

Appendix D(v)

Site Assessments by Area

East Hampshire

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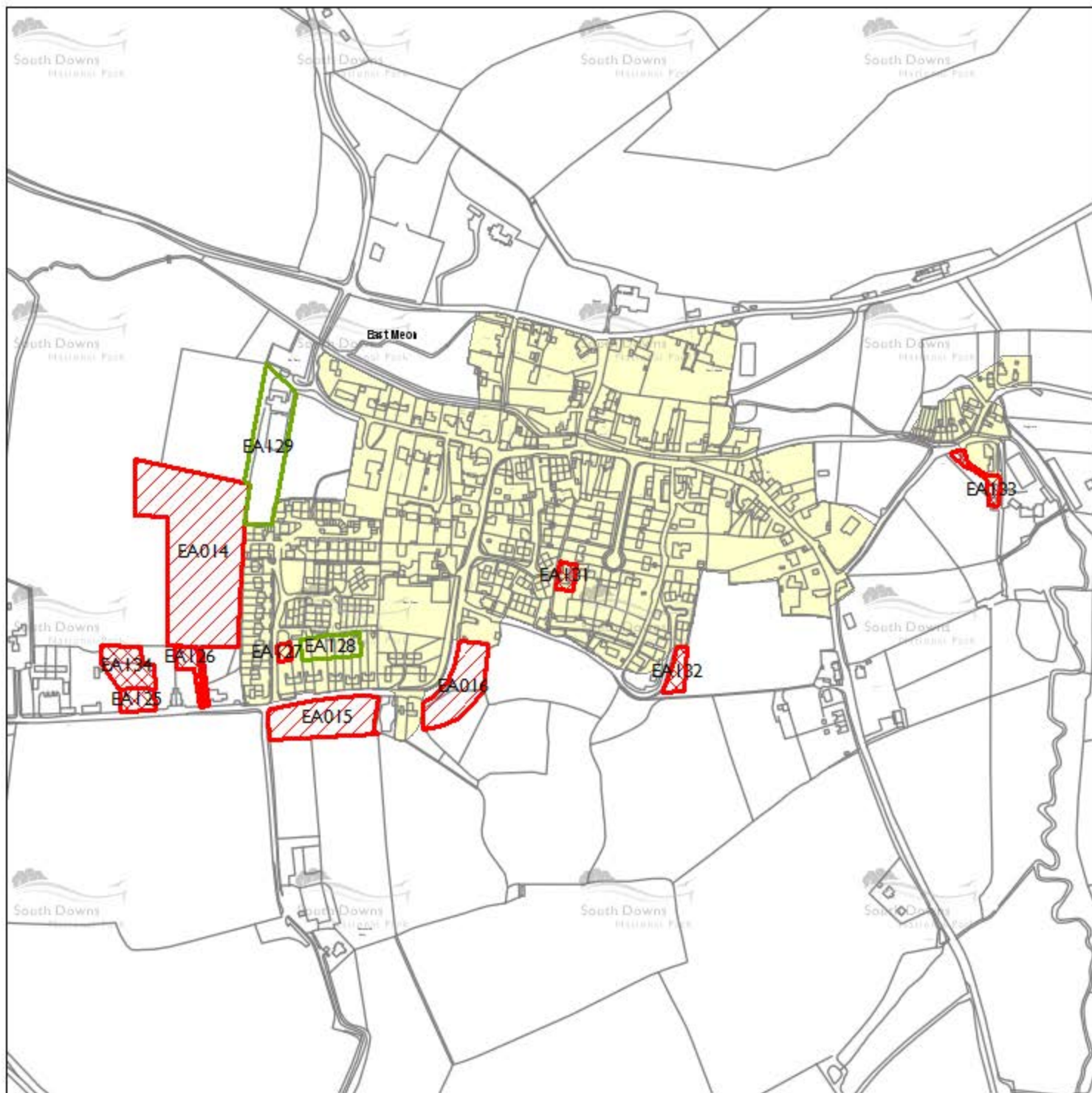
Appendix D(v) - East Hampshire

Site Assessments by Settlement

East Meon

Settlement Map

East Meon



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

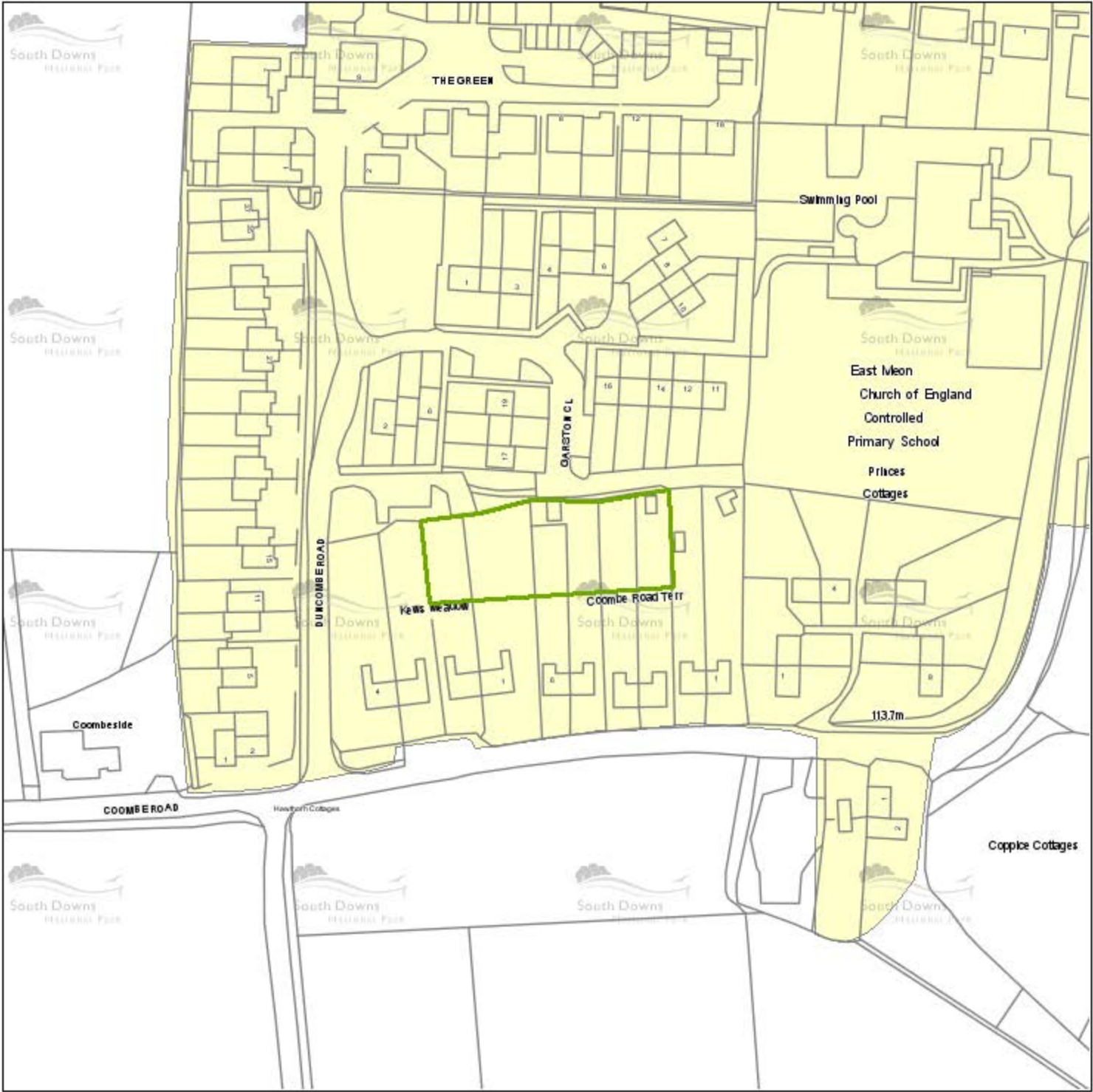
 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement East Meon									
EA014	Land at the rear of Duncombe Road	East Meon	East Meon	Rejected	0	0	0	0	Development on the site is not currently considered to be achievable.
EA015	Land South of Coombe Road	East Meon	East Meon	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA016	Land east of Chapel Street	East Meon	East Meon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA125	Land west of Garston Cottages, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA126	Land to the rear of 2 Garston Cottages	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA127	Land to the rear of 4 Kews Meadow, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA128	Land to the rear of Coombe Road Terrace,	East Meon	East Meon	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
EA129	Land off Workhouse Lane	East Meon	East Meon	Has Potential (Deliverable)	11	0	11	0	Not Applicable.
EA131	Garages off Hill View	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA132	Land off Anvil Close	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA133	Land south of Mill Cottage, Frogmore	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA134	Land north west of Garston Cottages, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
Total by Settlement					16	5	11	0	

EA128

Land to the rear of Coombe Road Terrace,
East Meon



Key

- Recommendation
- Has Potential (Deliverable)

South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Reference
EAI28

Area
East Hampshire

Site Address	Settlement
Land to the rear of Coombe Road Terrace,	East Meon
	Parish
	East Meon

Source	Current Use
Submission	Residential garden

Summary of Landscape Assessment
<p>Low Sensitivity</p> <p>Low Landscape sensitivity due to settlement location and existing character being suburban.</p>

Summary of Suitability	Is the site suitable?
The site is located within the existing settlement boundary and includes parts of the rear gardens of a row of semi detached house. To the north of the gardens is a higher density residential development.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and has been identified through the neighbourhood plan process.	Yes

Summary of Achievability	Is development on the site achievable?
There are no reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.14	35	5	5	0	0

EA129
Land off Workhouse Lane
East Meon



Key

Recommendation		South Downs National Park Boundary (where applicable)
Has Potential (Deliverable)		Settlement Boundary

Site Reference
EAI29

Area
East Hampshire

Site Address	Settlement
Land off Workhouse Lane	East Meon
	Parish
	East Meon

Source	Current Use
Submission	Sports and Recreation

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>Medium Sensitivity due to PDL and sporting character, Medium High if previously undeveloped due to edge of settlemnt locaiton and sensitivity of village green adjacent. Alternative sporting facilities required.</p>

Summary of Suitability	Is the site suitable?
The site is bounded by trees and hedgerows, some of which are protected by Tree Preservation Orders. A small part of the site, along the northern boundary, is within flood zone 2 and 3. There is an existing sports pavilion and multi-use games area on the site and it would need to be demonstrated that these are no longer in use or could be provided elsewhere. The site is situated between the village hall and village green to the east and a recreation ground to the west. Development of the site would need to retain connections to between these areas.	Yes

Summary of Availability	Is the site available?
The site is being promoted by a single owner and is being considered through the neighbourhood plan.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	22	11	0	11	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement East Meon									
EA014	Land at the rear of Duncombe Road	Medium Sensitivity The site is sensitive to views from the west and to the recreation ground to the north. Connections to the recreation ground would seem to be desirable.	The site may be suitable for in principle, if it could be demonstrated that this would sensitively designed, taking into account its position within the larger field and relationship to the recreation ground.	Yes	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is a narrow access lane to the site. It would need to be demonstrated that safe access to the site could be achieved.	No	Development on the site is not currently considered to be achievable.
EA015	Land South of Coombe Road	Medium/High Sensitivity Medium/high sensitivity due to quality and character of existing settlement edge. Development of this site would interrupt the existing landscape structure to a significant degree.	The site is a small part of a larger field which has been partitioned by relatively new boundary planting. It is visible as a field rising away from Coombe Road. It is physically detached from the settlement boundary by Coombe Road and the car park to the east. Given the relationship of the site with the settlement and the landscape assessment conclusions, above the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	A safe access point to the site would need to be created; this would require removal of existing hedgerows. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA016	Land east of Chapel Street	Medium/High Sensitivity Due to quality and character of existing settlement edge. Development of this site would interrupt the existing landscape structure to a significant degree.	The site is raised above Coombe Road and is not currently visible. However development it is expected that development on the site would be visible from Coombe Road, which would be imposing and detrimental to its sunken lane qualities. Part of the site is covered by trees. There is a Grade II Listed Building adjacent	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	A safe access point to the site would need to be created. It is expected that access would be via the existing access to Coppice Cottages on the corner of the	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA016	Land east of Chapel Street		to the north of the site. The site is therefore not considered suitable for development.	No		Yes	bend.	Yes	