

Shedfield

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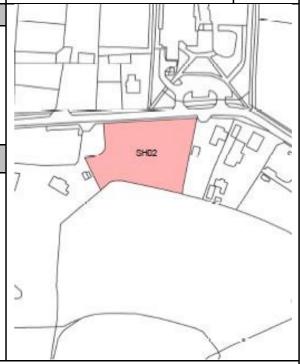
| Site Ref | Address | Parish/Settlement | Site Area |
|----------|--|-------------------|--------------|
| SH02 | The land adjacent lvy Cottage, Solomons Lane | Shedfield | 0.319 ha |
| | | 1 1 1 1 111 113 | 1.111 |

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 |
|--------|-----------|--------------|------------------|
|--------|-----------|--------------|------------------|

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! |

| | p y |
|-----------------------------|------------------|
| 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 |

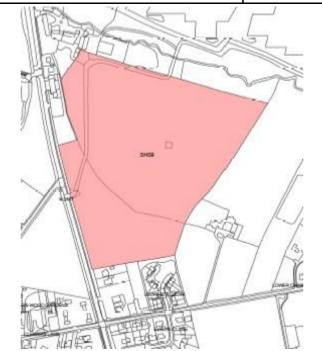
| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---------------------------------------|-------------------|-----------|
| SH09 | Land at Forest Farm, Waltham Chase | Shedfield | 8.737 ha |

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 |
|---------------------------------|------------------|
| Site bi dilibibis bi bbbseu 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 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 |
|-----------------------------|------------------|
|-----------------------------|------------------|

| 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

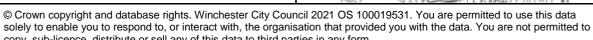
C3 - Residential

| 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 |

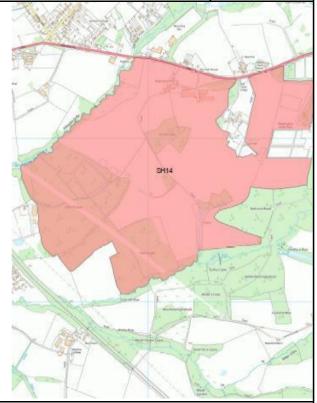
| Site Ref | Address | Parish/Settlement | Site Area |
|----------|---|-------------------|--|
| SH14 | Raglington Farm, Botley Road, Shedfield | Shedfield | 153.244 ha |
| | | - NO | Contract Con |

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 | |

| copy, sub-licence, distribute of selfany of this data to third parties in any form. | | | | | | |
|---|------------------|--|--|--|--|--|
| Site promotors proposed use | C3 - Residential | | | | | |

| • | | | | | | |
|--|-------|----------------------------------|-----------|------------------------------|-------|--|
| 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 |
|------------|----------|-------|-----|
|------------|----------|-------|-----|

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 |
|-----------------------------|------------------|
|-----------------------------|------------------|

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 |
|----------------|--------------|
|----------------|--------------|

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 County of the State of the County of the |
| | , | 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

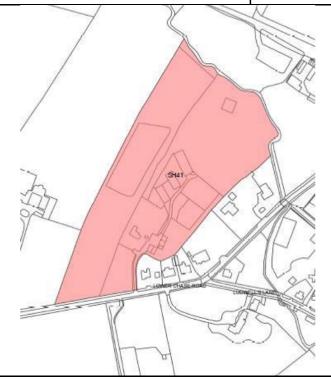
| | | | | site is immedia development. | ately | available for | | |
|--|-------------|----|-----|--|-------|---------------|---|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability 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 GREE | | | | | |
| 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 | R Accessibility AM | | | | | |
| TPO | GREEN | AQMA | GREEN | I Landscape GREE | | | | | |
| 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

| | | | | | | ve indicated that the s lable 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 Descrip | tion | | |
| The site is located within the settlement of Shedfield in the south of the district. The site is currently a residential property on a substantial plot and surrounding uses comprises of residential and agricultural uses. | | Add Called Sales | |
| Planning His | story | 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 GRE | | | | |
| SAC | GREEN | Historic Park/Garden | GREEN | Mineral Safeguarding Area | AMBER | | | |
| Ramsar | GREEN | Scheduled Ancient Monument | GREEN | Waste Consultation Zone GREE | | | | |
| 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 AMB | | | | |
| TPO | AMBER | AQMA | GREEN | Landscape | AMBER | | | |
| Initial high level assessment | | The site is deemed as deliverable/developable | | | | | | |

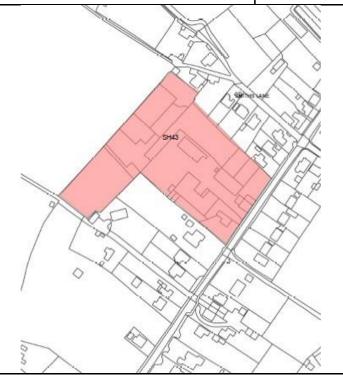
| Availability (legal/ownership issues) | | | | The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development. | | | | |
|--|-------------|----|-----|---|---|---------------|---|--|
| Achievability (economic 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

| • | | | | | | | | |
|-------------------------------|-------|---|-------|------------------------------|-------|--|--|--|
| Environm Constra | | 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 | GREEN | | | |
| LNR | GREEN | Policy Constraints | | Other Consideratio | ns | | | |
| NNR | GREEN | Countryside (MTRA4) | AMBER | Archaeology | GREEN | | | |
| Ancient Woodland | GREEN | Settlement Gap (CP18) | AMBER | Accessibility AM | | | | |
| TPO | GREEN | AQMA GREEN | | Landscape GRE | | | | |
| 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

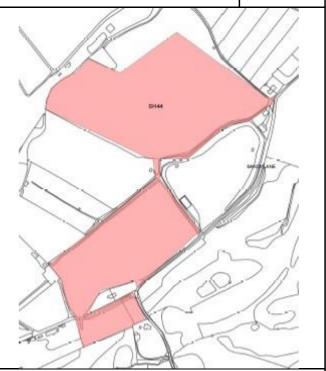
| | | | | | | ve indicated that the si able for development. | | |
|--|-------------|----|-----|--|---|---|---|--|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability in developing 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 Descripti | 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 | REEN 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 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 | Site Capacity : | | | 206 | | | |
| | ential Density and Yield (including relopment type) Given the sites location within the Countryside a density of 30 dph was 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 |
|-----------------------------|------------------|
|-----------------------------|------------------|

| 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 | 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 | 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 | | | | |

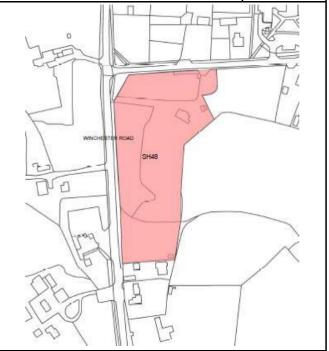
| | | | | landowners and have indicated that the site is immediately available for development. | | | |
|--|-------------|---|---|---|---|---------------|---|
| Achievability (economic viability; market factors; cost factors; delivery factors) | | | | The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Site Capaci | 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

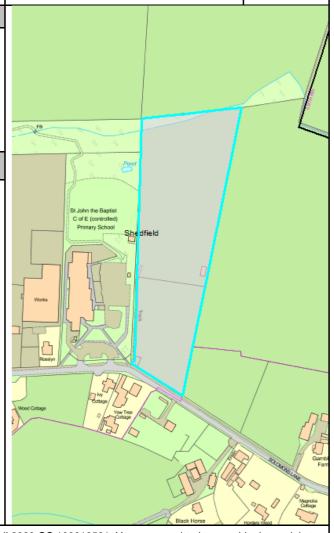
| | | | | the site is imposed the site is imposed to the site is a site is imposed to the site is in the s | | ately available for | |
|---------------------------------|---|-------|-------------|--|-------|--|-----|
| , | economic viability; n elivery factors) | narke | et factors; | • | ardin | e site 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 issues) | 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 | 1 |

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 |

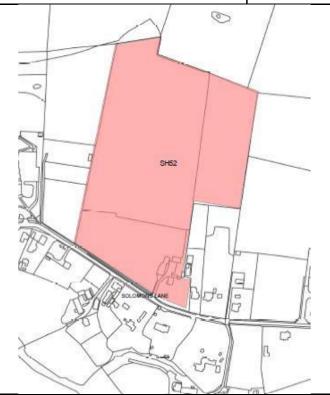
| Initial hig assess | | | | The site | is deemed as deliv | /erabl | e/developable | |
|--------------------------|-----------|-----------|-------|----------|--------------------|-----------------|--|---|
| Availability | (legal/ow | nership | issu | ıes) | they do have the | e con ted th | I by the 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 | | | | , | | | |

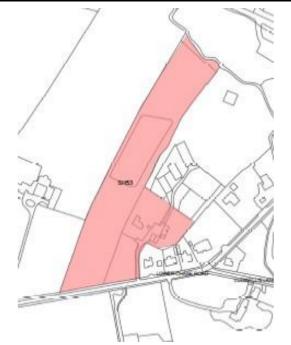
| Availability (| legal/ownership is: | sues) | The site is being promoted by the landowner and they have indicated the site is immediately available. | | | | |
|--|---------------------|---|--|---|---|---------------|---|
| Achievability factors; cost | | The promoters of the site have not specified 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 | |