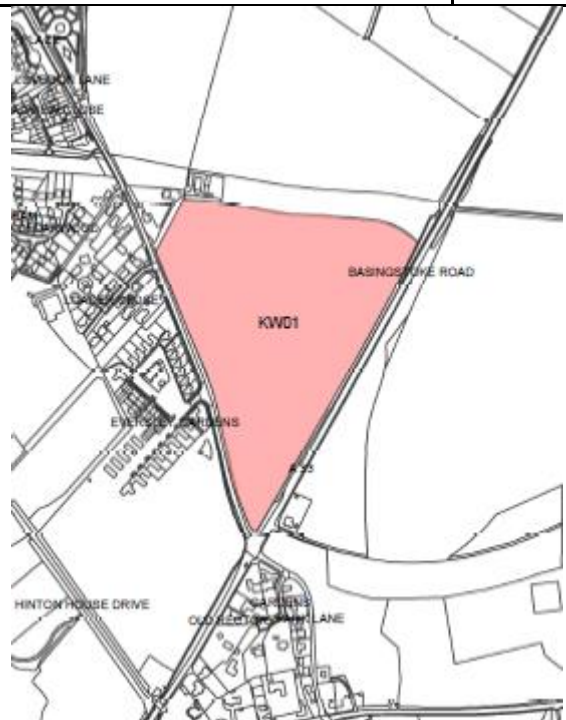




Site Ref	Address	Parish/Settlement	Site Area		
KW01	Land to the east of Loveden Lane, Lovedown Farm, Lovedon Lane	Kings Worthy	7.6 ha		
Site Description					
<p>The site is located to the east of Kings Worthy and is in agricultural use. Access is via Lovedon Lane or Basingstoke Rd. The site is adjacent to the Lovedon Lane housing allocation and is bounded by agriculture to the north, south and east.</p>					
Planning History					
<p>There is no planning history within the last five years.</p>					
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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	AMBER	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)			<p>The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is</p>		

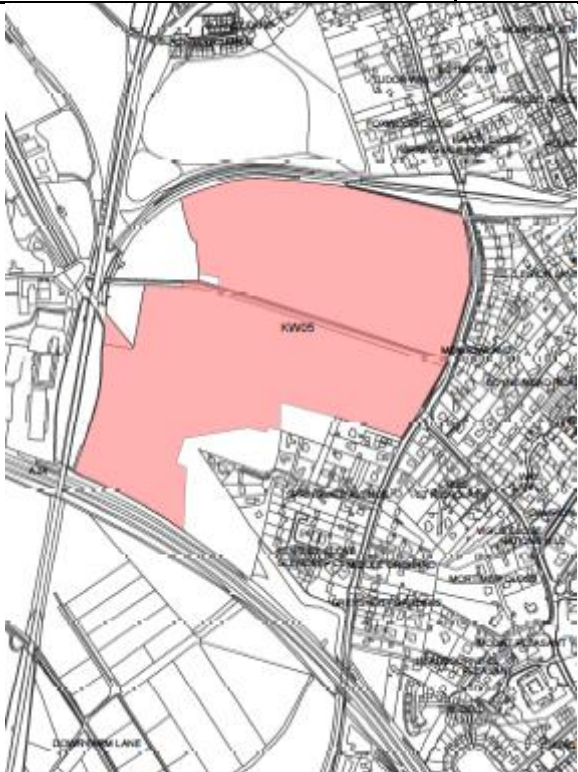
				available for development immediately.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				125			
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 125 dwellings.			
Phasing	0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
KW02	Land adj Cart and Horses PH	Kings Worthy	4.737 ha		
Site Description					
<p>The site is located south east of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from London Road and is adjacent to the Cart and Horses Public House and is bounded by residential to the west, north and south.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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)	AMBER	Accessibility	GREEN
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			<p>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.</p>		

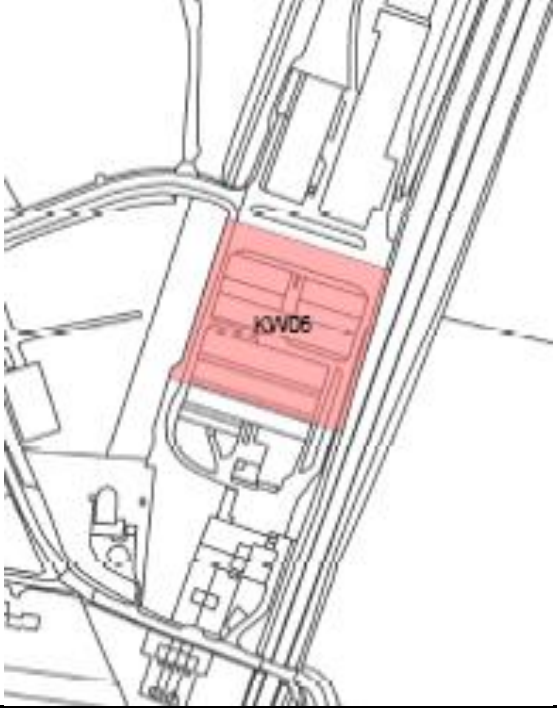
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity		85					
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 85 dwellings.					
Phasing	0 – 5 Years	85	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement	Site Area	
KW04	Kings Worthy House & Kingsworthy Court, Court Road		Kings Worthy	1.288 ha	
Site Description					
<p>The site is within the settlement of Kings Worthy, located to the north of the District. The site is currently in use as an office (B1). The site is accessed from London Road and is surrounded by residential properties.</p>					
Planning History					
<p>Application (19/00489/PNCOU) for the change of use from B1(a) office to C3 residential, for 16 residential dwellings was approved on 29 April 2019.</p>					
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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 by the landowners and have indicated that		

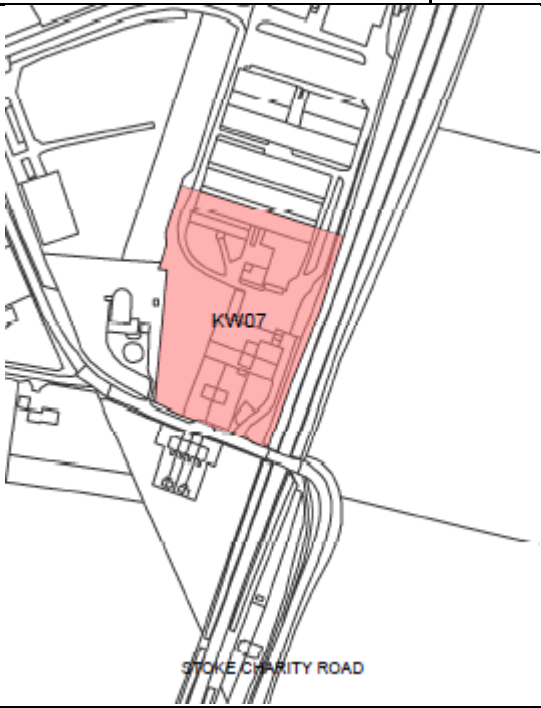
	the site is immediately available for development.					
Achievability (economic viability; market factors; cost factors; delivery factors)	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	31					
Potential Density and Yield (including development type)	Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings					
Phasing	0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
KW05	Land at Springvale Road	Kings Worthy	21.489 ha		
Site Description					
<p>The site is west of Kings Worthy, located to the north of the District. The site is currently in use as agricultural land. The site is accessed from Springvale Road and is adjacent to residential to the east, agriculture to the north and south and a railway line to the west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>		<p>© 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.</p>			
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	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		<p>Site is adjacent to a Scheduled Monument on northern boundary (Iron Age field system, banjo enclosure and Romano-British villa, 500m east of Woodham Farm).</p>			
Availability (legal/ownership issues)			<p>The site is not owned by the promoter however they do have the consent by the</p>		


	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	322					
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 322 dwellings.					
Phasing	0 – 5 Years	322	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
KW06	Land north of North Winchester Farm		Kings Worthy	0.963 ha	
Site Description					
The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.					
Planning History					
No relevant planning history within the last 5 years.					
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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	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	WHITE
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 being promoted by the landowner and has stated that the site is 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.		

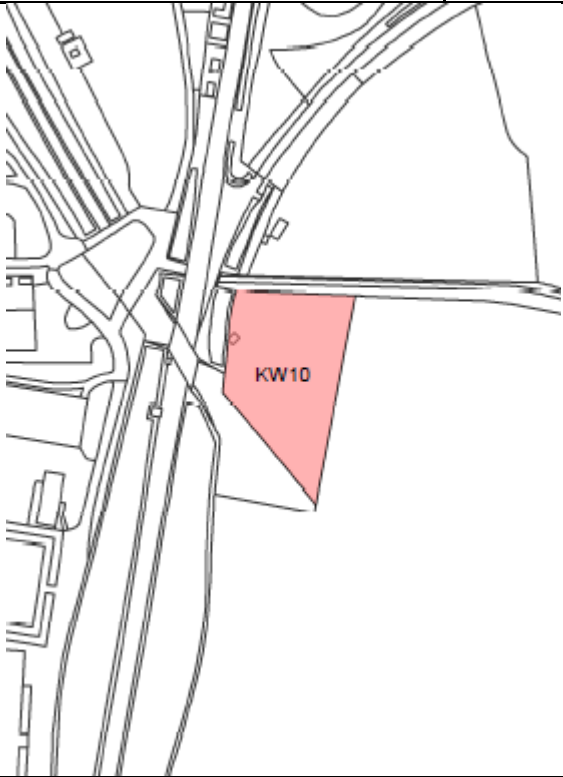
Site Capacity			3000 – 4500m²			
Potential Density and Yield (including development type)			There is a potential yield of 3000 – 4500m ² of floorspace for B1/B8 uses.			
Phasing	0 – 5 Years	3000 – 4500m²	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
KW07	Land north of North Winchester Farm		Kings Worthy	1.230 ha	
Site Description					
<p>The site is north of Kings Worthy, located to the north of the District. The site is currently in Business (B1) use. The site is accessed from Stoke Charity Road and is adjacent to residential and commercial uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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	WHITE
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 being promoted by the landowner and has stated that the site is available for development.		

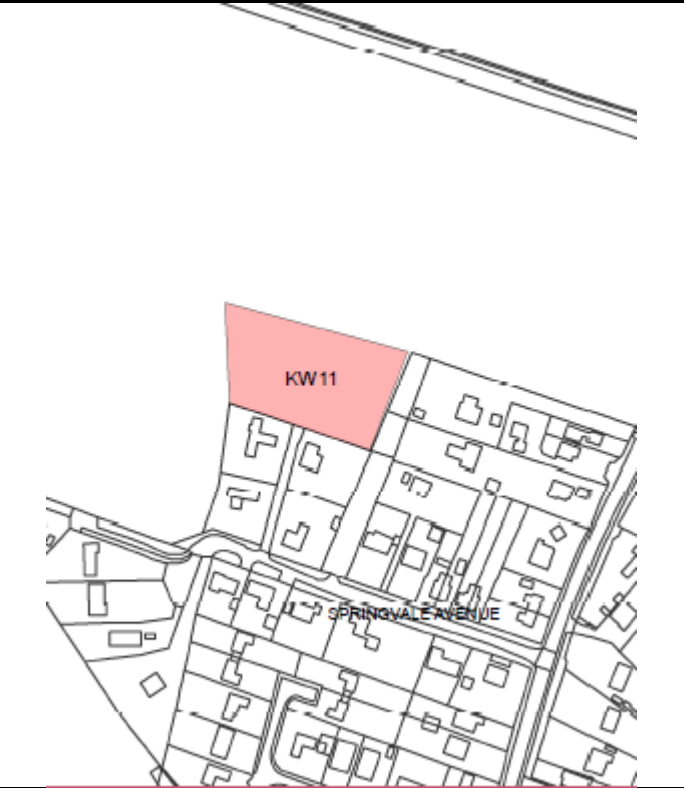
Achievability (economic viability; market factors; cost factors; delivery factors)		The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity		30				
Potential Density and Yield (including development type)		Given the sites location within the Countryside a density of 30 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	
KW09	Plot 1 Land Nr Woodhams Farm, Springvale Road		Kings Worthy	1.223 ha	
Site Description					
<p>The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		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 level assessment		Scheduled Ancient Monument (Iron Age field system, banjo enclosure and Romano-British villa, 500m east of Woodham Farm) covers northern part of the site. TPO Areas lie on southern part of the site.			

Availability (legal/ownership issues)			The site is being promoted by the landowner and has stated that the site is 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			29			
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 29 dwellings.			
Phasing	0 – 5 Years	29	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement	Site Area	
KW10	Plot 2 Land Nr Woodhams Farm, Springvale Road		Kings Worthy	0.426 ha	
Site Description					
<p>The site is located within the countryside. There is residential development on the opposite site of Springvale Road but otherwise it is surrounded by open land. The site is currently in use for agriculture / equestrian.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>		<p>© 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.</p>			
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	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		ARCHAEOLOGICAL ASSESSMENT. The site is deemed as deliverable/developable			

Availability (legal/ownership issues)			The site is being promoted by the landowner and has stated that the site is 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			12			
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 12 dwellings.			
Phasing	0 – 5 Years	12	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area		
KW11	Plot 3 Land Nr Woodhams Farm, Springvale Road	Kings Worthy	0.367 ha		
Site Description					
<p>The site is located in the countryside. It is bounded to the south by residential properties on Springvale Avenue, to the east by properties on Springvale Avenue and to the north and west by open land. The site is currently in use for agriculture/equestrian.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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	RED
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		ARCHAEOLOGICAL ASSESSMENT. The site is deemed as deliverable/developable			

Availability (legal/ownership issues)		The site is being promoted by the landowner and has stated that the site is 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 the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.					
Phasing	0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address		Parish/Settlement		Site Area
KW12	Cornerways and Merrydale, Church Lane, Kings Worthy		Kings Worthy		1.273 ha
Site Description					
<p>The application site is located within the settlement boundary of Kingsworthy. It is surrounded by residential development. The site is currently vacant but was previously used as a care facility.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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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	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the landowner and has stated that the site is 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		31				
Potential Density and Yield (including development type)		Given the sites location within the settlement of Kings Worthy a density of 30 dph was applied providing a yield of 31 dwellings.				
Phasing	0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0