62 states that *'where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.'* On this basis, together with the fact that this site is also more strategic in nature - due to its size and location on the edge of Winchester, any development would encroach into the open countryside between Hursley and Winchester, it is therefore concluded this site should not be considered further as part of the Neighbourhood Plan.

With regard to historical constraints all sites fair well, those in close proximity to listed buildings or the conservation area, may require more attention to detail in terms of site layouts etc, but none are precluded at this stage.

Physical constraints such as a sloping site, surface water flooding and potential issues with vehicular access affect a number of sites namely HU06, HU08, HU09, HU10 and HU13.

In terms of landscape and visual constraints this data has been sourced from WCC SHELAA which effectively classes most sites as having potential for some form of impact and therefore requiring mitigation. Likewise a number of sites lie within 200m of a recorded protected species/priority habitat.

Accessibility to local services and facilities have been assessed for all sites, following the guidelines in the Locality Site Assessment Toolkit, which in effect provides a score based on the distance of the site from a specific facility or service.

It is this element of the site assessment process that reveals the greater differences between the sites, with HU05, HU07 and HU14 less well placed than others. These sites lie some distance from the village, in less sustainable locations, where reliance on vehicular use to access daily facilities would be necessary. These would make less of a contribution to supporting local services and sustaining a sense of community given their distance from the village. On this basis these sites should not be considered further at this stage.

This therefore leaves sites HU06, HU08, HU09, HU10 and HU13. (Map sourced from WCC)



Sites HU06, HU08, HU09 and HU10 are better located in terms of access to key facilities such as the primary school and local shops and services, HU13 is however, some distance from these.

All sites with the exception of HU06 lack defined boundaries in some form, so would need further assessment in terms of landscape impact. All sites would also need assessment in terms of a safe vehicular access not only to the site but also to the surrounding highway network. Some sites are recorded as having a high-medium risk of surface water flooding according to the Governments Flood Maps for Planning and would again require further assessment. None of the sites are classified as brownfield to give them priority over others and all abut the built up edge of Hursley village in some form.

With regard to the achievable, available and suitable tests as set out above, none of the SHELAA submissions indicate that there are any legal/ownership issues with the sites being brought forward. A number are however, recorded as *the site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is available for development immediately*, it would be necessary for further enquiries to determine the exact nature of the land promoters role and interests of the land owner in bringing a site forward should it be deemed for allocation in the future.

The only site with recent planning history is HU06, where planning permission was refused in 2010 for 2 dwellings on the site on the basis of impact on the character and appearance of the surrounding area. The appeal decision (09/01453/OUT - APP/L1765/A/10/2123538) positively acknowledged the sites' proximity to local facilities and services and that the development proposed (2 dwellings) would preserve the setting of the Conservation Area.

In summary, the following sites warrant further consideration:

Site Ref	Matters requiring further assessment
HU06	Capacity of site Access both to the site and wider network Impact on public right of way Impact on the Conservation Area
HU08	Access both to the site and wider network Landscape impact – lack of defined boundaries Surface water flooding
HU09	Access both to the site and wider network Landscape impact – lack of defined boundaries Impact on the Conservation Area Impact on protected trees
HU10	Access both to the site and wider network Landscape impact – lack of defined boundaries Impact on the Conservation Area Surface water flooding

In terms of a preferred site(s) at this stage, both HU09 (Land Adjacent to Pelican Court) and HU10 (land adjacent to Port Lane and Keble Close) have benefits over others, not only in terms of their proximity to existing village services and facilities but, also in that they have a common boundary on at least two sides with existing residential development. Both are relatively flat with a slight slope towards the village, HU10 has a small area of surface water

flooding which would require further investigation, as would vehicular access and impact on the conservation area for both sites. They could each adequately accommodate 20 dwellings as required by Policy HU1.

Appendix 1 – Data Sources

Winchester City Council

[Strategic Housing and Economic Land Availability Assessment 2023.](#)

[Settlement Hierarchy Review August 2024](#)

Public view online map

<https://winch.maps.arcgis.com/apps/webappviewer/index.html?id=c2870859802f4cd782993ccf041f070c>

Local Plan online policies map

<https://winch.maps.arcgis.com/apps/webappviewer/index.html?id=a08fa01ec3b8483594d94e018ebb66a0>

Hampshire County Council

Integrated Character Assessment <https://maps.hants.gov.uk/LandscapeCharacterAreas/>

Landscape Types

<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment/landscapetypes>

Defra

Environmental, landscape designations <https://magic.defra.gov.uk/MagicMap.aspx>

Government

Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/location>

Appendix 2 – SHELAA Assessment Criteria and Scoring

SHELAA scores have been included in the summary sheets for all sites.

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
Sites of Special Scientific Interest (SSSI)	Site is wholly or largely within SSSI	Red
	Site is adjacent or partially Within SSSI	Amber
	Site is not adjacent or within SSSI	Green
Ramsar Sites	Site is wholly or largely within Ramsar Site	Red
	Site is adjacent or partially within Ramsar Site	Amber
	Site is not adjacent or within Ramsar Site	Green
Sites of Importance for Nature Conservation (SINCs)	Site is wholly or largely within SINC	Red
	Site is adjacent or partially Within SINC	Amber
	Site is not adjacent or within SINC	Green
National Nature Reserve (NNR)	Site is wholly or largely within NNR	Red
	Site is adjacent or partially Within NNR	Amber
	Site is not adjacent or within NNR	Green
Local Nature Reserve (LNR)	Site is wholly or largely within LNR	Red
	Site is adjacent or partially Within LNR	Amber
	Site is not adjacent or within LNR	Green
	Site is wholly or largely within Ancient Woodland	Red

Constraint	Criteria	Score
Ancient Woodland	Site is not adjacent or within Ancient Woodland	Amber
	Site is not adjacent or within Ancient Woodland	Green
Tree Preservation Orders/ Areas	Site is wholly or largely covered by TPO/ areas	Red
	Site is adjacent or partially covered by TPO/areas	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	Red
	Site is adjacent or partially Within Historic Park & Garden	Amber
	Site is not adjacent or within Historic Park & Garden	Green
Listed Buildings/Heritage Assets	Site is wholly within area of Listed Buildings/ Heritage Assets	Red
	Site is adjacent or partially Within Listed Buildings/ Heritage Assets	Amber
	Site is not adjacent or within Listed Buildings/ Heritage Assets	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		

Constraint	Criteria	Score
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
Waste Consultation Zone	Site is within a Waste Consultation Zone	Amber
	Site is not within a Waste Consultation Zone	Green

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:

Data from the Hampshire Biodiversity Information Centre (HBIC) has been used to identify whether any sites 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 – this includes Sites HU01 and HU12 in Hursley.

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 – Initial Assessment Criteria

Whether sites are likely to be landscape sensitive, any site scoring **red** has been recorded as **amber** to allow for further assessment and mitigation.

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

Accessibility – Initial Assessment Criteria

An initial high level desk based assessment has been 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 '**amber**'.

Further details on accessibility have been added as a result of application of the criteria set out in the Locality toolkit.

Highways and Access – Initial Assessment Criteria

Greater than 800m	Amber
Less than 800m	Green

Archaeological Assessment:

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

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 - 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

New Forest Zone of Influence (ZOI) (15km buffer)

The [New Forest ZOI](#) or 'catchment area' has been determined on the basis of visitors from new development are likely to have a significant impact on the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations. This follows on from visitor surveys that Footprint Ecology conducted in 2018/19, which included over 5,000 on-site interviews across 60 locations in the New Forest. Interviewee postcodes were collected which enabled analysis of the distances that visitors live from the New Forest.

Within the 15km ZOI	Amber
Outside the 15 Km ZOI	Green

Appendix 3 – Locality Toolkit Assessment Criteria and Scoring (matters not already covered by the SHELAA)

The following table lists those matters not already covered by the SHELAA assessment and includes links to data sources. Where data is unavailable or it is not possible to assess accurate site records these have been recorded as **unknown**.

Environmental Constraints

Indicator	Assessment Score
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	<p>Yes/ No/ Unknown</p> <p>There are a number of impact zones crossing the Parish of Hursley on this basis all sites have scored unknown</p> <p>https://magic.defra.gov.uk/magicmap.aspx</p>
<p>Site is at risk of surface water flooding?</p> <p>Less than 15% of the site is affected by medium or high risk of surface water flooding</p> <p>>15% of the site is affected by medium or high risk of surface water flooding</p>	<p>This data has been supplement using the governments online Flood Map for Planning Tool and each site has a map extract showing surface water flooding. Where a risk has been indicated this is scored as amber to allow for further investigation.</p> <p>Low Risk</p> <p>Medium Risk</p>
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<p>Yes / No / Unknown</p> <p>DEFRA maps show Hursley village and surrounding area as Grade 3, with exception of one site where there is more detailed data available.</p> <p>https://naturalengland-defra.opendata.arcgis.com/datasets/provisional-agricultural-land-classification-alc-england/explore</p> <p>In terms of BMV land Natural England has published maps – these are however at a fixed scale and it is not possible to determine site boundaries, therefore most sites are scored as unknown.</p> <p>https://publications.naturalengland.org.uk/publication/6056482614804480?category=5208993007403008</p>
Is the site part of: A wider ecological network (including the hierarchy of	Yes / No / Unknown

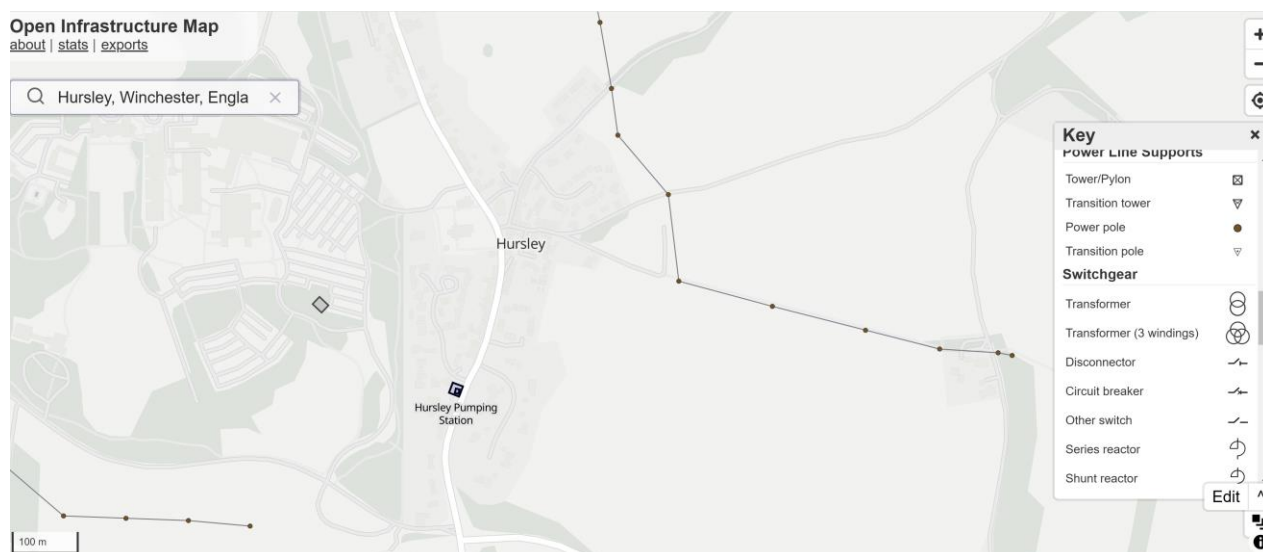
international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	<p>HCC has produced a report Mapping Hampshire Ecological Network (2020)</p> <p>https://documents.hants.gov.uk/biodiversity/MappingtheHampshireEcologicalNetworkFinalReport.pdf</p> <p>HCC Biodiversity Opportunity Areas - https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/inform</p> <p>Hampshire Nature Recovery Strategy https://www.hants.gov.uk/thingstodo/countryside/our-work/nature-recovery</p> <p>there is no mapping available with these reports therefore each site is scored unknown</p>
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Physical Constraints – these have been scored based on observation from a site visit.

Indicator	Assessment Score
Is the site:	<p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>
Is there existing vehicle access, or potential to create vehicle access to the site?	Yes / No / Unknown
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?	
Pedestrian?	Yes / No / Unknown
Cycle?	Yes / No / Unknown
Are there any Public Rights of Way (PRoW) crossing the site?	Yes / No / Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	<p>Yes / No / Unknown</p> <p>See map below</p>
Would development of the site result in a loss of social, amenity or community value?	Yes / No / Unknown

Open infrastructure map for Hursley

Source : <https://openinframap.org/#15.01/51.02455/-1.38754/L,P,W>



Accessibility – Approximate distances to community facilities and services have been measured using walking routes from the centre of each site to each facility, using WCC [public access maps](#). The site proformas have included specific measurements for access to key local facilities such as local shops, primary school and a bus stop, however other facilities have also been scored in the summary sheet.

Facility	Assessment Score
Local shop	<400m 400-1200m >1200m
Bus stop	<400m 400-1200m >1200m
Train station	<400m 400-1200m >1200m
Primary school	<400m 400-1200m >1200m
Secondary school	<400m 400-1200m >1200m
Open space/recreational facilities	<400m 400-1200m >1200m
Community/village hall/Church/café/restaurant	<400m 400-1200m >1200m
Cycle route	<400m 400-1200m >1200m

Landscape and Visual constraints

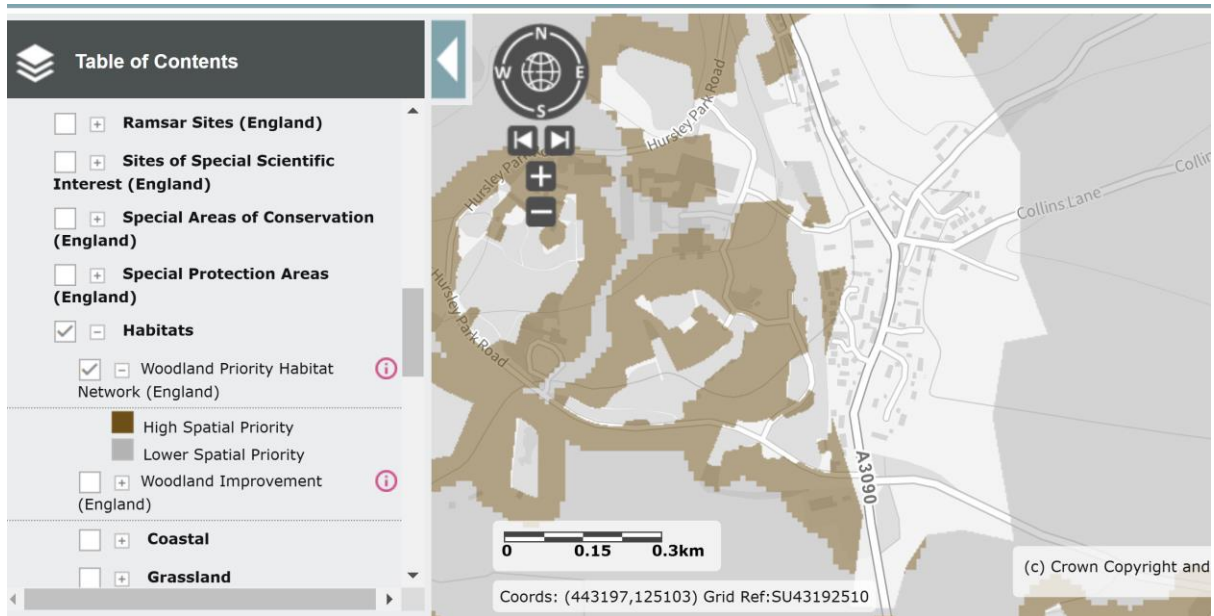
Guidance from the Locality toolkit states that this section should be answered based on existing evidence or by a qualified landscape consultant.

The SHELAA report included an overview under 'landscape' which is set out in the summary table – more details if known have been included in the individual site proformas.

WCC has provided landscape sensitivity assessments for each of the sites and a summary has been included in the proforma for each site.

Facility	Assessment/commentary
Is the site low , medium or high sensitivity in terms of landscape?	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
Is the site low , medium or high sensitivity in terms of visual amenity?	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The map below shows an extract from [DEFRA](#) data Magic and highlights woodland priority habitat network and areas with high and lower spatial priority habitat.



In addition to the above, local constraints in the Winchester District include Nitrates/phosphates mitigation and recreational impacts from new development on the New Forest, where there is a 15km buffer zone which covers part of Hursley Parish.

Appendix 4 – WCC Settlement Hierarchy facilities and services assessment

Settlement Hierarchy Review 2024

Daily facilities and other facilities are split into two sections – *Daily* and *Other*

Daily Facilities/Services - Score (weighted 2)

Other Facility or Service - Score (1)

Hursley total:

Daily facilities = 18

Other facilities = 2

Total = 20

Settlement hierarchy groupings:

Hursley falls under the Intermediate Rural Settlements (score 18-21).

Facility	Assessment Score and commentary
Convenience retail (daily needs)	2 – Hursley Community Shop and Post Office, Hursley High Class Butchers
Pre school/nursery	2 – Hursley Childcarehub Ltd
Primary school (incl infant and junior)	2 – John Keble C of E Primary School
Daily bus service (hourly)	2 - service 66 Winchester – Romsey every 30 minutes Monday to Friday
Main line train station	0 – nearest is Winchester approx 7.2km
Access to superfast broadband	2
Access to any employment opportunity	2 – various in local retail and hospitality venues, plus IBM
Children's play area	2 - recreation ground
Parks and publicly accessible open space	2 - recreation ground
Community/village hall/Church/café/restaurant/pub	2 – The Dolphin, The Kings Head, All Saints Church
Access to post office services	1 - Hursley Community Shop and Post Office
Doctors	0 – nearest is in Winchester or Chandlers Ford
Dentist	0 – nearest is in Winchester or Chandlers Ford
Opticians	0 – nearest is in Winchester or Chandlers Ford
Library	0 – nearest is in Winchester or Chandlers Ford
Petrol station	0 – nearest is in Winchester or Chandlers Ford
Chemist	0 – nearest is in Winchester or Chandlers Ford
Bank	0 – nearest is in Winchester or Chandlers Ford