

2.31 With this in mind, the current Local Plan policies were therefore used as an initial guide for housing densities and the following average densities were applied to the sites based on the emerging settlement hierarchy for the Core Strategy. The 2011 update has reduced the estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham from 40 dwellings per hectare to 30. This is to reflect the general character of these settlements.

**Table 2 - Average densities used for sites in the District**

Location of site		Estimated density dwellings per Hectare
Winchester Town and Whiteley	Town Centre (Policy SF1 area)	75
	Within 100m of town centre	50
	Elsewhere within the settlement	40

### Winchester District Strategic Housing Land Availability Assessment

Bishops Waltham and New Alresford	Town/Village Centre (Policy SF1 area)	50
	Elsewhere within and outside the settlement	40
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

2.32 These densities were applied to all sites, except in a small number of cases where site specific information indicated that an alternative density was more realistic.

**Table 6 - Estimated Housing Capacity by Settlement (PUSH)**

PUSH	2011-2016	2016-2021	2021-2026	2026 and Beyond	Total
<b>Within settlements</b>					
Bishops Waltham	6	18	0	31	
Colden Common	9	31	47	0	
Denmead	0	8	12	0	
Knowle	0	0	0	0	
Swanmore	5	17	5	0	
Waltham Chase	0	0	15	0	
Whiteley	0	25	13	0	
Wickham	6	0	0	0	
<b>Totals</b>	<b>26</b>	<b>100</b>	<b>92</b>	<b>31</b>	<b>249</b>
<b>Outside settlements</b>					
Bishops Waltham	2562	169	0	0	
Boarhunt	6	0	0	0	
Botley	0	487	0	0	
Colden Common	266	0	0	0	
Curbridge	81	16	0	0	
Curdrige	14	288	0	0	

## Winchester District Strategic Housing Land Availability Assessment

Denmead	1123	253	0	0
Durley	1938	12	0	0

**Table 9- Sites removed from the SHLAA (Push)**

---

Denmead	1917	Land adjoining Malmain House, Hambledon Road	Owner no longer interested in promoting the site
Denmead	1918	Land adjoining Malmain House, Hambledon Road	Owner no longer interested in promoting the site
Denmead	303	Little Frenchies Field	Planning Permission

**Denmead****Table 14 – Denmead**

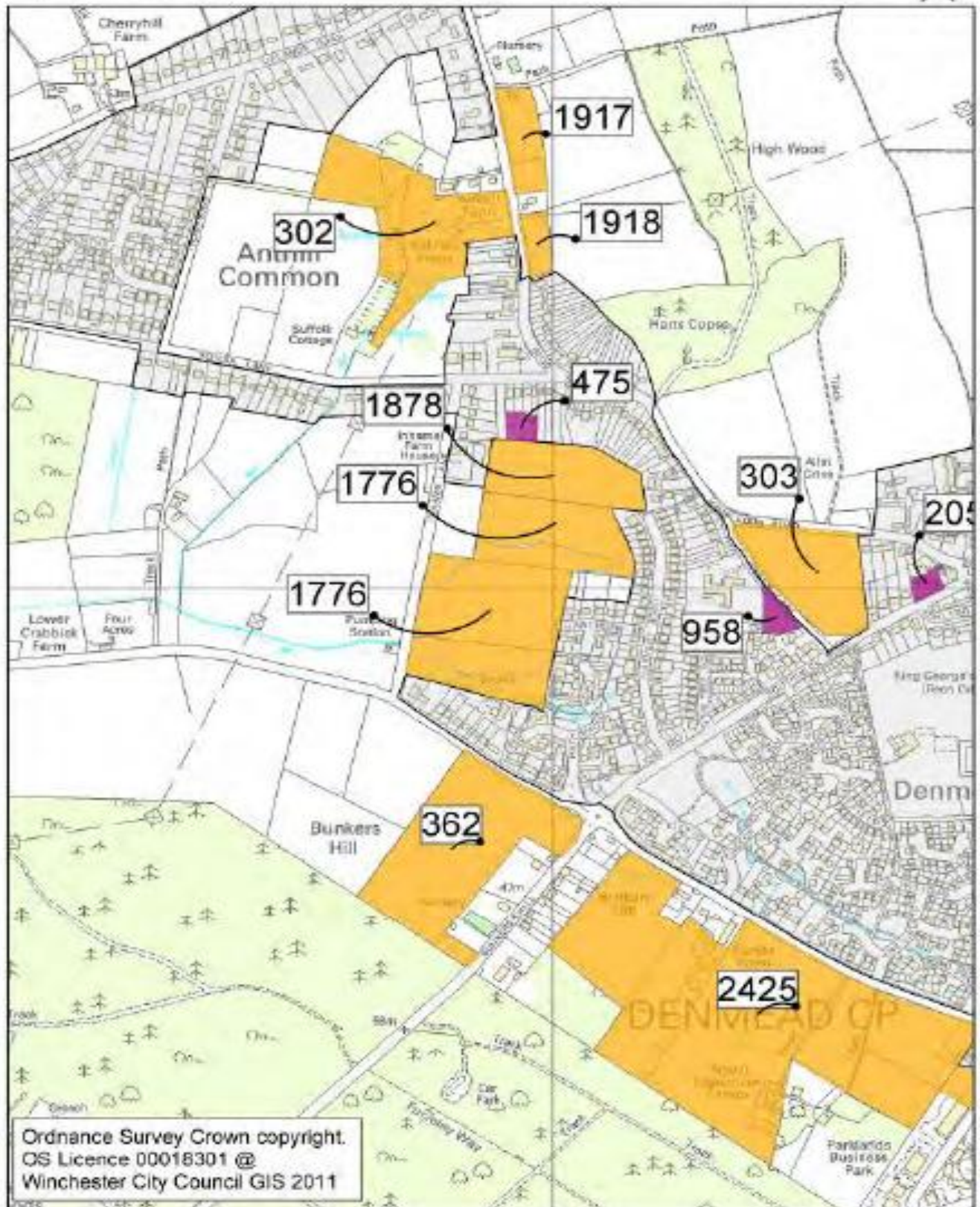
Denmead sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2011-2016	2016-2021	2021-2026	2026 and Beyond
<b>Within Settlement Boundary</b>									
	475	0.2	30	1	6	0	0	6	0
	958	0.2	30	1	7	0	0	7	0
	1783	0.3	30	1	8	0	8	0	0
	1835	0.5	30	1	0	0	0	0	0
	2054	0.2	30	1	3	0	0	0	0
<b>Total</b>		<b>0.8</b>			<b>23</b>	<b>0</b>	<b>8</b>	<b>12</b>	<b>0</b>
<b>Outside Settlement Boundary</b>									
	294	0.5	30	0.9	13	13	0	0	0
	301	22.0	30	0.5	330	330	0	0	0
	302	3.5	30	0.65	68	68	0	0	0
	310	3.8	30	0.65	74	74	0	0	0
	311	3.8	30	0.65	75	75	0	0	0
	312	1.6	30	0.75	37	0	37	0	0
	313	0.6	30	0.9	17	17	0	0	0
	362	4.4	30	0.6	80	80	0	0	0
	367	4.7	30	0.6	84	0	84	0	0
	378	4.2	30	0.6	75	0	75	0	0
	1776	2.7	30	0.65	52	52	0	0	0
	1841	2.9	30	0.65	57	0	57	0	0
	1878	1.8	30	0.75	40	40	0	0	0
	2003	2.1	30	0.65	42	42	0	0	0
	2004	2.8	30	0.65	55	55	0	0	0
	2018	4.5	30	0.6	80	80	0	0	0
	2425	13.0	30	0.5	195	195	0	0	0
<b>Total</b>		<b>79.0</b>			<b>1375</b>	<b>1123</b>	<b>253</b>	<b>0</b>	<b>0</b>



# Winchester District Strategic Housing Land Availability Assessment

- Sites within Settlement Boundaries (Policy H3)
- Sites within the Countryside
- Settlement\_Boundaries

**Denmead 1**



**MAP 6 – DENMEAD 1**

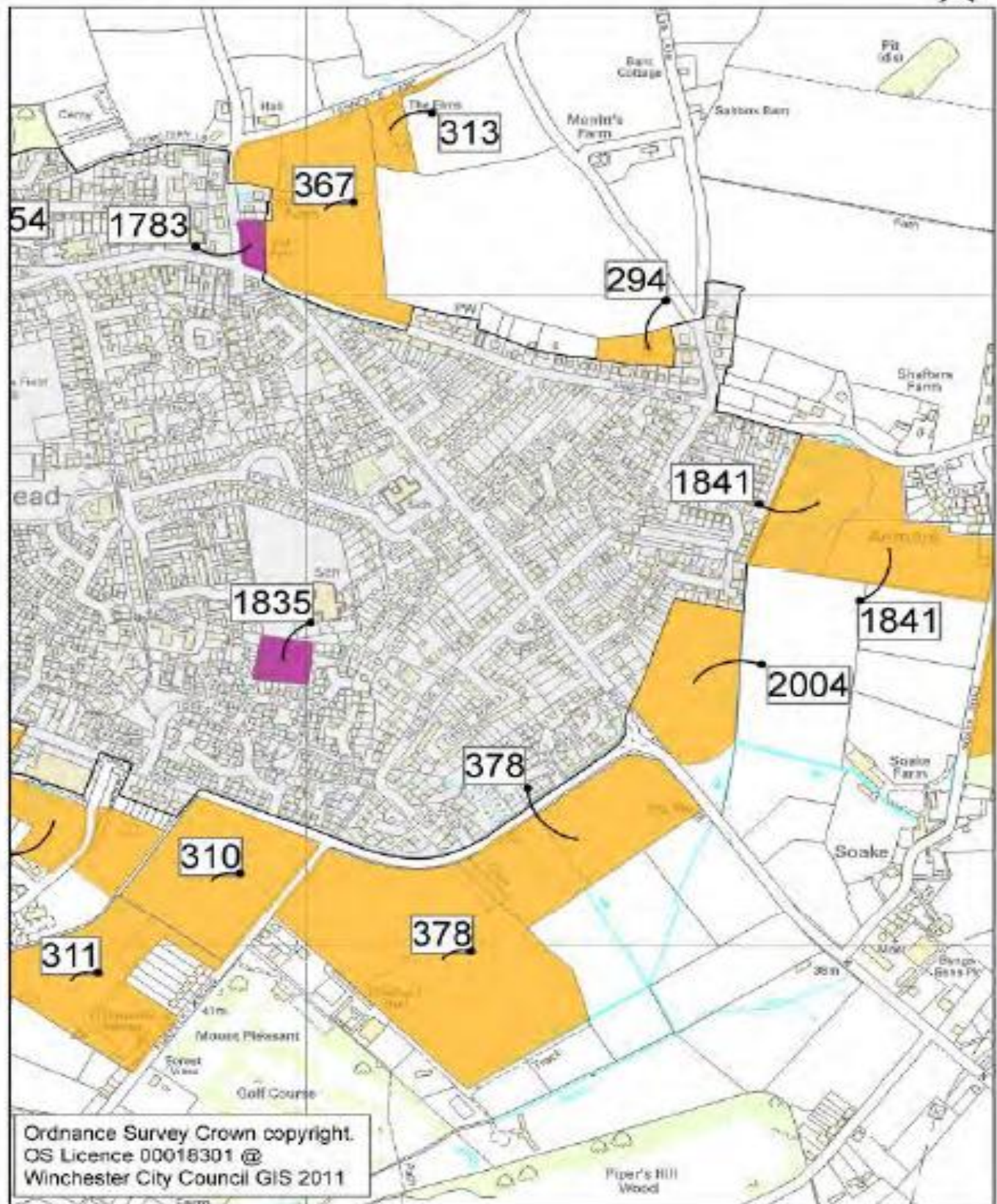


# Winchester District Strategic Housing Land Availability Assessment

- Sites within Settlement Boundaries (Policy H3)
- Sites within the Countryside
- Settlement\_Boundaries




**Denmead 2**

N

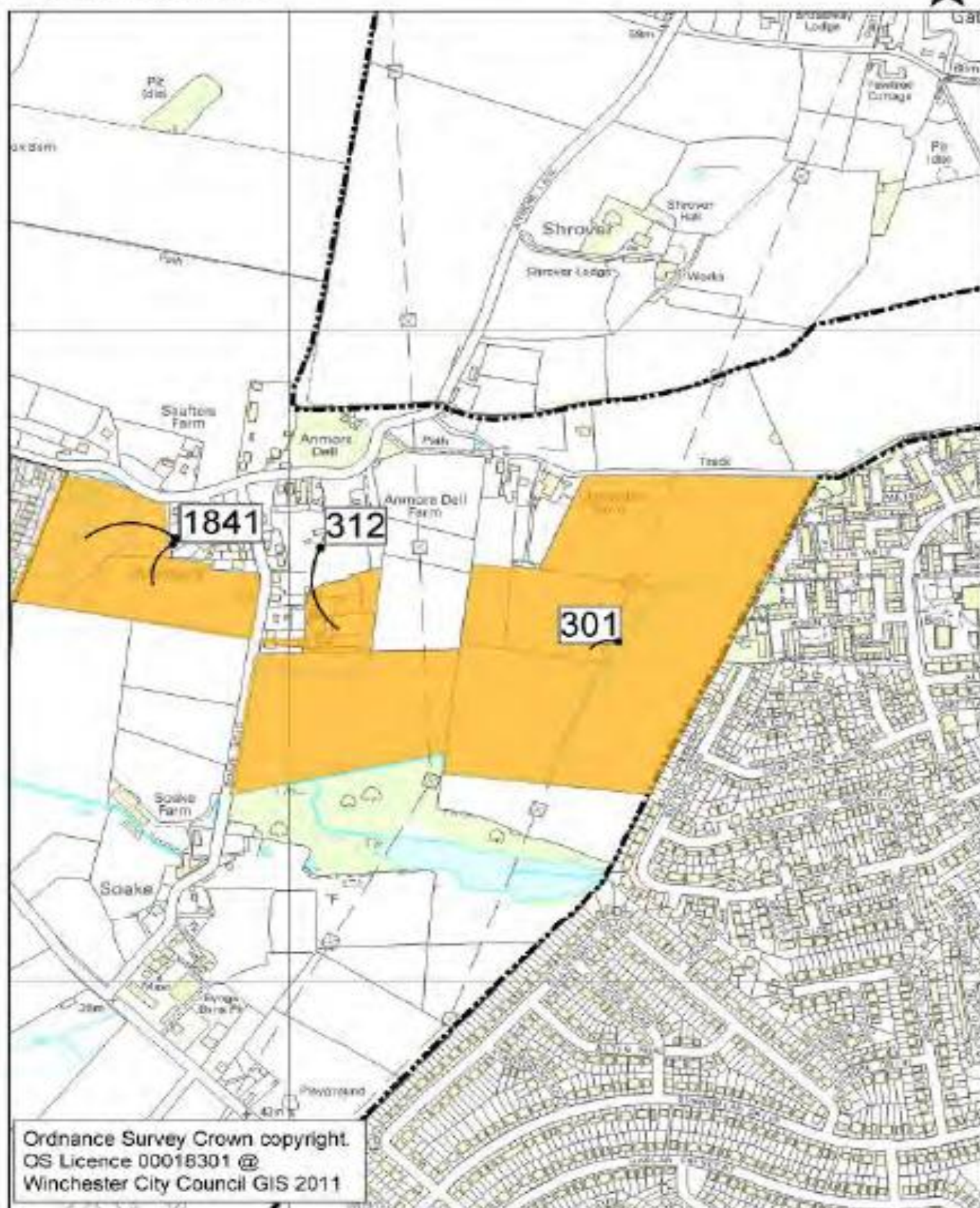


**MAP 7 – DENMEAD 2**



-  Sites within Settlement Boundaries (Policy H3)
-  Sites within the Countryside
-  Settlement\_Boundaries




**Denmead 3**



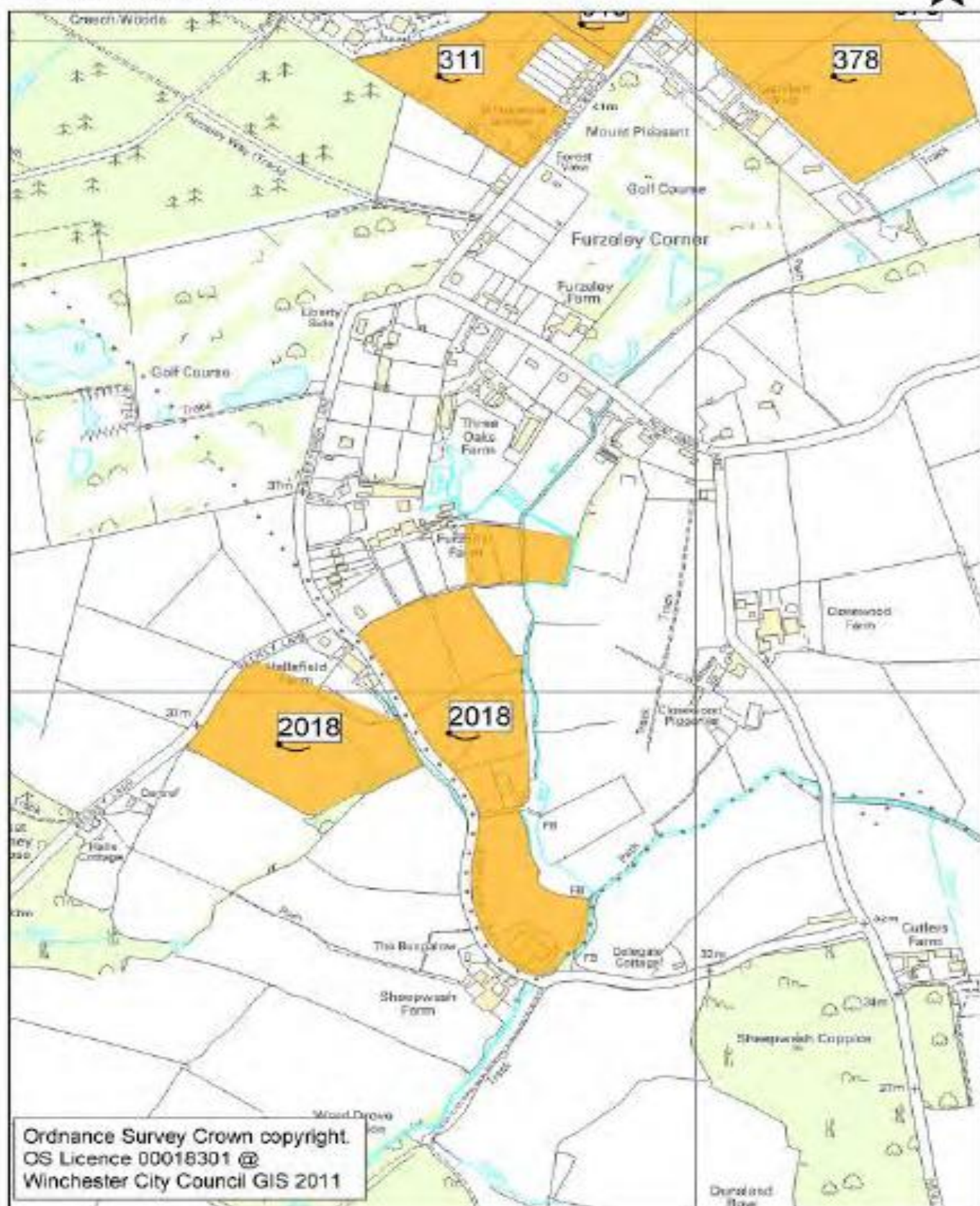
**MAP 8 – DENMEAD 3**



# Winchester District Strategic Housing Land Availability Assessment

-  Sites within Settlement Boundaries (Policy H3)
-  Sites within the Countryside
-  Settlement\_Boundaries

**Denmead 4**



**MAP 9 – DENMEAD 4**



# Appendix C: Site Assessments

Winchester District Strategic Housing Land Availability Assessment

## 5. Denmead

Within Settlement: Denmead  
 Nearest Settlement:  
 Address: Land behind Highclere, School Lane

SHLAA ID Ref: 475  
 In PUSH: PUSH

**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Allotments
Character of Area:	
Site Access:	private drive/track

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield

**Sustainability of Site Location**

Location:	Within Settlement	Settlement (or nearest) Strategy Class:	Local Service Centre
	<b>For sites within settlements</b>	<b>For sites outside settlements</b>	
	Within Town Centre:	Proximity to Settlement (km):	
	Within 100m of Town Centre:	Proximity to village/town centre (km):	

Notes:

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes      Estimated Timescale for Delivery: 2021-2026

Nature of interest:

**HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential

Summary:



## Winchester District Strategic Housing Land Availability Assessment

**Within Settlement:** Denmead **SHLAA ID Ref:** 958  
**Nearest Settlement:** **In PUSH:** PUSH  
**Address:** Shere, Green Meadows, Green Lane, Denmead, PO7 6LW

### FACTORS AFFECTING SUITABILITY

**Main Land Use:** Other community facility

**Character of Area:**

**Site Access:** Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
<b>Location:</b>	<b>Within Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>
		<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

**Notes:**

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown Estimated Timescale for Delivery: 2021-2026

Nature of interest:

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential

**Summary:** In grounds of HCC residential home

Within Settlement: Denmead  
 Nearest Settlement:  
 Address: Kidmore Lane

SHLAA ID Ref: 1783  
 In PUSH: PUSH

### FACTORS AFFECTING SUITABILITY

Main Land Use: Car park

Character of Area:

Site Access: Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land
TPO:	SINC:	Grade:
	AQMA:	Previously developed land?:
<b>Sustainability of Site Location</b>		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:	Yes	Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Hedgerows

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown Estimated Timescale for Delivery: 2016-2021

Nature of interest:

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Toilet block and car park



Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Denmead SHLAA ID Ref: 1835  
 Nearest Settlement: In PUSH: PUSH  
 Address: Land adjacent to Denmead Junior School, Bere Road

**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Small informal amenity/ open areas (not PDL)
Character of Area:	
Site Access:	no access

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Adjacent
Ramsar:	Local Gap:	Flood Zone 3a/b: Adjacent
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
Location:	Within Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km):
Within 100m of Town Centre:		Proximity to village/town centre (km):

Notes: Potential source of overland flooding

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016

Nature of interest:

**HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential

Summary:

**Within Settlement:** Denmead **SHLAA ID Ref:** 2054  
**Nearest Settlement:** **In PUSH:** PUSH  
**Address:** White Hart, Hambledon Road, PO7 6NG

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**FACTORS AFFECTING SUITABILITY**

**Main Land Use:** Garden (single)

**Character of Area:**

**Site Access:** Directly on to minor/side road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
<b>Location:</b>	<b>Within Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>
		<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
<b>Within Town Centre:</b>	<b>Yes</b>	<b>Proximity to Settlement (km):</b>
<b>Within 100m of Town Centre:</b>		<b>Proximity to village/town centre (km):</b>

**Notes:**

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**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? unknown **Estimated Timescale for Delivery: 2011-2016**

Nature of interest:

---

**HOW ACHIEVABLE IS THE SITE?**

**Proposed Future Land Use: Residential**

**Summary: Public House**



**Within Settlement:** Countryside **SHLAA ID Ref:** 294  
**Nearest Settlement:** Denmead **In PUSH:** PUSH  
**Address:** Land at Anmore Lodge, Edneys Lane, Denmead

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site lies to the north and west of Denmead residential area and is screened by mature shrubs and trees. To the west lie further low density housing outside the settlement boundary and to the north agricultural fields.
<b>Site Access:</b>	Through private road onto Edney's Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
<b>Location:</b>	<b>Outside Settlement</b>	<b>Settlement (or nearest) Strategy</b> <b>Local Service Centre</b>
		<b>Class:</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.7

**Notes:**

### HOW AVAILABLE IS THE SITE?

**Is there interest in developing? Yes** **Estimated Timescale for Delivery: 2011-2016**  
**Nature of interest: Owner**

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use: Residential**

**Summary: Site is located on edge of high order settlement.**

## Winchester District Strategic Housing Land Availability Assessment

**Within Settlement:** Countryside **SHLAA ID Ref:** 301  
**Nearest Settlement:** Denmead **In PUSH:** PUSH  
**Address:** Land at Clarendon Farm

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Predominantly rural-agricultural. The site is directly adjacent to Havant to the East.
<b>Site Access:</b>	The site has direct access from the minor road network.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: part
SPA:	Ancient Woodland:	Overhead Cable: Yes
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield

### **Sustainability of Site Location**

<b>Location:</b>	<b>Outside Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>	<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>	
<b>Within Town Centre:</b>		<b>Proximity to Settlement (km):</b>	<b>0</b>
<b>Within 100m of Town Centre:</b>		<b>Proximity to village/town centre (km):</b>	<b>0</b>

**Notes:** Agriculture Land within in Denmead local gap. Directly adjacent to urban area of Havant. Flooding area only covers small area of site along the ditch/drain.

### HOW AVAILABLE IS THE SITE?

**Is there interest in developing? Yes** **Estimated Timescale for Delivery: 2011-2016**

**Nature of interest: Freehold Owner**

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use: Residential**

**Summary:** Large Site on the edge of an urban area within the Local Gap and partly within Floodzones 2/3.

Within Settlement: Countryside  
 Nearest Settlement: Denmead  
 Address: Land at Anthill Farm

SHLAA ID Ref: 302  
 In PUSH: PUSH

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site is bordered by the settlement both to the north and the south; to some extent in the east and west it is bordered by agricultural fields and recreational areas.
Site Access:	Onto the B2150

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable: Yes
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Yes	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.9

Notes: Much of the site is covered by SINC designation.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes      Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Owner

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a higher order settlement. Much of the site is covered by SINC designation.

## Winchester District Strategic Housing Land Availability Assessment

**Within Settlement:** Countryside **SHLAA ID Ref:** 310  
**Nearest Settlement:** Denmead **In PUSH:** PUSH  
**Address:** Land at Forest Road/Furzeley Road (Site A)

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Other - Paddock
<b>Character of Area:</b>	Denmead residential area lies to the north of the site, with low density residential and parkland/golf club outside the settlement making up most of the remaining area to the east, with some small enclosed fields and the business park to the west.
<b>Site Access:</b>	Onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
<b>Location:</b>	<b>Outside Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>
		<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
<b>Within Town Centre:</b>		<b>Proximity to Settlement (km):</b> 0
<b>Within 100m of Town Centre:</b>		<b>Proximity to village/town centre (km):</b> 1.4

Notes: Grade 3b Agriculture land.

### HOW AVAILABLE IS THE SITE?

**Is there interest in developing? Yes** **Estimated Timescale for Delivery: 2011-2016**  
**Nature of interest: Owner**

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use: Residential - 200 or retirement village**

**Summary: Large site on edge of high order settlement adjacent to SINC.**



Within Settlement: Countryside SHLAA ID Ref: 311  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land at Forest Road/Furzeley Road (Site B)

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - paddocks
Character of Area:	Denmead residential area lies to the north of the site beyond site 310, with low density residential and the golf club to the east, some small enclosed fields and woodland to the south and the business park to the west.
Site Access:	Onto Furzey Road and through site A (310) onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed): Yes - 2
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC: Part	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
	For sites within settlements	For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0.2
Within 100m of Town Centre:		Proximity to village/town centre (km): 1.6

Notes: Grade 3b Agriculture land.SINC makes up most of site.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Owner

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Large site separated from the settlement by another SHLAA site and countryside. Large part of the site is SINC.

Within Settlement: Countryside  
 Nearest Settlement: Denmead  
 Address: Soake Road

SHLAA ID Ref: 312  
 In PUSH: PUSH

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential, agriculture and A1
Character of Area:	The site is distant from a defined settlement. It is within the countryside, lying on the edge of a rural housing area of Anmore.
Site Access:	Onto Soake Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap: <b>Yes</b>	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	<b>Other Considerations</b>
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed): <b>Yes - 2</b>
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: <b>4</b>
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
Location:	<b>Outside Settlement</b>	Settlement (or nearest) Strategy Class:
		<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): <b>0.5</b>
Within 100m of Town Centre:		Proximity to village/town centre (km): <b>1.4</b>

Notes: Agriculture land. The site is within the local gap.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? **Yes** Estimated Timescale for Delivery: **2016-2021**

Nature of interest: **Owner**

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: **Residential**

Summary: This site is separated from the urban area by another SHLAA site. Partly within Floodzones 2/3 and within the Local Gap.

## Winchester District Strategic Housing Land Availability Assessment

**Within Settlement:** Countryside  
**Nearest Settlement:** Denmead  
**Address:** The Elms, Tanners Lane

**SHLAA ID Ref:** 313  
**In PUSH:** PUSH

### FACTORS AFFECTING SUITABILITY

<b>Main Land Use:</b>	Residential
<b>Character of Area:</b>	The site is 200m distant from the settlement and is surrounded by agricultural fields.
<b>Site Access:</b>	Onto Tanners Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
<b>Location:</b>	<b>Outside Settlement</b>	<b>Settlement (or nearest) Strategy Class:</b>
		<b>Local Service Centre</b>
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0.2
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.3

**Notes:** The site is 200m away from the settlement boundary

### HOW AVAILABLE IS THE SITE?

**Is there interest in developing?** Yes      **Estimated Timescale for Delivery:** 2011-2016

**Nature of interest:** Owner

### HOW ACHIEVABLE IS THE SITE?

**Proposed Future Land Use:** Residential - 1 house existing on site

**Summary:** This is a small site separated from the settlement by other SHLAA sites and areas of countryside.

Within Settlement: Countryside SHLAA ID Ref: 362  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land to the south of Forest Road

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the south of Denmead. It is predominantly rural in character with woodland lying to the south and low density residential to the east.
Site Access:	Direct onto Forest Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Adjacent	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.6

Notes: Adjacent to SINC and TPOs

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Owners

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement adjacent to SINC.



Within Settlement: Countryside SHLAA ID Ref: 367  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land at Kidmore Farm, Kidmore Lane

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	Denmead lies to the west (ca 30 to 60 dph) and south; the land to the east and north is agricultural with large open field systems.
<b>Site Access:</b>	New access will be required onto Hambledon Road, but initial technical work suggests that this can be provided and is not a constraint to development.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.1

Notes:

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Prospective purchaser

### **HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential - The site is promoted for a residential led development, supported by community use and recreational open space north of Tanners Lane (site; 366).

Summary: This is a large site on the edge of a high order settlement.

Within Settlement: Countryside SHLAA ID Ref: 378  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land to the south of Forest Road

### **FACTORS AFFECTING SUITABILITY**

<b>Main Land Use:</b>	Agriculture
<b>Character of Area:</b>	The site lies on the south-eastern edge of Denmead and fronts onto Hambledon, Forest and Furzeley Roads. To the south lie a small number of residential properties with a golf course beyond. To the east lie further agricultural fields.
<b>Site Access:</b>	The site can be accessed directly off a B road; access could be gained from Forest or Hambledon Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy: Yes	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: The south-eastern boundary is TPO.	SINC:	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.93

Notes: Part of the site along the river and in the northeast corner is within floodzones 2 and 3. Part of site is allocated for proposed recreational use, with the whole site falling in the Gap between Denmead and Waterlooville.

### **HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes Estimated Timescale for Delivery: '2016-2021  
 Nature of interest: Owner

### **HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential and Community (recreation)

Summary: This is a large site on the edge of a high order settlement. Parts of the site are within the floodzones 2 and 3. The site is within the local gap.

Within Settlement: Countryside  
 Nearest Settlement: Denmead  
 Address: Inhams Lane

SHLAA ID Ref: 1776  
 In PUSH: PUSH

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies adjacent to the residential area of Denmead on the eastern and southern sides with another site (1878) adjoining the site to the north. To the west lies Inhams Lane with agricultural fields beyond.
Site Access:	Directly on to main road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes - part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Part	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
<b>For sites within settlements</b>		<b>For sites outside settlements</b>
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 1

Notes: Northern and southern part of site in floodplain. The southern part of the site is also within a SINC

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes      Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Freehold owners

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of the settlement boundary of Denmead. Parts within floodzones 2 and 3 and within SINC.

## Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside  
 Nearest Settlement: Denmead  
 Address: Anmore Road

SHLAA ID Ref: 1841  
 In PUSH: PUSH

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies on the eastern edge of Denmead with Agriculture land lying to the west and south and low density housing to the north.
Site Access:	Onto Anmore Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes - part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC: Part	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.8

Notes: in Denmead local gap. The western part of the site is within the floodzone. Part of the site is also SINC.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes      Estimated Timescale for Delivery: '2016-2021

Nature of interest: Agent for owner

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site within the local gap on the edge of a high level settlement. The part of the site adjoining the settlement is within floodzone 2 and 3.



Within Settlement: Countryside SHLAA ID Ref: 1878  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land at end of Harvest Road

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture - grazing
Character of Area:	The site is contained by the residential area of Denmead on three sides with small Agriculture fields forming the boundary to the south (site 1776)
Site Access:	Possibly through Harvest Road. As far as applicant knows, There is no ransom strip to the site.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
Ramsar:	Local Gap:	Flood Zone 3a/b: Yes
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Yes	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.8

Notes: Most of the site is within floodzone 2 or 3

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Part owner/trustee

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential, commercial/industrial/retail/leisure or community use  
 Summary: Most of the site is within floodzone 2 or 3. The site is adjacent to a high order settlement and another site submitted for the SHLAA.

Winchester District Strategic Housing Land Availability Assessment

Within Settlement: Countryside SHLAA ID Ref: 2003  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land at Parklands Business Park, Forest Road

**FACTORS AFFECTING SUITABILITY**

Main Land Use:	Other - Vacant or derelict land
Character of Area:	The site lies within the business on the southern edge of southern edge of Denmead. Uncultivated fields lie adjacent to the site.
Site Access:	Via Business park access onto Forest Road

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: Yes - covering whole site	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.8

Notes: The site is covered by a TPO designation.

**HOW AVAILABLE IS THE SITE?**

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Owner

**HOW ACHIEVABLE IS THE SITE?**

Proposed Future Land Use: Residential and community  
 Summary: Large site on edge of high order settlement.

Within Settlement: Countryside SHLAA ID Ref: 2004  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land North of Hambledon Road

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Denmead residential areas lie to the north and west of the site, with open, Agriculture field to the east and south bounded by well established trees and hedgerows.
Site Access:	Onto Hambledon Road. regular bus service to Waterlooville runs along this road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes - part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes - part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.8

Notes: Agriculture land; part of the site (on the eastern boundary) is within floodzone, part of Denmead Local Gap

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016  
 Nature of interest: Owner

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement. It is within the local gap and partly within floodzones 2 and 3.

Within Settlement: Countryside SHLAA ID Ref: 2018  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Furzeley Corner, Waterlooville

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	This large site made up of three plots which lies to the south of Denmead, separated from the settlement by Agriculture land and sporadic residential properties within the countryside.
Site Access:	The western part of the site fronts onto Belney Lane, the eastern section onto Sheepwash Lane

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes -part
Ramsar:	Local Gap: Yes	Flood Zone 3a/b: Yes -part
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
National Park:	Conservation Area:	(No. employed):
Scheduled Monument:	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 1.9
Within 100m of Town Centre:		Proximity to village/town centre (km): 2.7

Notes: The eastern part of the site is within the local gap. The floodzone runs through the east of the site.

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016

Nature of interest: Prospective purchaser - option on site

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site, separate from the nearest defined settlement boundary; adjacent to Floodzones 2/3.

Within Settlement: Countryside SHLAA ID Ref: 2425  
 Nearest Settlement: Denmead In PUSH: PUSH  
 Address: Land to the south of Forest Road

### FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	The site lies to the south of Denmead. It is predominantly rural in character with low density residential and woodland lying to the south.
Site Access:	Direct onto Forest Road.

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2:
Ramsar:	Local Gap:	Flood Zone 3a/b:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
National Park:	Conservation Area:	Agricultural Land Grade: 4
Scheduled Monument:	Historic Park/ Garden:	Previously developed land?: Greenfield
TPO: Adjacent	SINC: Adjacent AQMA:	
<b>Sustainability of Site Location</b>		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class:
		Local Service Centre
For sites within settlements		For sites outside settlements
Within Town Centre:		Proximity to Settlement (km): 0
Within 100m of Town Centre:		Proximity to village/town centre (km): 0.6

Notes: Adjacent to SINC and TPOs

### HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2011-2016

Nature of interest: Planning Consultant proposing that the settlement boundary is extended into this area.

### HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This is a large site on the edge of a high order settlement adjacent to SINC and TPOs .

