

SHELAA SITES _ DRAFT RESPONSE TO WINCHESTER CITY COUNCIL

KEY

01 Hampshire Polo School, South Wonston Farm

02 Villa Hugel

03 Land off Chaucer Close

05 Former Stockbridge Oil Field, Andover Rd

07 Land at West Hill Rd North

Two of the proposed sites can be rejected straight away.

03 would make a negligible contribution to the total allocated (**50**). The problematic access has already been the subject of a withdrawn planning application (**20/02245/FUL**).

05 the only brownfield site, is unsuitable for residential development. Remote from the village, accessible only by a restricted byway or the A272, it would better suit economic/employment purposes.

The remaining sites, **01**, **02**, **07**, all have issues. All are greenfield sites, outside the settlement or planning boundary, where they should be protected by MTRA4. All have access issues resulting from their location. **01** is currently only accessible from a poorly surfaced, narrow bridleway (in which the adjacent properties have a proprietorial interest) or an unsurfaced restricted byway leading to the **C234**. **02** is accessed from the hazardously narrow Alresford Drove, a surfaced former restricted byway, via a chalk track now known as Drove Links Rd which is in shared ownership of the frontagers. Highway engineers have been doubtful in the past about permitting access to a development from Alresford Drove. **07** borders West Hill Rd North, which leads to a blind crossroads with Alresford Drove. **01** and **02** would need costly roadworks which might render them unviable but, if achieved, would seriously affect users of the rights of way.

01 and **07** are situated in a “sensitive” landscape. **02** has a highly important archaeological constraint. **07**, considered in 2017 for affordable housing, produced mixed reactions from Winchester City Council’s Planning department (Highway concerns, issues around planning policy and physical separation from the village). In fairness, the site was deemed “worthy of consideration”.

01, **02** and **07** are close to areas with European Protected Species Records. **01** and **02** are close to priority habitats, **01** and **02** are a long step from village facilities. **07** is less than 800 metres away, but still a fair walk.

We should also take into account the strain on village utilities and the traffic generation of fifty houses from **01**, **02** or **07**.

In conclusion, it is very difficult to say anything positive about any of the SHELAA sites in South Wonston. They are **either completely unsuitable (03 and 05)** for residential development or hampered by practical issues which could badly affect the amenities of the village.