

Site Ref	Address	Parish/Settlement	Site Area
HU01	South Winchester Golf Club, Romsey Road	Hursley	71.394 ha
Site Description	n		
Battery, located The site is cur course. The site Road (A3090) a properties to	cated adjacent to Oliver's I to the west of the District. Trently occupied by a golf is accessed from Romsey and is bounded by residential the north and east and e south and west.		SACCE AND
Planning Histo	ry		OUNT VIEW
There is no platifive years.	nning history within the last	MILLENS DE BLADA	TREBUSE  TREBUSE  TREBUSE  TREBUSE  TREBUSE  TREASING  T

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# 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	AMBER	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	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				

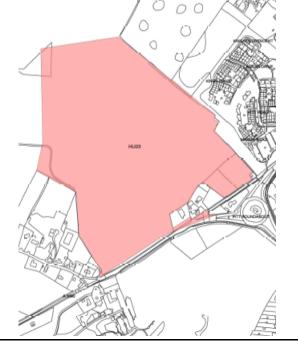
Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is available for development.

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 1071							
Potential Dens development ty	Countrys	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 1071 dwellings.					
Phasing	0 <b>–</b> 5 Years	0	6 – 10 Years		0	10 - 15 Years	1071

Site Ref	Address	Parish/Settlement	Site Area	
HU03	Land at Vale Road, Romsey Road	Hursley	21.2 ha	
Site Description	on	1000/		
accessed via	rently in agricultural use and is Romsey Road (A3090). It is residential use to the west and		nuttinación	

# **Planning History**



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Site promotors proposed use	C3 - Residential
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### Suitability

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
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 of the landowners and have indicated that the site is available for development in 0-5 years.

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				318			
Potential Densitype)	Potential Density and Yield (including development				den	ation within the sity of 30 dph was a yield of 318	
Phasing	0 - 5 Years	318	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU05	Land at Sarum Road, Winchester	Hursley	1.585 ha
Site Description  The site is located adjacent to Winchester, located to the west of the District. The site is currently occupied by agricultural uses. The site is accessed from Sarum Road and is bounded by residential properties to the west and agriculture to the north, south and east.			
Planning Hist	ory nning history within the last five	A D D D D D D D D D D D D D D D D D D D	

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### Site promotors proposed use

#### C3 - Residential

### Suitability

years.

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 Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
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 of the landowners and have indicated that the site is available for development immediately.

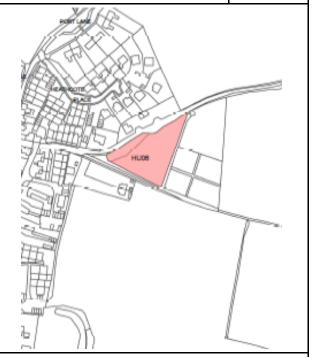
Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity				36			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 36 dwellings.			
Phasing	0 - 5 Years	36	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU06	Former Allotment Gardens, Cemetery Lane, Hursley	Hursley	0.300 ha

The site is located adjacent to Hursley, located to the south west of the District. The site is currently is a vacant overgrown plot which was formerly allotment gardens. The site is accessed from Collins Lane and is bounded by residential properties to the north, west and south with agriculture to the east.

#### **Planning History**

There is no planning history within the last five years.



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#### Site promotors proposed use

#### C3 - Residential

#### Suitability

Environmental Constraints		Historical Cons	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 Constraints		Other Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is being promoted by the land owner and is immediately available for development.

Achievability (eccost factors; de	conomic viability; mai livery factors)	ket	specified ar	y issue	the site have not es regarding the ing the site.	
Site Capacity	9					
Potential Densit development ty	Countryside	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 9 dwellings.				
Phasing	0 <b>–</b> 5 Years	9	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
HU07	Longfield House Field, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QW	Hursley	0.75 ha

The site is in the countryside and is currently in use for agriculture. It has some residential development to the east but otherwise is surrounded by agricultural land.

#### **Planning History**

21/01194/PNHOU - Removal of existing single storey flat roof extension and replacement and replacement with single storey flat roof extension (depth: 6.0m, maximum height 3.5m, eaves height 3.5m) - To be determined



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#### Site promotors proposed use

#### C3 - Residential

Environme Constrai		Historical Cons	straints	Policy Constraints Co	ntinued	
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 Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level The site is deemed as deliverable/developable			,			

Availability (legal/ownership issues)				however they	/ do ers a s av		
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				20			
Potential Densit type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 20 dwellings.						
Phasing	0 – 5 Years	20	6 – 1	0 Years	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HU08	Land Between Port Lane and Collins Lane, Down Farm, Hursley Winchester, Hants, SO21 2JS.	Hursley	0.995 ha

The site is in the countryside and is currently in use for agriculture. It is bounded by residential to the west, allotments to the south and agricultural land to the other boundaries.

#### **Planning History**

There is no planning history within the last five years.



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## Site promotors proposed use

#### C3 - Residential

# Suitability

Environme Constrain		Historical Cons	traints	Policy Constraints Co	ntinued	
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 Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high I		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 of the landowners and have

				indicated that development		e site is available fonediately.	or
Achievability (ed	conomic viability; mark ivery factors)	ket fa	ctors;		issu	the site have not es regarding the ing the site.	
Site Capacity			27				
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 27 dwellings.				
Phasing	0 – 5 Years	27	6 – 10 Years 0 10 – 15 Year				0

Site Ref	Address	Parish/Settlement	Site Area
HU09	Land Adjacent to Pelican Court, Down Farm, Hursley, Winchester, Hampshire, SO21 2JS	Hursley	0.995 ha
Site Descripti	ion		
currently in bounded by re	in the countryside and is use for agriculture. It is esidential development to the ad south and by agricultural st.		
Planning Hist	tory	ниоэ	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential				

Environm Constra		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	AMBER	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 GREE			
Initial high level assessment		The site is deemed as deliverable/developable					

Availability (le	gal/ownership issu	es)		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.  The promoters of the site have not specified			
	(economic viability; actors; delivery fac		et	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				27			
Potential Dens development	sity and Yield (inclu	ding		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.			
Phasing	0 - 5 Years	27	6 –	10 Years	0	10 – 15 Years 0	

Site Ref	Address	Parish/Settlement	Site Area
HU10	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley, Winchester, Hampshire, SO21 2JS.	Hursley	0.995 ha
Site Description	n	7	
	countryside and is currently in		

The site is in the countryside and is currently in use for agriculture. The site is bounded by residential development to the east, west and south and by agricultural land to the north.

# **Planning History**

There is no planning history within the last five years.



The site is not owned by the promoter

however they do have the consent of

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Site	promotors	proposed use	
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Availability (legal/ownership issues)

### C3 - Residential

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

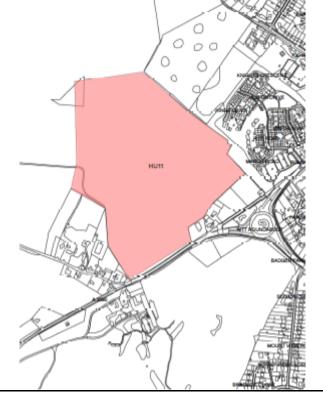
		the landowners and have indicated that the site is available for development immediately.				
Achievability (eccost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	27					
Potential Densit type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 27 dwellings.			gs.		
Phasing	0 – 5 Years	27	6 – 1	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HU11	Land at Vale Farm, Romsey Road, Pitt, Winchester (known as Land at Pitt Vale)	Hursley	23.7 ha
Site Descrip	tion		
currently in use residential de and south w	in the countryside and is se for agriculture. The site has evelopment to the north east est, golf course to the south ral land to the north.		

# **Planning History**

There is no planning history within the last five years.

Site promotors proposed use



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C3 - Residential

Cultubility							
Environm Constra		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic AMBER Park/Garden		Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	nts		
		Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
		Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high assessn		The	site is dee	med as deliverable/developable			

Availability (legal/ownership issues)				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.				
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				356				
Potential Der development	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 356 dwellings.							
Phasing	0 - 5 Years	356	6 –	10 Years	0	10 - 15 Years	0	

HU12 Land south of Oliver's Battery, Winchester 20.1  Site Description  The site is in the countryside and is currently in use for agriculture. It has residential development to the north east and golf course to the south west. Otherwise it is surrounded by land in use for agriculture.  Planning History	Site Ref	Address	Parish/Settlement	Site Area
The site is in the countryside and is currently in use for agriculture. It has residential development to the north east and golf course to the south west. Otherwise it is surrounded by land in use for agriculture.	HU12		Hursley	20.1 ha
currently in use for agriculture. It has residential development to the north east and golf course to the south west. Otherwise it is surrounded by land in use for agriculture.	Site Descript	ion	70	
Planning History	currently in residential de and golf co	use for agriculture. It has velopment to the north east urse to the south west. s surrounded by land in use		
	Planning His	tory	HJ12	lo k

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential						

# Suitability

Environr Constra		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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GREEN			
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape AMBER			
Initial hig assessi		The	The site is deemed as deliverable/developable				
Availability (	legal/owne	ship issues)		The site is not owned by the p			

however they do have the consent of the

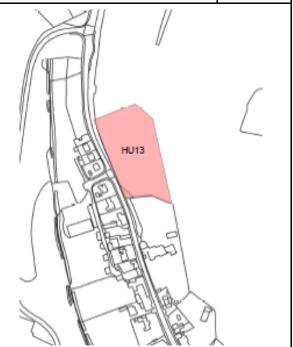
	1	landowners and have indicated that the site is available for development immediately.					
Achievability (	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	302	302					
Potential Dens development	Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 302 dwellings.					
Phasing	0 – 5 Years	0	6 - 10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
HU13	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley, Winchester, SO21 2JS	Hursley	0.995 ha

The site is in the countryside and is currently in use for agriculture. It has residential development to the south and west and agricultural land to the north and east.

#### **Planning History**

There is no planning history within the last five years.



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C3 - Residential

#### Suitability

Site promotors proposed use

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	AMBER	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	AMBER		
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 of the landowners and have

				indicated that the site is available for development immediately.				
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	27							
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 27 dwellings.				
Phasing	0 - 5 Years	0	6 – 1	0 Years	0	10 - 15 Years	0	