

Site Ref	Address	Parish/Settlement	Site Area
SW01	Hampshire Polo School, South Wonston Farm,	South Wonston	12.211 ha
Site Description			
The site is north of South Wonston and is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill. It adjoins residential to the south and agricutlural land to the west, north and east.			
Planning History	/		
No relevant plar years.	nning history within the last 5	SWOI	

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Site promotors proposed use			C3 - Resi	idential	
Suitability					
Environme Constrair		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields GREE		Physical Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER

Initial high I assessme		The site is deemed as deliverable/developable						
Availability (legal/ownership issues)			The site is being promoted by the landowner and they have indicated the site is immediately available.			t		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity					183			
Potential Density and Yield (including development type)				opment		den	ation within the sity of 30 dph was a yield of 183	
Phasing	0 – 5	Years 183 6 – 10 Years 0 10 – 15 Years			0			

Site Ref	Address	Parish/Settlement	Site Area
SW02	Villa Hugel, West Hill Road North, South Wonston	South Wonston	3.295 ha
Site Description	n	7	\ \
The site is at the eastern end of South Wonston. Its fronts onto Drove Links Rd which leads to the Alresford Drove to the north and the Ox Drove/ Lower Rd to the south. The site ajoins residential development to the west and agriculture to the north and east. The site is in equestrian and agricultural use.			
Planning History			0 0
		NO2	

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Site promotors proposed use C3 - Residential					

Suitability

	Environmental Formula		straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	AMBER	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields GREEN Physical Constrain		nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constr	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	AMBER	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is being promoted by the landowner and they have indicated the site is immediately available.

Achievability (economic viability; market factors; cost factors; delivery factors)			factors;	The promoters of the site have not specified any issues regarding the viability in developing the site.			ty
Site Capacity				64			
Potential Density and Yield (including development type)					dens	ition within the ity of 30 dph was yield of 64 dwellings.	
Phasing	0 - 5 Years	64	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref Address	Parish/Settlement	Site Area
SW03 Land off Chaucer Close, South Wonston	South Wonston	0.104 ha
Site Description The site lies to the north of South Wonston and is accessed via Chaucer Close. It is currently in agricultural use. Surrounding uses comprise residential to the south, east and west, and agriculture to the north.		
Planning History 20/02245/FUL - Erection of three detached dwellings (2 no. 2 bed and 1 no. 3 bed), alteration to existing access and associated landscaping and parking on land to the west of Canterbury Cottages, Chaucer Close. Application withdrawn.	SW03 CHAUCER CLOS	

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Site promotors proposed use	C3 - Residential		

Environmental Constraints Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields GREEN		Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level The site is d			eemed as deliverable/developable	9	

Site Ref Address	Parish/Settlement	Site Area
SW03 Land off Chaucer Close, South Wonston	South Wonston	0.104 ha
Site Description The site lies to the north of South Wonston and is accessed via Chaucer Close. It is currently in agricultural use. Surrounding uses comprise residential to the south, east and west, and agriculture to the north.		
Planning History 20/02245/FUL - Erection of three detached dwellings (2 no. 2 bed and 1 no. 3 bed), alteration to existing access and associated landscaping and parking on land to the west of Canterbury Cottages, Chaucer Close. Application withdrawn.	SW03 CHAUCER CLOS	

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Site promotors proposed use	C3 - Residential		

Environmental Historical Constraints		straints	Policy Constraints Con	tinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields GREEN Physical Constraints			ts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Cons	traints	Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

Availability (legal/ownership issues)				however they d	lo ha d hav	ed by the promoter ve the consent by the ve indicated that the sidevelopment in 0-5	te
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any concerns regarding the viability in developing the site but have highlighted the historic contaminative use as an oil field and unstable building.			
Site Capacity			3				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 3 dwellings.				
Phasing	0 - 5 Years	3	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SW05	Former Stockbridge Oil Field, Andover Road	South Wonston	3.004 ha
Site Descript	ion	-	
site located Winchester. It west. The su agriculture, du South Wonst	ormer oil and gas production 4km to the north of t is bounded by A272 to the irrounding land is a mix of wellings/ farms, residential at on (1km east) and military on at Worthy Down.		1
Planning History		App Swos	

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C:ta	On Desidential
Site promotors proposed use	C3 - Residential

Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	ds GREEN Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)			t			
Site Capacity			59	59		
Potential Density and Yield (including development type)				dph v	ion within the Countrys was applied providing a	
Phasing	0 - 5 Years	59	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SW06	Proposed Settlement Boundary change at 'Gunn Barrell Estate'	South Wonston	1.35 ha
Site Descrip	otion	77.	
The site is	s in the countryside and		

The site is in the countryside and comrises a mix of residential dwellings and a hobby farm.

Planning History

18/02432/FUL - Application for hardcore entrance onto the land so there is access from Alresford Drove. - Permitted 19th July 2019; 19/01934/HOU - Proposed conservatory to side elevation - Permitted 11th October 2019



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Site promotors proposed use	C3 - Residential		

Suitability

Environn Constra		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		TI	ne site is d	eemed as deliverable/developable)	

Availability (legal/ownership issues)

The site is not owned by the promoter and no evidence of landowner consent has been provided.

Achievability (economic viability; market factors; cost factors; delivery factors)			arket _{icc}	uės regardiną		site have not specified a viability in developing the	
Site Capacity			32	32			
Potential Density and Yield (including development type)			ig de			on within the Countrysid s applied providing a yie	
Phasing	0 - 5 Years	32	6 – 10 Y	ears	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha
Site Descri	ption		
The site is in the countryside and is in use for agriculture. The site is bounded by allotments to the north, residential to the east and south and equestrian paddocks to the west.			
Planning History		SW07	

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Site promotors proposed use	C3 - Residential			

Environn Constra		Historical Cor	nstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility GRE			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessr		7	The site is	deemed as deliverable/developable	Э		
Availability	(legal/owr	ership issues)					

Achievabilit factors; cos							
Site Capacity				41			
Potential Density and Yield (including development type)			ding			on within the Countryside applied providing a yield	
Phasing	0 - 5 Years	41	6 –	10 Years	0	10 – 15 Years	0

Availability (l	sues	s)	The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site will be available for development in 0-5 years.					
Achievability factors; cost			The promoters of the site have not specified any concerns regarding the viability in developing the site but have highlighted the historic contaminative use as an oil field and unstable building.					
Site Capacity	1			3				
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 3 dwellings.				
Phasing 0 – 5 Years 3 6 – 1			10 Years	0	10 - 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area
SW05	Former Stockbridge Oil Field, Andover Road	South Wonston	3.004 ha
Site Descript	ion	-	
site located Winchester. It west. The su agriculture, du South Wonst	ormer oil and gas production 4km to the north of t is bounded by A272 to the irrounding land is a mix of wellings/ farms, residential at on (1km east) and military on at Worthy Down.		1
Planning His	tory	App Swos	

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C:ta	On Desidential
Site promotors proposed use	C3 - Residential

Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level The site is de			emed as deliverable/developable)			

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.

Achievability factors; cost						
Site Capacity	59					
Potential Density and Yield (including development type)				dph v	ion within the Countrys was applied providing a	
Phasing	0 - 5 Years	59	6 - 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area	
SW06	Proposed Settlement SW06 Boundary change at South Wonston 'Gunn Barrell Estate'		1.35 ha	
Site Descrip	otion	77.		
The site is	s in the countryside and			

The site is in the countryside and comrises a mix of residential dwellings and a hobby farm.

Planning History

18/02432/FUL - Application for hardcore entrance onto the land so there is access from Alresford Drove. - Permitted 19th July 2019; 19/01934/HOU - Proposed conservatory to side elevation - Permitted 11th October 2019



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Site promotors proposed use	C3 - Residential				

Suitability

Environmental Constraints		Historical Cor	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment The site is deemed as deliverable/developable)		

Availability (legal/ownership issues)

The site is not owned by the promoter and no evidence of landowner consent has been provided.

Achievability factors; cost			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	у			32			
Potential Density and Yield (including development type)			ng			on within the Countrysides applied providing a yie	
Phasing	0 - 5 Years	32	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha
Site Descri	ption		
use for agric by allotmen	n the countryside and is in sulture. The site is bounded ts to the north, residential and south and equestrian the west.		
Planning History		SW07	

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Site promotors proposed use	C3 - Residential						

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level The site is			The site is	deemed as deliverable/developable	Э		
Availability (legal/ownership issues)							

	y (economic viabi t factors; delivery						
Site Capacit	ty			41			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 41 dwellings.				
Phasing	0 - 5 Years	41	6 –	10 Years	0	10 – 15 Years	0