


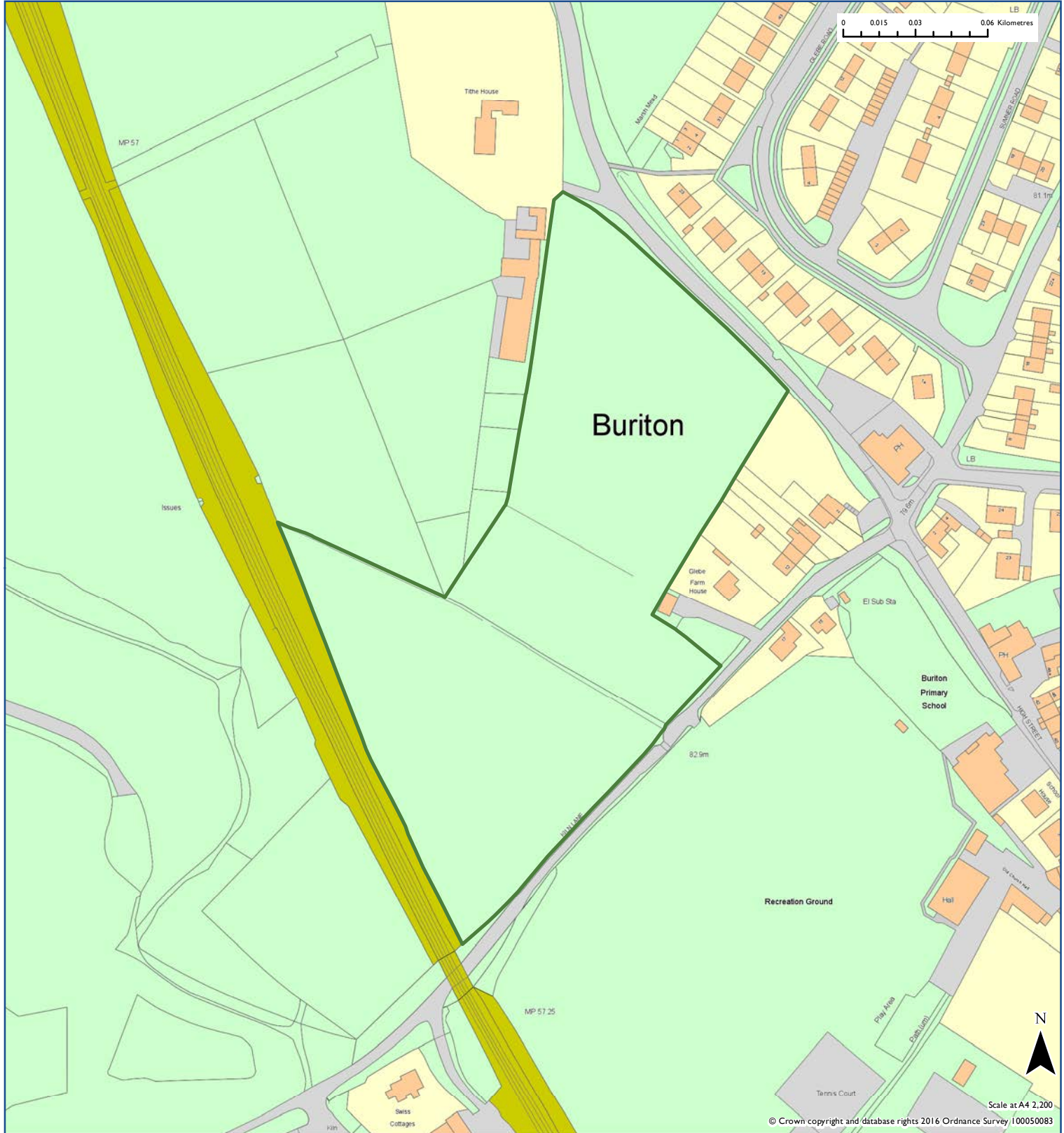
Strategic Housing Land Availability Assessment

Site: EA005

Land at Greenways and Kiln Lanes

2016 Recommendation

 Has Potential



Site Reference
EA005

Area
East Hampshire

Site Address
Land at Greenways and Kiln Lanes

Settlement
Buriton
Parish
Buriton

Source
Previously assessed by Borough/District Council

Current Use
Vacant Land

Summary of Landscape Assessment
High/Medium Sensitivity The site is large and disproportionate to the scale of the settlement. The indirect impacts - traffic, highway design and activity of a large housing development would be significantly detrimental to local character and would mean that the site is High Sensitivity. There is an area of the site along Kiln Lane where a smaller development could be located and this would be within the middle field of the site along Kiln Lane frontage only, equal to the depth of existing plots. This would be Medium Sensitivity, a smaller site would be more consistent with the settlement pattern and with lesser highway and transport impacts in close proximity to the scarp slope

Summary of Suitability	Is the site suitable?
The site is bounded by Greenways Lane and Kiln Lane where mature hedgerows screen the site from close view. The site rises to the west and north. There is a mainline railway line along the western boundary, beyond the railway line there is an area of Ancient Woodland. As the landscape assessment concludes, the site as a whole is not suitable for development. It is consider that it may be suitable for a small amount of development along Kiln Lane, which is focused alongside the existing residential properties. The site is within 250m of an Historic Landfill Site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	11	11	0	0