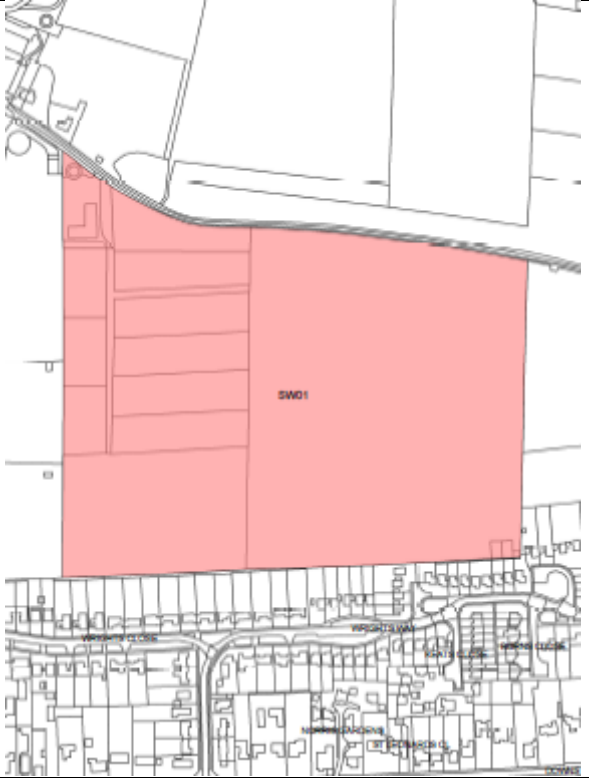
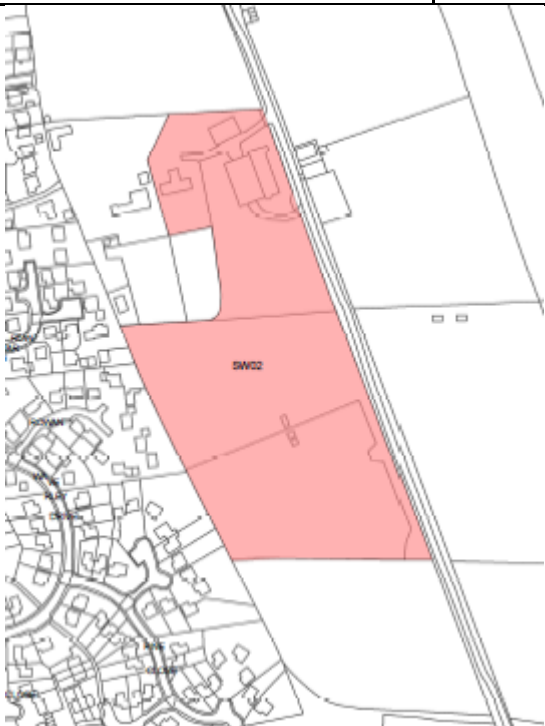
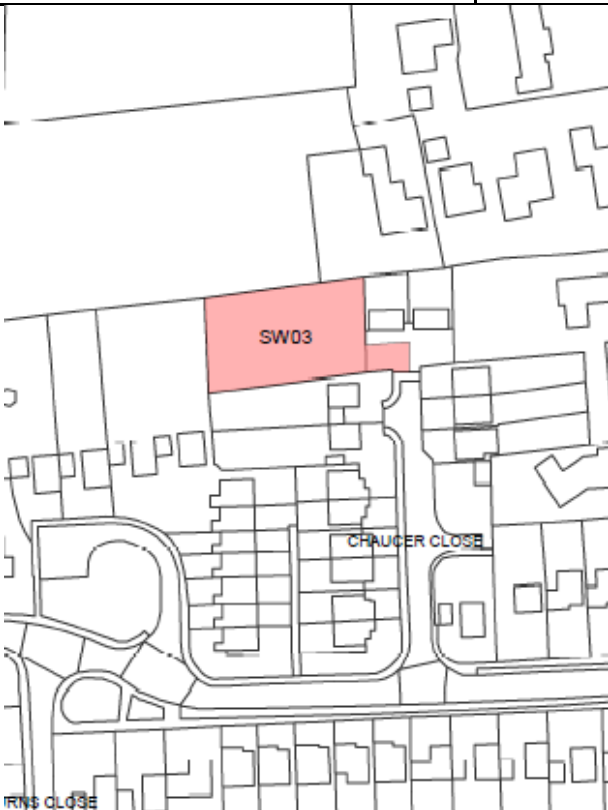


Site Ref	Address	Parish/Settlement	Site Area		
SW01	Hampshire Polo School, South Wonston Farm,	South Wonston	12.211 ha		
Site Description					
The site is north of South Wonston and is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill. It adjoins residential to the south and agricultural land to the west, north and east.					
Planning History					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER


<b>Initial high level assessment</b>		The site is deemed as deliverable/developable					
<b>Availability (legal/ownership issues)</b>		<b>The site is being promoted by the landowner and they have indicated the site is immediately available.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>183</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 183 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>183</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
SW02	Villa Hugel, West Hill Road North, South Wonston	South Wonston	3.295 ha		
Site Description					
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					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	AMBER	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	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.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>64</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 64 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>64</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

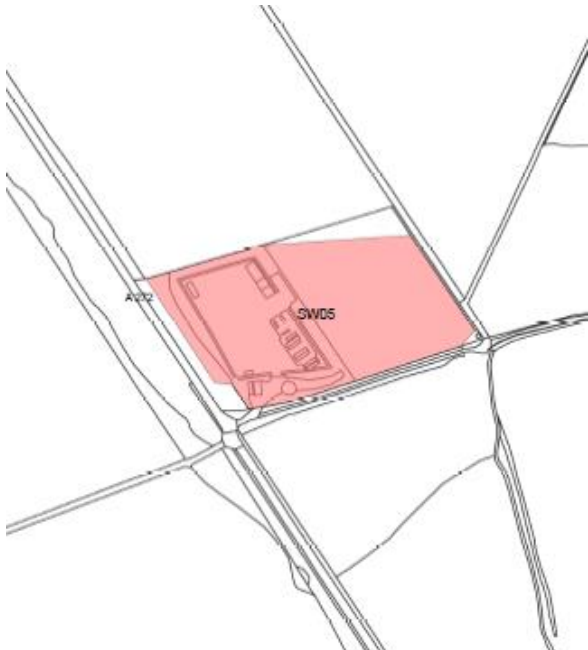
Site Ref	Address	Parish/Settlement	Site Area		
SW03	Land off Chaucer Close, South Wonston	South Wonston	0.104 ha		
Site Description					
The site lies to the north of South Wonston and is accessed via Chaucer Close. It is currently in agricultural use. Surrounding uses comprise residential to the south, east and west, and agricutlure 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.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			




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 agricutlure 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.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			

<b>Availability (legal/ownership issues)</b>			<b>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.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			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.			
<b>Site Capacity</b>			<b>3</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 3 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>3</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address	Parish/Settlement	Site Area		
SW05	Former Stockbridge Oil Field, Andover Road	South Wonston	3.004 ha		
Site Description					
The site is a former oil and gas production site located 4km to the north of Winchester. It is bounded by A272 to the west. The surrounding land is a mix of agriculture, dwellings/ farms, residential at South Wonston (1km east) and military accommodation at Worthy Down.					
Planning History					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	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 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.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>						
<b>Site Capacity</b>				<b>59</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 59 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>59</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
SW06	Proposed Settlement Boundary change at 'Gunn Barrell Estate'	South Wonston	1.35 ha		
Site Description					
The site is in the countryside and comprises 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 promoters proposed use		C3 - Residential			
Suitability					
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	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.		

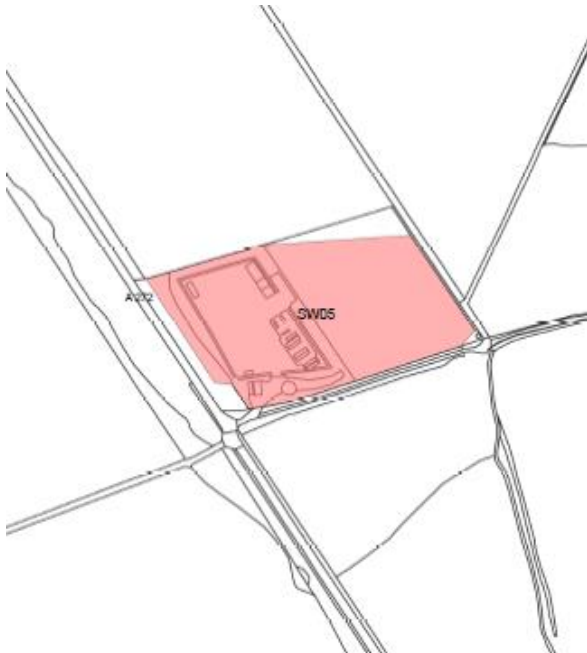
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>32</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 32 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>32</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha		
Site Description					
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					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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 assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)					


<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>							
<b>Site Capacity</b>				<b>41</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 41 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>41</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

<b>Availability (legal/ownership issues)</b>			<b>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.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			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.			
<b>Site Capacity</b>			<b>3</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 3 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>3</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>




Site Ref	Address	Parish/Settlement	Site Area		
SW05	Former Stockbridge Oil Field, Andover Road	South Wonston	3.004 ha		
Site Description					
The site is a former oil and gas production site located 4km to the north of Winchester. It is bounded by A272 to the west. The surrounding land is a mix of agriculture, dwellings/ farms, residential at South Wonston (1km east) and military accommodation at Worthy Down.					
Planning History					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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	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 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.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>						
<b>Site Capacity</b>				<b>59</b>		
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 59 dwellings.		
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>59</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
SW06	Proposed Settlement Boundary change at 'Gunn Barrell Estate'	South Wonston	1.35 ha		
Site Description					
The site is in the countryside and comprises 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 promoters proposed use		C3 - Residential			
Suitability					
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	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.		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>32</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 32 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>32</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address	Parish/Settlement	Site Area		
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha		
Site Description					
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					
No relevant planning history within the last 5 years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
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 assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)					

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>							
<b>Site Capacity</b>				<b>41</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 41 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>41</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	