

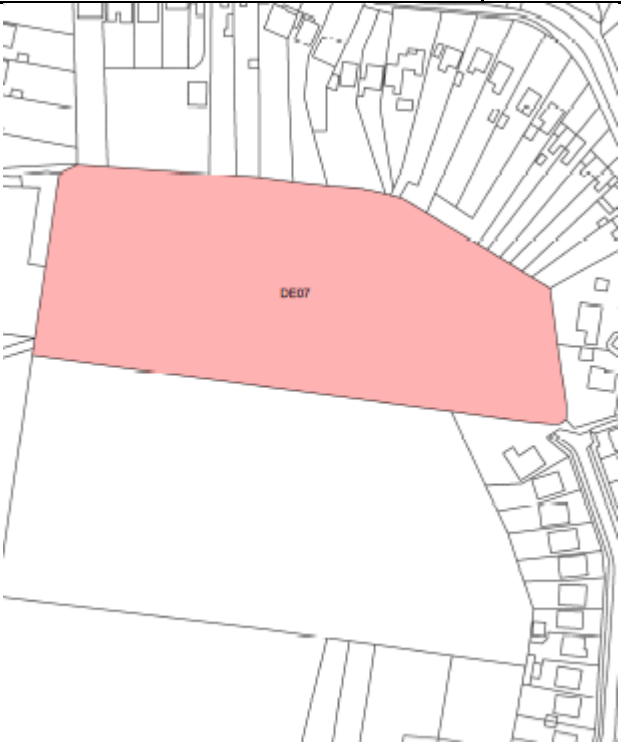
SHELAA Erratum – February 2025

This erratum has been produced to provide corrections to the SHELAA 2023. The erratum should be read in conjunction with the SHELAA published in 2023.

This erratum provides the following amendments:

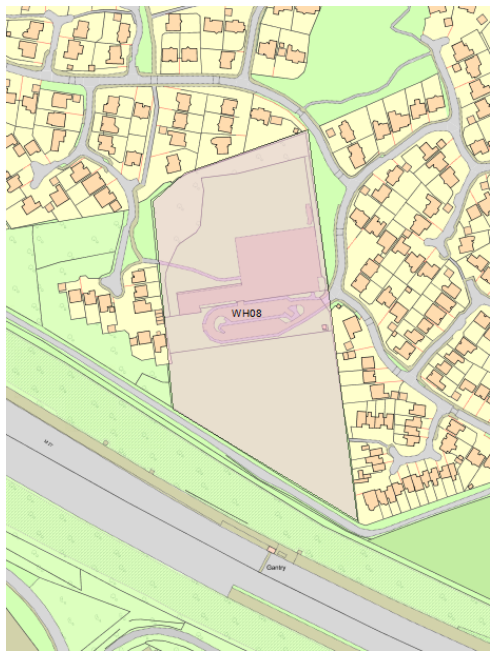
SHELAA reference number	Changes made
Denmead	
DE07	This site has been added back into the SHELAA as it was incorrectly removed. The proforma for the site is included on page 2.
DE36	This site has been removed from the SHELAA as it is not available for development. This site should also be subsequently removed from the overview map for the Denmead sites.
Shedfield	
SH35	The site capacity should say 23 dwellings not 33 dwellings
Whiteley	
WH08 WH09 WH10 WH11	These SHELAA sites are listed in Appendix D (new and removed sites table) but the proformas were missing from the 2023 SHELAA. For completeness the proformas for the sites are included on pages 4 to 11.
Wickham	
WI28 WI29	These SHELAA sites are listed in Appendix D (new and removed sites table) but the proformas were missing from the 2023 SHELAA. For completeness the proformas for the sites are included on pages 12 to 15.
Winchester	
WIN17 WIN20 WIN21	These SHELAA sites were removed from the SHELAA as listed on Appendix D (new and removed sites table) but the proformas were still in the 2023 SHELAA. For completeness it is confirmed that these sites are not in the 2023 SHELAA and should also be removed from the overview map for Winchester.

Denmead

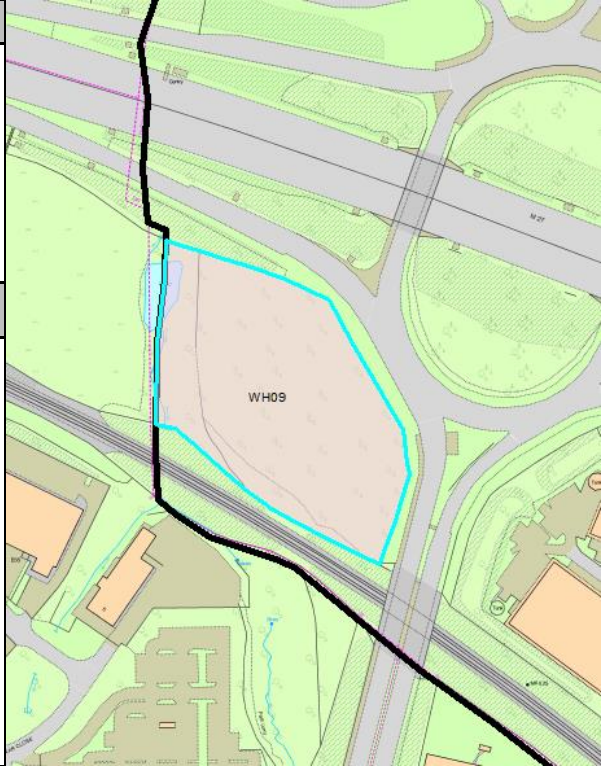
Site Ref	Address		Parish/Settlement	Site Area	
DE07	Land rear of Bendals Yard, Imhams Lane		Denmead	1.818 ha	
Site Description					
<p>The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Imhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.</p>					
Planning History					
<p>There is no planning history within the last five 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	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		49					
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 49 dwellings.					
Phasing	0 – 5 Years	49	6 – 10 Years	0	10 – 15 Years	0	

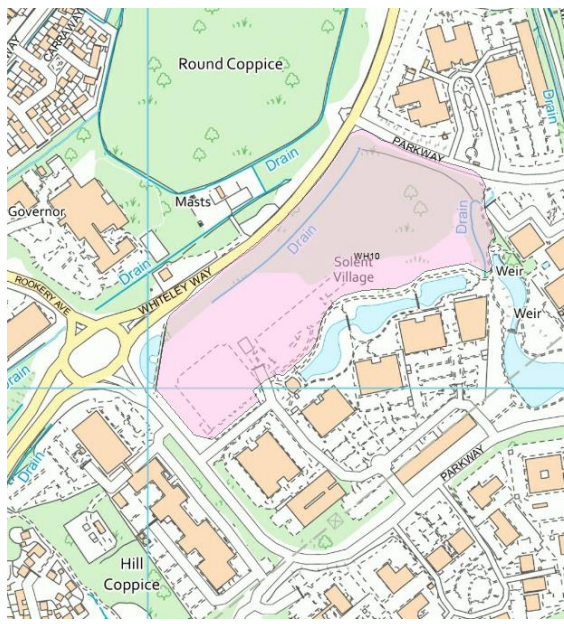
Whiteley

Site Ref	Address	Parish/Settlement	Site Area		
WH08	Whiteley Green	Whiteley	2.9ha		
Site Description					
<p>The site is located to the north of the M27 and is currently occupied by a school.</p> <p>Current Use: Primary School</p>					
Planning History					
No recent planning history					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	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			

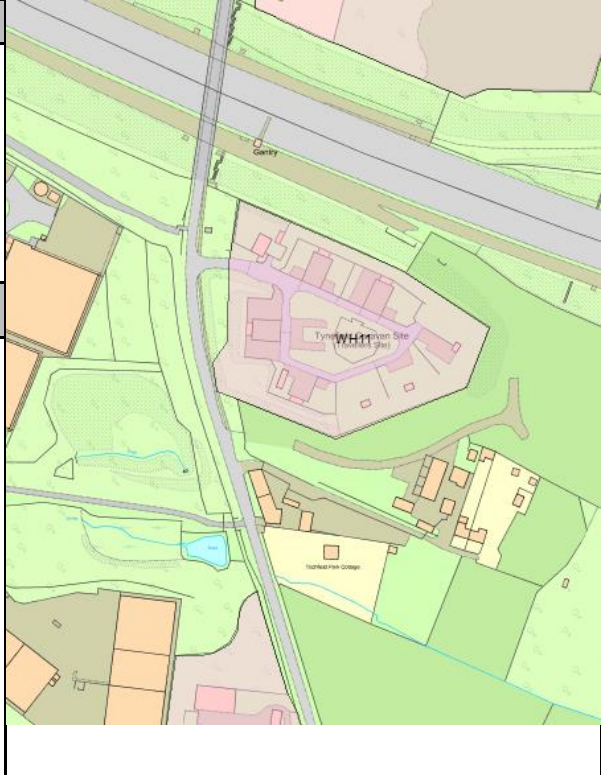
Availability (legal/ownership issues)						
Achievability (economic viability; market factors; cost factors; delivery factors)						
Site Capacity		30				
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
WH09	Little Park Farm		Whiteley		1.2ha
Site Description					
<p>The site is located to the south of the M27 and positioned on the administrative boundary of Winchester district with Fareham Borough.</p> <p>Current Use: Undeveloped land</p>					
Planning History					
There is no recent planning history on the site.					
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Site promoters proposed use			Employment		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	AMBER /RED	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 (economic viability; market factors; cost factors; delivery factors)						
Site Capacity						
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years	0	10 – 15 Years	0


Site Ref	Address		Parish/Settlement		Site Area
WH10	Solent 1 Business Park		Whiteley		4ha
Site Description					
<p>The site is located on the eastern edge of the settlement of Whiteley. The site is positioned between Whiteley Way and Parkway. To the north of the site is an area of ancient woodland.</p> <p>Current Use: The site was mostly trees and scrubland apart from an area of car parking.</p>					
Planning History					
<p>The site has planning permission and is currently under construction.</p>					
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Site promoters proposed use			Employment		
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	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)						
Site Capacity						
Potential Density and Yield (including development type)						
Phasing	0 – 5 Years		6 – 10 Years	0	10 – 15 Years	0

Site Ref	Address		Parish/Settlement		Site Area
WH11	Whiteley Lane		Whiteley		1.47ha
Site Description					
Tynfield Caravan Site is a Gypsy and Traveller site. Current use: gypsy and traveller use					
Planning History					
86/00190/OLD A twenty pitch permanent site including a wardens bungalow for gypsies and travelling families (Details in compliance with W/01129/03)					
83/00151/OLD Use of land as site for twenty caravans erection of utility units, wardens bungalow and garage construction of sewage treatment works and vehicular access					
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Site promoters proposed use			Gypsy and Traveller site		
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		The site is deemed as deliverable/developable			

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	0	10 – 15 Years	0

Wickham

Site Ref	Address	Parish/Settlement	Site Area		
WI28	Winchester Road	Wickham	4.2ha		
Site Description					
<p>The site is located to the northwest of Wickham. The site consists of a group of agricultural fields.</p> <p>Current Use: The site was previously used as agricultural purposes and is partially built</p>					
Planning History					
<p>Planning permission has been granted for residential dwellings and the site is currently under construction.</p> <p>15/01980/FUL - REFUSED Residential development comprising 100 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works.</p> <p>15/01981/FUL - REFUSED Residential development comprising 25 dwelling units, garages, parking spaces, new roads, public open space, landscaping and drainage works.</p> <p>17/02615/FUL - PERMITTED (AMENDED PLANS RECEIVED - 23/03/18) Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works.</p>					
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Site promoters proposed use		Residential and public sports provision			
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				125	
Potential Density and Yield (including development type)					
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years

Site Ref	Address	Parish/Settlement	Site Area		
WI29	The Glebe	Wickham	6.03ha		
Site Description					
<p>The site is located to the south of the B2177 and to the east of the A32. The site is positioned behind a row of houses that face the A32.</p> <p>Current Use: The site has been used as parkland/grazing and as an agricultural use.</p>					
Planning History					
<p>Planning permission has been granted for residential dwellings and is currently under construction.</p> <p>15/02523/OUT - permitted Erection of 82 dwellings, alterations to junction of A32 and A334 and provision of pedestrian and cycle access. (OUTLINE Application considering access)</p> <p>18/01282/REM Approval of the siting, design and external appearance of the buildings and the landscaping of the site.</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		Residential and Public Open Space			
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							
Availability (legal/ownership issues)							
Achievability (economic viability; market factors; cost factors; delivery factors)							
Site Capacity		80					
Potential Density and Yield (including development type)							
Phasing	0 – 5 Years		6 – 10 Years		10 – 15 Years		