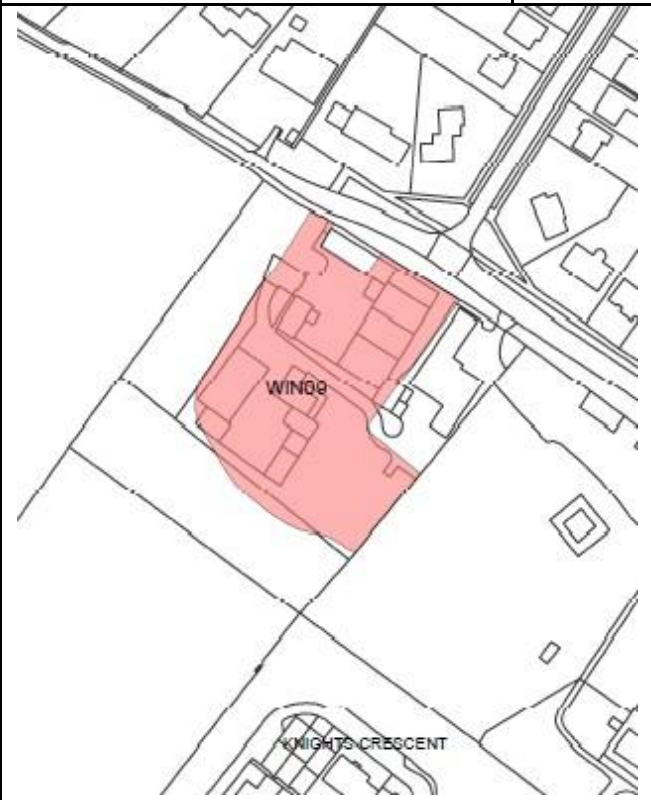



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Winchester SHELAA sites

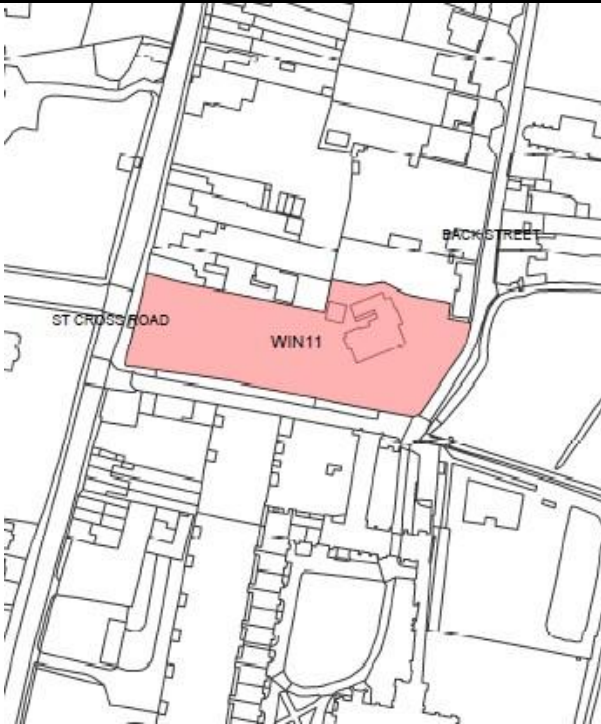
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Site Ref	Address	Parish/Settlement	Site Area		
WIN09	Old Manor Nursery and Old Orchard, Kilham Lane	Winchester	0.470 ha		
Site Description					
The site is on the southern side of Kilham Lane and is in mixed use for B2, B8 and residential land uses. There are houses to the north and east, and countryside to the west and new housing at Pitt Manor to the south.					
Planning History					
No relevant planning history within the last five years.					
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Site promoters 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	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	AMBER	AQMA	GREEN	Landscape	GREEN
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.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters have not specified any issues regarding the viability of development, although they have indicated there will be costs associated with demolition of the existing buildings.		
Site Capacity				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	Address		Parish/Settlement		Site Area
WIN10	Land south of 91-95 St Cross Road		Winchester		0.264 ha
Site Description					
The site is to the south of St Cross rd. It is in use for office, car park and residential garden. It is surrounded by residential development to the west, north and east, and St Cross Park to the south.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		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)	GREEN	Archaeology	RED
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/developable			
Availability (legal/ownership issues)			The site is promoted by the landowner who has stated that the land is immediately available for development.		

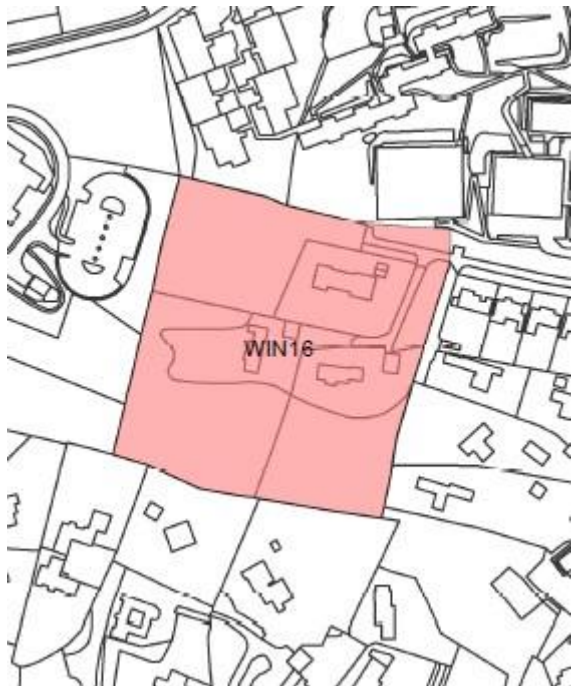
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			11			
Potential Density and Yield (including development type)			Given the sites location within Winchester a density of 40 dph was applied providing a yield of 10 dwellings.			
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 Description					
The site is on the eastern side of St Cross Rd and is currently in residential use. It is bounded by the south and east by Back St and to the west by St Cross Road. The surrounding area is largely residential.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		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)	GREEN	Archaeology	RED
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 promoted by the landowner who has stated that the land is immediately available for development.		

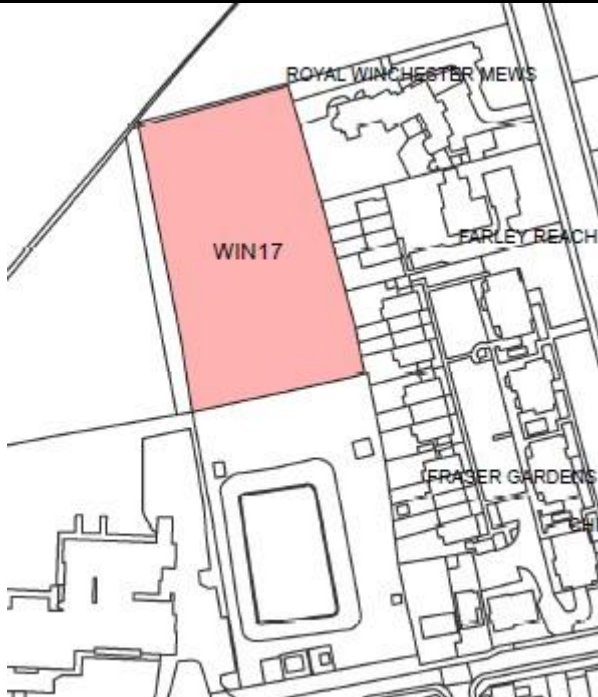
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoter has indicated that the existing building on site is listed and this might impact upon development of the site.			
Site Capacity			15			
Potential Density and Yield (including development type)			Given the sites location within Winchester a density of 40 dph was applied providing a yield of 15 dwellings.			
Phasing	0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement		Site Area	
WIN12	Land at Chilcomb Lane	Winchester		0.965 ha	
Site Description					
The site is located to the south of Winchster and is in agricultural use. The site is accessed via Chilcomb Lane. To the north is the new leisure centre.					
Planning History					
There is no planning history within the last five years.					
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Site promoters 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	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 Constraints		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 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.		

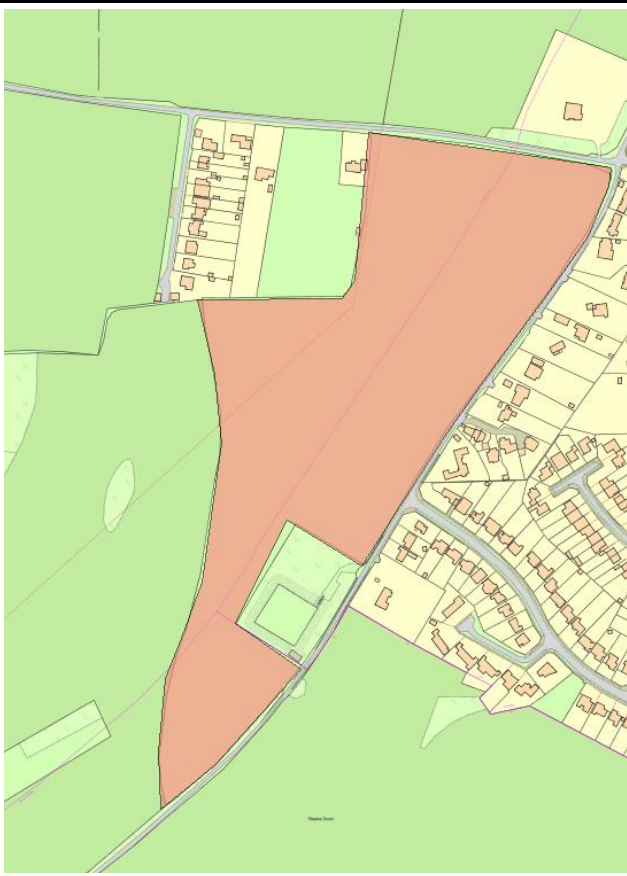
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				26			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.			
Phasing	0 – 5 Years	26	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
WIN16	Milnthorpe Lane, Winchester	Winchester	1.498 ha		
Site Description					
The site is surrounded by University of Winchester and residential land uses.					
Planning History					
17/02944/FUL 3 new dwelling houses. Application permitted.					
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Site promoters 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	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)	GREEN	Archaeology	GREEN
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 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 Capacity			48			
Potential Density and Yield (including development type)			Given the sites location within Winchester a density of 40 dph was applied providing a yield of 48 dwellings.			
Phasing	0 – 5 Years	48	6 – 10 Years	0	10 – 15 Years	0


Site Ref	Address	Parish/Settlement	Site Area		
WIN17	Land to the west of Royal Winchester Mews	Winchester	0.512 ha		
Site Description					
The site is in the countryside and has residential development to the east and south. It is surrounded by agricultural land to the north and west.					
Planning History					
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Site promoters 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	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	GREEN	AQMA	GREEN	Landscape	GREEN
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.		

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			14			
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 14 dwellings.			
Phasing	0 – 5 Years	14	6 – 10 Years	0	10 – 15 Years	0

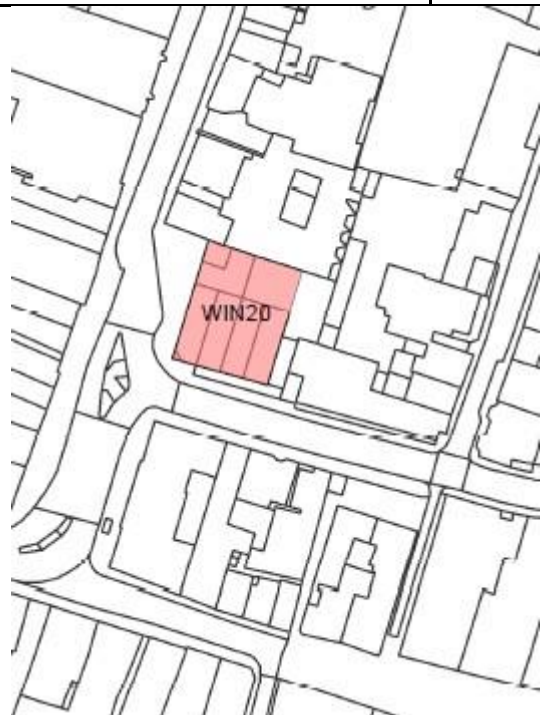
Site Ref	Address	Parish/Settlement	Site Area		
WIN18	Land west of Lanham Lane, Winchester	Winchester	9.5ha		
Site Description					
The site is located in the countryside with residential development to the east on the opposite side of Lanham Lane and countryside to the other boundaries. The site is currently in use for agriculture.					
The site boundary has been extended to the south of the site.					
Planning History					
There is no planning history within the last five years.					
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Site promoters 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	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/AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The site is not owned by the promotor however, they do have the consent of the landowner and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)		The promotor of the site has not specified any issues regarding the viability in developing the site.			

Site Capacity		142				
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 142 dwellings.				
Phasing	0 – 5 Years	142	6 – 10 Years		10 – 15 Years	

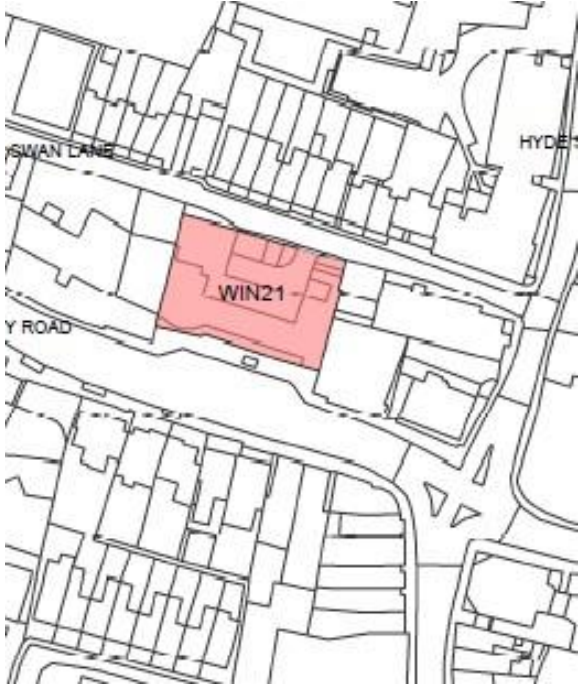
Availability (legal/ownership issues)			The site is promoted by the landowner who has stated that the land is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			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	Address	Parish/Settlement	Site Area		
WIN19	Land adjacent Melbury Lodge, Winchester	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					
There is no planning history within the last five years.					
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Site promoters 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	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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	RED	AQMA	GREEN	Landscape	AMBER
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.		

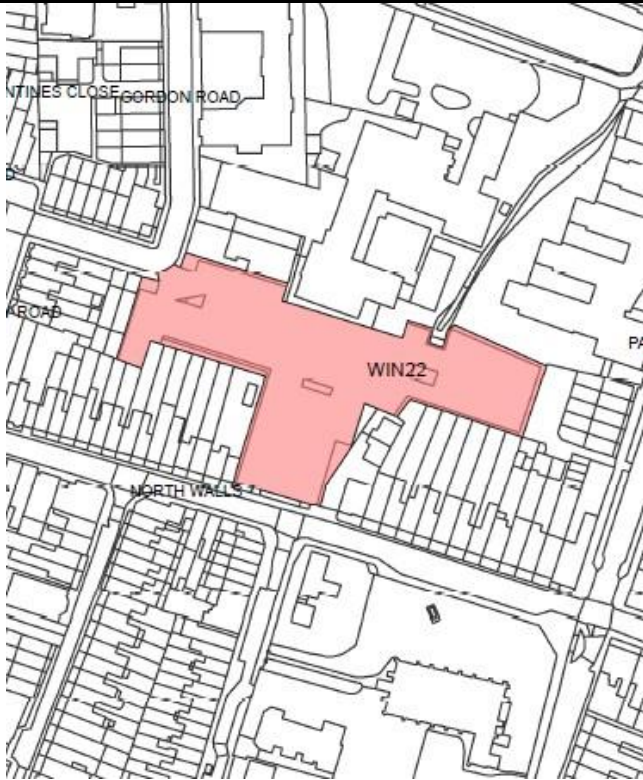
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			71				
Potential Density and Yield (including development type)			Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 71 dwellings				
Phasing	0 – 5 Years	71	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
WIN20	Sunley House, 46 Jewry Street & 2-8 St Georges Street, Winchester	Winchester	0.056 ha		
Site Description					
This site is located within the settlement boundary of Winchester and is currently in mixed use and is surrounded by mixed use including restaurants, offices, residential, pub and bank. It has frontages onto Jewry Street and St Georges Street.					
Planning History					
No relevant planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		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)	GREEN	Archaeology	GREEN
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/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		

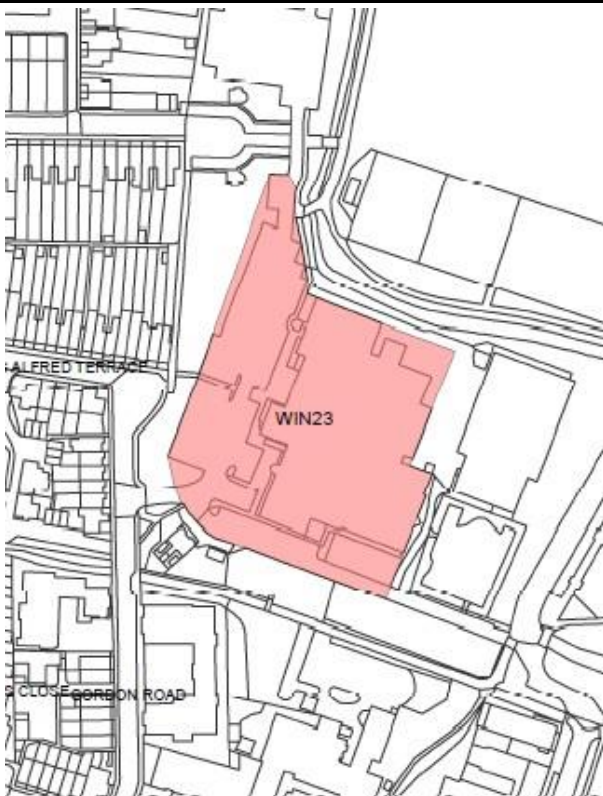
				the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				4		
Potential Density and Yield (including 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 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
WIN21	Citygate House, City Road, Winchester	Winchester	0.093 ha		
Site Description					
The site is located within the settlement boundary of Winchester and is currently operating as an office. It is bounded by roads to the north and south and is surrounded by mixed use development including residential, retail, offices, gym and church.					
Planning History					
No relevant planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	AMBER	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 of 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			6			
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 6 dwellings			
Phasing	0 – 5 Years	6	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
WIN22	St Peters Car Park	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.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		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	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (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/developable			

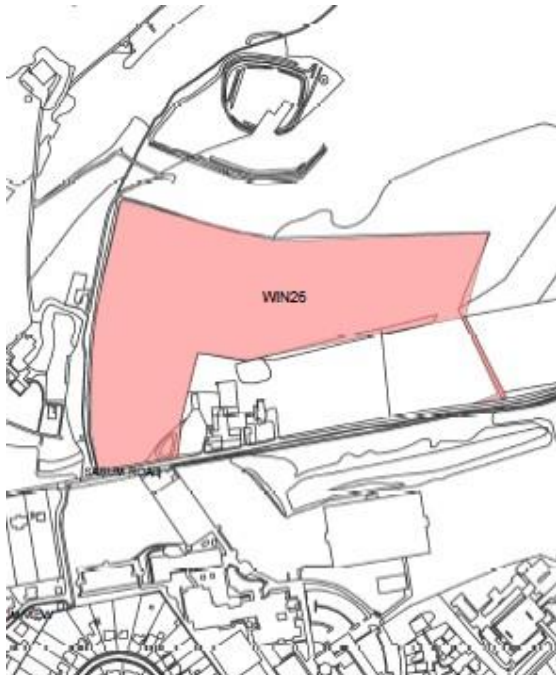
Availability (legal/ownership issues)			The site is promoted by the landowner who has stated that the land is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site 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 Park Leisure Centre	Winchester	1.023 ha		
Site Description					
The RPLC site is located just outside the settlement boundary of Winchester in an area defined in the adopted Local Plan as countryside but is occupied by the former leisure centre building so falls within the definition of previously developed land for planning purposes.					
Planning History					
No relevant planning history within the last five years.					
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Site promoters proposed use		Employment			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	AMBER
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	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
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/developable			

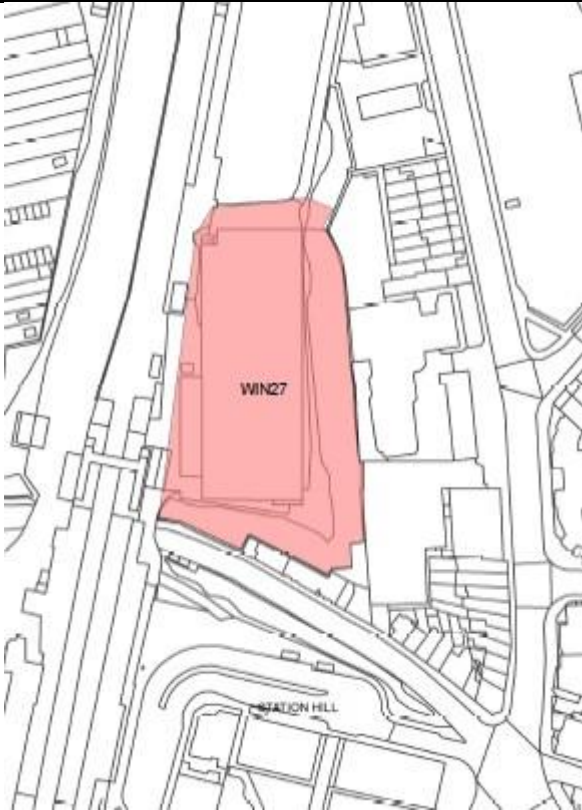
Availability (legal/ownership issues)			The site is owned by the promoter and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			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	5,000m₂	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
WIN25	Land South of Lanham Lane, Lanham Lane, Winchester SO22 5NP	Winchester	26 ha		
Site Description					
The site is located within the countryside and is surrounded by farmland with a golf course to the south. The access is proposed via the Clarendon Way. The site is currently in agricultural use.					
Planning History					
17/01880/TPO - G1. Group of Sycamore trees along field edge. Fell. Permitted 31st July 2017					
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Site promoters 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	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	AMBER
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			390			
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 390 dwellings.			
Phasing	0 – 5 Years	390	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
WIN26	Land North of Sarum Road, Sarum Rd, Winchester SO22 5QE	Winchester	6 ha		
Site Description					
The site is located within the countryside and is currently part of a golf course. The site is surrounded by golf course and a scatter of houses on Sarum Road from which the access is to be taken.					
Planning History					
There is no planning history within the last five years.					
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Site promoters 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	GREEN	Scheduled Ancient Monument	AMBER	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 Constraints		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 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			99			
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 99 dwellings.			
Phasing	0 – 5 Years	99	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
WIN27	Brassey Road Multi Storey Car Park, Winchester	Winchester	0.6 ha		
Site Description					
This site is located within the settlement boundary of Winchester. The site is currently operating as a multi storey car park. It is bounded by offices to the east and the mainline railway to the west.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		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)	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			

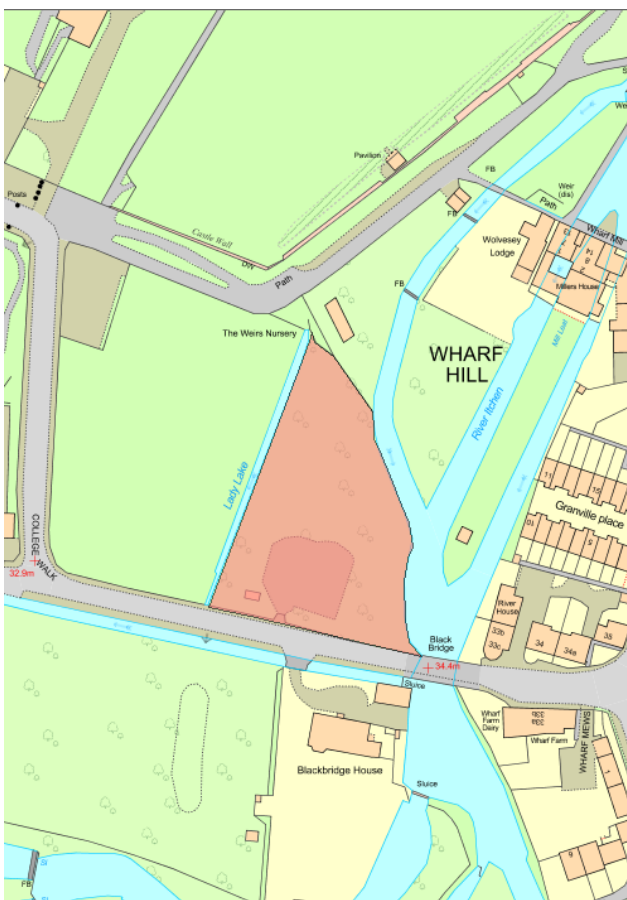
Availability (legal/ownership issues)			The site is owned by the promoter and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding 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	Address	Parish/Settlement	Site Area		
WIN28	Land at Boscobel Road, Winchester	Winchester	0.15 ha		
Site Description					
The site is located within the settlement boundary of Winchester. The site is currently undeveloped green space. It has residential development to the west, main line railway to the east and south east, a school on the opposite side of the Andover Road.					
Planning History					
There is no planning history within the last five years.					
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Site promoters 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	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)	GREEN	Archaeology	AMBER
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	GREEN

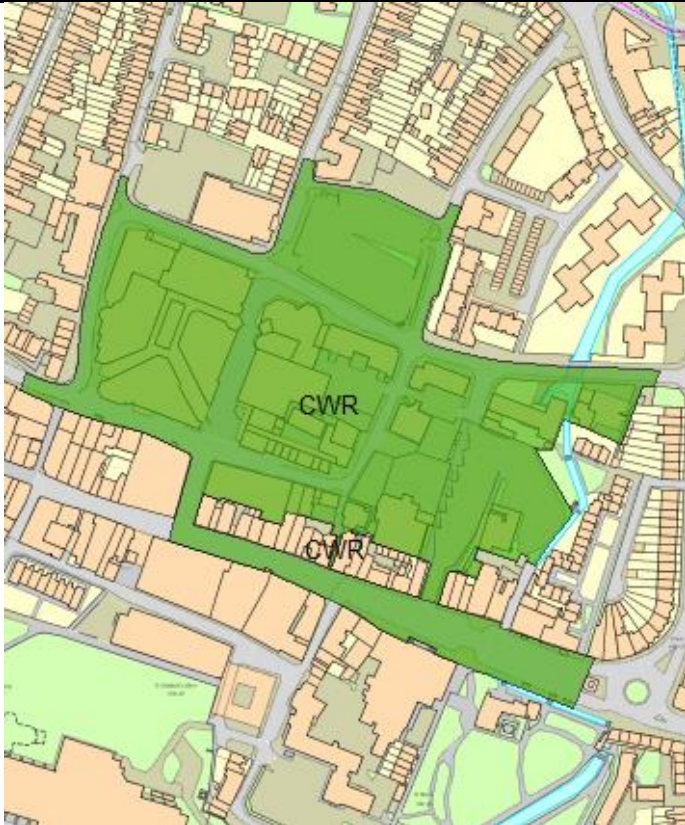
Initial high level assessment		The site is deemed as deliverable/developable					
Availability (legal/ownership issues)		The site is owned by the promoter and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		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 Years	4	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
WIN29	7/8 High Street, Winchester	Winchester	0.09ha		
Site Description					
<p>The site lies within the centre of Winchester. The site is positioned between High Street and market lane.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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Site promoters proposed use		Residential – student accommodation			
Suitability					
Environmental Constraints		Historical Constraints		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	AMBER	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	AMBER/ GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		This site is deemed deliverable and developable			
Availability (legal/ownership issues)		The land 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)		<p>The promotor of the site has not specified any issues regarding the viability in developing the site.</p> <p>The promotor has highlighted that the site lies within the Conservation Area and Flood Zones 2/3.</p>					
Site Capacity		6					
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 6 dwellings					
Phasing	0 – 5 Years	6	6 – 10 Years		10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area		
WIN30	Blackbridge Yard, College Walk, Winchester	Winchester	0.38ha		
Site Description					
The site lies within Winchester within the centre of the district. The site lies within College Walk and Wharf Hill.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 – residential or mixed used residential and education			
Suitability					
Environmental Constraints		Historical Constraints		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	AMBER/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		This site is deemed deliverable and developable			


Availability (legal/ownership issues)		The site is not owned by the promotor however, they do have the consent of the landowners and have indicated that the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)		<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p> <p>The promotor has indicated that the site lies within the Conservation Area and Flood Zone 1.</p>					
Site Capacity		11					
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 11 dwellings.					
Phasing	0 – 5 Years	1 1	6 – 10 Years		10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area		
WIN31	Central Winchester Regeneration (Silverhill)	Winchester Town	4.52ha		
Site Description					
The site is located within Winchester Town Centre. The sites includes a mix of uses including the bus stop and has number of vacant or under used buildings including the closed Friars gate car park.					
Current Use: Bus station, derelict buildings					
Planning History					
Permission had previously been given to redevelop the site.					
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Site promoters proposed use		Mixed Use			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	AMBER/RED	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	AMBER/RED
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	AMBER/RED	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					


Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity		300					
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area		
WIN33	Station Approach	Winchester Town	7.19ha		
Site Description					
The site covers Winchester train station and former Cattlemarket area. The site contains a number of vacant and under-used sites and properties.					
Current Use: Mixture of uses including railway car park, public car park and buildings.					
Planning History					
There is an existing undecided application to develop part of the east of the site.					
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Site promoters proposed use		Employment led Mixed Use			
Suitability					
Environmental Constraints		Historical Constraints		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)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN

TPO	AMBER	AQMA	AMBER	Landscape	GREEN	
Initial high level assessment						
Availability (legal/ownership issues)						
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity					250	
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years	

Site Ref	Address	Parish/Settlement	Site Area		
WIN34	Bar End Road	Winchester Town	1.15ha		
Site Description					
The site is located to the east of Bar End Road and to the north of the leisure centre.					
Current Use: commercial / industrial / employment.					
Planning History					
There are no recent planning applications on the site.					
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Site promoters proposed use		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 Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					

Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity		30					
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area		
WIN35	Winnall	Winchester	43.48ha		
Site Description					
The site is located to the west of the M3. Current Use:The site consists of existing employment uses.					
Planning History					
There are various planning applications on the site for the existing employment uses.					
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Site promoters proposed use		Employment			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	
TPO	GREEN	AQMA	AMBER	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					

Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity							
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years		