

Site Ref	Address	Parish/Settlement	Site Area
CS04	South of George Beckett Nurseries, Otterbourne	Compton and Shawford	2.466 ha
Site Description			
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.			
Planning Histor	у	//3//	array(un)(fich
		C554	

There is no planning history within the last five

Availability (legal/ownership issues)

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Site promotors proposed use	C3 - Residential

### Suitability

years.

Environme Constrai		Historical Cons	traints	Policy Constraints Cor	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constra	aints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high assessm				ement gap and development ence of Compton and Otterbo	
Availability (lega	al/ownersh	nin issues)		The site is being promoted	by the

sole landowner and has stated that

				the site is imr development.		iately available fo	r
Achievability (eccost factors; del	onomic viability; mark ivery factors)	et fa	ctors;	•	ssue	he site have not es regarding the ing the site.	
Site Capacity			4	48			
Potential Density type)	y and Yield (including o	devel	opment (		den	ation within the sity of 30 dph was a yield of 48	
Phasing	0 – 5 Years	48	6 – 10	Years	0	10 - 15 Years	0

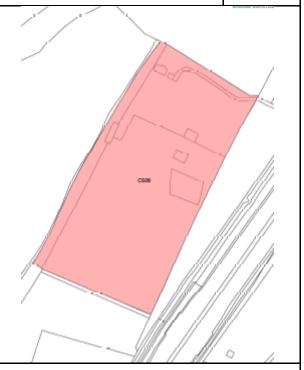
Site Ref	Address	Parish/Settlement	Site Area
CS06	Land adjacent to Windrush Cottage, Shepards Lane	Compton and Shawford	3.14 ha

### **Site Description**

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.

#### **Planning History**

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.



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Site	promotors	s proposed	use

#### C3 - Residential

#### Suitability

Environme Constrair		Historical Cons	traints	Policy Constraints Co	ntinued	
SPA	GREEN	GREEN Conservation Area GREEN Protected Open S		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 Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high l		The site	e is deeme	d 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 available for		e site is immediate elopment.	ly
Achievability (ed	conomic viability; mar livery factors)	ket fa	actors;		issu	the site have not es regarding the ing the site.	
Site Capacity				61			
Potential Densit type)	y and Yield (including	deve	elopment	Countryside a	den	cation within the sity of 30 dph was a yield of 61 dwelling	gs.
Phasing	0 – 5 Years	61	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CS07	Compton Manor Farm Buildings, Otterbourne Road, Compton	Compton and Shawford	1.049 ha
Site Description	on		The Coach House
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.  Planning History		Complete and Shanding	Complete Ho
Planning Histo	ory	g Coor	X
There is no pla five years.	anning history within the last	Was active Colonial C	

Site promotors proposed use	C3 - Residential

## Suitability

Environm Constrai		Historical Cons	straints	Policy Constraints Con	ntinued
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 Constrain	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Const	raints	Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high assessm		The	site is deer	med as deliverable/developable	)

Availability (legal/ownership issues)

The site is being promoted by the sole landowner and has stated that the site is immediately available for development.

	(economic viability; factors; delivery fac		et	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	,			25				
Potential Density and Yield (including development type)					a densit	tion within the y of 30 dph was app 25 dwellings.	lied	
Phasing	0 - 5 Years	25	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CS09	Land at Woodlands Park, Poles Lane, Otterbourne	Compton and Shawford	2.496 ha
Site Descri	ption		/
and is bour motorway a west by sca Access is o currently in	ocated within the countryside nded to the east by the M3 and to the north, south and attered residential dwellings. Onto Poles Lane. The site is use for landscaped grounds on with a dwelling house.		
Planning H	listory		
There is no last five year	o planning history within the ars.		

Site promo	tors prop	osed use	Employment				
Suitability							
Environmental Constraints		Historical Cons	straints	Policy Constraints Continued			
SPA	GREEN	Area		Protected Open Space	GREEN		
SAC	GREEN	Historic GREEN Park/Garden		Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	Ancient GREEN Waste Consultation		AMBER		
SSSI	GREEN	Historic Battlefields	nts				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Consti	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		
Initial hig assess	£	The	e site is de	emed as deliverable/developable			
Availability	Availability (legal/ownership issues)  The site is not owned by the promoter however they do have the consent by the						

						e indicated that the able for developmen	
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			390m²			
Potential Density and Yield (including development type)			The owners have estimated that the site will yield 390m² of commercial floor space.				
Phasing	0 - 5 Years	390m²	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CS10	Land adjacent Bushfield Camp, Badger Farm Road	Compton and Shawford	6.036 ha
Site Descri	ption		, //
by Bushfield south and w suburb of proximity. A Badger Fa	is located within the and is bounded to the east d Camp and to the north, yest by countryside with the Badger Farm in close Access to the site is onto arm Road. The site is agricultural use.		
Planning H	istory		//
There is no planning history within the last five years.		C510	

Site promo	tors propo	sed use	Mixed Use			
Suitability						
Environmental Constraints		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 Constraint			
SINC	AMBER	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	GREEN	AQMA	GREEN	Landscape	AMBER	

Initial hig assess		The site is deemed as deliverable/developable							
Availability (legal/ownership issues)				es)	The site is being promoted by the sole landowner and has stated 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				100				
Potential Density and Yield (including development type)				ling	Given the sites location within the countryside a density of 30 dph was applied providing a yield of 100 dwellings.				
Phasing	0 – 5 Y	ears	100	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
CS11	Land at Shepherds Lane, Compton, Winchester SO21 2AB	Compton and Shawford	19 ha
Site Descri	ption	//	JE 8 7 2
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.  Planning History		CS11	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential

## Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	I CEREN I Protected Open Space		GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	cient 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 Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				

Availability	issue	s)	The site promoter is not the landowner but has the landowners consent to submit. Immediately available.				
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			285				
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 285 dwellings.				
Phasing	0 - 5 Years	285	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CS12	Land West of Meadowbarn, Shepherds Lane, Compton	Compton and Shawford	1.3
Site Descriptio	n	7//	
of a larger Shepherds L	yside outside Compton. Part agricultural field north of ane. Surrounded by th residential property to the		
Planning Histo	ry	CS12	
There is no plan years.	ning history within the last five		

Site promotors	proposed use
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C3 - Residential

## Suitability

Environmental Constraints		Historical Cons	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	GREEN		
LNR	GREEN	Policy Consti	nstraints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	GREEN Landscape			
Initial high assessm				able for inclusion in the SHELAA 2021 but nership will be required at a later stage.			
Availability (legal/ownership issues)				Ownership details not specified in submission.			

submission.

Achievability (cost factors; de	economic viability; m elivery factors)	specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity	31	31				
Potential Dens development ty	countryside a	Given the sites location within the countryside a density of 30 dph was applied providing a yield of 31 dwellings.				
Phasing	0 <b>-</b> 5 Years	31	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CS13	Land South of Meadownbarn, Shepherds Lane, Compton	Compton and Shawford	2.3
Site Descri	ption		
	countryside outside Compton. Irger agricultural field south of Lane. Surrounded by		
Planning H	istory		
There is no five years.	planning history within the last	C513	

Residential

Site promotors	proposed use	C3 -

## Suitability

•							
Environi Constr		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial hig assess	£			or inclusion in the SHELAA 20 ip will be required at a later s			
Availability	Availability (legal/ownership issues)			details not specified in su	bmission.		

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			45			
Potential Density and Yield (including development type)						within the countryside a pplied providing a yield o	of 45
Phasing	0 - 5 Years	45	6	- 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
CS14	North of Poles Lane, Otterbourne	Compton and Shawford	24.9
Site Descri	ption		10000
fields no Otterbourne countryside the south a			
Planning H	istory		
There is no last five yea	planning history within the irs.	CS14	

# Site promotors proposed use

## C3 - Residential and C2 Carehome

## Suitability

Environmental Constraints		Historical Cor	nstraints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial hig assess				able for inclusion in the SHELAA nership will be required at a later		

Availability (legal/ownership issues)			Ownership details not specified in submission.					
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				672				
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 672 dwellings.					
Phasing	0 - 5 Years	672		6 - 10 Years	0	10 - 15 Years	0	