

**Winchester District Strategic Housing Land Availability
Assessment**

Winchester City Council

December 2012

2.30 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 (then emerging) settlement hierarchy for the Core Strategy. The 2011 update reduced the estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham from 40 dwellings per hectare to 30 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
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

2.31 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	2012-2017		2017-2022		2022-2027		2027 and Beyond		Total
Within settlements									
Bishops Waltham	18	49	6	0					
Colden Common	64	15	8	0					
Denmead	0	6	8	7					
Knowle	0	0	0	0					
Swanmore	0	6	17	0					
Waltham Chase	0	0	15	0					
Whiteley	46	0	13	0					
Wickham	6	0	0	0					
Totals	134	75	67	7					284
Outside settlements									
Bishops Waltham	580	2008	0	0					
Boarhunt	6	0	0	0					
Botley	0	487	0	0					
Colden Common	174	97	0	0					
Curbridge	81	0	16	0					
Curridge	0	329	0	0					
Denmead	800	524	37	0					
Durley	0	1951	0	0					

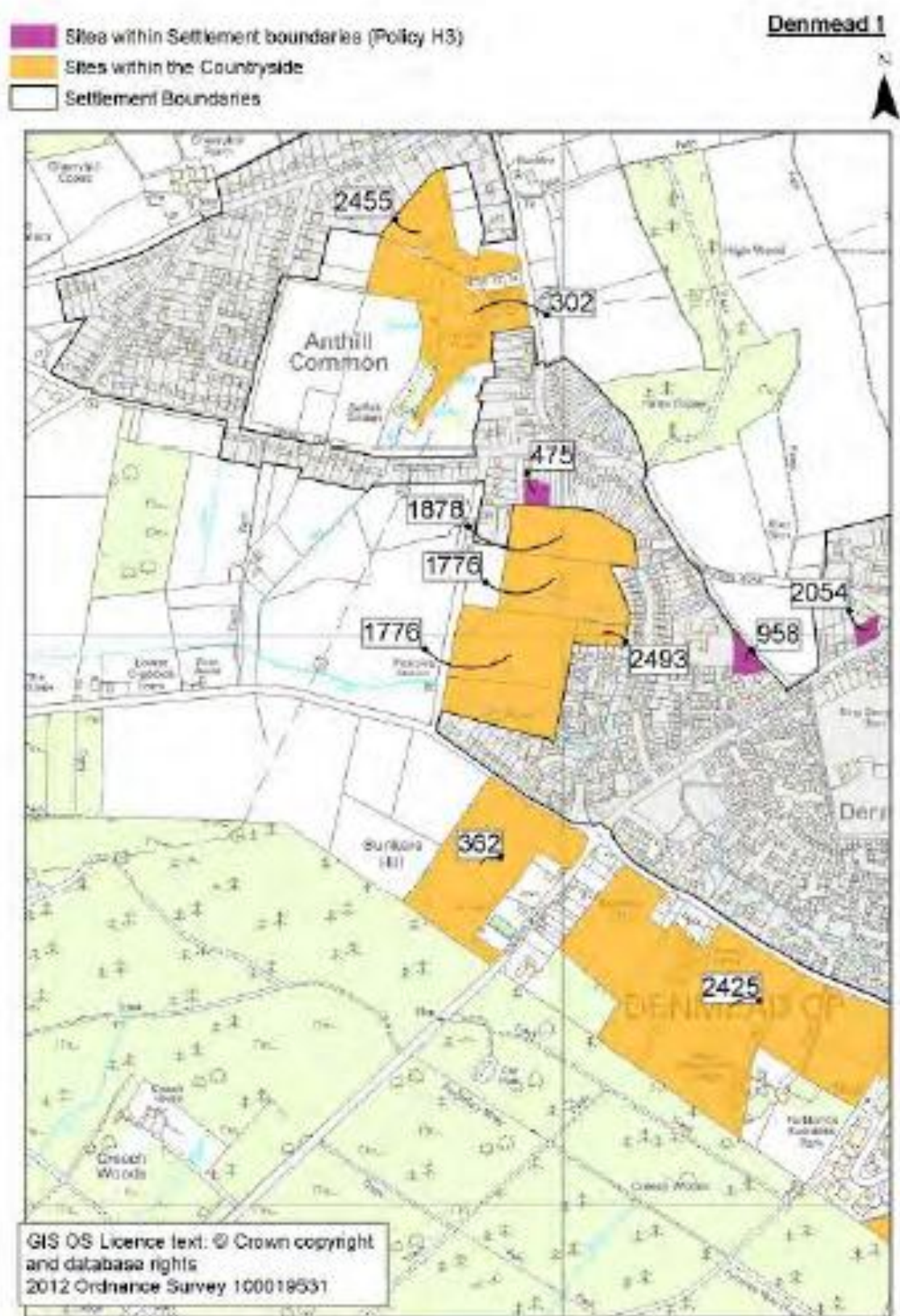
Table 10 - Sites removed from the SHLAA (Push)

Denmead	294	Land at Anmore Lodge, Edneys Lane, Denmead	Owner no longer interested
---------	-----	--	----------------------------

Denmead

Table 12 – Denmead

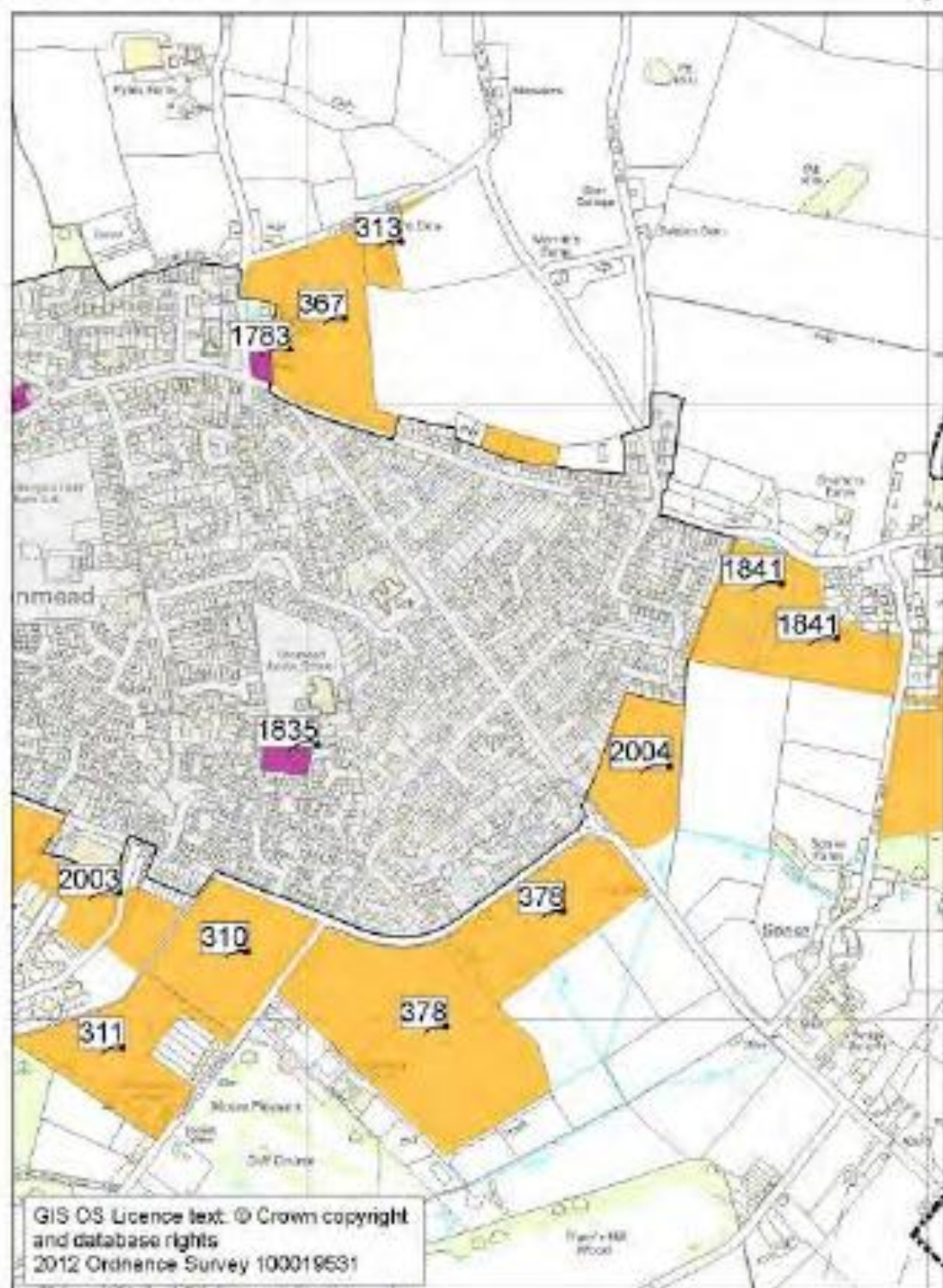
Denmead sites (SHLAA Reference)	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimate Housing	2012-2017	2017-2022	2022-2027	2027 and Beyond
Within Settlement Boundary									
475	0.2	0.2	30	1	6	0	6	0	0
958	0.2	0.2	30	1	7	0	0	0	7
1783	0.3	0.3	30	1	8	0	0	8	0
1835	0.5	0.0	30	1	0	0	0	0	0
2054	0.2	0.1	30	1	3	0	0	0	0
Total		0.8			23	0	6	8	7
Outside Settlement Boundary									
301	22.0	22.0	30	0.5	330	330	0	0	0
302	3.5	1.3	30	0.8	32	0	32	0	0
310	3.8	3.8	30	0.65	74	74	0	0	0
311	3.8	3.8	30	0.65	75	75	0	0	0
312	1.6	1.6	30	0.75	37	0	0	37	0
313	0.6	0.6	30	0.9	17	0	17	0	0
362	4.4	4.4	30	0.6	80	80	0	0	0
367	4.7	4.7	30	0.6	84	0	84	0	0
378	4.2	3.7	30	0.65	73	0	73	0	0
1776	2.7	2.7	30	0.65	52	52	0	0	0
1841	2.9	2.2	30	0.65	43	0	43	0	0
1878	1.8	1.8	30	0.75	40	40	0	0	0
2003	2.1	2.1	30	0.65	42	42	0	0	0
2004	2.8	2.8	30	0.65	55	55	0	0	0
2018	4.5	4.5	30	0.6	80	0	80	0	0
2425	13.0	13.0	30	0.5	195	0	195	0	0
2455	1.7	1.3	30	0.8	32	32	0	0	0
2469	0.5	0.5	30	0.9	13	13	0	0	0
2493	0.3	0.2	30.0	1.0	6.7	7	0	0	0
Total		77.2			1354	800	524	37	0



MAP 6 – DENMEAD 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

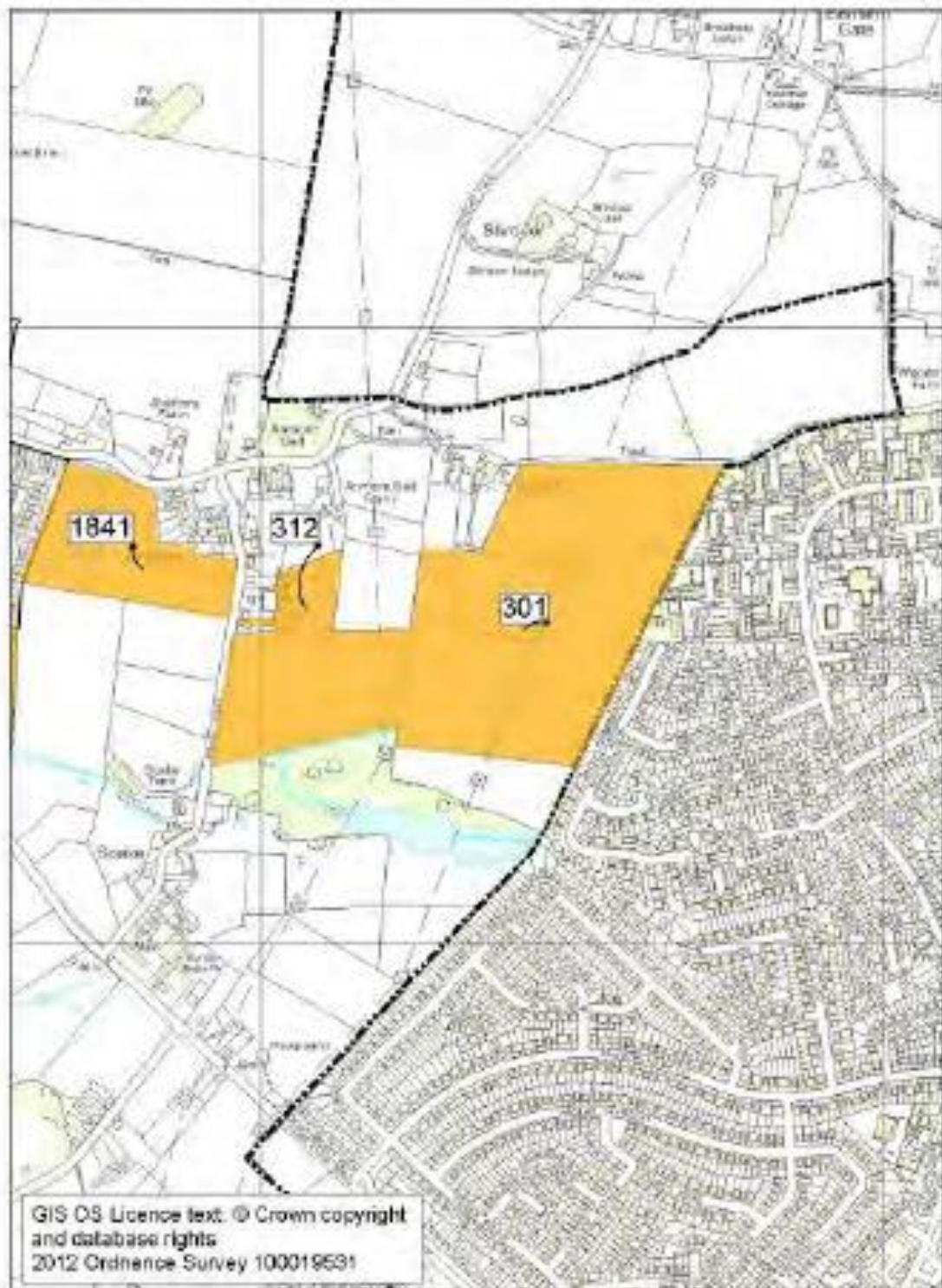
Denmead 2



MAP 7 – DENMEAD 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Denmead 3

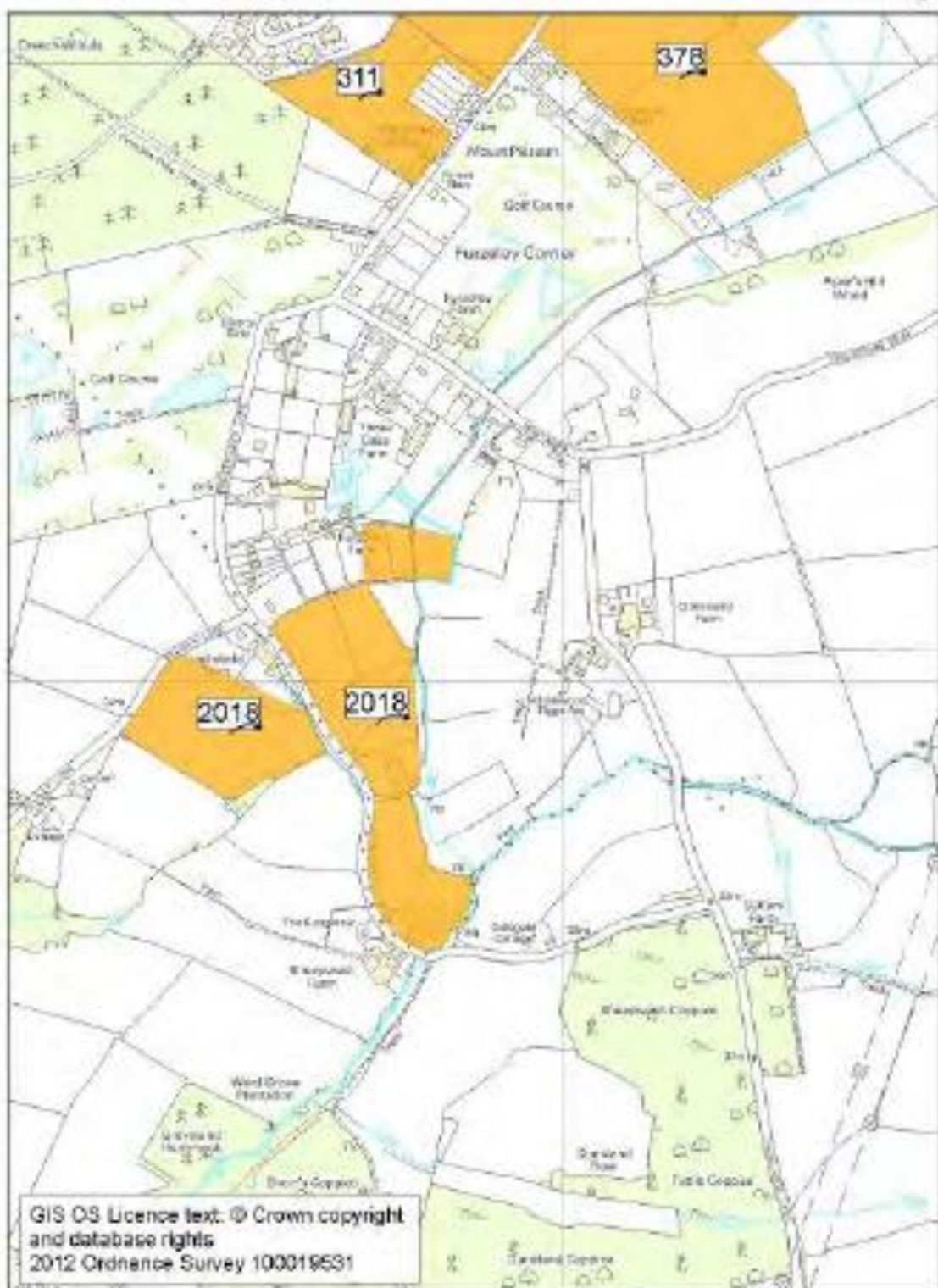


MAP 8 – DENMEAD 3

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Denmead 4

N



MAP 9 – DENMEAD 4

Appendix 3: Site Assessments

Please note:

The SHLAA does not allocate any sites for development; it only identifies sites within the main settlements which may be suitable for development or sites within the countryside where there is development interest. Similarly, any site identified will still need a valid planning permission for development, the application for which will be assessed against the policies within the adopted development plan, which at the current time is the Winchester District Local Plan Review (2008), and other material considerations.

5. Denmead

Within Settlement: Denmead
Nearest Settlement: H3

SHLAA ID Ref: 475
In PUSH: PUSH
Estimated Capacity: 6

Address: Land behind Highclere, School Lane

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:	Other Considerations
Listed Building:	Facility SF7:	Employment site (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?: Greenfield
	AGMA:	
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Denmead
Nearest Settlement: H3

SHLAA ID Ref: 958
In PUSH: PUSH
Estimated Capacity: 7

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:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown Estimated Timescale for Delivery: 2027 and beyond

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: H3

SHLAA ID Ref: 1783
In PUSH: PUSH
Estimated Capacity: 8

Address: Kidmore Lane

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:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2022 - 2027

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Toilet block and car park

Within Settlement: Denmead
Nearest Settlement: H3

SHLAA ID Ref: 1835
In PUSH: PUSH
Estimated Capacity: under 5

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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2012-2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary:

Within Settlement: Denmead
Nearest Settlement: H3

SHLAA ID Ref: 2054
In PUSH: PUSH
Estimated Capacity: Under 5

Address: White Hart, Hambledon Road, PO7 8NG

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:	Other Considerations
Listed Building: Scheduled Monument:	Facility SF7: Conservation Area:	Employment site (No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO: Yes	SINC: AQMA:	Previously developed land?: Previously Developed Land
Sustainability of Site Location		
Location:	Within Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? unknown Estimated Timescale for Delivery: 2017-2022

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Public House

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 301
In PUSH: PUSH
Estimated Capacity: 330

Address: Land at Clarendon Farm

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	Predominantly rural-agricultural. The site is directly adjacent to Havant to the East.
Site Access:	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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AGMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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

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: 2012-2017
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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 302
In PUSH: PUSH
Estimated Capacity: 32

Address: Land at Anthill Farm

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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: Yes	SINC: Yes	Previously developed land?: Greenfield
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2017-2022

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.

Within Settlement: Denmead **SHLAA ID Ref:** 310
Nearest Settlement: Countryside **In PUSH:** PUSH
Address: Land at Forest Road/Furzeley Road (Site A) **Estimated Capacity:** 74

FACTORS AFFECTING SUITABILITY

Main Land Use:	Other - Paddock
Character of Area:	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.
Site 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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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): 1.4

Notes: Grade 3b Agriculture land. The landowners are working together with the landowners of the adjacent site (ref 311). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery: 2012-2017**
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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 311
In PUSH: PUSH
Estimated Capacity: 75

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 (No. employed):
Scheduled Monument:	Conservation Area:	Yes - 2
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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. The landowners are working together with the landowners of the adjacent site (ref 310). If the two sites are developed together they anticipated any development would be served by a central access through Forest Road, with only

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential or a retirement village

Summary: Large site separated from the settlement by another SHLAA site and countryside. A SINC designation on a large part of the site was removed in September 2012

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 312
In PUSH: PUSH
Estimated Capacity: 37

Address: Soake Road

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

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: **2022-2027**

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.

Within Settlement: Denmead
 Nearest Settlement: Countryside

SHLAA ID Ref: 313
 In PUSH: PUSH
 Estimated Capacity: 17

Address: The Elms, Tanners Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Residential
Character of Area:	The site is 200m distant from the settlement and is surrounded by agricultural fields.
Site Access:	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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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): 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: 2017-2022

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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 362
In PUSH: PUSH
Estimated Capacity: 80

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 (No. employed):
Scheduled Monument:	Conservation Area:	Agricultural Land Grade: 4
National Park	Historic Park/ Garden:	Previously developed land?: Greenfield
TPO:	SINC: Adjacent	
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2012-2017

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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 367
In PUSH: PUSH
Estimated Capacity: 84

Address: Land at Kidmore Farm, Kidmore Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	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.
Site Access:	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 (No. employed):
Scheduled Monument:	Conservation Area:	Agricultural Land Grade: 4
National Park	Historic Park/ Garden:	Previously developed land?: Greenfield
TPO:	SINC:	
	AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2 Class:
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): 0.1

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2017-2022

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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 378
In PUSH: PUSH
Estimated Capacity: 73

Address: Land to the south of Forest Road

FACTORS AFFECTING SUITABILITY

Main Land Use:	Agriculture
Character of Area:	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.
Site Access:	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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: The south-eastern boundary is TPO.	SINC: AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2
		Class:
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: 2017-2022**

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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1776
In PUSH: PUSH
Estimated Capacity: 52

Address: Inhams Lane

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. Should be considered alongside site 2493.
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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: Part AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2
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): 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: 2017-2022**

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.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1841
In PUSH: PUSH
Estimated Capacity: 43

Address: Anmore Road

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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 3
TPO:	SINC: Part AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2017-2022
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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 1878
In PUSH: PUSH
Estimated Capacity: 40

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
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2012-2017

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. Should be considered with sites 1776 & 2493.

Within Settlement: Denmead
 Nearest Settlement: Countryside

SHLAA ID Ref: 2003
 In PUSH: PUSH
 Estimated Capacity: 42

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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: Yes - covering whole site	SINC: AQMA:	Previously developed land?: Previously Developed Land
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2012-2017
 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: Denmead
 Nearest Settlement: Countryside

SHLAA ID Ref: 2004
 In PUSH: PUSH
 Estimated Capacity: 55

Address: Land North of Hambleton 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 Hambleton 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:
SPA:	Ancient Woodland:	Overhead Cable:
SAC:	RT1, RT2 Policy:	Other Considerations
Listed Building:	Facility SF7:	Employment site
Scheduled Monument:	Conservation Area:	(No. employed):
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC: AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2012-2017

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 floodzone 2.

Within Settlement: Denmead
 Nearest Settlement: Countryside

SHLAA ID Ref: 2018
 In PUSH: PUSH
 Estimated Capacity: 80

Address: Furzeley Comer, 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 (No. employed):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO:	SINC:	Previously developed land?:
	AGMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2017-2022**

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: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2425
In PUSH: PUSH
Estimated Capacity: 195

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):
Scheduled Monument:	Conservation Area:	Agricultural Land Grade: 4
National Park	Historic Park/ Garden:	Previously developed land?: Greenfield
TPO: Adjacent	SINC: Adjacent AQMA:	
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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: 2017-2022

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 .

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2455
In PUSH: PUSH
Estimated Capacity: 32

Address: Land South and West of Malmeins House, Hambledon Road, Denmead,
PO7 6ES

FACTORS AFFECTING SUITABILITY

Main Land Use:	Former garden and paddock
Character of Area:	This site is adjacent to the settlement boundary. To the south of the site is the Anthill Common SINC. To the north, east and west of the site is low density residential. A line of mature trees run across the centre of the site.
Site Access:	Direct from Hambledon 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):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade: 4
TPO: Yes	SINC: Adjacent AQMA:	Previously developed land?: Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy MTRA 2 Class:
For sites within settlements		For sites outside settlements
Within Town Centre:	No	Proximity to Settlement (km): 0
Within 100m of Town Centre:	No	Proximity to village/town centre (km): 1.1

Notes: There are several TPOS on the sites. A SINC is situated adjacent to the south east of the site.

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes **Estimated Timescale for Delivery: 2012-2017**

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: Appeal pending for 'demolition of existing garage and erection of detached five bedroom house with detached double garage' (11/02781/FUL) on part of the site.

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2469
In PUSH: PUSH
Estimated Capacity: 13

Address: Land at Anmore Road, Denmead

FACTORS AFFECTING SUITABILITY

Main Land Use:	Garden
Character of Area:	The site is garden land and adjoins the northern settlement boundary for Denmead. To the north of the site is agricultural land.
Site Access:	

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):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
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): 0.4

Notes:

HOW AVAILABLE IS THE SITE?

Is there interest in developing? Yes Estimated Timescale for Delivery: 2012-2017

Nature of interest: Owner

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: The site adjoins a high order settlement

Within Settlement: Denmead
Nearest Settlement: Countryside

SHLAA ID Ref: 2493
In PUSH: PUSH
Estimated Capacity: 7

Address: Land east of Inhams Lane

FACTORS AFFECTING SUITABILITY

Main Land Use:	Gardens
Character of Area:	The site lies adjacent to the residential area of Denmead on the eastern side.
Site Access:	

Legislative Constraints	Policy Constraints	Physical Constraints
SSSI:	Strategic Gap:	Flood Zone 2: Yes
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):
Scheduled Monument:	Conservation Area:	
National Park	Historic Park/ Garden:	Agricultural Land Grade:
TPO:	SINC:	Previously developed land?:
	AQMA:	Greenfield
Sustainability of Site Location		
Location:	Outside Settlement	Settlement (or nearest) Strategy Class: MTRA 2
For sites within settlements		For sites outside settlements
Within Town Centre:	No	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: 2012 -2017

Nature of interest:

HOW ACHIEVABLE IS THE SITE?

Proposed Future Land Use: Residential

Summary: This site should be considered in conjunction with 1776 and 1878.