

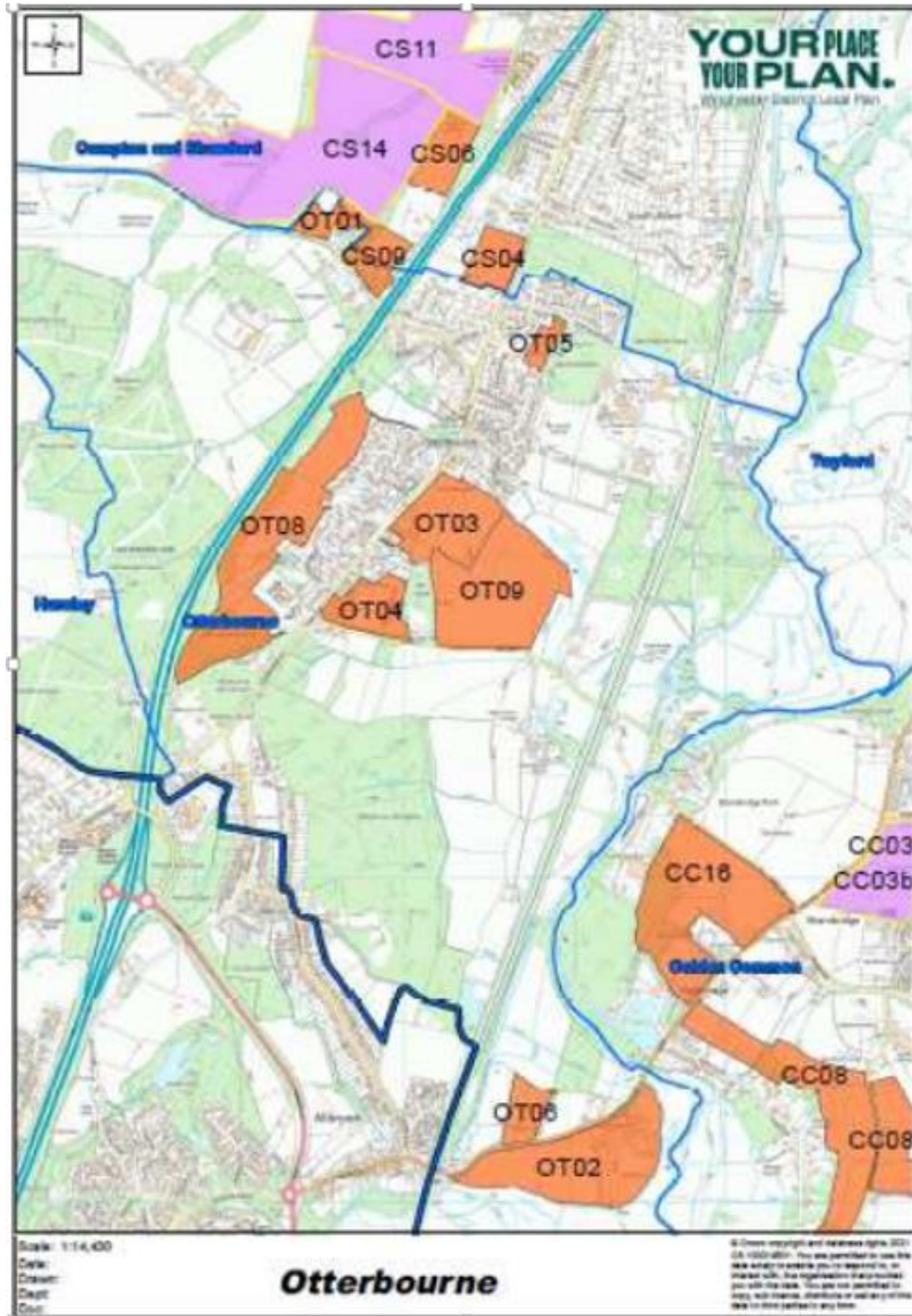
SHELAA SITES IDENTIFIED IN OTTERBOURNE


The SHELAA identifies 8 sites within Otterbourne; they provide for around 740 dwellings in total and are deemed viable and deliverable over the next 5-10 year period, they include:

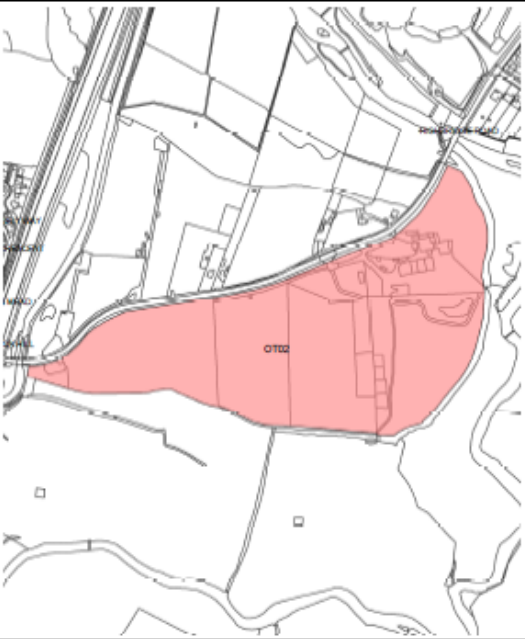
- Land at Meadowside and Dean Croft, Poles Lane for 36 dwellings (OTO1) (5 Constraints)
- Highbridge Farm, Highbridge Road for 181 dwellings (OTO2) (7 Constraints)
- Land east of Main Road (AKA the 'Gladman' site) for 106 dwellings (OTO3) (3 Constraints)
- Park Farm (rear of 'Elderfield'), Kiln Lane for 68 dwellings (OTO4) (2 Constraints)
- Land off Waterworks Road (adjacent Oakwood Copse) for 24 dwellings (OTO5) (4 Constraints)
- Land at 'Roselea', Highbridge Road for 41 dwellings (OTO6) (5 Constraints)
- Land west of Cranbourne Drive (access via 'the kickabout') for 99 dwellings (OTO8) (6 Constraints)
- Land on Kiln Lane (via current access gate) for 185 dwellings (OTO9) (5 Constraints).


Map of Otterbourne showing all of the Sites in Orange and Labelled (OTO1-9). NB. (OTO7) Does not exist as far as we are aware.


After the Map, you will find detailed information on each of the sites.




Site Ref	Address		Parish/Settlement		Site Area
OT01	Land at Meadowside and Dean Croft, Poles Lane		Otterbourne		1.518 ha
Site Description					
<p>The site is located west of Otterbourne, located to the south west of the District. The site is currently residential and garden. The site is accessed from Poles Lane and is adjacent to residential to the south and agriculture to the north, east and west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	AMBER
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is 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			36		
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 36 dwellings.		
Phasing	0 – 5 Years	36	6 – 10 Years	0	10 – 15 Years 0

Site Ref	Address		Parish/Settlement		Site Area	
OT02	Highbridge Farm, Highbridge Road		Otterbourne		12.059 ha	
Site Description						
The site is located south of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessed from Highbridge Road and is surrounded by agricultural uses.						
Planning History						
No relevant planning history within the last 5 years.						
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Site promoters proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	AMBER	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is 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			181			
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 181 dwellings.			
Phasing	0 – 5 Years	181	6 – 10 Years	0	10 – 15 Years	0

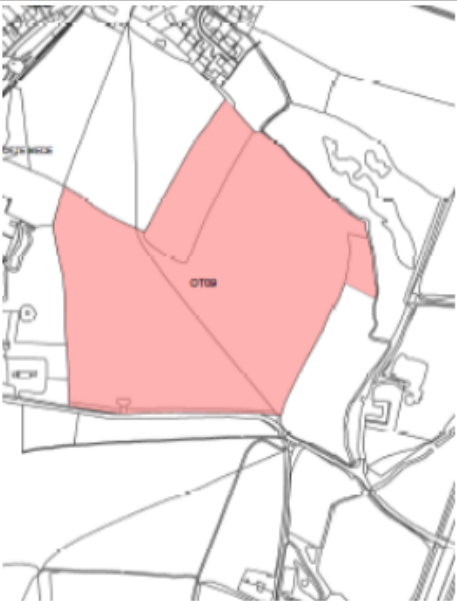
Site Ref	Address		Parish/Settlement		Site Area	
OT03	Land off Main Road		Otterbourne		6.435 ha	
Site Description						
<p>The site is located east of Otterbourne, located to the south west of the District. The site is currently vacant but was formerly in agricultural use. The site is accessible from Main Road and is adjacent to residential to the north, west and south and agriculture to east.</p>						
Planning History						
<p>An outline application (16/02115/OUT) for up to 90 residential dwellings was refused on 25 November 2016. Another outline application (19/00233/OUT) for 90 dwellings was refused on 31 July 2019. 20/00163/FUL - Change of use of agricultural land to a pony paddock and the erection of a stable block with associated hard standing and access track. Application permitted.</p>			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site promoters proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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 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)			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			106			
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 106 dwellings.			
Phasing	0 – 5 Years	106	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area	
OT04	Park Farm, Kiln Lane		Otterbourne		3.499 ha	
Site Description						
<p>The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Kiln Lane and is adjacent to residential to the north, west and east and agriculture to south.</p>						
Planning History						
<p>No relevant planning history within the last 5 years.</p>			<p>© Crown copyright and database rights. Winchester City Council 2021 OS 100019531. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site promoters proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		The site is deemed as deliverable/developable				
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			68			
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 68 dwellings.			
Phasing	0 – 5 Years	68	6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area	
OT05	Land off Waterworks Road		Otterbourne		1.010 ha	
Site Description						
<p>The site is located east of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Waterworks Road and is adjacent to residential to the north, west and south and woodland to east.</p>						
Planning History						
<p>No relevant planning history within the last 5 years.</p>						
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Site promoters proposed use			C3 - Residential			
Suitability						
Environmental Constraints		Historical Constraints		Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constraints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN	
TPO	AMBER	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 factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capacity			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
OT06	Land at Roselea, Highbridge Road		Otterbourne		2.09 ha
Site Description					
<p>The site is located south of Otterbourne, located to the south west of the District. The site is currently in agricultural and residential use. The site is accessible from Highbridge Road and is adjacent to residential and agricultural uses.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	AMBER	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is being promoted by the 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			41		
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 41 dwellings.		
Phasing	0 – 5 Years	41	6 – 10 Years	0	10 – 15 Years
					0

Site Ref	Address		Parish/Settlement		Site Area
OT08	Land to the west of Cranbourne Drive, Otterbourne		Otterbourne		6.011 ha
Site Description					
<p>The site is located in the countryside to the west of the main development of Otterbourne. The site is bounded by the Cranbourne Drive development to the north east and south east, by the M3 motorway to the west.</p>					
Planning History					
<p>No relevant planning history within the last 5 years.</p>					
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Site promoters proposed use			C3 - Residential		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	AMBER	Mineral Safeguarding Area	GREEN
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	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	AMBER	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is 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			99		
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 99 dwellings.		
Phasing	0 – 5 Years	99	6 – 10 Years	0	10 – 15 Years
					0

Site Ref	Address	Parish/Settlement	Site Area
OT09	Land adjacent Dell Copse, Kiln Lane	Otterbourne	12.3ha
Site Description			
<p>The site is located south east of Otterbourne, located to the south west of the District. The site is currently in agricultural use. The site is accessible from Kiln Lane and is adjacent to agricultural uses to the north, east and south and residential to west.</p>			
Planning History			
<p>No relevant planning history within the last 5 years.</p>			
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	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 Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.		
Achievability (economic viability; market factors; cost factors; delivery factors)			The promoters of the site have not specified any issues regarding the viability in developing the site.		
Site Capacity			185		
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 185 dwellings.		
Phasing	0 – 5 Years	185	6 – 10 Years	0	10 – 15 Years
				0	0