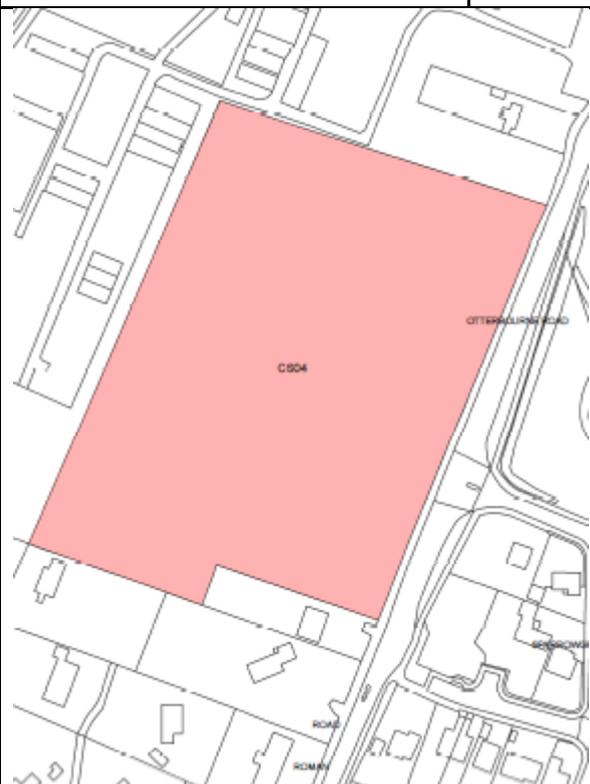


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# Compton and Shawford

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Site Ref	Address		Parish/Settlement	Site Area	
CS04	South of George Beckett Nurseries, Otterbourne		Compton and Shawford	2.466 ha	
<b>Site Description</b>					
The site is located south of Southdown and north of Otterbourne, in the south of the District. The site is currently used for agriculture. The site is accessed from Otterbourne Road and is bounded by agriculture to the north and east and residential to the South. The Site is located within the Otterbourne – Southdown settlement gap.					
<b>Planning History</b>					
There is no planning history within the last five years.					
					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		Site lies wholly within the settlement gap and development of this site could lead to the coalescence of Compton and Otterbourne.			
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted by the sole landowner and has stated that</b>		

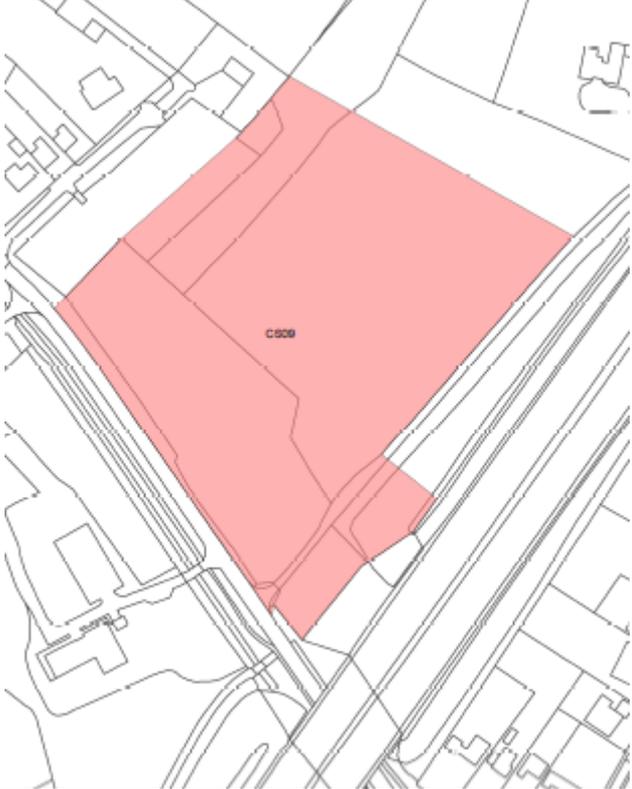
				<b>the site is immediately available for development.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>				The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>				<b>48</b>			
<b>Potential Density and Yield (including development type)</b>				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>48</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
CS06	Land adjacent to Windrush Cottage, Shepards Lane		Compton and Shawford	3.14 ha	
<b>Site Description</b>					
<p>The site is located to the east of Southdown, in the south of the District. The site is currently used as a residential property. The site is accessed from Shepherds Lane and is bounded by agriculture to the south, east and west to the north east there is a school.</p>					
<b>Planning History</b>					
<p>20/00556/OUT - Renewal of 16/03444/OUT - Permitted 7th May 2020 20/02336/FUL - Replacement dwelling - Permitted 7th January 2021; An application (16/03444/OUT) for the renewal of outline planning permission 13/02401/OUT for a replacement dwelling which was permitted 30 March 2017.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the landowners and have</b>		

		<b>indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>61</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 61 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>61</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
CS07	Compton Manor Farm Buildings, Otterbourne Road, Compton		Compton and Shawford		1.049 ha
<b>Site Description</b>					
The site is located within the countryside. It is bounded to the west by Otterbourne Road and by countryside and sporadic residential dwellings to the north, east and south. The site is currently in agricultural use.					
<b>Planning History</b>					
There is no planning history within the last five years.			<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>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			The site is being promoted by the sole landowner and has stated that the site is immediately available for development.		

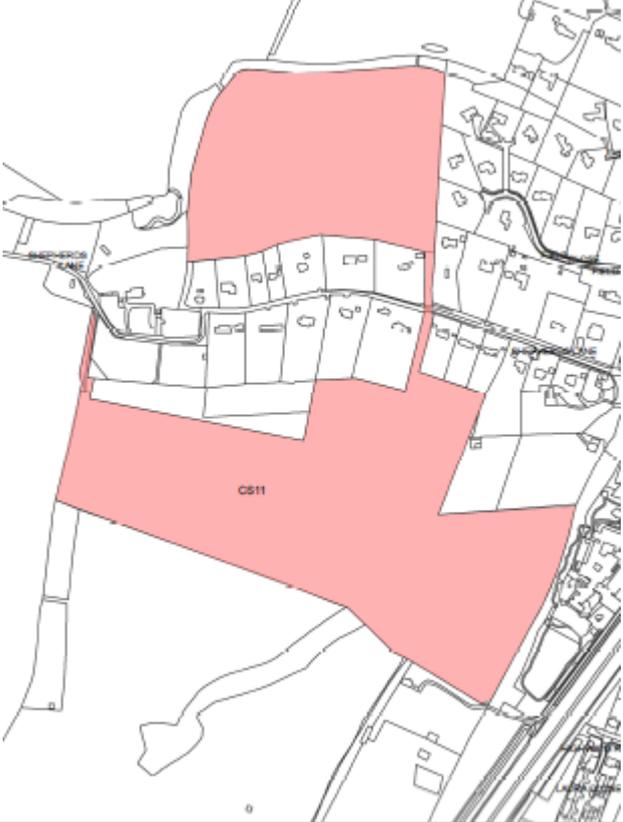
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>25</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30 dph was applied providing a yield of 25 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>25</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
CS09	Land at Woodlands Park, Poles Lane, Otterbourne		Compton and Shawford		2.496 ha
<b>Site Description</b>					
<p>The site is located within the countryside and is bounded to the east by the M3 motorway and to the north, south and west by scattered residential dwellings. Access is onto Poles Lane. The site is currently in use for landscaped grounds in association with a dwelling house.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>Employment</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			
<b>Availability (legal/ownership issues)</b>			<b>The site is not owned by the promoter however they do have the consent by the</b>		

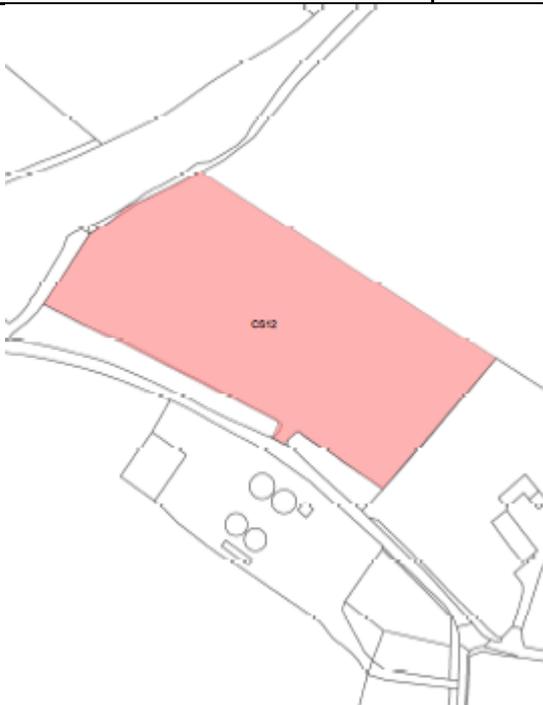
		<b>landowners and have indicated that the site is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Site Capacity</b>		<b>390m<sup>2</sup></b>					
<b>Potential Density and Yield (including development type)</b>		The owners have estimated that the site will yield 390m <sup>2</sup> of commercial floor space.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>390m<sup>2</sup></b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement		Site Area
CS10	Land adjacent Bushfield Camp, Badger Farm Road		Compton and Shawford		6.036 ha
<b>Site Description</b>					
<p>The site is located within the countryside and is bounded to the east by Bushfield Camp and to the north, south and west by countryside with the suburb of Badger Farm in close proximity. Access to the site is onto Badger Farm Road. The site is currently in agricultural use.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>Mixed Use</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER

<b>Initial high level assessment</b>		The site is deemed as deliverable/developable					
<b>Availability (legal/ownership issues)</b>			<b>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>			<b>100</b>				
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30 dph was applied providing a yield of 100 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>100</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address	Parish/Settlement	Site Area		
CS11	Land at Shepherds Lane, Compton, Winchester SO21 2AB	Compton and Shawford	19 ha		
<b>Site Description</b>					
<p>Adjoins the settlement of Compton. Two large linked agricultural fields - one to the north of Shepherds Lane and one to the south. The northern field has residential to the south and east. The southern field has a mixture of residential and fields to the north, Shepherds Down School to the east and countryside to the south and west.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable			

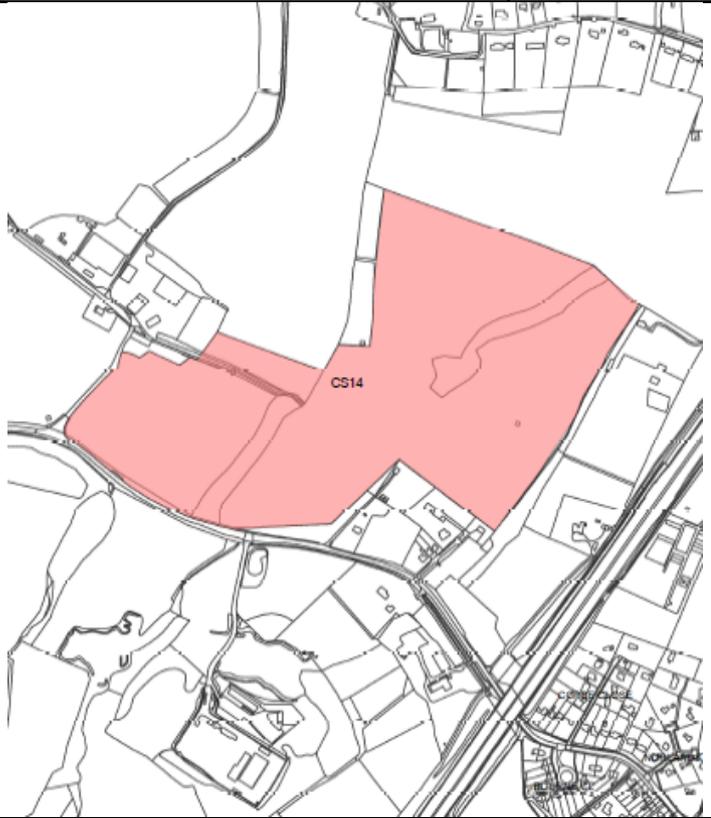
<b>Availability (legal/ownership issues)</b>			<b>The site promoter is not the landowner but has the landowners consent to submit. Immediately available.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>			<b>285</b>				
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30 dph was applied providing a yield of 285 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>285</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
CS12	Land West of Meadowbarn, Shepherds Lane, Compton		Compton and Shawford	1.3	
<b>Site Description</b>					
<p>Site is in countryside outside Compton. Part of a larger agricultural field north of Shepherds Lane. Surrounded by countryside, with residential property to the east.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five 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>		
<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is considered suitable for inclusion in the SHELAA 2021 but further clarification of ownership will be required at a later stage.			
<b>Availability (legal/ownership issues)</b>			<b>Ownership details not specified in submission.</b>		

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

Site Ref	Address		Parish/Settlement		Site Area
CS13	Land South of Meadowbarn, Shepherds Lane, Compton		Compton and Shawford		2.3
<b>Site Description</b>					
Site is in countryside outside Compton. Part of a larger agricultural field south of Shepherds Lane. Surrounded by countryside.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
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	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is considered suitable for inclusion in the SHELAA 2021 but further clarification of ownership will be required at a later stage.			
<b>Availability (legal/ownership issues)</b>			<b>Ownership details not specified in submission.</b>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>45</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30 dph was applied providing a yield of 45 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>45</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
CS14	North of Poles Lane, Otterbourne		Compton and Shawford		24.9
<b>Site Description</b>					
Countryside location. Agricultural fields north of Poles Lane, Otterbourne. Surrounded by countryside with some residential to the south and east Commercial area at Four Dells Farm to the west.					
<b>Planning History</b>					
There is no planning history within the last five years.					
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<b>Site promoters proposed use</b>			<b>C3 - Residential and C2 Carehome</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is considered suitable for inclusion in the SHELAA 2021 but further clarification of ownership will be required at a later stage.			

<b>Availability (legal/ownership issues)</b>			<b>Ownership details not specified in submission.</b>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Site Capacity</b>			<b>672</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the countryside a density of 30 dph was applied providing a yield of 672 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>672</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>