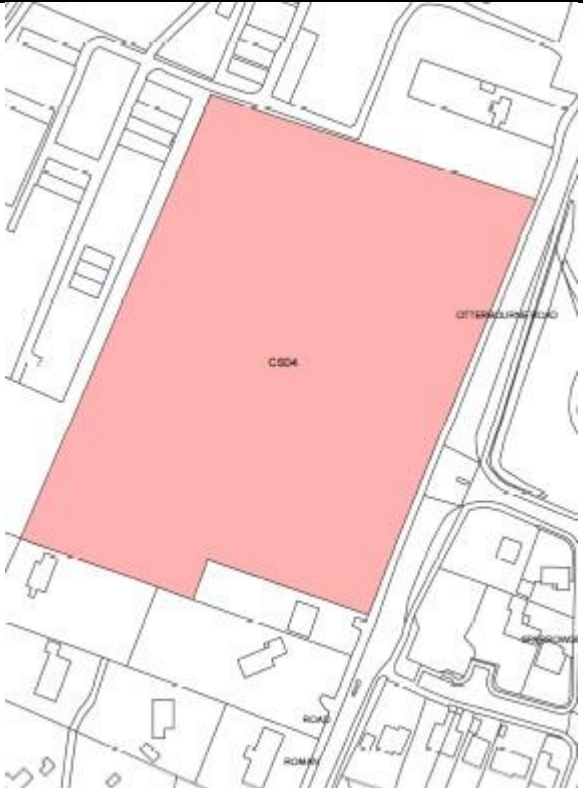



Compton and Shawford


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Site Ref	Address	Parish/Settlement	Site Area		
CS04	South of George Beckett Nurseries, Otterbourne	Compton and Shawford	2.466 ha		
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 History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		Site lies wholly within the settlement gap and development of this site could lead to the coalescence of Compton and Otterbourne.			
Availability (legal/ownership issues)			The site is being promoted by the sole landowner and has stated that		

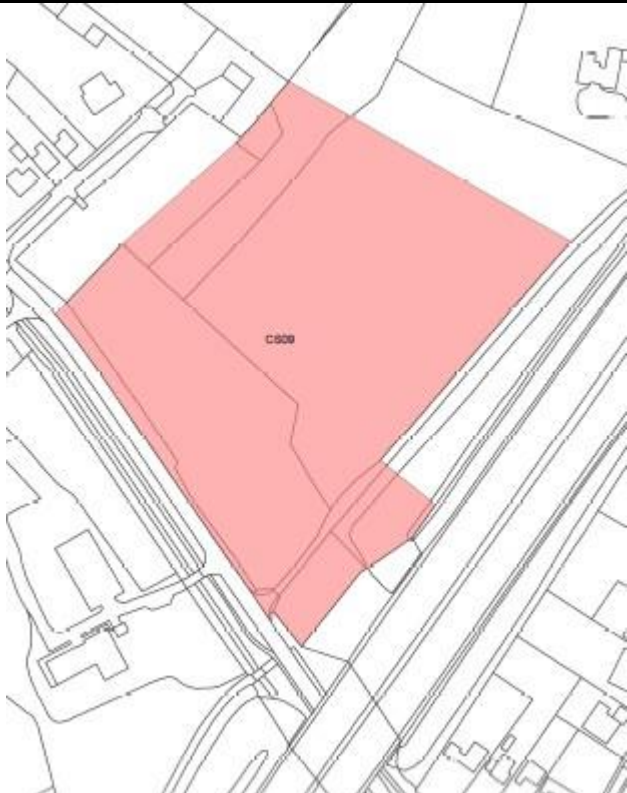
				the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity				48		
Potential Density and Yield (including development type)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 48 dwellings.		
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 promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	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				61			
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 61 dwellings.			
Phasing	0 – 5 Years	61	6 – 10 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					
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					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	RED	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is 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 Capacity			25			
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 25 dwellings.			
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 Description					
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.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		Employment			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	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	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	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		

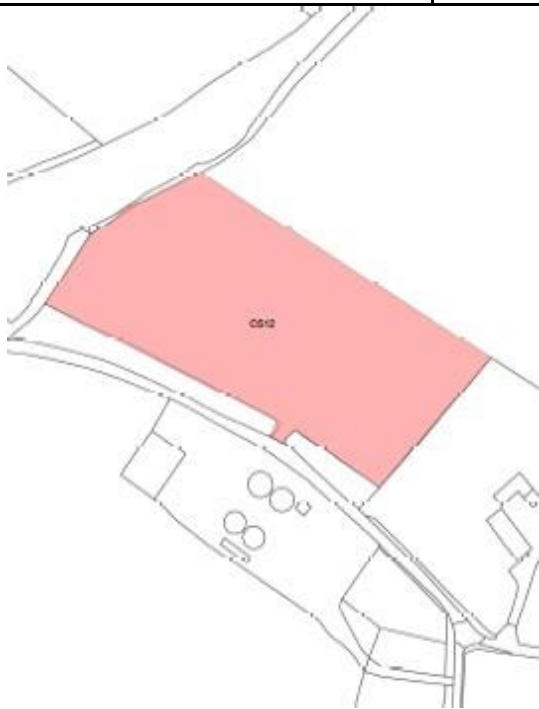
				landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity				390m²			
Potential Density and Yield (including development type)				The owners have estimated that the site will yield 390m ² 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 Description					
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.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		Mixed Use			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	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 high level assessment		The site is deemed 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.					
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		100					
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 100 dwellings.					
Phasing	0 – 5 Years	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 Description					
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					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
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			

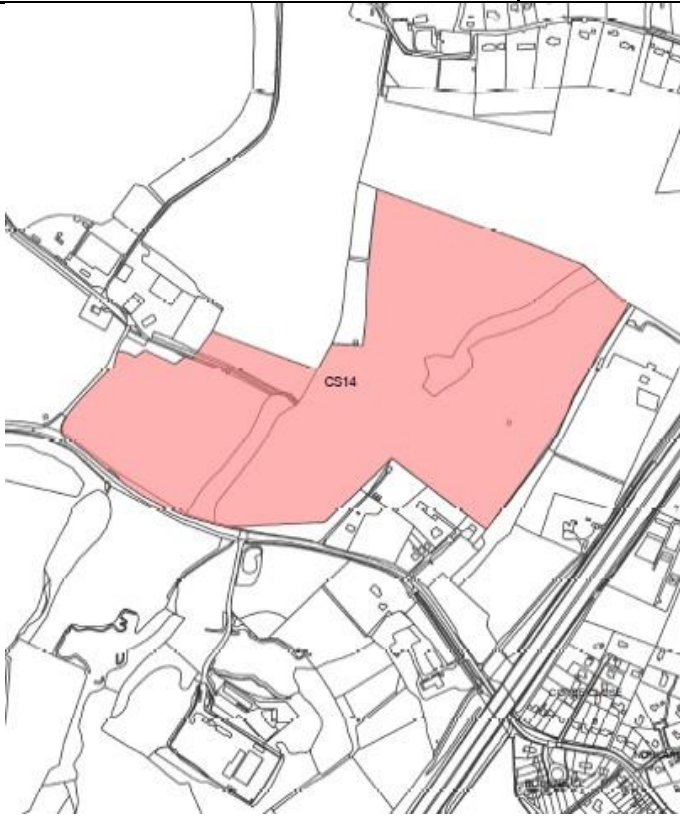
Availability (legal/ownership issues)				The site promoter is not the landowner but has the landowners consent to submit. Immediately available.			
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the 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 Description					
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.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is considered suitable for inclusion in the SHELAA 2021 but further clarification of ownership will be required at a later stage.			
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				31			
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 31 dwellings.			
Phasing	0 – 5 Years	31	6 – 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area		
CS13	Land South of Meadowbarn, Shepherds Lane, Compton	Compton and Shawford	2.3		
Site Description					
Site is in countryside outside Compton. Part of a larger agricultural field south of Shepherds Lane. Surrounded by countryside.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is considered suitable for inclusion in the SHELAA 2021 but further clarification of ownership will be required at a later stage.			
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			45			
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 45 dwellings.			
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 Description					
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.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential and C2 Carehome			
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	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 Constraints		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 high level assessment		The site is considered suitable for inclusion in the SHELAA 2023 but further clarification of ownership will be required at a later stage.			

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

Site Ref	Address	Parish/Settlement	Site Area		
CS15	Bushfield	Winchester Town	42.96ha		
Site Description					
Bushfield Camp lies on the southern edge of Winchester Town, between the established areas of St. Cross and Badger Farm. Part of the site was previously occupied by the military camp.					
Current Use: Former Army camp					
Planning History					
There is no planning history on the site.					
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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	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)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment					
Availability (legal/ownership issues)					
Achievability (economic viability; market factors; cost factors; delivery factors)					

Site Capacity							
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years		