




 Scale: 1:6,800  
 Paper Size: A3

# Oliver's Battery

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Site Ref	Address		Parish/Settlement		Site Area
OB01	Land at Texas Drive		Olivers Battery		12.563 ha
<b>Site Description</b>					
<p>The site is located south of Oliver's Battery, located to the west of the District. The site is currently a field (not in agricultural use). The site is accessed from Texas Drive and is bounded by agriculture to the south and east, with residential to the north and west.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>RED</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		<p>ARCHAEOLOGICAL ASSESSMENT. The site is deemed as deliverable/developable</p>			
<b>Availability (legal/ownership issues)</b>			<p>The site is being promoted by the landowners and has stated that the site is available for development.</p>		

<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>188</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 188 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>188</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
OB02	Land south east of Oliver's Battery		Olivers Battery		2.592 ha
<b>Site Description</b>					
<p>The site is located in the countryside to the south of Olivers Battery. The site is currently in use as residential, garden and pony paddock. There is a school to the north, mobile home residential park to the west and agricultural land to the south and east.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	AMBER	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 landowners and they have stated that the site is available for development.</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>51</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 51 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>0</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

