


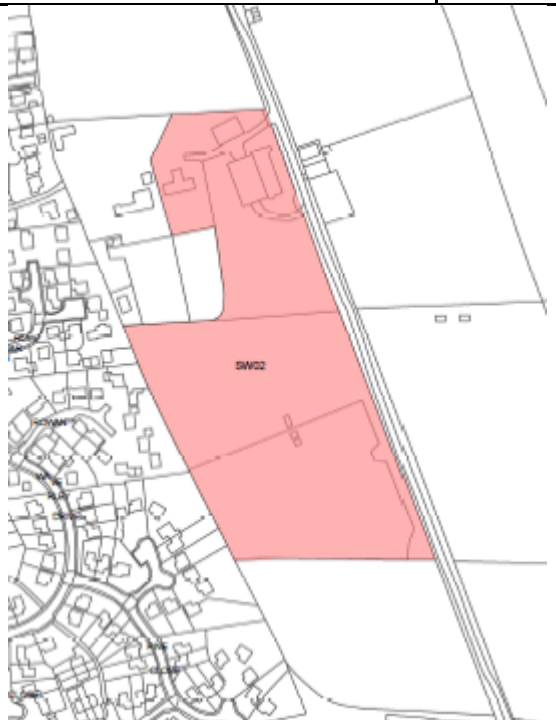
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# South Wonston

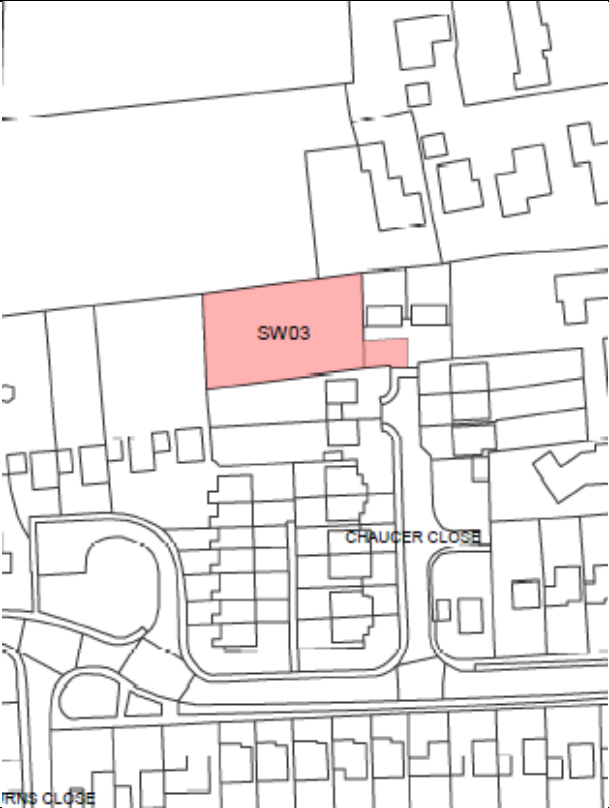
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Site Ref	Address		Parish/Settlement		Site Area
SW01	Hampshire Polo School, South Wonston Farm,		South Wonston		12.211 ha
<b>Site Description</b>					
<p>The site is north of South Wonston and is in equestrian use (Polo School). It fronts onto a track that leads to Christmas Hill. It adjoins residential to the south and agricultural land to the west, north and east.</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	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)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER

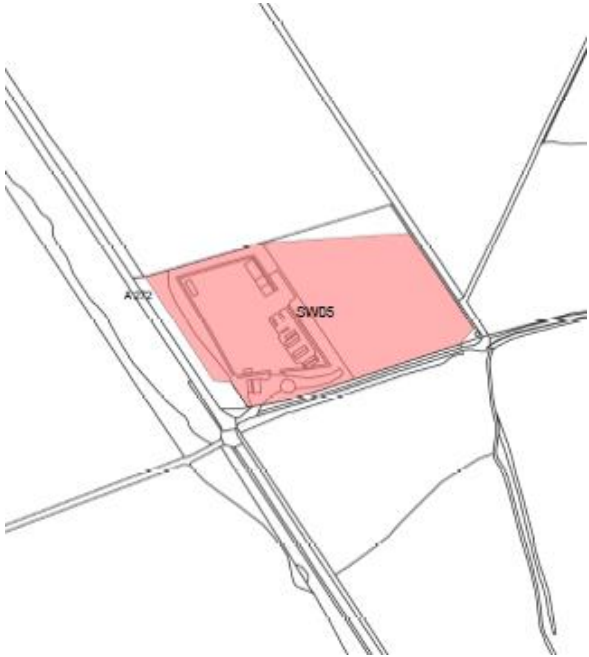
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable					
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted by the landowner and they have indicated the site is immediately available.</b>				
<b>Achievability (economic viability; market factors; 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	
<b>Site Description</b>					
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 adjoins residential development to the west and agriculture to the north and east. The site is in equestrian and agricultural use.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
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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>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<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>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		
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
<p>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.</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
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	<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)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		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
<b>Site Description</b>					
<p>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.</p>					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
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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)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<p><b>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></p>		



<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		
SW07	Land at West Hill Road North, South Wonston, Hampshire	South Wonston	1.8 ha		
<b>Site Description</b>					
<p>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.</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	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)	GREEN	Accessibility	GREEN
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>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>

SW06 'Proposed Settlement Boundary Change at Gunn Barrell Estate, South Wonston,' has been removed from the list of SHELAA sites having previously been included in error.