

Shedfield

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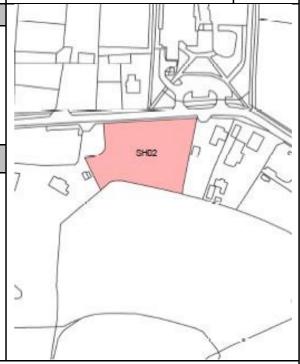
Site Ref	Address	Parish/Settlement	Site Area
SH02	The land adjacent lvy Cottage, Solomons Lane	Shedfield	0.319 ha
		1 1 1 1 111 113	1.111

Site Description

The site is south of Waltham Chase, located to the south of the District. This site is in agricultural use. It fronts onto Solomons Lane, adjoins residential dwellings to the north, east and west, agricultural land to the south.

Planning History

An application (13/02778/FUL) for the erection of 2no. Five bedroom detached dwellings and 2no. Detached double garages was refused on 04 April 2014.



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Site promotors proposed use	C3 - Residential				
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Suitability

Environmental Constraints		Historical Const	raints	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 Constrain	nts			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	ints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	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 being promoted by the landowners and has stated that the site is available for development.
Achievability (economic viability; market factors; cost	The promoters of the site have not

factors; delivery factors)

viability in developing the site.

Site Capacity			10				
Potential Density and Yield (including development type)				a der	cation within the nsity of 30 dph wa a yield of 10	s	
Phasing	0 - 5 Years	10	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH03	Land to the rear of Little Bull Lane	Shedfield	3.749 ha
Site Descriptio	n	1/20/1	PLB
The site is south west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins residential dwellings to the east and agricultural land to the north, east and south.			
Planning Histo	ry		
No relevant planning history within the last 5 years.		3103	

Site promotors proposed use

C3 - Residential

Suitability

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

Availability (legal/ownership issues)

Achievability (economic viability; market factors; cost factors; delivery factors)			specified any	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			73	73			
	Potential Density and Yield (including development type)			a den	ation within the sity of 30 dph was a yield of 73 dwellings	5.	
Phasing	0 - 5 Years	73	6 - 10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH04	Oakley Field, Sandy Lane, Waltham Chase	Shedfield	0.197 ha
Site Description		Constant I	
The site is west of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Sandy Lane, adjoins the allocation WC3 (Sandy Lane) to the east, Claymont (residential dwelling) to the north and agriculture to the south and west.		SHOW SHOW	egormicolose OCIO
Planning Histor	у	- THE OF	HC C
		DZ 11	~DOD67

No relevant planning history within the last 5 years.

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Site p	promotors	proposed use	C3 - Residential
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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	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA GREEN		Landscape GREEN		
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 promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity			6				
Potential Density and Yield (including development type)			Countryside a	dens	ation within the sity of 30 dph was yield of 6 dwellings.		
Phasing	0 - 5 Years	6	6 – 1	0 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH06	Land adjacent Abingdon Shirrell Heath	Shedfield	0.231 ha
to the south of use residential is accessible.	thin Shirrell Heath, located of the District. This site is in al curtilage to Abingdon. It from the High Street, ential and agricultural uses.		CONST.
Planning History		SHO6	
No relevant plast 5 years.	planning history within the	TO THEET	WINE!

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Site promotors proposed use	C3 - Residential

Juitability								
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	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 Consideratio	ns			
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 The site is o			eemed as deliverable/developable	Э				

Availability (legal/ownership issues)				The site is being promoted by the landowners 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				7			
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 7 dwellings.			
Phasing	0 - 5 Years	7	6 – 10 Years		0	10 – 15 Years	0

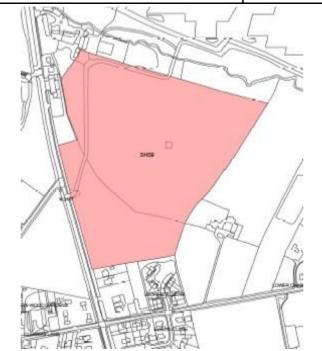
Site Ref	Address	Parish/Settlement	Site Area
SH09	Land at Forest Farm, Waltham Chase	Shedfield	8.737 ha

Site Description

The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.

Planning History

Access road for following 20/01633/FUL - Use of land for Class B8 storage, include siting of six containers. Application permitted.



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Site promotors proposed use

C3 - Residential

Suitability

Environi 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	AMBER		
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 Const	raints	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		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)

	(economic viability factors; delivery fac		any issue	The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			131	131			
Potential Den development	Countrys	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 131 dwellings.					
Phasing	0 - 5 Years	131	6 - 10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH10	Land Adjacent Culverland Industrial Estate	Shedfield	0.665 ha
Site Descrip	tion		
The site within Shedfield, located to the south of the District. This site is in agricultural use. It is accessible from Philmore Gardens, adjoins residential, agricultural and industrial uses.		CURRINGUE CARDENS	Q ST
Planning His	story	SHIO	(
No relevant planning history within the last 5 years.			

Site promotors proposed use	C3 - Residential
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Environm Constra		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	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns			
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 The site is dee				eemed as deliverable/developable)			

Availability (legal/ownership issues)				The site is being promoted by the landowners 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				18			
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 18 dwellings.			
Phasing	0 - 5 Years	18	6 – 10 Years		0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH11	Land at Lower Chase Road, Waltham Chase	Shedfield	4.328 ha
Site Descrip	otion		
The site is east of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from Lower Chase Road, adjoins residential to the west and south and agricultural to the north east.		C) ok	
Planning Hi	story		
No relevant last 5 years.	planning history within the	SHII	X

Site promotors proposed use	C3 - Residential
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Environn Constr		Historical Co	nstraints	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 Cons	straints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER	
TPO	AMBER	AQMA	GREEN	Landscape	AMBER	
Initial hig assess		-	The site is	s deemed as deliverable/developable	e	
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.				
	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	ty			78				
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 78 dwellings.					
Phasing	0 - 5 Years	78	6 –	10 Years	0	10 – 15 Years	0	

Cita Daf	Address	Desigh (Oattlewant	Cita Anna
Site Ref	Address	Parish/Settlement	Site Area
SH12	Land south east of High Street, Shirrell Heath	Shedfield	0.497 ha
Site Descri	ption		7
located to This site is i	s within Shirrell Heath, the south of the District. n agricultural use and has ess to the High Street. The s numerous residential		
Planning H	istory	SH12	
No relevant last 5 years.	planning history within the		7

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Site promotors proposed use

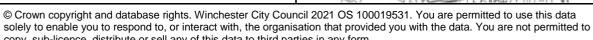
C3 - Residential

Suitability							
Environn Constr		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 GRE			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GRE			
LNR	GREEN	Policy Cons	straints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial hig assess		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 Capaci	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	

SH13 Land at Church Farm, Winchester Road Sh	nedfield 8.043 ha		
Site Description			
The site is north of Waltham Chase, located to the south of the District. This site is in agricultural use. It is accessible from the Winchester Road, adjoins residential and agricultural uses.			
Planning History	Siets		

No relevant planning history within the last 5 years.



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Site promotors proposed use C3 - Residential					

Environme Constrai		Historical Const	raints	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				
SSSI	GREEN	Historic Battlefields	GREEN	GREEN Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 AMBE			
LNR	GREEN	Policy Constra	aints Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high assessm		The site is deemed as deliverable/developable					

Availability (legal/ownership issues)	landowners 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	121						
Potential Densit type)	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 121 dwellings.						
Phasing	0 - 5 Years	121	6 – 1	0 Years	0	10 - 15 Years	0

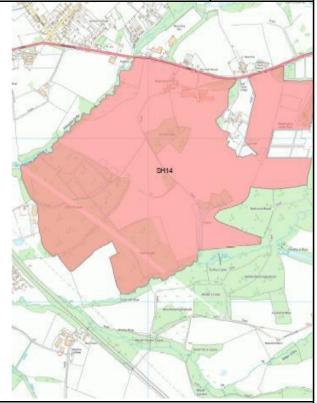
Site Ref	Address	Parish/Settlement	Site Area
SH14	Raglington Farm, Botley Road, Shedfield	Shedfield	153.244 ha
		- NO	Contract Con

Site Description

The site is south east of Curdridge located to the south of the District. This site is currently in agricultural use. It is accessible from the Botley Road and adjoins residential and agricultural uses.

Planning History

No relevant planning history within the last 5 years.



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Site promotors proposed use C3 - Residential

Suitabilit

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Environme Constrai		Historical Co	onstraints	Policy Const Continued	raints		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding AMBER Area			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3 AMBER			
LNR	GREEN	Policy Constraint	ts	Other Co	nsiderations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility AMBER			
TPO	AMBER	AQMA	GREEN	Landscape	GREEN		

Initial high level
assassment

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				2299			
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 2299 dwellings.				
Phasing	0 - 5 Years	76 6	6 -	- 10 Years	76 6	10 - 15 Years	76 7

Site Ref	Address	Parish/Settlement	Site Area
SH15	Land at Shedfield Equestrian Centre, Botley Rd	Shedfield	1.575 ha
Site Descrip	tion	- Fast A	1
the south of agricultural uponto Botley	est of Shedfield, located to the District. This site is in se and has its own access Road. The site adjoins sidential, commercial and ses.		
Planning History		SHIE	
No relevant p last 5 years.	olanning history within the		A Right

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Site promotors proposed use	C3 - Residential				

Environm Constra		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	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Consideration	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level assessment The site is deemed as deliverable/devel				eemed as deliverable/developable	e		
Availability ((legal/own	ership issues)		The site is not owned by the pro however they do have the cons			

				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				35			
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 35 dwellings.				
Phasing	0 - 5 Years	35	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH17	Land at Sandy Lane, Shedfield	Shedfield	1.008 ha
Site Descrip	otion		SANSTYNANE
the south comprises currently in surrounding	agricultural buildings and a	SH17	
Planning Hi	istory	9 183	The t
No relevant last 5 years.	planning history within the	SH17	

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Site promotors proposed use	C3 - Residential					

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Environm Constra		Historical Co	nstraints	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	N Flood Zone 2 and 3 GR		
LNR	GREEN	Policy Cons	straints	Other Consideratio	ns	
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 The site is deemed as deliverable/developable				9		

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.			
	y (economic viabi t factors; delivery					site have not specified a riability in developing the	
Site Capacit	:у			24			
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 24 dwellings.				
Phasing	0 - 5 Years	24	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH18	Redwings, Winchester Road	Shedfield	0.816 ha
located to the is currently surrounding u	south of Waltham Chase, south of the District. This site in residential use. The uses comprise of residential and agricultural uses to the		
Planning Hist No relevant pl 5 years.	anning history within the last	SHIS	

Site promotors 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 Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level		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 immed developmen		available for	
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues re	The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity	Site Capacity			22		
Potential Density and Yield (including development type)			Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.		
Phasing	0 - 5 Years	22	6 - 10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH20	Land adjacent Whingarth	Shedfield	0.986 ha
Site Descript	ion		NIGHTINGELE
to the south currently in surrounding u to the north conference	of the District. This site is agricultural use. The uses comprise of residential and south, hotel and centre to the east with uses to the west.		
Planning His	tory		4
the creation build/custom-reserved	T - Outline permission for of eight (8) serviced self-build plots with all matters except access and Pending consideration.	SH20	

Site promotors proposed use	C3 - Residential

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
Constra	aints					
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	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		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 level The site is assessment			e site is d	eemed as deliverable/developable)	
Availability (legal/ownership issues)				The site is not owned by the pr however they do have the cons		

			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			27				
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 27 dwellings.			de	
Phasing	0 - 5 Years	27	6 –	10 Years	0	10 - 15 Years	0

0'4- D-6	A 1 1	D'-1 10(11(0'4- 4
Site Ref	Address	Parish/Settlement	Site Area
SH26	Land at Twynhams Hill, Shirrell Heath	Shedfield	1.847 ha
Site Descrip	tion	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
The site is within Shedfield, located to the south of the District. This site is currently vacant and has its own access onto the High Street or Tywnhams Hill. The site adjoins numerous residential to the east, west and north, with agriculture to the south.			
Planning His	story		1 7
No relevant plast 5 years.	planning history within the		

		·		
Site promotors pr	oposed use	C3 - Reside	ential	

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 Cons	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 The site is deemed as deliverable/developable							
				The cite is not assumed by the pre			

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	Site Capacity			42			
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 42 dwellings.				
Phasing	0 - 5 Years	42	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH28	Land at Pine Cottage, Turkey Island, Shedfield	Shedfield	0.062 ha
Site Description The site is located south of Waltham Chase in the south of the District. The site is bounded by residential to the north, south and east with agriculture to the west. The site is currently in use for agriculture.			1 2 2 2
Planning Histo	ry		
No relevant plar years.	nning history within the last 5	SH2B UTILIFICATA	/

Site promo	tors pro	posed	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					
SSSI	GREEN	Historic Battlefields	ints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	raints	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)

Achievability (e cost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
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 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area				
SH33	Poplar Cottage, Solomons Lane Waltham Chase	Shedfield	1.076 ha				
Site Description	n						
to the site is off							
	nning history within the last 5	WINCHESTER ROAD SH33					

Site promotors proposed use	C3 - Residential
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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				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	Listed Building GREEN Flood Zone 2 and 3		GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	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	Site Capacity					26				
Potential Dens development ty	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 26 dwellings.									
Phasing	0 - 5 Years	26	6 – 1	10 Years	0	10 – 15 Years	0			

Site Ref	Address	Parish/Settlement	Site Area
SH34	Land adjoining Botley Road, Shedfield	Shedfield	1.38ha
Site Description		1000	Yoll
The site is located within the countryside to the south of the Botley Road. There is residential development to the west, north and south and countryside to the south. The access to the site is off Botley Road. The site is currently in use for agricultural / equestrian.		Shedfield Dagwells F	34mi
Planning History			0//
		b	/

Littlebrook Barn

There is no planning history in the last five

years.

Site promotors proposed use				C3 – residential						
Suitability										
Environmental Constraints			Historical Constraints			Policy Constraints Continued				d
SPA	GREEN	Con Area	servation a		GREEN	Protected Oper		Space	GRE	EN
SAC	GREEN	Hist Parl	oric k/Garden		GREEN	Mineral Sa Area	afeguar	ding	AMB	ER
Ramsar	GREEN	Anc	eduled ient nument		GREEN	Waste Consultation Zone			GRE	EN
SSSI	GREEN	Hist Batt	oric lefields		GREEN	Ph	ysical	Constrai	nts	
SINC	GREEN	Liste	ed Building		GREEN	Flood Zor	ne 2 and	2 t	GRE	EN
LNR	GREEN		Policy Co	nstra	aints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)			AMBER	Archaeology			GRE	EN
Ancient Woodland	GREEN	Sett (CP	lement Gap 18)		GREEN	Accessibi	lity		AMB	ER
TPO	GREEN	AQI	MΑ		GREEN	Landscap		AMB	ER	
Initial high assessm			This site is deemed deliverable and developable							
Availability (legal/ownership			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			The promoters of the site have not specified any issues regarding the viability in developing the site.							
Site Capacity 33										
				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 33 dwellings.						dph
Phasing 0 – 5 Years			ars	33	6 – 10	Years		10 – Yeai		

Site Ref	Address	Parish/Settlement	Site Area
SH35	Land adjoining Botley Road, Shedfield,	Shedfield	1.367 ha
Site Descript	ion		
to the south of residential development and south an The access to	cated within the countryside of the Botley Road. There is velopment to the west, north d countryside to the south. In the site is off Botley Road. The crently in use for agricultural	SH35	
Planning His	tory		
No relevant pl 5 years.	lanning history within the last		23

Site promotors	proposed use
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C3 - Residential

Suitability

	Environmental Constraints		straints	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	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)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
_	nitial high level The site is de			emed as deliverable/developable	9		

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.					
Achievabilit factors; cos	The promoters of the site have not specified any issues regarding the viability in developing the site.								
Site Capacit	Site Capacity				33				
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 23 dwellings.					
Phasing	0 - 5 Years	33	6 –			10 - 15 Years	0		

Site Ref	Address	Parish/Settlement	Site Area
SH37	Earlsfield, High Street, Shirrell Heath	Shedfield	1.444 ha
There are so south and we north. The ac	ocated in the countryside. attered houses to the east, est and countryside to the ccess to the site is off the The site is currently in use		
Planning His	story		
agricultural dwelling 21/02033/PN agricultural dwelling hous	ACOU - Conversion of barn into C3 residential house Required. ACOU - Conversion of barn into C3 residential se to the rear of Earlsfield, Shirrell Heath details	SH37 HICKET/REET DAMBARBLANE NICHT/NICALE	

Site promotors proposed use

C3 - Residential

Suitability						
	Environmental Constraints		straints	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	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns	
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 The site is d			eemed as deliverable/developable	9		

Availability (sues)	The site is being promoted by the sole landowner who has 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				35				
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 35 dwellings.				
Phasing	0 - 5 Years	35	6 – 10 Years 0 10 – 15 Year				0	

Site Ref	Address	Parish/Settlement	Site Area
SH38	Red House Field, Botley Road, Shedfield	Shedfield	0.956 ha
Site Descrip	tion		
settlement of the district. agricultural u	ocated to the south of the f Shedfield in the south of The site is currently in use and surrounding uses residential and agricultural		
Planning His	story	SH38	
No relevant p last 5 years.	planning history within the		

Site promotors proposed use

C3 - Residential

Suitability

Environn Constr		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	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Cons	traints	Other Consideration	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial high level The site is dec				eemed as deliverable/developable	9			
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the				

however they do have the consent by the

						e indicated that the s 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 Capacit	у			26				
Potential De developmen	nsity and Yield (in t type)	cludir	ng		dph was	n within the Countrys applied providing a y		
Phasing	0 - 5 Years	26	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH40	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	0.538 ha
Site Descript	ion	1/4	\\/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
settlement of to of the district agricultural u	ocated to the east of the Waltham Chase in the south t. The site is currently in se and surrounding uses residential and agricultural	SH40 (2)	The same way
	,	1	Y
No relevant pl	anning history within the last		

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Site promotors proposed use

C3 - Residential

Suitability

5 years.

Environmental Constraints		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	GREEN		
LNR	GREEN	Policy Const	raints	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 level assessment		The	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

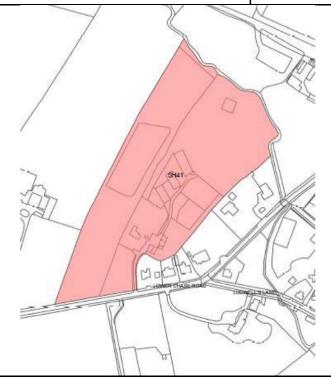
				site is immedia development.	ately	available for		
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				15				
Potential Density and Yield (including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

Site Ref	Address	Parish/Settlement	Site Area
SH41	Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	3.691 ha

The site is located to the east of the settlement of Waltham Chase in the south of the district. The site is currently in agricultural use and surrounding uses comprises of residential and agricultural uses.

Planning History

20/01256/PNACOU - Prior Notification of Proposed Change of Use of Agricultural Buildings to 5 Dwellinghouse (Use Class C3) and Associated Building Operations. The three existing agricultural buildings are located to the north of the site in a row. Building 1 will be converted into 1 unit; building 2 will be converted into 1 unit; and building 3 will be converted into 3 units. Prior Approval Required.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Con	straints	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 GR				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER			
LNR	GREEN	Policy Cons	traints	Other Consideration	ons			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA GREEN		Landscape GRI				
Initial high level assessment		Th	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	1			72			
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 72 dwellings.				
Phasing	0 - 5 Years	72	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH42	Shirral House, Church Road, Shedfield	Shedfield	1.152 ha
Site Description			
of Shedfield The site is cu on a substa	cated within the settlement in the south of the district. rrently a residential property ntial plot and surrounding rises of residential and ses.	Add Called Sales	
Planning History		current trade	
		SH42	0

An application (16/00591/OUT) for the erection of a detached house and associated access which was refused on the 13 May 2016. 21/00900/HOU - New boundary wall, railings and gates to the existing north and east boundaries. Application permitted.



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Site promotors proposed use	C3 - Residential

•						
Environmental Constraints		Historical Cor	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GRI		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideration	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility AMI		
TPO	AMBER	AQMA	MA GREEN Landscape		AMBER	
Initial high level assessment		The site is deemed as deliverable/developable				

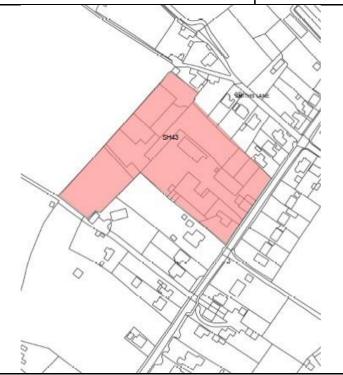
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	1			28				
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 28 dwellings.				
Phasing	0 - 5 Years	28	6 –	10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH43	Crossways, High Street, Shirrell Heath, Southampton, SO32 2JH	Shedfield	1.5 ha

The site is in the countryside and is currently in use for B1, B8 and equestrian use. It has residential development to the north, east and south and agricultural land to the west.

Planning History

20/02856/PNACOU - Conversion of agricultural barn into C3 residential dwelling house. 21/02033/PNACOU - Conversion of agricultural barn into C3 residential dwelling house to the rear of Earlsfield, High Street, Shirrell Heath. Details required.



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Site promotors 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 Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility AMI				
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

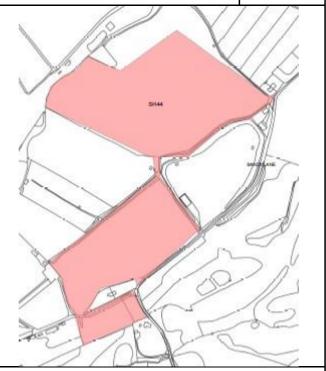
				landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity				34				
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 34 dwellings.				
Phasing	0 - 5 Years	34	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH44	Land at Sandy Lane, Shedfield, SO32 2HD	Shedfield	13.72 ha
Site Descript	ion		///

The site is in the countryside and is currenlty in use for agriculture. It is surrounded by land in use for agriculture, leisure use including a golf course.

Planning History

19/02107/FUL - Construction of a replacement dwelling - Refused 4th December 2019; 20/01254/DIC - Discharge of condition 3 of planning application 17/01939/PNACOU. - Permitted 19th August 2020



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Site promotors proposed use C3 - Residential

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	GREEN 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	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
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 immedi development.	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				206			
	Potential Density and Yield (including development type) Given the sites location within the Countryside a density of 30 dph w providing a yield of 206 dwellings.			ty of 30 dph was appli	ied		
Phasing	0 - 5 Years	206					0

Site Ref	Address	Parish/Settlement	Site Area
SH45	Site of Pine Cottage, Turkey Island, Shedfield SO32 2JE	Shedfield	less than 1 hectare
Site Descrip	otion		//
currently for garden. It common to the south and the north and		SH45	
Planning Hi	story		

21/00113/HOU - Proposed single storey rear extension with raised patio. Application permitted

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Site promotors prop	osed use	C3 - Resid	dential	

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER	
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 Cons	traints	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 deemed as deliverable/developable				

Availability (legal/ownership issues)

The site is being promoted by the landowner and they have indicated the site is 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 Capacit	y			27			
Potential Density and Yield (including development type)			ng			on within the Countrysid s applied providing a yie	
Phasing	0 - 5 Years	27	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH47	Land Adjacent to the Old Ale House, Shirrel Heath	Shedfield	0.07 ha
Site Descrip	tion		A)
currently in	in the countryside and is use for agriculture. It is by residential gardens.	HIGH STARRET	5
Planning His	story	SH47	
	L - Erection of a 4 elling - Refused 7th May		

Site promotors proposed use	C3 - Residential
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Environm Constra		Historical Constraints		Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	GREEN Protected Open Space				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	REEN Waste Consultation Zone				
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)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			
Initial hig assessr		Т	he site is c	deemed as deliverable/developable				
Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent by the				

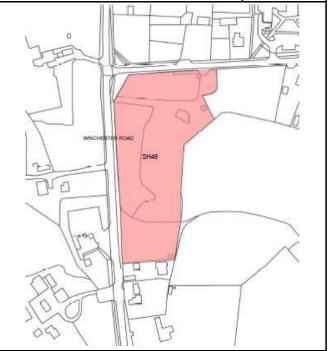
				landowners and have indicated that the site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capaci	Site Capacity			2				
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 2 dwellings.					
Phasing	0 - 5 Years	2	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SH48	Poplar Cottage, Solomons Lane, Waltham Chase SO32 2LY	Shedfield	1 ha

The site is in the countryside and is currently in use as residential and garden. It has residential uses to the north and south, agricultural land to the east, mixed use residential, pub and agricultural to the west.

Planning History

17/01246/LDC - THE COTTAGE IN THE GROUNDS OF POPLAR COTTAGE (NAMED BY ME AS WOOD COTTAGE) WHICH IS THE SUBJECT OF THIS APPLICATION HAS SINCE 1 SEPTEMBER 2005 BEEN CONTINUOUSLY OCCUPIED AS RESIDENTIAL ACCOMMODATION - Permitted 22nd August 2017



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	GREEN 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	GREEN	
LNR	GREEN	Policy Const	raints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	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

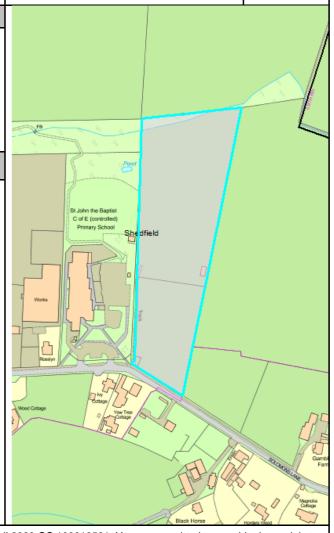
				the site is imposed the site is imposed to the site is a site is imposed to the site is in the site is a site is in the site i		ately available for	
,	economic viability; n elivery factors)	narke	et factors;	•	ardin	e site have not specifig the viability in	ied
Site Capacity				27			
Potential Dens development t	sity and Yield (includ ype)	ing			dens	tion within the ity of 30 dph was yield of 27 dwellings.	
Phasing	0 - 5 Years	27	6 – ′	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settle	ement	Site Area
SH49	Land on the north side of Solomons Lane, Shirrell Heath	Shedfiel	d	2.12ha
Site Description	on			
use for agricul residential to t the north and e	the countryside and is currently in ture. It has a school to the west, he south and agricultural land to east.			

An additional area of land has been added to the north of the site since the previous SHELAA (2021)

Planning History

22/00149/OUT - Outline planning application (with all Matters reserved except Access) for 6 dwellings (Use Class C3), a nursery (Use Class E(f)), sports pitches, public open space, play space, parking, drainage and associated infrastructure, landscape, ancillary and site preparation works – refused 03/10/22



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Site promotors	s proposed	use		C3 - resid	lential	
Suitability						
Environm Constra			Historical Const	raints	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		neduled Ancient nument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	His	toric Battlefields	GREEN	Physical Constra	ints
SINC	GREEN	List	ed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN		Policy Constra	ints	Other Considerat	ions
NNR	GREEN		untryside 「RA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN		tlement Gap 218)	AMBER	Accessibility	GREEN
TPO	GREEN	AQ	MA	GREEN	Landscape	AMBER
Initial high assessn			This site	is deemed	deliverable and developable	
Availability (le	gal/owners	hip		ndowners ai	promoter however they do hand have indicated that the site	

immediately available for development.

Achievability (viability; marke cost factors; d factors)	et factors;			the site have not specified bing the site.	d any	issues regarding the	е
Site Capacity		41					
Potential Dens (including deveryope)				cation within the Countrys a yield of 42 dwellings.	ide a	density of 30 dph w	as
Phasing	0 – 5 Ye	ars	42	6 - 10 Years		10 - 15 Years	

Site Ref	Address	Parish/Settlement	Site Area
SH50	Land at Northcroft Farm, Sandy Lane, Waltham Chase SO32 2LR	Shedfield	1.7 ha
0:4 - D		1 1 1 4 11 0 7	

The site is in the countryside and is currently in use for agriculture. It is bounded to the south and west by agricultural land and to the east and north by residential.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environme Constrair		Historical Cons	traints	Policy Constraints Co	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 Constrai	nts
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	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 assessme		The sit	e is deeme	ed 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 i for developm		mediately available	9
Achievability (e cost factors; de	conomic viability; ma livery factors)	rket f	factors;		issue	he site have not es regarding the ing the site.	
Site Capacity				38			
Potential Densitype)	ty and Yield (including	g dev	velopment	Countryside a	den	ation within the sity of 30 dph was a yield of 38 dwelling	js.
Phasing	0 - 5 Years	38	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH51	Land to the south-east of Upper Church Road, Waltham Chase	Shedfield	1.78 ha
Site Descri	ption		/
and is curre The site developmer	ocated in the countryside intly in use for agriculture. is has residential into the west and east ural land to the north and	Mover on you	00//
Planning H	istory	TO THE WAY	////
There is no the last five	planning history within years.	SHS1	

Site promo	tors prop	osed use	C3 - Res	idential	
Suitabilit					
у		1			
Environn Constr		Historical Co	nstraints	Policy Constraints Con	tinued
SPA	GREE N	Conservation Area	GREE N	Protected Open Space	GREEN
SAC	GREE N	Historic Park/Garden	GREE N	Mineral Safeguarding Area	GREEN
Ramsar	GREE N	Scheduled Ancient Monument	GREE N	Waste Consultation Zone	GREEN
SSSI	GREE N	Historic Battlefields	GREE N	Physical Constrain	ts
SINC	AMBE R	Listed Building	GREE N	Flood Zone 2 and 3	GREEN
LNR	GREE N	Policy Cons	straints	Other Consideration	ns
NNR	GREE N	Countryside (MTRA4)	AMBE R	Archaeology	GREEN
Ancient Woodland	GREE N	Settlement Gap (CP18)	GREE N	Accessibility	AMBER
TPO	AMBE R	AQMA	GREE N	Landscape	AMBER

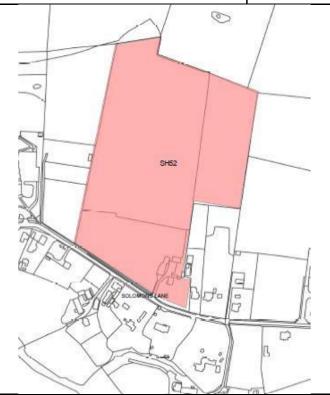
Initial hig assess				The site	is deemed as deliv	/erabl	e/developable	
Availability	(legal/ow	nership	issu	ıes)	they do have the	e con ted th	I by the promoter howe sent by the landowners nat the site is immediate ment.	;
Achievabili factors; co	• •			•			site have not specified any ability in developing the s	
Site Capac	ity				40			
Potential D developme	•	d Yield (inclu	uding			n within the Countryside a applied providing a yield	
Phasing	0 – 5 Y	ears	40	6 -	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH52	Gamblins Farm, Solomons Lane, Waltham Chase, Southampton, SO32 2LY	Shedfield	6.37 ha

The site is in the coutryside and currently in use for agriculture. It is surrounded by agricultural land other than a scatter of residential dwellings to the south easterly corner of the site.

Planning History

17/01766/PNACOU - Proposed Change of Use of an Agricultural Building to a Dwellinghouse (Class C3) and associated Operational Development. Prior Approval Required.



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Site promotors proposed use	C3 - Residential

•							
Environm Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
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 Const	raints	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 The site is deemed as deliverable/developable				,			

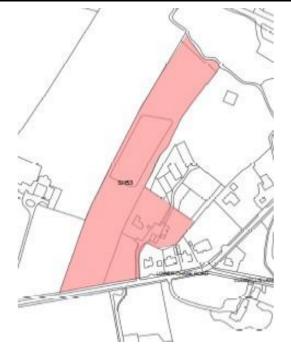
Availability (legal/ownership is:	sues)	The site is being promoted by the landowner and they have indicated the site is immediately available.				
Achievability factors; cost		The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	у			105			
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 105 dwellings.			
Phasing	0 - 5 Years	105	6 –	10 Years	0	10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH53	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Shedfield	2.13 ha

The site is in the countryside and is currently in use for agriculture. The site is surrounded by agricultural land to the north, west and south and there is mixed agricultural and residential to the east.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environme Constrair		Historical Cons	traints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding GRE		
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 Constr	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	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 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 (ecost factors; de	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				42			
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 42 dwellings.			
Phasing	0 – 5 Years	42	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SH54	Land to the north of Chase Road, Waltham Chase	Shedfield	0.32 ha
Site Descri	ption	() () ()	1
currently in associated	in the countryside and is use for residential with garden. The site is by residential uses.		
Planning H	istory	SH54	LUDWELLS CLOSE
There is no last five yea	planning history within the rs.		

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Site promo	tors propo	sed use	Employr	ment					
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	AMBER				
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 Consideration	ns				
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/ow	nership issues)		The site is not owned by the pro however they do have the cons					

				landowners is immediate		e indicated that the	site
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			2,001m²				
	otential Density and Yield (including evelopment type)			There is potential for 2001m² of employment floorspace			
Phasing	0 - 5 Years	2001 m ²	6 –	10 Years	0	10 - 15 Years	0

SH55 Oak Farm, Winchester Road, Shedfield Shed	ield 1.6	64ha

The site lies within Shedfield in the south of the district. The site is located to the east of Winchester Road.

Planning History

22/01178/FUL - Temporary change of use of land for the siting of 20 mobile homes; a temporary utility block; access and associated works to facilitate the accommodation of seasonal agricultural workers. Pending decision



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Site promotors proposed use

Employment – light industrial/open storage (or other) - low cost/agricultural workers housing

Suitability								
Environmental Constraints			Historical Const	raints	Policy Constraints Continued			
SPA	GREEN	Cor	servation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Hist	toric Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
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 Constra	ints	Other Considerations			
NNR	GREEN		ıntryside RA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Set (CP	tlement Gap 118)	GREEN	Accessibility	AMBER		
TPO	AMBER	AQ	MA	GREEN	Landscape	GREEN		
Initial high assessm			This site	is deemed	deliverable and developable			
Availability (le	gal/owners	hip	The site is in single ownership and they have indicated that the					
issues)				•	e for development.			
Achievability (The promotors of the site have not specified any issues regarding the					
viability; mark			viability in develop	ping the site				
cost factors; d	envery							

factors)				
Site Capacity				
Potential Dens (including dev type)				
Phasing	0 – 5 Ye	ars 3 7	6 – 10 Years	10 – 15 Years

Site Ref	Address	Parish/Settlement	Site Area
SH56	Morgans Yard	Waltham Chase	2.8ha
Road. There	cated to the east of Winchester e are existing employment residential properties on the site.		

Planning History

Site Capacity

Current Use: Employment

There is a current application on the site - 21/02439/FUL



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Site promotors proposed use			Mixed Use			
Suitability						
Environmental Constraints Histori		Historio	cal 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/RED	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER/RED	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment						
Availability (legal/ownership issues)						
Achievability (economic viability; market factors; cost factors; delivery factors)						

100

Potential Den	nt type)				
Phasing	0 - 5 Years		6 - 10 Years	10 - 15 Years	

Site Ref	Address	Parish/Settlement	Site Area			
SH57	Site off A334	Shedfield	1.6ha			
Site Description		38.1m	9. 4			
The site is located to the south of Botley Road and to the west of the village of Shedfield. The site is currently occupied by travelling showpeople. More information in the 'Homes for All' chapter. Current use: Travelling Showpeoples depot		Cam Collage MS				
Planning History There are a number of applications on the site relating to the use of the site for travelling showpersons.			Tenns Court Bigg's Copse			

Site promotors proposed use			Travelling showpersons' 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	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	GREEN	
TPO	GREEN	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	