

Site Reference	BTW006a
Site Name	The Homestead, New Copse
Site Address	The Homestead, New Copse, Medstead, GU34 5NR
Parish	Bentworth
Site Size (ha)	0.97
Estimate of potential housing capacity	12 - 23
Current Land Uses	Paddock
	<p>The map shows a rural area with several farms and a narrow lane named Jennie Green Lane. The site 'The Vein' (BTW006a) is highlighted in purple. Other labeled locations include New Copse Farm, Medstead Grange Farm, The Homestead, and Meadow View Farm. A key in the bottom right corner identifies the purple shaded area as the 'SHLAA Site' and a dashed line as the 'Parish boundary'.</p>
Suitability	<p>Physical</p> <p>The site is relatively isolated from the established settlement boundary of Medstead.</p> <p>The topography of the site is relatively flat.</p> <p>The site lies within Flood Zone 1 (lowest risk of fluvial flooding).</p> <p>Poor access down narrow lane.</p> <p>Landscape, nature and heritage</p> <p>N/A</p> <p>Environmental/amenity impacts</p> <p>N/A</p> <p>Other</p> <p>There is a Public Right of Way running along the western boundary.</p>
Recommendations for overcoming constraints	<p>Appropriate access to the site would need to be determined.</p> <p>The Public Right of Way will need to be retained or diverted.</p>
Planning History	N/A

Availability	Land Ownership: It has been confirmed that the land is available for development (June 2017).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
	Years	
	0-5	
	6-10	
11-15		

DRAFT