

Location: Velmead Road			Site Reference: F9			
Settlement: Fleet			Area (ha): 1.07			
Opportunity presented Area of coniferous woodland on the edge of Fleet, adjacent to Velmead Junior School and residential land uses. Road frontage.			Market appraisal / economic viability Strong local market for both private and affordable housing. Good sales rates achieved from all house types.			
			Sustainability appraisal Site is within the built up area of Fleet, and therefore has access to schools, employment, facilities and services available in the town. Within 2km of Fleet town centre,			
Policy issues / Constraints Land under the ownership of the education authority, Hampshire County Council. Considered to be of visual amenity value as well as some recreational value for example, for dog walking. The site is intended to act as a buffer to prevent activity from residential estates encroaching onto the adjacent Tweseldown SSSI and proposed SPA to the south. Its performance in this respect is questioned however as folk opt for the more pleasant surroundings of Tweseldown. Nevertheless, there is some concern that the loss of this site may lead to increased activity on the neighbouring sensitive area. There are 3 TPOs on the site. At this point in time Hampshire County Council are unable to confirm whether this site is surplus to requirements. HDC await correspondence from HCC in regard to this matter.						
Conclusions prospects/ justification/		Presents a good opportunity to maximise the use of land within the urban area of Fleet. The study remains unconvinced that the constraints override the opportunity presented.				
Yield – as suggested by PPG3			Time frame			Recommendation Yield / Period for inclusion in Urban Capacity Study / Local Plan
High 50dph	Medium 40dph	Low 30dph	0-5 years	5-10 years	10-15 years	
53	42	32	0	35	0	35 dwellings
Requirements to move to higher yield Council to accept high density adjacent to medium density development on the edge of Fleet.			Requirements to move to earlier period Subject to the education authority declaring the land surplus to requirements.			This site is most suitable for medium density development due to its location and surrounding densities.



F9 - Velmead Road, Fleet

