

Site Ref		Address		Parish/Settlement S				
WIN09		or Nursery and ard, Kilham Lane		Winchester	0.470 ha			
Site Description	on		\leq		SH K			
Lane and is in residential land the north and e	mixed us l uses. The east, and c	rn side of Kilham e for B2, B8 and ere are houses to countryside to the Pitt Manor to the						
Planning Histo	ory				NG.			
five years.	and database u to respond t		organisation tha	OS 100019531. You are permitted to us t provided you with the data. You are not yo form.				
Site promotors	s propose	d use	C3 - Resid	lential				
Suitability								
Environmo Constrai		Historical Con	straints	Policy Constraints Cont	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 Constrain	ts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideration	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN			
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN			
Initial high assessm		The	site is deem	ed as deliverable/developable				

Availability (le	gal/ownership issues	The site is promoted by the landowner who has stated that the land is immediately available for development.					
	economic viability; n elivery factors)	The promoters have not specified any issues regarding the viability of development, although they have indicated there will be costs assocaited with demolition of the existing buildings.			ed		
Site Capacity				13			
Potential Dens development t	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 13 dwellings.						
Phasing 0 – 5 Years 13 6 –				10 Years	0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area		
WIN10	Land sou Cross Ro	th of 91-95 St ad		Winchester	0.264 ha		
Site Descript							
is in use f residential ga residential d	or office, arden. It is evelopmen	of St Cross rd. It car park and surrounded by t to the west, cross Park to the					
Planning His	story				Fi-		
There is no last five years		istory within the		WIN10			
solely to enable	you to respon		he organisati	2021 OS 100019531. You are permitted to on that provided you with the data. You are s in any form.			
Site promoto	ors propos	ed use	C3 - Residential				
Suitability							
Environn Constra		Historical Con	straints	Policy Constraints Cor	ntinued		
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	RED		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig assessr		Th	ne site is de	eemed as deliverable/developable	Э		
		ership issues)	1	The site is promoted by the lan has stated that the land is imme available for development.			

Achievability factors; cost					site have not specified the viability in developin	ng	
Site Capacity	/			11			
Potential Density and Yield (including development type)						on within Winchester a s applied providing a yie	əld
Phasing	0 – 5 Years	11	6 -	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
WIN11	The Masters Lodge St Cross Road	Winchester	0.389 ha
Site Descrip	tion		411
Cross Rd and use. It is bour by Back St at	on the eastern side of St d is currently in residential nded by the south and east nd to the west by St Cross urrounding area is largely		
Planning His	story	ST CRUSSIOAD WIN11	
last five years			
solely to enable		City Council 2021 OS 100019531. You are permitted the organisation that provided you with the data. You ar	

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Site promotors proposed use

C3 - Residential

Suitability

Environr Constra		Historical Con	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 Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	RED	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial hig assess		Tł	ne site is d	eemed as deliverable/developable	9	
Availability	(legal/own	ership issues)		The site is promoted by the land has stated that the land is imme available for development.		

Achievability factors; cost	building	The promoter has indicated that the existing building on site is listed and this might impact upon development of the site.					
Site Capacity	15	15					
Potential Density and Yield (including development type)			na – – – – – – – – – – – – – – – – – – –	of 40 dp		on within Winchester a s applied providing a yie	əld
Phasing	0 – 5 Years	15	6 – 10 Years		0	10 – 15 Years	0

Site Ref	A	ddress		Parish/Settlement	Site Area			
WIN12	Land at C	hilcomb Lane	hilcomb Lane Winchester C					
Winchster a The site is	located to nd is in a accessed	o the south of gricultural use. via Chilcomb he new leisure						
Planning His	story		CH	LOOVIE LANE	SAI			
last five year	S.	story within the	vithin the					
solely to enable copy, sub-licenc	you to respor ce, distribute c	nd to, or interact with, or sell any of this data	the organisation to third parti					
Site promot	ors propos	sed use	C3 - Residential					
Suitability								
Environn Constra		Historical Cor	nstraints	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	AMBER			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constrain	its			
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	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial hig		т	he site is o	deemed as deliverable/developable	Э			
assessi Availability		ership issues)		The site is promoted by the land has stated that the land is imme available for development.	lowner who			

Achievability factors; cos			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				26			
Potential Density and Yield (including development type)			ing			on within the Countryside applied providing a yiel	
Phasing	0 – 5 Years	26	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address		Parish/Settlement	Site Area	
WIN16	Milnthorp Winchest			Winchester	1.498 ha	
Site Description	urrounded	by University of				
Planning Histo	ory		Ś			
17/02944/FUL Application per		dwelling houses.	1 Tomore Contraction of the second se		2 al al al	
solely to enable yo copy, sub-licence,	ou to respond distribute or s	to, or interact with, the sell any of this data to the	organisation nird parties in	-		
Site promotor	s propose	duse	C3 - Residential			
Suitability						
Environm Constrai		Historical Con	straints	Policy Constraints Cor	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 Constrain	nts	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high assessm		The	site is dee	med as deliverable/developable	•	
Availability (le		ship issues)		The site is promoted by the la who has stated that the land is immediately available for deve	S	

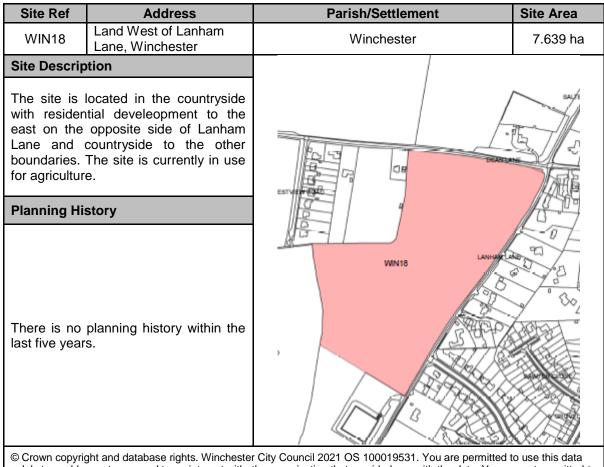
	(economic viability; actors; delivery fact		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			48	48				
Potential Dens development	ding		dph w	tion within Winchester a as applied providing a s.				
Phasing	0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years 0			

Site Ref		Adress		Parish/Sottlomont	Site Area		
WIN17		Address he west of Royal ter Mews		Parish/Settlement Winchester	0.512 ha		
Site Descrip					211		
residential de	evelopment surrounded	tryside and has to the east and by agricultural st.		WIN17	R MEWIS ARTIETREACH		
Planning His	story				LA		
There is no last five year		istory within the					
solely to enable	you to respon		ne organisatio	2021 OS 100019531. You are permitted t on that provided you with the data. You ar in any form.			
Site promot	ors propos	ed use	C3 - Residential				
Suitability							
Environı Constr		Historical Con	straints	Policy Constraints Cor	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 Constrair	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig	h level	Th	e site is deemed as deliverable/developable				

 Initial high level assessment
 The site is deemed as deliverable/developable

 Availability (legal/ownership issues)
 The site is promoted by the landowner who has stated that the land is immediately available for development.

	(economic viabilit factors; delivery fa			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity		14	14				
Potential Der development	ludin		0 dph v	ion within the Countrysic vas applied providing a	de		
Phasing	0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0	



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Site promotors proposed use C3 - Residential

Suitability

Environn Constra		Historical Con	straints	Policy Constraints Con	tinued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden GREEN M		Mineral Safeguarding Area	GREEN				
Ramsar	GREEN	Scheduled Ancient GREEN V Monument		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 Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER				
TPO	GREEN	AQMA	GREEN	Landscape	AMBER				
Initial hig assessi		The site is deemed as deliverable/developable							

Availability	ssues)	The site is promoted by the landowner who has stated that the land is immediately 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 Capacit	ty			126				
	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 126 dwellings.			
Phasing	0 – 5 Years	126	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	A	ddress		Parish/Settlement	Site Area			
WIN19		acent Melbury /inchester		Winchester	1.184 ha			
Site Description The site is located within the settlement boundary of Winchester and is currently a vacant undeveloped site. It is surrounded by residential development to the east, west and south and by the Royal Hampshire County Hospital to the north. Planning History								
Planning History There is no planning history within the last five years.								
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Site promo	tors propo	osed use	C3 - Residential					
Suitability		-						
Environi Constr		Historical Co	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 Con	straints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	RED	AQMA	GREEN	Landscape	AMBER			
Initial hig	•		The site is	deemed as deliverable/developabl	e			
assess Availability		nership issues)	The site is promoted by the landc stated that the land is immediatel development.	wner who has			

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				71			
	Potential Density and Yield (including development type)					n within Inner Winchester applied providing a yield	
Phasing	0 – 5 Years	71	6 –	10 Years	0	10 – 15 Years	0

Site Ref		Address	Parish/Settlement Site Are				
WIN20	Street & 2	ouse, 46 Jewry 2-8 St Georges ′inchester		Winchester	0.056 ha		
Site Description	า				7		
boundary of Wi mixed use and including restaur	nchester a is surround ants, office frontages	in the settlement and is currently in ded by mixed use es, residential, pub onto Jewry Street	//// /				
Planning Histor	у			T WIN2D LL			
© Crown copyright a solely to enable you	nd database to respond to		anisation th	OS 100019531. You are permitted to at provided you with the data. You are permitted to any form			
1.1.							
Site promotors	proposea	use	C3 - Re	sidential			
Suitability							
Environme Constrair		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 Constrai	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high assessme		The si	ite is deemed as deliverable/developable				
Availability (leg	al/owners	hip issues)		The site is not owned by the however they do have the co the landowners and have inc	onsent of		

	the site is immediately 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	Site Capacity				4			
Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 4 dwellings				
Phasing	0 – 5 Years	4	6 – 1	0 Years	0	10 – 15 Years	0	

Site Ref		Address	Parish/Settlement Site A				
WIN21	Citygate Road, Wi	House, City nchester		Winchester	0.093 ha		
Site Description	on		1	AF 1			
boundary of W operating as a roads to the surrounded by	Vinchester an office. I north and / mixed u	n the settlement and is currently t is bounded by d south and is se development ail, offices, gym			HMORE		
Planning Histo	ory		V ROAT				
No relevant pla five years.	inning histo	ory within the last	ALL-LAK				
solely to enable yo	u to respond		organisation hird parties				
Site promotor	s propose	d use	C3 - Res	sidential			
Suitability							
Environm Constrai		Historical Con	straints	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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
ТРО	GREEN	AQMA	AMBER	Landscape	GREEN		
Initial high assessm		The	e site is de	emed as deliverable/developable)		
Availability (le	egal/owner	ship issues)		The site is not owned by the p however they do have the con landowners and have indicate site is immediately available for development.	sent of the d that the		

	(economic viability; actors; delivery fact		any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			6	6			
Potential Dens development		lensit	tion within Inner y of 75 dph was applied 6 dwellings	b			
Phasing	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	۵d	dress	Parish/Settlement Site Area					
WIN22	St Peters			Winchester	0.444 ha			
Site Description The site is located within the settlement boundary of Winchester and is currently operating as a surface car park with access off Gordon Road. The site is surrounded by residential development to the west, east and south and a primary school to the north.				THES CLOSE GORGON FOAD				
			REOM		<u> </u>			
Planning History There is no planning history within the last five years.				win2 win2				
		sell any of this d			are not permitted to			
Site promot	ors propos	ed use	C3 - Resi	dential				
Suitability								
Environ Constr		Histor Constra		Policy Constraints Con	tinued			
SPA	GREEN	Conservati on Area	AMBER	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Gard en	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	N Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
		Delieu Car	otrointe	Other Consideratio				

Environr Constra		Historical Constraints		Policy Constraints Continued				
SPA	GREEN	Conservati on Area	AMBER	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Gard en	GREEN	GREEN Mineral Safeguarding Area				
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	AMBER			
LNR	GREEN	Policy Con	straints	Other Considerations				
NNR	GREEN	Countrysid e (MTRA4)	GREEN	Archaeology	AMBER			
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/developab	le			

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land is immediately 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 Capacit	Site Capacity				30			
	Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 30 dwellings			
Phasing	0 – 5 Years	30	6 –	10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
WIN23	River Pa	rk Leisure Centre		Winchester	1.023 ha			
settlement area define countryside leisure cen	site is loca boundary d in the ac but is occ tre building f previousl	ated just outside the of Winchester in an dopted Local Plan as cupied by the former g so falls within the y developed land for						
five years.	t planning rright and da le you to res		organisation	21 OS 100019531. You are permitted to that provided you with the data. You are any form.				
Site promo		•	Employment					
Suitabilit y			Employ					
Environı Constr		Historical Constr	aints	Policy Constraints Cor	ntinued			
SPA	GREE N	Conservation Area	AMBE R	Protected Open Space	AMBER			
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	AMBER			
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN			
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrain	nts			
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	AMBER			
LNR	GREE N	Policy Constrai	•	Other Consideration	ons			
NNR	GREE	Countryside (MTRA4)	GREE N	Archaeology	GREEN			
Ancient Woodlan d	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN			

GREE N

Landscape

The site is deemed as deliverable/developable

GREEN

GREE

Ν

Initial high level assessment

AQMA

ТРО

Availability (legal/ownership issues)				The site is owned by the promoter and have indicated that the site is immediately 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 Capac	ity			5,000m²			
Potential Density and Yield (including development type)				Given the sites location within Inner Winchester a yield of 5,000sqm could be achieved.			
Phasing 0 – 5 Years 5,000m 6 –			10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area		
WIN25	Land Sou Lane, La	uth of Lanham nham Lane, ter SO22 5NP		Winchester	26 ha		
Site Descript	tion				24 J		
and is surrou course to th	nded by far ne south. the Clare	n the countryside mland with a golf The access is ndon Way. The ural use.	Ţ				
Planning His	Planning History			wics	0		
	field edge.	oup of Sycamore Fell. Permitted			Ó		
solely to enable	you to respon		ne organisatio	2021 OS 100019531. You are permitted to n that provided you with the data. You are in any form.			
Site promoto	ors propos	ed use	C3 - Residential				
Suitability							
Environn Constra		Historical Con	onstraints Policy Constraints Continued				
SPA	GREEN	Conservation	GREEN	Protected Open Space	GREEN		

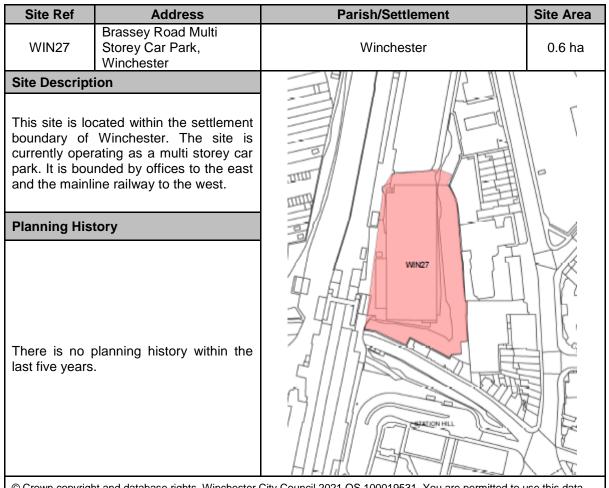
-							
Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient GREEN Monument		Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building GREEN		Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high level The site is assessment			e site is d	deemed as deliverable/developable			
Availability (legal/owne	ership issues)		The site is owned by the promoter and have indicated that the site is immediately 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				390				
Potential Density and Yield (including development type)			g		bh w	on within the Country as applied providing		
Phasing 0 – 5 Years 390 6				10 Years	0	10 – 15 Years	0	

Site Ref		Address		Parish/Settlement	Site Area			
WIN26	Road, Sa	th of Sarum Irum Rd, er SO22 5QE		Winchester	6 ha			
Site Descripti	on							
and is current	ly part of a nded by g uses on S	n the countryside a golf course. The olf course and a arum Road from taken.						
Planning Hist	ory			WIN26	L1			
There is no pla five years.	anning hist	ory within the last						
solely to enable yo	ou to respond		organisation t	1 OS 100019531. You are permitted to u hat provided you with the data. You are n any form.				
Site promotor	rs propose	ed use	C3 - Res	idential				
Suitability								
Environm Constra		Historical Cons	straints Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN Protected Open Space GF					

Site promotor	rs propose	ed use	C3 - Res	idential		
Suitability						
Environm Constra		Historical Cons	straints	Policy Constraints Cont	inued	
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		s	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial high assessn		The	site is deer	med as deliverable/developable		
Availability (le	egal/owne	rship issues)	1	The site is owned by the promo have indicated that the site is immediately available for devel		

Achievability factors; cost	any issues regar	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	99	99				
Potential Density and Yield (including development type)			Given the sites I Countryside a de providing a yield	ensity	y of 30 dph was app	blied
Phasing	6 – 10 Years	0	10 – 15 Years	0		



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Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		Historical Con	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 Const	raints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	WHITE				
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 owned by the promoter and have indicated that the site is immediately 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	,			16				
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 16 dwellings.					
Phasing 0 – 5 Years 0 6 –			10 Years	0	10 – 15 Years	0		

Site Ref	A	Address		Parish/Settlement Site Area					
WIN28	Land at E Winchest	Boscobel Road,		Winchester	0.15 ha				
Site Descri			THE		/ \{}				
The site is green spa developmen railway to th	s currentl ice. It H it to the ine east an the oppos	ed within the of Winchester. ly undeveloped has residential west, main line hd south east, a site side of the							
Planning H	istory		AI 14		\mathbb{T}				
Planning History There is no planning history within the last five years. © Crown copyright and database rights. Winches solely to enable you to respond to, or interact wit copy, sub-licence, distribute or sell any of this database rights.			n, the organis a to third par	ation that provided you with the data. You are ties in any form.	use this data				
Site promo	tors prope	osed use	C3 - Residential						
у									
Environr Constra		Historical Con	straints	Policy Constraints Contin	nued				
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN				
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	GREEN				
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN				
SSSI	GREE N	Historic Battlefields	GREE N GREE	Physical Constraints					
SINC	SINC GREE Listed Building			Flood Zone 2 and 3	GREEN				
LNR	GREE N	Policy Const	traints	Other Considerations					
NNR	NNR GREE Countryside N (MTRA4)			Archaeology	AMBER				
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN				
ТРО	AMBE R	AQMA	GREE N	Landscape	GREEN				

Initial hig assess			The site is deemed as deliverable/developable						
Availability (legal/ownership issues)				The site is owned by the promoter and have indicated that the site is immediately 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 Capac	ity				4				
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 4 dwellings.					
Phasing	0 – 5 ነ	/ears	4	6 – 1	10 Years	0	10 – 15 Years	0	