

Appendices 2a, 2b and 2c

Site Assessments

APPENDIX 2A
WOODHILL SCHOOL
SITE A

APPENDIX 2A Woodhill School Site A

Sustainability criteria	Site ref: SHLAA-3-20-C Woodhill School - Site A
Site Location	
Size of site (hectares)	1.25 (1ha net)
Potential nos. of dwellings (20-30dph)	20-30
Deliverability - landowner willing to release the site	It is understood that the site is available as it stopped operating as a school in 2019 and the agent indicated (2008) that the site could become available between April 2013 and March 2018.
Context	
Potential development	Residential. Car parking for adjacent Community Centre.
Current and previous uses (mixed use or previously developed land)	Site currently unused. Was most recently a school. Is predominantly previously developed land.
Surrounding land uses	Masonic Centre, Community Centre and car parking to the east; tree belt with former playing fields beyond to the south; road with residential and car sales garage beyond to the west; main road with wooded/green area beyond to the north. There are no neighbouring uses which would limit the identified potential development.
Proximity to existing urban area	The northern 75% of the site is within the urban edge. The southern 25% is adjacent to the urban edge but in countryside.
Site boundary - existing screening where site borders open countryside	There is a mature tree belt to the south which provides good screening.
Housing	
Able to accommodate affordable housing (35% on sites of 10 or more dwellings or 0.5ha or more)	Could contribute meaningfully towards the delivery of affordable housing under Local Plan Policy DM28 (7 - 11 units)
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a range of housing types and tenures

Community Facilities and Access to Services	
Loss of community/recreation facilities/cultural	No
Opportunity to provide open space/recreation/ community facility	The site could provide overflow car parking for the adjacent Community Centre.
Access to bus stop	100m
Access to railway station	1500m
Access to health centre	380m
Access to primary school	400m
Access to secondary school	1500m
Access to shopping centre	640m
Access to designated open space	240m
Access to community facilities	90m
Biodiversity	
Tree Preservation Order (within site/ boundary)	Predominantly along boundaries although there are some TPOs to southeast and south of Masonic Centre through the site.
Sites of Importance for Nature Conservation	Woodhouse Gully Wood is within 100m of the site
Heritage	
Distance to Listed Building	Brook House is within the site - a Grade II listed building. Development will need to protect its setting although it would be possible to incorporate it into the design of any development.
Conservation Area - within or nearby	No
Archaeological Areas	No

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Transport	
Access to highway	Access would most likely be via Brook Lane. It would be necessary to ensure appropriate visibility splays can be achieved. The current access road through the site off Brook Lane provides access to the Masonic Centre. This would need to be preserved. An alternative access direct onto the High Street could be provided although this may be too near to the Brook Lane junction to ensure safe access and egress.
Site potential to generate significant additional traffic/congestion	Given the likely scale of any development it is unlikely that significant additional traffic would be generated.
Pedestrian access	Access could be provided to the High Street via the existing car park serving the Community Centre. Access could also be provided via Brook Lane although this road lacks a footway.
Public rights of way (PROW) present	400m to nearest footpath and 20m to nearest bridleway.
Flooding	
Within Flood zone 1, 2 or 3 (low risk)	Western boundary adjacent to flood zone 3. It will be important to ensure that development is designed to minimise potential impact of enhanced flooding.
Surface water flooding issues	Low risk of flooding on land adjacent to site
Environmental Quality	
Agricultural land classification	N/a - predominantly brownfield land
Potential contaminated land	Unlikely
SUMMARY	Site has good potential for development. Issues that would need to be resolved would be retaining access for the Masonic Centre and Grade II listed Brook House. Both these issues could be addressed through good design.

APPENDIX 2B
WOODHILL SCHOOL
SITE B

Sustainability criteria	Site ref: SHLAA-3-21-C Woodhill School - Site B
Site Location	
Size of site (hectares)	1.87 (1.4ha net)
Potential nos. of dwellings (20-30dph)	28-42 (although likely to be reduced due to constraints, e.g. flood risk)
Deliverability - landowner willing to release the site	It is understood that the site is available as it has stopped operating as a school in 2019 and the agent indicated (2008) that the site could become available between April 2013 and March 2018.
Context	
Potential development	Residential
Current and previous uses (mixed use or previously developed land)	Green space associated with former school use
Surrounding land uses	Masonic Centre and residential properties to the north; football pitches to the east; tree belt with agricultural land beyond to the south; road with residential and car sales garage beyond to the west.
Proximity to existing urban area	The site is outside but adjacent to the urban edge.
Site boundary - existing screening where site borders open countryside	There is a mature tree belt to the south which provides good screening.
Housing	
Able to accommodate affordable housing (35% on sites of 10 or more dwellings or 0.5ha or more)	Could contribute meaningfully towards the delivery of affordable housing under Local Plan Policy DM28 (10-15 units although likely to be reduced if overall level of development is reduced due to constraints)
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a range of housing types and tenures

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Community Facilities and Access to Services	
Loss of community/recreation facilities/cultural	No
Opportunity to provide open space/ recreation/ community facility	No
Access to bus stop	240m
Access to railway station	1500m
Access to health centre	350m
Access to primary school	420m
Access to secondary school	1600m
Access to shopping centre	600m
Access to designated open space	190m
Access to community facilities	190m
Biodiversity	
Tree Preservation Order (within site/ boundary)	Along boundaries of site
Sites of Importance for Nature Conservation	Woodhouse Gully Wood is within 250m of the site
Heritage	
Distance to Listed Building	Brook House is adjacent to the site - a Grade II listed building. Development will need to preserve its setting.
Conservation Area - within or nearby	No
Archaeological Areas	No

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Transport	
Access to highway	Access would most likely be via Brook Lane. It would be necessary to ensure appropriate visibility splays can be achieved. This could be incorporated with access to 'Woodhill School - Site A' if both sites are developed.
Site potential to generate significant additional traffic/congestion	Given the likely scale of any development it is unlikely that significant additional traffic would be generated.
Pedestrian access	Access could be provided via Brook Lane although this road lacks a footway. If 'Woodhill School - Site A' was also delivered, then pedestrian access to the High Street could be secured.
Public rights of way (PROW) present	200m to nearest footpath and 20m to nearest bridleway.
Flooding	
Within Flood zone 1, 2 or 3 (low risk)	The southern half of the site is in Flood Zone 2 with 10% of this in Flood Zone 3. It will be necessary to avoid any residential development in Flood Zone 3 and minimise development in Flood Zone 2.
Surface water flooding issues	Low risk of flooding on southern half of site. This will need to be taken into account.
Environmental Quality	
Agricultural land classification	Grade 3 but not known whether it is best and most versatile agricultural land. Given that the land has not been farmed in recent past and given its size, it is considered that there would be no loss of agricultural land.
Potential contaminated land	Unlikely
SUMMARY	Site has good potential for development, principally on the basis that it would be developed along with 'Woodhill School - Site A'. The scale of development would be reduced due to the need to avoid development on the southern half of the site on account of the flood risk (fluvial and surface water).

APPENDIX 2C

PEAR TREE PUBLIC HOUSE

APPENDIX 2C Site Pear Tree Public House

Sustainability criteria	Site ref: SHLAA-3-24-C Land adjacent to the Peartree Public House
Site Location	
Size of site (hectares)	0.23ha (0.23ha)
Potential nos. of dwellings (20-30dph)	05-Jul
Deliverability - landowner willing to release the site	It is unknown whether the site is available.
Context	
Potential development	Residential
Current and previous uses (mixed use or previously developed land)	Green/play space associated with pub. It is currently in use.
Surrounding land uses	Pub car park and pub to south; road and residential uses beyond to the east; agricultural land (although it has planning permission for residential development) to the west; care home to the north.
Proximity to existing urban area	The site is outside but adjacent to the urban edge.
Site boundary - existing screening where site borders open countryside	Assuming that the adjacent land to the west with planning permission for residential development is delivered, then there is no adjacent open countryside.
Housing	
Able to accommodate affordable housing (35% on sites of 10 or more dwellings or 0.5ha or more)	No - site is too small
Able to provide a range of housing types, sizes and tenures to meet local needs	The site would not deliver a number of units that would meaningfully address local housing needs.

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Community Facilities and Access to Services	
Loss of community/recreation facilities/cultural	Yes as space is currently used for play area associated with neighbouring pub use.
Opportunity to provide open space/ recreation/ community facility	No
Access to bus stop	30m
Access to railway station	990m
Access to health centre	1500m
Access to primary school	1500m
Access to secondary school	1800m
Access to shopping centre	1800m
Access to designated open space	170m
Access to community facilities	1500m
Biodiversity	
Tree Preservation Order (within site/ boundary)	No
Sites of Importance for Nature Conservation	No
Heritage	
Distance to Listed Building	Peartree Inn is locally listed. Development would need to preserve its setting.
Conservation Area - within or nearby	No
Archaeological Areas	No

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Transport	
Access to highway	Access would be directly on to Winchester Road. No problem with visibility.
Site potential to generate significant additional traffic/congestion	Given the likely scale of any development it is unlikely that significant additional traffic would be generated.
Pedestrian access	Access could be provided to the footway/cycleway on Winchester Road.
Public rights of way (PROW) present	100m to nearest footpath
Flooding	
Within Flood zone 1, 2 or 3 (low risk)	Flood Zone 1
Surface water flooding issues	No risk of surface water flooding
Environmental Quality	
Agricultural land classification	Grade 3 but not known whether it is best and most versatile agricultural land. Given that the land has not been farmed in recent past and given its size, it is considered that there would be no loss of agricultural land.
Potential contaminated land	Unlikely
SUMMARY	Site is currently in use as a play/green space associated with a pub and its availability is currently unknown. It would have to be established that the space was no longer needed to support the pub use before it could come forward. The site is small so would make a limited contribution towards addressing housing needs and would provide no affordable housing. The site is distant from a number of services and facilities, so whilst there is foot and cycle access, most local journeys would be made by car.

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

From Institute of Highways and Transportation:

Appraisal framework:	
Red	Significant detrimental impact likely, e.g. directly affects Listed Building with no mitigation.
Pink	Some detrimental impact likely
Amber	Possible detrimental impact, e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective
Light Blue	Some positive impact likely or some positive contribution towards achieving NP objective.
Dark Blue	Significant positive impact likely.
White	No Issue/Neutral impact