

Site Ref	Address	Parish/Settlement	Site Area
WIN09	Old Manor Nursery and Old Orchard, Kilham Lane	Winchester	0.470 ha
Site Description	on	× / \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
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 Histo	ory		
No relevant planning history within the last five years.		WINGS	

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Site promotors proposed use	C3 - Residential				

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic GREEN Mineral Safeguarding Area		Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	t GREEN Waste Consultation Zone		GREEN		
SSSI	GREEN	Historic GREEN Physical Constraint			ts		
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	AMBER	AQMA GREEN		Landscape GREE			
Initial high level assessment		The	site is deem	ned as deliverable/developable			

Availability (le	The site is promoted by the landowner who has stated that the land is immediately available for development.						
Achievability (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.						
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 Descrip	tion		
is in use residential garesidential c	the south of St Cross rd. It for office, car park and arden. It is surrounded by development to the west, st, and St Cross Park to the		
Planning History			F
There is no p last five year	planning history within the s.	WINNO	

Site promotors proposed use	C3 - Residential

Suitability

Environm Constra		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 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	GREEN	
Initial high level			ne site is de	eemed 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			11				
	Potential Density and Yield (including development type)					on within Winchester a s applied providing a yie	∍ld
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		STCRUSSROAD	
There is no p last five years	lanning history within the s.		

Site promotors	proposed	luse	C3 -
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C3 - Residential

Suitability

Environm Constra		Historical Constraints		Policy Constraints Con	tinued	
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 high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

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)					on within Winchester a s applied providing a yie	eld
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 Descrip	tion		8
Winchster a The site is	located to the south of nd is in agricultural use. accessed via Chilcombe north is the new leisure		
Planning His	story	CHILOSAIS	7/1/1
There is no plast five year	planning history within the s.	WIN12	

Site promotors proposed use	C3 - Residential
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Suitability

Environn Constra		Historical Cor	nstraints	ts Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GR			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area GRI			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone AMB			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GRE			
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 high		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 26							
Potential Density and Yield (including development type)					on within the Countryside applied providing a yiel		
Phasing	0 - 5 Years	26	6 –	6 – 10 Years 0 10		10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
WIN16	Milnthorpe Lane, Winchester	Winchester	1.498 ha
Site Descripti	ion	THE STATE OF	
	rounded by University of nd residential land uses.		
Planning Hist	tory		
17/02944/FUL Application pe	. 3 new dwelling houses. rmitted.	WINTE TO STATE OF THE PARTY OF	# 1 E

Site promotors proposed use

C3 - Residential

Suitability

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 Monument	GREEN	Waste Consultation Zone GREE		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GREE		
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 GREE				
Initial high level assessment		The site is deemed as deliverable/developable				

Availability (legal/ownership issues)

	(economic viability; factors; delivery fact	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 Descript	tion		
residential de south. It is	n the countryside and has evelopment to the east and surrounded by agricultural orth and west.	WIN17	PMEWS ARLLY DEACH
Planning His	story		
There is no p last five years	lanning history within the s.		SER CHROENS

Site promotors proposed use C3 - Resident

Suitability

Environn Constr		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 Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GREE		
LNR	GREEN	Policy Cons	traints	Other Consideration	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA GREEN Landscape GRI				
Initial high level The site is deemed as deliverable/developable				9		

Availability (legal/ownership issues)

Achievability factors; cost	arket onvicence	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			14	14			
Potential Density and Yield (including development type)				30 dph v	w	on within the Countrysic as applied providing a	ək
Phasing	0 - 5 Years	14	6 – 10 Years 0 10 – 15 Years		10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
WIN18	Land west of Lanham Lane, Winchester	Winchester	9.5ha
Site Description	on		A
residential devo	ocated in the countryside with velopment to the east on the f Lanham Lane and countryside to daries. The site is currently in use		
The site boun south of the site	dary has been extended to the e.		
Planning Histo	ory		1000 mg
There is no pl years.	anning history within the last five		

Site promotors proposed use			C3 – residential				
Suitability							
Environm Constra			Historical Constraints		Policy Constraints Co	ontinued	
SPA	GREEN	Cor	nservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	His	toric 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		intryside RA4)	AMBER	Archaeology	GREEN/ AMBER	
Ancient Woodland	GREEN		tlement Gap 218)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQ	MA	GREEN	Landscape	AMBER	
Initial high level							
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 densit 30 dph was applied providing a yield of 142 dwellings.						,	of
Phasing	0 – 5 Yea	rs	142	6 - 10 Years		10 - 15 Years	

Availability	(legal/ownership	issues)			at the la	by the landowner w nd is immediately ment.	/ho		
	ty (economic viab st factors; delivery				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	ity			126					
Potential D developme	ensity and Yield (i nt type)	ncludin	g	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 Descri	ption	The property of the state of th	
settlement and is undevelope residential of west and s	is located within the boundary of Winchester currently a vacant d site. It is surrounded by development to the east, south and by the Royal County Hospital to the		
Planning H	istory		18/20)
There is no last five yea	planning history within the irs.	WIN18	

Site promotors proposed use	C3 - Residential

Suitability

Environi Constr		Historical Co	onstraints	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 Con	straints	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 The site is o			The site is o	deemed as deliverable/developable	e	

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 Capac	ity			71			
Potential Density and Yield (including development type)						within Inner Winchest pplied providing a yiel	
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	١		1
boundary of Wi mixed use and including restaur	cated within the settlement nchester and is currently in is surrounded by mixed use rants, offices, residential, pub is frontages onto Jewry Street Street.		
Planning History		WIN20 H 2	
		The state of the s	1/4

No relevant planning history within the last five years.

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Site promotors proposed use	C3 - Residential

Suitability

•						
	Environmental Constraints		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 Considerati	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high		The s	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 ii developme		ately available for	
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 Dens development t	sity and Yield (includi ype)	ing		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

Cito Dof	A diducac	Davish (Cattlement	Cita Area
Site Ref	Address	Parish/Settlement	Site Area
WIN21	Citygate House, City Road, Winchester	Winchester	0.093 ha
Site Description	on	To End	7
boundary of V operating as a roads to the surrounded by	cated within the settlement Vinchester and is currently an office. It is bounded by north and south and is mixed use development dential, retail, offices, gym		HYDE
Planning Histo	ory	WIN21-J	
No relevant pla five years.	anning history within the last		

Site promotors proposed use

C3 - Residential

Suitability

Environm Constra		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 Const	traints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQMA	AMBER	Landscape	GREEN	
Initial high assessn		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.

	(economic viability factors; delivery fa		t	•	egarding	site have not specifithe viability in	ied
Site Capacity				6			
Potential Der development	sity and Yield (incl type)	uding		Given the sites location within Inner Winchester a density of 75 dph was applied providing a yield of 6 dwellings			ed
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
settlement be and is curred surface car Gordon Road by residentia	s located within the coundary of Winchester rently operating as a park with access off d. The site is surrounded al development to the nd south and a primary	TINES CLOSEGORDON ROAD	
Planning His			£ .
There is no p last five year	lanning history within the s.	WIN22	

Site promotors proposed use

C3 - Residential

Suitability

Environn Constr		Historical Constraints		Policy Constraints Continued		
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	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Cor	straints	Other Consideratio	ns	
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/developable			le			

Availability (legal/ownership issues)				The site is promoted by the landowner who has stated that the land is immediately available for development.				
	chievability (economic viability; market ctors; cost factors; delivery factors) The promoters of the site have not specified a issues regarding the viability in developing the							
Site Capacit	у			30				
Potential De developmen	nsity and Yield (t type)	inclu	ıding	Given the sites location within Inner Winchester density of 75 dph was applied providing a yield 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 Descr	iption		
settlement area define countryside leisure cen	site is located just outside the boundary of Winchester in an ed in the adopted Local Plan as the but is occupied by the former tre building so falls within the f previously developed land for surposes.	THE DIENTS	
Planning H	History	WIN23	
No relevan five years.	t planning history within the last	CLOSE GOORS ON ROAD	

Site promo	omotors proposed use Employr			ment				
Suitabilit y								
Environr Constr		Historical Constraints		al Constraints Policy Constraints Continued		Policy Constraints Continued		
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 Constraints				
SINC	GREE N	Listed Building	GREE N	Flood Zone 2 and 3	AMBER			
LNR	GREE N	Policy Constra	ints	Other Consideration	iderations			
NNR	GREE N	Countryside (MTRA4)	GREE N	Archaeology	GREEN			
Ancient Woodlan d	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	GREEN			
TPO	GREE N	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	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	5,000m	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 Descrip	otion	Man Company 1	
The site is lo	ocated within the countryside		

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 agriultural use.

Planning History

17/01880/TPO - G1. Group of Sycamore trees along field edge. Fell. Permitted 31st July 2017



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Site promotors proposed use	C3 - Residential
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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	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	s	
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

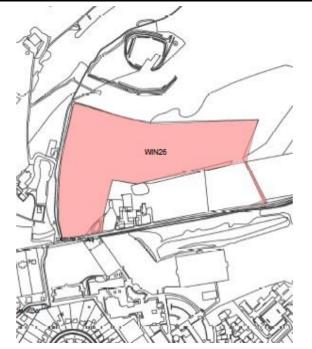
Site Ref	Address	Parish/Settlement	Site Area
WIN26	Land North of Sarum Road, Sarum Rd, Winchester SO22 5QE	Winchester	6 ha

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 promotors p	proposed use	
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C3 - Residential

Suitability

Environm Constra		Historical Cons	I Constraints Policy Constraints Con				
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 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		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.

	(economic viability; factors; delivery fact	any issues rega	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			99	99				
Potential Den development	Countryside a d	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 Descrip	tion		3
boundary of currently ope park. It is boo	ocated within the settlement Winchester. The site is trating as a multi storey car unded by offices to the east line railway to the west.		
Planning His	story	3/ / 9/ / 1-50	
		WIN27 WIN27	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential						

Suitability

Environm Constra		Historical Con	straints	Policy Constraints Conti	icy 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	WHITE		
Ancient Woodland	Ancient GREEN Settlement		GREEN	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial hig assessr		The site is deemed as deliverable/developable					

Availability (I) indic	The site is owned by the promoter and have indicated that the site is immediately available for development.								
Achievability factors; cost	any is	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacity	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	Phasing 0 – 5 Years 0 6 – 6			s	0	10 - 15 Years	0			

Site Ref	Address	Parish/Settlement	Site Area
WIN28	Land at Boscobel Road, Winchester	Winches ter	0.15 ha
Site Descri	ption		L/\{\}
boundary currently u has resider main line ra	located within the settlement of Winchester. The site is ndeveloped green space. It itial development to the west, ailway to the east and south pol on the opposite side of the bad.		
Planning H	listory		T
There is no five years.	planning history within the last		ATREL MER HOAD

Site promotors proposed use	C3 - Residential

Suitabilit

У

У	y									
Environr Constr		Historical Con	straints	Policy Constraints	Continued					
SPA	GREEN	GREEN Conservation GREEN Protected Open Sp		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	AMBER					
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN					
ТРО	AMBER	AQMA	GREEN	Landscape	GREEN					

Initial hig assess				The site is	s 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 \	ears/	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 Descripti	on	TE TO KINDS WARE TO	
	vithin the centre of Winchester. The oned between High Street and	140 160 161 161 160 161 161 160 161 161 16	Club Warehou
Planning Hist	ory	21 ay 21 +	
There is no p years.	lanning history within the last five	The Wessex Hotel St Grimbald's Abbey (site of) PATERNOSTER ROW 35.7m District Coun	Tourist Information Kings Court Guil

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Site promotors proposed use Residenti				al – student accommodation			
Suitability							
Environmental Constraints		Historical Constraints			Policy Constraints Continued		
SPA	GREEN	Cons	servation Area	AMBER	Protected Open Space	GREEN	
SAC	GREEN	Histo	oric Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN		eduled Ancient ument	GREEN	Waste Consultation Zone	GREEN	
SSSI	AMBER	Historic Battlefields GREEN Physical Constrain			ints		
SINC	GREEN	Liste	ed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN		Policy Constra	ints	Other Considerations		
NNR	GREEN		ntryside RA4)	GREEN	Archaeology	AMBER/ GREEN	
Ancient Woodland	GREEN	Settl (CP1	ement Gap 18)	GREEN	Accessibility	GREEN	
TPO	GREEN	AQN	Λ Α	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					d that the		

Achievability (viability; marke cost factors; d factors)	et factors;	The promotor of the site has not specified any issues regarding the viability in developing the site. The promotor has highlighted that the site lies within the Conservation Area and Flood Zones 2/3.				n n	
Site Capacity		6					
Potential Density and Yield (including development type)				es location within Inn applied providing a yi			of
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	on		1011
	ithin Winchester within the centre The site lies within College Walk	Page 191	Vicional State Control of the Contro
Planning Histo	ory		Nillers House
There is no playears.	anning history within the last five	Ooute of the Wers Nursery Ooute of the Wers Nur	VHARF HILL Garantie place Total

Site promotors proposed use

C3 – residential or mixed used residential and education

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	Historic Battlefields GREEN Physical Constrain		aints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER/G REEN	
LNR	GREEN	Policy Constra	ints	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 (legissues)	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 (viability; marke cost factors; d factors)	The promotors of the site have not specified any issues regarding the viability in developing the site. The promotor has indicated that the site lies within the Conservation Area and Flood Zone 1.						
Site Capacity		11	11				
TINCILIAINA ABVAIANMANT			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	6 – 10 Years		10 – 15 Years		

Site Ref	Address	Parish/Settlement	Site Area
WIN31	Central Winchester Regeneration (Silverhill)	Winchester Town	4.52ha
Site Description	on		
Town Centre. uses including number of vacaincluding the cl	ocated within Winchester The sites includes a mix of the bus stop and has ant or under used buildings osed Friars gate car park. Bus station, derelict		
Planning Histo	ory		
Permission had redevelop the s	d previously been given to site.	CWR THE TOTAL TH	

Site promotors proposed use	Mixed Use
Sile biolilotois bioboseu use	I MILYER OSE

Suitability

Environmental Constraints		Historical (Constraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	AMBER/RED	AMBER/RED Protected Open Space		
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 Co	onstraints	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 hig	-					

assessment

Availability (legal/ownership issues)

Achievability cost factors;	ctors;						
Site Capacity				300			
Potential Den type)	lopment						
Phasing	0 - 5 Years		6 – 10 Years			10 - 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
WIN33	Station Approach	Winchester Town	7.19ha
station and f The site con and under-us Current U including	covers Winchester train former Cattlemarket area. Itains a number of vacant sed sites and properities. se: Mixture of uses railway car park, park and buildings.	ge School School	
	an existing undecided o develop part of the east	Count Office Care	Ewy Piv

Site promotors proposed use			Employment led Mixed Use					
Suitability								
Environmental His 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 C	onstraints	Other Consideration	ons			
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 (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 Ye	ars	10 – 1	5 Years		

Site Ref	Address	Parish/Settlement	Site Area
WIN34	Bar End Road	Winchester Town	1.15ha
Site Description			
	d to the east of Bar End ne north of the leisure		
Current Use: cor employment.	mmercial / industrial /		
Planning History	1		
There are no recent planning applications on the site.		Bar End	Cores

Site promotors proposed use			Mixed Use						
Suitability									
Environme Constrair		Historical C	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	ncient GREEN Waste Consultation Zone		GREEN				
SSSI GREEN		Historic GREEN Battlefields		Physical Constraints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Co	nstraints	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 leve	l assessm	ent							
Availability (lega	al/ownersh	ip issues)							

Achievability (ed	conomic viability; mivery factors)					
Site Capacity			30			
Potential Density development type						
Phasing	0 - 5 Years		6 – 10 Y	ears	10 – 15 Years	_

Site Ref	Address	Parish/Settlement	Site Area
WIN35	Winnall	Winchester	43.48ha
	to the west of the M3. site consists of existing		The state of the s

There are various planning applications on the site for the existing employment uses.

Site promotors proposed use				Employment					
Suitability									
Environmental Co	Historical Constraints			S	Policy Constraints Continued				
SPA	GREEN	Conse Area	Conservation Area		:N	Protected Open Space	AMBER		
SAC	GREEN	Histor Park/	ric Garden	GREE	:N	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument		GREE	ΞN	Waste Consultation Zone	GREEN		
SSSI	LAMBER		Historic Battlefields GREEN		:N	Physical Constraints			
SINC	GREEN	Listed	Listed Building GREE		N	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constraints				Other Considerations			
NNR	GREEN		Countryside (MTRA4)		R	Archaeology	GREEN		
Ancient Woodland	GREEN		Settlement Gap (CP18)		:N	Accessibility			
TPO	GREEN	AQMA	AQMA AMBE		R	Landscape	GREEN		
Initial high level	Initial high level assessment								
Availability (legal/e	Availability (legal/ownership issues)								

Achievability (ecolost factors; delive		arket			
Site Capacity					
Potential Density a development type	g				
Phasing	0 - 5 Years		6 -	- 10 Years	10 - 15 Years