

Site Ref	Address	Parish/Settlement	Site Area
NA01	Thody's, New Farm Road, New Alresford	New Alresford	3.853 ha

The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by agriculture to the north, south and west with residential to the east.

Planning History

No relevant planning history within the last 5 years.



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	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	AMBER			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	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	AMBER			
TPO	AMBER	AQMA	GREEN	Landscape	AMBER			
Initial high assessme		The site is deemed as deliverable/developable						
	The site is being promoted by the							

Availability (legal/ownership issues) Achievability (economic viability; market factors; cost factors; delivery factors) The site is being promoted by the landowner and has stated that the site is available for development. The promoters of the site have not specified any issues regarding the viability in developing the site.

Site Capacity	75						
Potential Density type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 75 dwellings.						
Phasing	0 - 5 Years	75	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
NA02	Land at Perins School, Pound Hill	New Alresford	0.434 ha
	ated within the settlement of located to the north of the		
school playing from Bridge agriculture to	ite is currently in use as a field. The site is accessed Road and is bounded by the north, with residential to bouth and playing field to the	5305	
Planning Hist	tory	NA02	
dwelling with a parking, follow	Construction of single associated landscaping and ving demolition and removal uildings and structures - June 2020	PLACE TO THE PLACE	

© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

copy, sub-licence, distribute or sell any of this data to	third parties in any form.	
Site promotors proposed use	C3 - Residential	

Suitability

Environm Constra		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
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 AMBER		AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

Achievability factors; cost	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			12	12			
	Potential Density and Yield (including development type)				ion within the Countrys was applied providing a		
Phasing	0 - 5 Years	12	6 - 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
NA04	Land adjacent Princess Cottage, New Farm Road	New Alresford	0.464 ha
Site Descripti	on	XXXX	
located to the is currently in The site is acand is bounded	ated west of New Alresford, north of the District. The site use as a disused railway. cessible from Bridge Road d by residential to the north agriculture to south.	vescaet ser require	
Planning Hist	cory	2/08/0/04/	
No relevant pl	anning history within the last	NAQ	

© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors 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	ar GREEN Ancier Monur		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	WHITE (Opportunity)	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO AMBER		AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

Achievability factors; cost	any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity	13	13						
	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 13 dwellings.			
Phasing	0 - 5 Years	13	6 – 10 Years	0	10 – 15 Years	0		

Site Ref	Site Ref Address Parish/Se		Site Area
NA05	Netherbourne, New Farm Road	New Alresford	1.790 ha

The site is located west of New Alresford, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from New Farm Road and is bounded by disused railway to the north, agriculture to the south and west with residential to the east.

Planning History

No relevant planning history within the last 5 years.



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	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 GREE 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 Constr	aints	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 assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

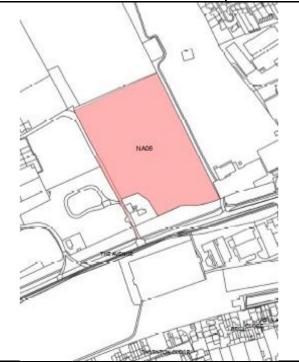
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			40				
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 40 dwellings.			gs.	
Phasing	0 – 5 Years	40	6 – 10 Years		0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
NA06	Land adjacent Arlebury Park	New Alresford	2.614 ha
Site Description	1		3999 B
	ated north of New Alresford, orth of the District. The site is	7 70 6	

The site is located north of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from The Avenue and is bounded by a recreation to the east, a caravan park to the west and agriculture to the north.

Planning History

An outline application (16/01201/OUT) was submitted for up to 60 residential dwellings, a public car park and open space The application was refused on the 10 November 2016.



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

C3 - Residential

Suitability

Environme Constrair		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 Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	G/A	
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.

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			51				
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 51 dwellings.			js.	
Phasing	0 – 5 Years	51	6 – 10 Years		0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
NA07	Land off Drove Lane	New Alresford	6.177 ha
Site Description	İ		5-
The site is located north west of New Alresford, located to the north of the District. The site is currently in use as agriculture. The site is accessed from Winchester Road and is bounded by a residential to the east, and agriculture to the north and west.			
Planning Histor	у	NAGT X	
No relevant plani years.	ning history within the last 5		

© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to

copy, sub-licence, distribute or sell any of this data to third par	rties in any form.
Site promotors proposed use	C3 - Residential

Suitability
Envir

Suitability							
Environmer Constrain		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area GREEN		Protected Open Space	GREEN		
SAC	AMBER	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	AMBER	Historic Battlefields GREEN Physical Constr			nts		
SINC	GREEN	Listed Building GREEN		Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constra	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high I assessme		ARCHAEOLOG		SESSMENT. The site is deer able/developable	ned as		
Availability (legal/ownership issues)				The site is being promoted by the landowner and has stated that the site is available for development.			
Achievability (eccost factors; del		ability; market facto ors)		The promoters of the site have not specified any issues regarding the viability in developing the site.			

Site Capacity				102			
Potential Density type)	y and Yield (including	devel	lopment	Countryside a applied provid dwellings. Ho	a der ding wev	cation within the nsity of 30 dph was a yield of 102 er given the flooding site this was reduc	g
Phasing	0 - 5 Years	51	6 – 10 Years		0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
NA08	Land on the east side of Bridge Road	New Alresford	0.195 ha

The site is located within the settlement of New Alresford, located to the north of the District. The site is currently in use as a scout hut. The site is accessed from Bridge Road and is bounded by school playing field to the north, with residential to the west, south and east.

Planning History

20/01779/FUL - Planning Permission (Temporary - for 5 years) for the erection of a four section timber workshop on a derelict site. See Design Statement. This is the 2nd application concerning this site. The change to the building involves splitting the single discrete building with four rooms into four separate buildings. Application permitted.



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use

C3 - Residential

Suitability

Environm Constrai		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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level The site is deeme		med as deliverable/developable	•		

Availability (legal/ownership issues)

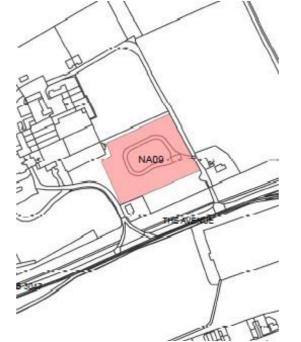
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity	8	8				
Potential Density and Yield (including development type)			Alresford a de	Given the sites location within the New Alresford a density of 40 dph was applied providing a yield of 8 dwellings.		
Phasing	0 - 5 Years	8	6 – 10 Years		10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area	
NA09	The Spinney Caravan Site, Arlebury Park , New Alresford	New Alresford	0.738 ha	
Site Description	n		1	
The site is in the countryside outside the settlement of New Alresford. Arlebury Park House and Barns (residential) are to the north and west, agricultural land to the east and Perins Secondary School to the south on the opposite side of The Avenue. The site is currently in use as a touring caravan and				

Planning History

camping site.

No relevant planning history within the last 5 years.



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

copy, sub-licence, distribute or sell any of this data to third parties in any form.					
Site promotors proposed use	C3 - Residential				

Suitability

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

Availability (legal/ownership issues)

Achievability (e cost factors; de	specified	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			20	20			
Potential Densi development ty	Countrys	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 - 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area	
NA10	1 - 3 The Dean, Alresford	New Alresford	0.254 ha	
Alresford in the currently in use a and B8). Sui	ed within the settlement of New north of the district. The site is as commercial / Industrial (B2, B1 rounding uses comprise of , a Care Home (C2) and Retail	THE DEATH OF THE PROPERTY OF T		
Planning Histor	у	NA10	TEX SEHOUS	

No relevant planning history within the last 5 years.

© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use	C3 - Residential			
copy, sub-licence, distribute or sell any of this data to third parties in any form.				

Suitability

Environmental Constraints		Historical Const	raints	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 Constra	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	GREEN	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.

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				13			
Potential Density and Yield (including development type)				Given the sites location within Ne Alresford district centre a density 50 dph was applied providing a yield of 13 dwellings.			
Phasing	0 - 5 Years	13	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area	
NA11	The Dean	New Alresford	2.1ha	
Current Use	ated to the west of The Dean. It contains a number of properities in different			
Planning His	tory	Recrusion Ground		

Planning permission has been granted for part of the site and is currently under construction.

© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Site promotors proposed use				Mixed use						
Suitability										
Environm Constra		Historical Constraints				Policy Constraints Continued				
SPA	GREEN	Conserv Area	ration	GREE	ΞN	Protec	Protected Open Space		GR	EEN
SAC	GREEN	Historic Park/Ga		GREE	N	Miner	al S	Safeguarding Area	GR	EEN
Ramsar	GREEN	Ancient	Scheduled Ancient Monument		EEN Waste C		aste Consultation Zone		GR	EEN
SSSI	GREEN	N Historic Battlefields			GREEN		Physical Constraints			
SINC	GREEN	Listed B	Listed Building GREE		N	Flood Zone 2 and 3		one 2 and 3	GR	EEN
LNR	GREEN	Pol	icy Constra	aints	Other Considerations					
NNR	GREEN	Country: (MTRA4		GREE	N	Archaeology		logy	GR	EEN
Ancient Woodland	GREEN	Settleme (CP18)	ent Gap	GREE	N	Accessibility		pility	GR	EEN
TPO	GREEN	AQMA		GREE	N	Landscape		GR	EEN	
	gh level sment									
Availability (I	egal/owne	rship iss	ues)							
Achievability factors; cost										
Site Capacity	Site Capacity				130					
Potential Den development		ield (incl	luding							
Phasing 0-5 Years 6-10 Year			ars 10 – 15 Years							

Site Ref	Address	Parish/Settlement	Site Area	
NA12	Sun Lane	New Alresford	30ha	

The site is located to the east of Sun Lane and comprises a single field in agricultural use.

The site is bounded to the west by Sun Lane to the north by the steam railway and public right of way (off site), to the east by agricultural land and solar farm and to the south by Whitehill Lane and the A31 just beyond.

Current use: The site consisted of agricultural land.

Planning History

Planning permission has been granted for residential dwellings and employment uses.

17/01528/OUT - Permitted

The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure inc

21/01731/REM – Permitted

Site promotors proposed use

Availability (legal/ownership issues)

Appearance, Landscaping Layout and Scale of Residential, Park and Stride and Public Open Space elements



© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to

ı	enable you to respond to, of	or interact with, the	organisation that provide	ed you with the data.	You are not permitted to co	opy, sub-
ı	licence, distribute or sell ar	ny of this data to thi	rd parties in any form.			
ı						

Mixed use

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 Cons	traints	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 lev	el assessi	ment					

Achievability (eccost factors; deli							
Site Capacity				320			
Potential Density and Yield (including development type)							
Phasing	0 - 5 Years		6 - 10 Years			10 - 15 Years	