

Appendix 3: Housing Allocations in Adopted Local Plan and Neighbourhood Plans

This appendix includes the sites which are allocated in either the Adopted Local Plan (ALP) or 'made' neighbourhood plans. Allocations which already had planning permission as of 1 April 2018 are now 'commitments' and therefore appear within Appendix 1 of this document.

For maps showing the location and extent of the land covered by the proformas below, please see the relevant development plan documents and associated policies maps:

Basingstoke and Deane Local Plan 2011 – 2029:

<http://www.basingstoke.gov.uk/planningpolicy>

Neighbourhood Plans: <https://www.basingstoke.gov.uk/neighbourhoodplansprogress>

A full index of sites can be found on the first page of the main document.

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS004	Basing View, Basingstoke	Basingstoke	25.86
Description of site (neighbouring uses; present use)		Previously Developed Land: Yes	
<p>The site is linear in configuration, stretching west to east, with an internal loop road dividing the site into 3 linear tiers. The site is located immediately to the east of the town centre, in close proximity to the railway and bus stations. The site is bounded by the railway line to the north, and Churchill Way East to the south. The area currently comprises a number of significant commercial buildings, interspersed with areas of planting and public open space. The quality of the existing buildings on the site varies, and a large number of the buildings are currently vacant or underutilised. The site slopes gently in a southerly direction.</p>			
Relevant Planning History			
<p>As Basing View is a strategic employment site of over 26 hectares the planning history covering the site is extensive. A number of the office buildings have reached the end of their lives so have been the subject of applications to demolish and replace them. There is no planning history relating to residential uses on the site.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> Policy SS8 in the ALP allocates the delivery of approximately 300 dwellings on Basing View. The initial landowner masterplan review of Basing View has previously highlighted the contribution that residential development would make to the regeneration objectives for the site. A comprehensive masterplan was adopted in spring 2018 which, although employment led, includes residential development in the uptown area (referred to as the neighbourhood quarter), sighting a potential capacity of up to 500 units including family housing and apartments.</p> <p><u>Physical problems:</u> The site itself is generally in Flood Zone 1, though to the south there are areas of Flood Zones 2 and 3 bordering the site. Given the historic use of the site, there is the potential that the land could be contaminated.</p> <p><u>Potential impacts:</u> The inclusion of a residential use is likely to have some impact on the nature of the redevelopment, principally in terms of the types of uses which can be accommodated and where those could be located. There are likely to be highways implications associated with the inclusion of the residential development. Overall though, it is considered that the impacts associated with the inclusion of a residential element within the overall re-development of Basing View is not likely to be detrimental when viewed in the context of the overall scheme, and is likely to be beneficial in viability terms.</p>			
Availability (legal/ownership issues)			
<p>The redevelopment of Basing view for a mix of uses, including an element of residential development, is being actively promoted by the council who own the land and this has been supported by the provision of a policy within the ALP which seeks to support those objectives (policy SS8).</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>Subject to the utilisation of an appropriate, design, scale, layout and mix of uses, residential development is considered to be economically viable. The provision of residential units is likely to be in the medium term.</p>			
Conclusion (deliverable/developable)			
<p>The site is located in a highly sustainable location and its redevelopment is an important council priority. The site meets the developability tests set out in the NPPF.</p>			
Potential Density and Yield (including development type)			
<p>Based upon the studies completed to date to inform the masterplan, a yield of 300 units is considered to be deliverable in the 5-10 year period.</p>			
Phasing:	0-5 years	5-10 years	Year 11
	0	300	0

Site Ref.	Site Address	Parish	Site Area (ha)
BAS037	Manydown	Basingstoke	284.93
Description of site (neighbouring uses; present use)			Previously Developed Land: No
<p>The Manydown allocation is a 290ha site on the western edge of Basingstoke, adjoining existing residential communities. The majority of the site is agricultural land, stretching from the A339 at the north of the site down to Pack Lane in the south. It includes a Scheduled Monument and a Site for Importance for Nature Conservation, and is adjacent to a number of areas of woodland, some of which are designated as Sites of Importance for Nature Conservation (SINCs). To the north west of the site is the North Wessex Downs Area of Outstanding Natural Beauty. The majority of the allocation is in the control of the borough council (BDBC) and Hampshire County Council (HCC) (formerly BAS098) but it also includes a number of smaller sites encompassing land in the vicinity of Worting, which are in different ownerships (Scrapps Hill, formerly BAS099; Worting Park, formerly BAS115; Land to the east of Roman Way, formerly BAS116 and BAS106).</p>			
Relevant Planning History			
<p>The site is allocated for housing (3,400 units) in the ALP (policy SS3.10). The council, as LPA, has produced a Manydown Development Brief SPD, which will guide future development within the allocation area. This was adopted in December 2016.</p> <p>The majority of the land is included within the outline planning application 17/00818/OUT for residential-led development for 3,200 dwellings (up to a maximum of 3,520 dwellings) with all matters reserved except the primary means of vehicular access which was submitted in March 2017. This application is pending consideration. The part of the site which lies south of the railway line within the ALP allocation (Parcel 6a) does not form part of the submitted planning application.</p> <p>There are also a number of smaller sites in and around Worting. Within this area, an application for EIA screening/scoping has been submitted for 300 dwellings and 2,500sqm of office space within Worting Park (16/02559/ENSC, decision September 2016), a planning application is expected in 2019.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated in the ALP for approximately 3,400 units and included within the Basingstoke Town SPB as defined by the ALP. The boundary of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) lies in relatively close proximity to the northern and western boundary of the site and the potential landscape impact on the AONB would need to be mitigated. There are a number of heritage assets within the site boundary, including the Worting conservation area which lies within the centre of the site allocation (which includes a number of listed buildings) and there is also potential for significant sub-surface heritage assets. These will need to inform the development of the site.</p> <p><u>Physical problems:</u> Development will require reinforcement of the existing sewerage infrastructure. The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area, and development will need to include mitigation measures and interventions to minimise the impact of development on both the local and strategic highway network.</p> <p><u>Potential impacts:</u> The landscape impacts will be assessed in detail as part of relevant planning applications. In terms of biodiversity, the main constraints are the ancient woodlands (adjacent to the site), Sites of Importance for Nature Conservation (SINCs) (within and adjacent to the site), and areas of importance for rare arable flora. There are likely to be indirect impacts on habitats and species. However, there are also significant opportunities for improving habitat linkages between existing woodlands through the creation of new woodland and improved management of areas of importance for rare arable flora, subject to farming of these areas remaining viable. Further work to assess the scope for mitigation and compensation will be required.</p> <p>The site allocation policy contains specific criteria which will address the potential impacts and constraints identified above, and more detailed requirements are set out in the Manydown Development Brief SPD. The policy framework will therefore ensure that these issues are appropriately addressed through the planning application process.</p>			
Availability (legal/ownership issues)			

The majority of the site is in the control of Basingstoke and Deane Borough Council and Hampshire County Council (HCC), through a long lease agreement. The site continues to be progressed and an outline planning application was submitted in March 2017 for the majority of the site. The other sites in the allocation around Worting village are in different ownership, and these landowners are also continuing to promote their land for development. The site is therefore considered to be available.

Achievability (economic viability; market factors; cost factors; delivery factors)

Statements of common ground between the council, representatives of the relevant landowners (including the smaller sites), the Local Highway Authority and the Local Education Authority, were agreed as part of the Local Plan examination, confirming that the allocation could be delivered during the plan period. These also highlighted that the delivery of Manydown is a significant corporate priority for the council and HCC, both of which are committed to an early delivery of housing and infrastructure. The landowners are actively progressing the development of the principal site through the submission of a planning application, and in early 2018 announced the procurement of a development partner. Therefore, it is considered that there is every indication that the development of the site is being expeditiously progressed, and the development of the site is achievable. The relatively high delivery rates on the site as a whole reflects the characteristics of the site, its ownership and the specific ambitions for the site. The two landowners are committed to accelerated levels of delivery, significant government funding has already been secured for additional infrastructure and services investment. However, to ensure a robust approach to land supply the phasing for the main part of the site has now been pushed back to ensure sufficient time for each part of the process.

Conclusion (deliverable/developable)

This site is available and has been allocated for development in the ALP for approximately 3,400 units. A development brief SPD was adopted by the LPA in December 2016. The landowners of the BDBC/HCC site are actively progressing the development of the majority of the site, having submitted a planning application for the majority of the site in March 2017. Some of the site is deliverable within 5 years, with the remainder constituting developable land. The landowners for the remaining part of the site around Worting village continue to promote their land for development.

Potential Density and Yield (including development type)

The allocation policy for the site provides for approximately 3,400 units. The yield within the plan period is now likely to be slightly lower due to relevant lead in times.

Phasing:	0-5 years	5-10 years	Year 11
	590	1780	320

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM005	Upper Cufaude Farm	Bramley	32.19
Description of site (neighbouring uses; present use)		Previously Developed Land: No	
<p>The site is located on the northern edge of Basingstoke and is currently in agricultural use. It is sub-divided by Cufaude Lane. The Reading-Basingstoke railway line forms part of the eastern boundary. The site lies immediately north of Razors Farm, which is another Local Plan housing allocation where planning consent has already been granted and development is underway. The site comprises a number of farm buildings, arable farmland, with mature hedgerow trees in places on both sides of Cufuade Lane. There is also a small watercourse running through the site from south to north, which is joined in the centre by another water course that runs from the west. To the immediate north-east on Cufaude Lane, there are a number of large detached dwellings, while the character of the surrounding area is predominantly rural countryside, with more arable land to the east and west of the site including an area of grassland lies to the south.</p>			
Relevant Planning History			
<p>The site is allocated for housing (390 units) in the ALP. The council, as LPA, has produced an Upper Cufaude Farm Development Brief SPD, which will guide future development within the allocation area. This Development Brief is the subject of public consultation commencing in November 2018 and is due for adoption in early 2018.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 390 units in the ALP, and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the ALP. There are seven Grade II listed buildings and a Building of Local Interest which lie within close proximity of the site, on the north eastern side of Cufaude Lane. These consist of a granary, outbuilding and cart shed and any scheme will need to have regard to the setting of the listed buildings. The Grade I listed Vyne House is also located to the north of the site.</p> <p><u>Physical problems:</u> The effectiveness of infiltration may be limited in this area due to its geology and drainage assessments are required. There is no capacity in the drainage network at this site and development would need to drain through a new connection to the strategic sewer or ensure upgrades to the local network. Development must not be allowed to drain to the Sherfield on Loddon Sewage Treatment Works, unless a quality improvement plan is developed.</p> <p>The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area will need to be taken into account.</p> <p><u>Potential impacts:</u> The topography and landscape setting of the site will need to inform the detailed masterplanning of the site. There are also four SINC's wholly or partly within 400m zone of the site which must be suitably considered through detailed site planning.</p> <p>The area to the north of the site is Ministry of Defence land and there may be noise pollution and other impacts on the site from this area that need to be mitigated through the detailed design and layout of the future development of the site.</p>			
Availability (legal/ownership issues)			
<p>The site is allocated in the ALP and was repromoted for development by Hampshire County Council (HCC) through the call for sites consultation undertaken in June/July 2017. Croudace Homes have an option agreement on the majority of the site and intend to submit a planning application in late 2018. The site is therefore considered to be available for development. There are a number of agricultural tenancies on the site which require one year notices.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>In line with polices SS3.3 and SS3.8 of the ALP a development brief SPD is has been prepared and is currently the subject of consultation. The preparation of the SPD has enabled issues associated with the site to be considered by the council, developer and other stakeholders upfront. The land to the south, the Razors Farm allocation site, is currently in the process of being developed finishing in 2021/22. This is likely to facilitate the development of this site, as there will need to be coordination of the development of the two sites. House prices in the</p>			

neighbouring Sherfield Park/Taylor's Farm development are relatively high, which suggest that the development of this site will be attractive commercially.

Conclusion (deliverable/developable)

The site is available and has been promoted for development by the landowner, HCC. The site has been allocated in the ALP and its development is considered to be achievable. Part of the site is likely to be deliverable in the next 5 years, as it will follow on from development already taking place on Razors Farm to the south.

Potential Density and Yield (including development type)

The site has been allocated for 390 units. Predicted development rates have been agreed with the landowner, HCC and Croudace, through the site monitoring consultation, taking into account their disposal policies, typical delivery rates and the option agreement on the majority of the site with Croudace Homes. Given the particular site characteristics and relationship with the neighbouring site at Razors Farm, completions are anticipated to start in 2022/23. However, HCC have stated that Cufaude Farm could theoretically be bought forward earlier, subject to third party coordination.

Phasing:	0-5 years	5-10 years	Year 11
	30	320	40

Site Ref.	Site Address	Parish	Site Area (ha)
DUM002	Basingstoke Golf Club, Kempshott	Dummer	44.54
Description of site (neighbouring uses; present use)		Previously Developed Land: No	
The site lies to south west of Basingstoke. It is currently in use as a golf course for Basingstoke Golf Club. The site is bounded to the east and south east by the Beggarwood Lane development, in addition to the recently approved mixed use scheme on the Kempshott Park Industrial Estate. Land immediately to the west is allocated in the ALP for 750 homes and benefits from outline planning permission (DUM001). The site lies to the south of the A30 and to the north of the M3 motorway, and adjacent to Peak Copse to the south of the site.			
Relevant Planning History			
The site is allocated for housing (1,000 units) in the ALP.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is allocated for approximately 1000 units in the ALP and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy SS3.11.</p> <p>Physical problems: The Water Cycle Study indicates that in this area there is insufficient sewerage infrastructure capacity within the existing network and any development would need additional sewerage infrastructure. In addition, given that a small part of the site includes flood zone 3a, this will need to be considered in designing any scheme.</p> <p>Indicative access arrangements for vehicular traffic and connections in relation to pedestrians and cyclists were established through the process of examining the ALP and are identified on the inset map which has been included within the ALP. It is noted that the proposed access junction into the Hounsome Fields site from the A30 has been future-proofed to accommodate access to Basingstoke Golf Course at a later date.</p> <p>Potential impacts: The topography and landscape setting of the site will need to inform the detailed masterplanning of the site. The conclusions of the Biodiversity Assessment indicate that the area is relatively unconstrained by biodiversity, but the potential for indirect pressure on the adjacent Peak Copse SINC will need to be addressed through mitigation measures as part of any scheme. The site also features lowland mixed deciduous woodland and hedgerows which are identified for importance for priority Biodiversity Action Plan species.</p>			
Availability (legal/ownership issues)			
The golf club are progressing the sale of the club and the site will be available for development over the course of the plan period.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site has been allocated for development in the ALP. The site has been subject to viability testing, by consultants Three Dragons, in relation to the council's emerging CIL charging schedule. This demonstrated that the development of the site is viable. The Club has not yet relocated so the site has not yet been sold to a developer and no planning application has yet been submitted and these factors will impact on the delivery timescales in the short-term.			
Conclusion (deliverable/developable)			
The site will be available for development and has been allocated for housing in the ALP. The site is also achievable. However, it is considered that the site does not meet the deliverability criteria at present, but the majority of the site is developable over the course of the plan period with some units now projected after 2029.			
Potential Density and Yield (including development type)			
The site has been allocated for approximately 1000 units in the ALP. The delivery of the site is expected in the later years of the plan (and beyond) and outside of the 5 year period, which reflects the characteristics of the site, including its current ownership by the club members.			
Phasing:	0-5 years	5-10 years	Year 11
	0	625	150

Site Ref.	Site Address	Parish	Site Area (ha)
OAK005	Sainfoin Lane	Oakley and Deane	2.39
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located to the west of Pardown at the southern end of the village and is accessed through Sainfoin Lane/Hill Road. The site currently comprises undeveloped agricultural land, which has been subdivided into small fields, and appears to have been last used for grazing horses. The site is located within a semi-rural area, with a ploughed field to the west and low density housing to the north, east and south of the site. There is a small sewage works to the west. A public right of way runs along the southern boundary.			
Relevant Planning History			
The land has been allocated for approximately 35 residential units in policy 3 (Site allocations) of the Oakley and Deane Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Oakley (as revised by the Oakley and Deane Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council on 26 May 2016 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable. BDB/23761 - Residential development on 6.55 ha. Refused February 1988 BDB/36987 – Erection of 20 dwellings and 5 affordable dwellings and extension to Doctors Surgery car park on 1.93ha. Refused February 1995, appeal dismissed.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for approximately 35 units in the Neighbourhood Plan and falls within the Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy (policy 3) in the neighbourhood plan. <u>Physical problems:</u> The issue of achieving suitable highways access will need to be resolved through any future planning application. The proximity of the sewerage works to the west may also need to be considered. <u>Potential impacts:</u> The site lies in the SSSI Impact Risk Zone. The vegetation present on the site is likely to require any future planning application to be supported by appropriate ecological surveys.			
Availability (legal/ownership issues)			
The council is not aware of any legal or ownership constraints associated with the site. Cooper Estates Strategic Land (CESL) have now purchased the site and are the sole land owner.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The landowner is progressing the site and has commenced survey's to support a planning application. The development is expected to be completed within the next 5 years. The local housing market is generally strong in this area and hence likely to support the economic viability of the proposal.			
Conclusion (deliverable/developable)			
It is considered that the site is deliverable within the next 5 years. The site is allocated in a 'made' neighbourhood plan and the landowner anticipates that the site will be completed within the next 5 years. Progress is being made towards the submission of an application and site assessment work is underway.			
Potential Density and Yield (including development type)			
The site has been allocated in a recently 'made' neighbourhood plan for approximately 35 units. Therefore, it is considered that 35 units is a reasonable expectation in terms of the likely yield.			
Phasing:	0-5 years	5-10 years	Year 11
	35	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
OAK013	Park Farm	Oakley and Deane	2.76
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located on the western edge Oakley. A railway line runs along the northern boundary. The conservation area is located to the south of the southern boundary. The site is flat and forms part of a larger field which has been subdivided and is currently used for the grazing of horses. There is a large expanse of housing to the east of the site, which is suburban in character, dating back to the mid-late twentieth century. A public right of way runs along the eastern boundary of the site.			
Relevant Planning History			
The land has been allocated for approximately 45 residential units in policy 3 (Site allocations) of the Oakley and Deane Neighbourhood Plan and falls within the revised Settlement Policy Boundary for Oakley (as revised by the Oakley and Deane Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council on 26 May 2016 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is acceptable. BDB/23527 - Residential development on 10.5ha. Refused December 1987 BDB/23680 - Residential development on 10.5ha. Refused January 1988 17/02874/OUT - Outline planning application for up to 48 new homes with all matters reserved except means of vehicular and pedestrian access – Permission granted April 2018			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for approximately 45 units in the Neighbourhood Plan (policy 3) and falls within the Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy in the neighbourhood plan. <u>Physical problems:</u> The railway line to the north of the site does create a noise constraint. However, this is likely to be capable of being adequately mitigated at detailed design stage - there are already houses located in close proximity to the railway line in the vicinity of the site. <u>Potential impacts:</u> There are some TPO trees along the eastern boundary. No specific biodiversity designations are known to pertain to the site, though there could be some ecological potential associated with the site, in particular the hedgerow along the eastern boundary. There is a conservation area to the south, though there is a separation distance of approximately 160 metres, meaning any impact on the setting of the Conservation Area is capable of being mitigated.			
Availability (legal/ownership issues)			
Given that the land allocated in the neighbourhood plan is being actively promoted, outline planning permission has now been granted (April 2018) and a developer owns the site it is considered that the site is available for development. The council is not aware of any evidence that there are legal or ownership constraints which would prevent its development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is owned by Wates Developments and is being actively progressed with work being undertaken to submit a reserved matters application. The nature of the site in terms of topography is likely to facilitate the development in practical terms as it will reduce the construction costs relative to more complicated sites. House prices in the locality are reasonably strong and are likely to support the delivery of the site.			
Conclusion (deliverable/developable)			
It is considered that the site is deliverable within the next 5 years. The land is allocated in a 'made' neighbourhood plan, outline planning permission has been granted, a house builder owns the site and the council is not aware of any clear evidence that the site would not be developed in the short term.			
Potential Density and Yield (including development type)			
The site has been allocated in a recently 'made' neighbourhood plan for approximately 45 units. Planning permission was granted for 48 units in April 2018, however as this permission falls outside of the monitoring period it is considered that 45 units is a reasonable expectation in terms of the likely yield at this time. The yield will be increased to 48 units through the publication of the SHELAA next year.			
Phasing:	0-5 years	5-10 years	Year 11

	45	0	0
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Site Ref.	Site Address	Parish	Site Area (ha)
OAK014	Andover Road	Oakley and Deane	0.70
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located to the north-west of the village. The site is enclosed by allotments to the north and the railway line to the south. Oakley village hall is located to the north-west, and the land borders Station Road along the western edge of the site. The B3400 runs to the north of the site, beyond the allotments. The land is currently being used for the grazing of horses. There is a mixed hedgerow along the western boundary of the site.			
Relevant Planning History			
The land has been allocated for approximately 15 residential units in policy 3 (Site allocations) of the Oakley and Deane Neighbourhood Plan and falls within the revised Settlement Policy Boundary for Oakley (as revised by the Oakley and Deane Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council on 26 May 2016 and consequently now forms part of the Development Plan. Therefore, the principle of development is acceptable. 16/03881/OUT - Outline planning application for the erection of up to 16 dwellings and car parking for village hall following demolition of cottage. Pending Decision.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for approximately 15 units in the Neighbourhood Plan and falls within the Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy in the neighbourhood plan.			
<u>Physical problems:</u> The railway line to the south of the site and the road to the north creates a noise constraint. However, this is likely to be capable of being adequately mitigated at the detailed design stage - there are already houses located in close proximity to both the road and railway line in the vicinity of the site. There is also an industrial site to the west, which may have some impact on the development of the site. However, the site appears to be mainly dedicated to storage and is relatively small scale. Therefore, it is likely that any impacts flowing from the neighbouring site can be mitigated successfully through the detailed design of the scheme.			
<u>Potential impacts:</u> There are no specific biodiversity designations. There could be some ecological implications, particularly in relation to the hedgerow on the western boundary. There are some trees on the western and southern boundaries, which may need to be retained when the site is developed. The conservation area lies to the south of the site, but the separation, distance and barrier created by the railway line minimises any impact on the significance of the heritage asset.			
Availability (legal/ownership issues)			
The site is considered to be available and a planning application was submitted in October 2016 (16/03881/OUT) and has been recommended for approval subject to completion of the S106. . The site was submitted through the call for sites consultation undertaken in June/July 2017. The site submission included the village hall within the red line on the basis that car parking will be provided in line with the approach take to the outline planning application (16/03881/OUT)			
Achievability (economic viability; market factors; cost factors; delivery factors)			
House prices in the locality are reasonably strong and are likely to support the delivery of the site. The site itself does not appear difficult to develop in practical terms, as it is undeveloped, relatively flat and there is no evidence of contamination. However, part of the site is owned by Network Rail and it is currently unclear if Network Rail support the current application - they currently have a holding objection.			
Conclusion (deliverable/developable)			
The site is allocated in a 'made' neighbourhood plan, and its development is considered to be achievable. Ownership issues affect the deliverability of the site as it is technically not available now in light of Network Rail's holding objection. In order to have a robust land supply position it is therefore considered suitable to move the site out of the 5 year period until this position is resolved.			
Potential Density and Yield (including development type)			
The site has been allocated in a recently 'made' neighbourhood plan for approximately 15 units. Therefore, it is considered that 15 units is a reasonable expectation in terms of the likely yield.			
Phasing:	0-5 years	5-10 years	Year 11
		15	0

Site Ref.	Site Address	Parish	Site Area (ha)
OAK016	Oakley Hall	Oakley and Deane	19.19
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is located within the countryside to the west of the village of Oakley. Situated within the site is Oakley Hall, a Grade II Listed Building. The Hall is located approximately 600 metres from the Andover Road and is accessed via a tarmac lane. It is a three storey mansion dating from 1795 and is predominately brick and slate, with decorative render and stone detailing. Oakley Hall has hotel and conference facilities and there is a care home located within its western wing. Overnight accommodation for the hotel and conference centre is also provided within a converted stable block which is located to west of the main building.</p>			
Relevant Planning History			
<p>The land has been allocated for approximately 30 residential units in policy 3 of the Oakley and Deane Neighbourhood Plan. The neighbourhood plan was 'made' by the borough council on 26 May 2016 and consequently now forms part of the Development Plan. Therefore, the principle of development is now acceptable.</p> <p>BDB/71124 - Change of use, alterations, extensions and part demolition of existing agricultural buildings to provide a 60 no.bedroom care home at Home Farm; and the subsequent change of use of the West Wing of Oakley Hall from care home to provide 25 no.bedrooms of overnight accommodation in association with the existing conference centre in Oakley Hall. Granted November 2009</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 30 residential units in the Oakley and Deane Neighbourhood Plan (policy 3). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy in the neighbourhood plan.</p> <p><u>Physical problems:</u> There are no known physical problems with the site.</p> <p><u>Potential impacts:</u> There are significant heritage assets relevant to the site. Oakley Hall itself is grade II listed, whilst Home Farm House (which falls within the site area) is locally listed. In addition, the site is part of a Registered Park and Garden. There are also records of archaeological remains to the south of the site, but these fall outside of the neighbourhood plan allocation area. The southern part of the neighbourhood plan allocation area falls within a Groundwater Protection Zone 3, however, it is considered that this is unlikely to be a constraint which would prevent the delivery of the site for housing, subject to appropriate mitigation measures being provided if necessary.</p>			
Availability (legal/ownership issues)			
<p>The site has been promoted by the landowner since 2013, most recently in the call for sites undertaken in June/July 2017 and the council is not aware of any legal or ownership constraints which would impact on the availability of the site.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site has been promoted on the basis that it would consolidate the existing nursing home, and the new accommodation would benefit from access to the high quality existing facilities already available at the site. The distinctive character of the site is likely to be very effective commercially and supports the achievability of the development.</p>			
Conclusion (deliverable/developable)			
<p>It is considered that the site is deliverable within the next 5 years. The site is allocated in a 'made' neighbourhood plan for 30 units and the council is not aware of any clear evidence that the site would not be developed within the next 5 years. The site promoter's suggestion that a significantly larger number of dwellings (120-150 dwellings) could be accommodated would need to be carefully considered due to the sites location in the countryside. Its development for more than 30 units would not be in line with the borough's current planning framework. As such, the site is not considered suitable for a higher yield at this time. The suitability of sites for development for a higher yield will be robustly assessed through any future Local Plan review or Neighbourhood Plan process.</p>			
Potential Density and Yield (including development type)			

Whilst the site promoter suggests a higher yield in their recent call for sites submission the site has been allocated in a recently 'made' neighbourhood plan for approximately 30 units. Therefore, 30 units is a reasonable expectation in terms of the likely yield at this stage.

Phasing:	0-5 years	5-10 years	Year 11
	30	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
OLD001	East of Basingstoke	Old Basing and Lychpit	68.02
Description of site (neighbouring uses; present use)			Previously Developed Land: No
<p>A large site of open arable farmland lying immediately to the east of the urban area of Basingstoke (Chineham), within the Settlement Policy Boundary and to the west of the SHELAA site OLD002, and south of SOL009. The site is bisected from east to west by Whitmarsh Lane which connects the A33 with the Chineham Energy Recovery Facility (ERF) and Basingstoke Sewage Treatment Works (STW) to the east of the site. To the east is also open farmland. A small watercourse (Petty's Brook) and Whitmarsh Lane naturally divide the site into a smaller northern and larger southern area of open land.</p>			
Relevant Planning History			
<p>The site is allocated for housing (450 units) in the ALP. The council, as LPA, has produced an 'East of Basingstoke and Redlands' Development Brief SPD, which will guide future development within the allocation area. This was adopted in July 2017.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 450 units in the ALP and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (policy SS3.9).</p> <p><u>Physical problems:</u> A watercourse, Petty's Brook flows through the north of the site and approximately 10% of the site lies within Flood Zones 2, 3a and 3b. Policy criteria require development and points of access to avoid flood zones 2 and 3. Therefore the level of residential development that can be accommodated on the site is limited by that zoning. Due to the geology of the area, the site naturally drains into the River Loddon Catchment and development will need attenuation storage on site and outside of the existing floodplain. The site would not require significant sewerage reinforcements, provides opportunities to provide attenuation storage for additional foul effluent discharge from STW, and, with good management, offers opportunities to manage exceedance flows. The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area will need to be taken into account. Noise from the A33 will also need to be considered in the detailed masterplanning of the site, as will any impacts associated with the STW and ERF.</p> <p><u>Potential impacts:</u> The Pyotts Hill entrenchment Scheduled Monument (The Park Pale) runs along the western side of the site. A Roman road also runs through the southern part of the site. The Old Basing Conservation Area is to the south west of the site and there are Grade II listed buildings outside the site, including Toll House, Lodge Farmhouse and Barn, and Hill Rise Cottage. These heritage assets will need to inform the detailed masterplanning of the site. The section of Petty's Brook and its floodplain that flows through the site forms part of the River Loddon Biodiversity Priority Area (BPA) and Loddon Catchment Biodiversity Opportunity Area. Part of the Whitmarsh Lane and Piece Site of Importance for Nature Conservation (SINC) is within the site. Also, a number of ancient woodlands designated as SINC's adjoin the sites. The site has the potential for a number of key species/habitats. These matters will need to inform the detailed masterplanning of the site. The local landscape pattern is characterised by smaller scale enclosed farmland with a strong hedgerow and woodland structure with the site lying within the Loddon and Lyde Valley Character Area as identified in the BDBC Landscape Character Assessment (2010). The landform changes across the area with a prominent ridge at the boundary of this site with the adjacent site allocation of Redlands. The topography and landscape setting of the site will need to inform the detailed masterplanning of the site.</p>			
Availability (legal/ownership issues)			
<p>The land is within the control of Hampshire County Council (HCC), who have indicated their intention to develop the site, most recently in the call for sites consultation in June/July 2017. In late 2012 HCC made the decision to promote the land in two phases, with the first phase of 450 dwellings (comprising of the northern section of the site), being in the current Local Plan period up to 2029 and the remainder being delivered outside of the Plan period. The site boundary, as defined on Policies Map, ensures maximum flexibility in the masterplanning of the 450 dwellings.</p>			

The overall capacity of the allocated site is approximately 900 dwellings. Local Plan Policy SS3.9 states that a potential later phase for 450 dwellings may be delivered beyond the plan period.

Achievability (economic viability; market factors; cost factors; delivery factors)

The borough council is working closely with the landowner (HCC) in order to progress the delivery of the site. New and updated surveys and technical studies to support an application are being completed and an outline application is due in 2019.

Conclusion (deliverable/developable)

The site has been allocated for development in the ALP and a development brief has been prepared for the site. The availability of the site has been confirmed by the landowner. Good progress is being made with the masterplanning of the site with a planning application due to be submitted in 2019 and the council continues to work with HCC in order to support this progress and ensure the site is delivered in a timely manner. Given the timescales which have been agreed with the landowner it is considered that part of the site is deliverable in the 0-10 year period.

Potential Density and Yield (including development type)

The allocation policy for the site provides for approximately 450 units. The phasing position has been agreed with HCC through the site monitoring consultation, and takes account of disposal policies and typical delivery rates. The yield is based upon 450 units being delivered within the Plan period with further development to come forward beyond 2029.

Phasing:	0-5 years	5-10 years	Year 11
	170	280	0

Site Ref.	Site Address	Parish	Site Area (ha)
OLD009	Swing Swang Lane	Old Basing and Lychpit	4.62
Description of site (neighbouring uses; present use)		Previously Developed Land: No	
<p>The site is located on the eastern edge of Basingstoke, within the Town's Settlement Policy Boundary, as defined in the ALP(ALP). This site is currently in agricultural use. It adjoins the railway, an industrial area to the north, Swing Swang Lane to the east, Basing Road to the south with wetland areas and the River Loddon beyond. The Hampshire Clinic is adjacent to the West. The site slopes down towards Basing Road from the railway line. It is relatively well contained by definable boundaries.</p>			
Relevant Planning History			
<p>The site is allocated for housing (100 units) in the Basingstoke and Deane Local Plan 2011 – 2029. An outline planning application including means of access for residential development of up to 100 dwellings (17/02846/OUT) was given resolution to grant subject to legal agreement at Development Control Committee in June 2018..</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is allocated for approximately 100 units in the ALP and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (policy SS3.1). A conservation area lies to the east and the development of the site will need to have regard to the special character and appearance of that area.</p> <p>Physical problems: Basing Fen to the south is also a Flood Zone 2 and 3 area. The site allocation inset map in the ALP identifies the principal access points, and the allocation policy specifies that measures should be included in order to mitigate the impact of development on the local road network including improvements to Basing View and Swing Swang Lane. The close proximity of the railway line and industrial uses to the north may mean that noise pollution will need to be addressed.</p> <p>Potential impacts: The Landscape Capacity Study 2010 concluded that the site has a high landscape capacity. It is not typical of the Loddon valley gap between Basingstoke and Old Basing and therefore has a much higher landscape capacity than other parts in this overall area. Part of the site is designated as a Site of Importance for Nature Conservation (SINC), comprising approximately 1.58 ha has been designated as a SINC. The main part of the designated area is around the north-western part of the site, but the designation also includes a thin strip along the northern boundary. There is also another SINC (Basing Fen) to the south of the site. Fen and wet woodland habitats characterise the SINC to the south and such habitats are UK Biodiversity Action Plan (BAP) priority habitats. The Biodiversity Assessment (2011) highlighted that much of the grassland that covers the site is of low biodiversity value, although there is a significant patch of chalk grassland of value, including an abundant population of a nationally scarce plant (wall bedstraw). It notes that there may be scope to successfully conserve this within an area of open space. Basing Fen, to the south of the site, was assessed in an earlier study, which concluded that the development of the Policy SS3.1 includes criteria which will ensure that any impact on the SINC is successfully mitigated. The illustrative layout accompanying the planning application sets out a strategy for addressing biodiversity, and an ecological appraisal has been submitted with the application.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development by the landowner, Hampshire County Council (HCC) through the Local Plan and the more recent call for sites consultation in June/July 2017. An outline planning application was given resolution to permit subject to legal agreement in June 2018. Through the site monitoring consultation, HCC, have stated that they are due to market the site. The site is therefore considered available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be attractive to developers, especially as the site benefits from an attractive setting to the south of Basingstoke. HCC have prepared a masterplan for the site and the site benefits from a resolution to grant planning permission. . The council has liaised with HCC through the housing monitoring process and HCC have confirmed that the site is expected to be developed out within the next 5 years.</p>			
Conclusion (deliverable/developable)			

This site is available and has been allocated for development in the ALP for approximately 100 units. HCC are actively progressing the development of the site which benefits from resolution to grant outline permission subject to legal agreement The site is considered deliverable within the next 5 years.

Potential Density and Yield (including development type)

A yield of 100 units was tested through the Local Plan and further discussions with the landowner as part of their master planning and the site now has resolution to grant planning permission for 100 dwellings.

Phasing:	0-5 years	5-10 years	Year 11
	100	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
OV003	East of Court Drove	Overton	0.39
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located approximately 0.6km north-west of the village centre. The site is fairly narrow and runs longitudinally adjacent to Court Drove, with a mature hedge running along the boundary with the road. The southern-most part of the site lies within the Overton Conservation Area. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is part of a series of subdivided fields, which are currently in equestrian use. There is an existing vehicular access at the southern end of the site.			
Relevant Planning History			
The land has been allocated for approximately 14 residential units in the Overton Neighbourhood Plan (ONP) (site B) which was 'made' by the borough council on 21 July 2016 and consequently now forms part of the Development Plan. 18/00412/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and outline application for the erection of 6 no. self-build detached houses. Refused August 2018.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The land has been allocated for approximately 14 residential units in the Overton Neighbourhood Plan (ONP) (site B). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements. <u>Physical problems:</u> There are no known physical problems with the site, though it is not clear whether the existing vehicular access to the site would require improvement as part of a future planning application. <u>Potential impacts:</u> The southern part of the site falls within the Overton Conservation Area, and this will need to inform the development of the site in design terms. A number of historic buildings some of which are listed lie to the south. There appears to be some potential archaeological interest associated with the site, which may need to be addressed through the submission of appropriate archaeological information/evidence with a future planning application. There is a mineral consultation area to the north, which encompasses the northern tip of the area allocated in the Overton Neighbourhood Plan. Given the amount of vegetation running along the boundary of the site there are likely to be some implications to developing the site in biodiversity terms. Therefore, a future planning application will need to be supported by appropriate ecological surveys (which will need to set out any necessary mitigation measures).			
Availability (legal/ownership issues)			
The site has been made available through the neighbourhood planning process and has now been allocated for development in the ONP. The council has liaised with the landowner as part of the housing monitoring process and the council is not aware of any legal/ownership constraints which would impinge on availability. An application for 14 units (18/00412/FUL), was submitted in early 2018 which was recommended for approval, was refused at Development Control committee in August 2018, primarily on highway grounds.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Property prices in the area are healthy, which is likely to support the delivery of the site. However in light of the recently refused planning application uncertainty over the provision of a suitable access remains.			
Conclusion (deliverable/developable)			
The site is allocated in a 'made' neighbourhood plan, and its development is considered to be achievable. However the ongoing uncertainty in relation to the provision of a suitable access affects the deliverability of the site. In order to have a robust land supply position it is therefore considered suitable to move the site out of the 5 year period until this position is resolved.			
Potential Density and Yield (including development type)			
The site has been allocated in a recently 'made' neighbourhood plan for approximately 14 units. Therefore, it is considered that 14 units is a reasonable expectation in terms of the likely yield.			
Phasing:	0-5 years	5-10 years	Year 11
	0	14	0

Site Ref.	Site Address	Parish	Site Area (ha)
OV004	North-west of Overton Primary School	Overton	1.28
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located approximately 1km to the north-west of the village centre. The land is situated behind two adjacent properties next to Court Drove. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is undeveloped and the Sustainability Appraisal prepared in relation to the Overton Neighbourhood Plan states that it has not been used since 1964. There is dense vegetation running around the periphery of the site.			
Relevant Planning History			
The land has been allocated for approximately 11 residential units in the Overton Neighbourhood Plan (ONP) (site A) which was 'made' by the borough council on 21 July 2016 and consequently now forms part of the Development Plan. Therefore, the principle of development is acceptable.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 11 residential units in the Overton Neighbourhood Plan (ONP). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements.</p> <p><u>Physical problems:</u> There are no known physical problems with the site. The site access appears narrow and may require improvement as part of a future planning application.</p> <p><u>Environmental conditions:</u> The trees running along the northern boundary are protected by a TPO. Given the amount of vegetation on the site it is likely that there will be some implications to developing the site in terms of biodiversity. Therefore, a future planning application will need to be supported by appropriate ecological surveys (which will need to set out any necessary mitigation measures). The ANOB boundary is located approximately 260m to the north of the site. However, the separation distance and intervening railway line are likely to minimise the impact of developing the site on the AONB.</p>			
Availability (legal/ownership issues)			
The landowner has promoted the development of the site through previous versions of the SHELAA. The site has also continued to be made available through the neighbourhood planning process and has now been allocated for development in the ONP. Whilst the land is currently vacant, there is an outstanding covenant on the land which could hinder the development of the site. In light of this issue the site has been moved out of the 5 year land supply at this stage.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Property prices in the area are healthy, which is likely to support the delivery of the site. There do not appear to be any significant physical or environmental constraints associated with the development of the site.			
Conclusion (deliverable/developable)			
The site is allocated in a 'made' neighbourhood plan and its development is considered to be achievable. However the ongoing uncertainty in relation to the covenant covering the land affects the deliverability of the site. In order to have a robust land supply position it is therefore considered suitable to move the site out of the 5 year period until this position is resolved..			
Potential Density and Yield (including development type)			
The site has been allocated in a recently 'made' neighbourhood plan for approximately 11 units. Therefore, it is considered that 11 units is a reasonable expectation in terms of the likely yield.			
Phasing:	0-5 years	5-10 years	Year 11
		11	0

Site Ref.	Site Address	Parish	Site Area (ha)
OV008	South of Two Gate Lane	Overton	4.63
Description of site (neighbouring uses; present use)			Previously Developed Land: No
The site is located to the east of Overton outside of but adjacent to the village's Settlement Policy Boundary, as defined in the ALP(ALP). It currently comprises agricultural land. The eastern and southern boundaries of the site have wide, densely planted tree belts, with open countryside beyond. There is housing directly to the west and also to the north beyond a further tree belt and Two Gate Lane.			
Relevant Planning History			
The site has been allocated for approximately 70 units in the Overton Neighbourhood Plan (ONP) (site F) which was 'made' by the borough council on 21 July 2016 and consequently now forms part of the Development Plan. Therefore, the principle of development is acceptable. There were two planning applications for mixed-use development (housing and B1 office space) in 1998. One application (for 70 dwellings) was withdrawn and the other application (for 60 dwellings) was refused on the basis that it was in the countryside and there was inadequate infrastructure provision.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site has been allocated for approximately 70 units in the Overton Neighbourhood Plan (ONP). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements.			
<u>Physical problems:</u> The northern-most part of the site falls within Groundwater Protection Zone 2. Access to the site could be achieved from the B3400 but may have implications in terms of junction signing and lighting. Limitations with the existing sewage infrastructure in the vicinity of the site and Overton more generally will need to be addressed by the utility provider during the course of a future planning application.			
<u>Potential impacts:</u> The Landscape Capacity Study 2010 concludes that the site has a high landscape capacity and that the development could be readily accommodated due to the strong existing screening and opportunities to enhance it. The design of any new development would need to accord with the Overton Village Design Statement and specific policies set out within the ONP. The Biodiversity Assessment concludes that the site is predominantly a grass ley of very low biodiversity value, and there are no designated areas within the site and few constraints to its development. The site comprises agricultural land which has been assessed as being Grade 3a (good) quality.			
Availability (legal/ownership issues)			
The wider site was promoted for development in previous versions of the SHELAA. The site has also continued to be made available through the neighbourhood planning process and has now been allocated for development in the ONP. Through the site monitoring consultation, Moundsmere Estates (the agent) have confirmed that their clients' are now in the advanced talks with a new potential developer. Therefore, it is considered that the site is available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Agents on behalf of the landowner have confirmed during the course of the council's housing monitoring process that the site is achievable. In addition, house prices in the area are healthy, which is likely to support the achievability of developing the site.			
Conclusion (deliverable/developable)			
The site is allocated for development in the ONP. The availability of the site and the achievability of development have been confirmed by agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5 years.			
Potential Density and Yield (including development type)			
The site is allocated for 70 units in the ONP, and this is the number of dwellings expected to be delivered by the landowner's agents. The phasing timescale set out below accords with information provided by the agents as part of the council's housing monitoring process.			
Phasing:	0-5 years	5-10 years	Year 11
	70	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
SOL009	Redlands	Sherfield on Loddon	2.37
Description of site (neighbouring uses; present use)			Previously Developed Land: No
<p>The site is situated on the northern edge of Basingstoke town. Reading Road (A33) abuts the western boundary of the site, with Sherfield Park on the opposite side of the A33 and arable farmland to the north and east of the site. This site is part of land allocated for development under Local Plan policy SS3.7 'Redlands' and as such lies within the Basingstoke Settlement Policy Boundary. The majority of the allocation now has outline planning permission for residential and is covered in appendix 1 with the exception of land which encompasses the garden area to the north of Redlands House, located furthest from the existing settlement and the A33 which forms the south western boundary of the allocation. Redlands house garden is characterised by mown grass and the remnants of the layout of a formal garden with a small pond. The western and northern boundaries contain significant trees, To the south of the site lies Redlands House a large detached building accessed via a lime-tree lined track. The surrounding area to the east is predominantly rural countryside, whilst the area to the west is residential.</p>			
Relevant Planning History			
<p>The site is within the Local Plan housing site allocation boundary for 'Redlands' (policy SS3.7) which allocates a 9.4ha site for 165 dwellings. Land to the south west is also allocated in the Local Plan for residential development (policy SS3.9 – East of Basingstoke). The council, as LPA, has produced an 'East of Basingstoke and Redlands' Development Brief SPD, which will guide future development within the allocation area. This was adopted in July 2017.</p> <p>The majority of the land covered by the allocation has planning permission for 150 homes including a new access road from the north (16/02457/OUT - granted September 2017) (Cooper Estates Strategic Land Ltd) and is classified as a commitment in appendix 1. Land covering the south-western portion of the allocation currently comprising the garden of Redlands House is the subject of a planning application which has been withdrawn for 17 dwellings (16/04727/FUL) (Glo Homes). A new application for 15 dwellings (18/00168/FUL) was submitted in January 2018 and is currently being considered.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 165 units in the ALP. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (policy SS3.7). The Local Plan includes an inset map, which provides an indicative high level overview of what might be delivered on the site, where, and when. The site is within the designated Neighbourhood Area of Sherfield on Loddon. The Plan was 'made' by the borough council in March 2018 and now forms part of the development plan for the area.</p> <p><u>Physical Problems:</u> The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area will need to be taken into account. Noise from the A33 will also need to be considered, as will any impacts associated with the STW and ERF. The site promoter confirms that the access to the site will be via the consented access road running from the Taylors Farm roundabout and through the part of the Redlands allocation that is currently owned by Cooper Estates Strategic Land Ltd.</p> <p><u>Potential impacts:</u> There is a Site of Importance for Nature Conservation (SINC) which lies to the south east of the site. The site has the potential for a number of key species/habitats, including remnant veteran trees. The local landscape pattern is characterised by smaller scale enclosed farmland with a strong hedgerow and woodland structure with the site lying within the Loddon and Lyde Valley Character Area as identified in the BDBC Landscape Character Assessment (2001). The landform changes across the area with a prominent ridge at the boundary of this site with the adjacent site allocation of East of Basingstoke.</p>			
Availability (legal/ownership issues)			
<p>The majority of the site was promoted by agents on behalf of the landowner through the SHLAA and process of producing the ALP. The site has now been allocated for development and a planning permission has been granted on land owned by Cooper Estates Strategic Land. The Redlands House garden element is owned by GloHomes and is being progressed proactively, a planning application covering this remaining portion of the allocation is currently being considered.</p>			

Achievability (economic viability; market factors; cost factors; delivery factors)			
Development at Sherfield Park suggests that the site is likely to be attractive to developers and its delivery is achievable. The land is owned by a housebuilder who has suggested that the site could be delivered within the next five years. Given that access is to be provided through the land to the north, completions have been projected for 5-10years.			
Conclusion (deliverable/developable)			
The site has been allocated for development in the ALP and is considered to be achievable. The site is being actively progressed, however in order to have a robust land supply position it is considered suitable to move the fifteen remaining units out of the 5 year period until there is more certainty of delivery. .			
Potential Density and Yield (including development type)			
The entire site is allocated for approximately 165 units and the planning permission for the main part of the site is consistent with the allocation figure (150 units). The agent representing the landowner for Redlands House garden has also confirmed through the housing monitoring process that 15 units is intended to be provided on that element of the site.			
Phasing:	0-5 years	5-10 years	Year 11
	0	15	0

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ002	Cranes Road	Sherborne St John	1.03
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is a rectangular parcel of agricultural land to the east of the Aldermaston Road (A340) and to the south of Cranes Road. The northern and western boundaries are characterised by mature screening, whilst to the east with the edge of the village, demarcation is made by the farm track and the agricultural shed with existing residential development beyond. The surrounding area is semi-rural in character. The main settlement of Sherborne St John is located a short distance to the east.			
Relevant Planning History			
The site is allocated for 12 - 18 residential units in the Sherborne St John Neighbourhood Plan (SSJNP). The SSJNP was 'made' at Full Council on 18 May 2017. The Plan now forms part of the Development Plan for the parish. . As a result it is considered that the principle of developing the site for residential use is acceptable. 16/04110/OUT - Outline planning application for the erection of 18 no. dwellings, consisting of 2 no. 1 bed apartments, 7 no. 2 bed, 6 no. 3 bed, 2 no. 4 bed and 1 no. 5 bed dwellings, and village shop (111sqm A1 use) with associated development, including access. Permission Granted June 2018.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for 12 - 18 residential units in the made Sherborne St John Neighbourhood Plan (SSJNP). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements. <u>Physical problems:</u> There are no known physical problems with the site. <u>Potential impacts:</u> The Sherborne St John Conservation Area borders the site immediately to the west and north which also contains a series of listed buildings. This site also lies on the edge of the existing settlement with wide views and open landscape to the west. The need to retain and enhance existing trees and hedgerows to ensure any adverse impacts on undeveloped local landscape character and visual amenity are minimised.			
Availability (legal/ownership issues)			
The site has previously been promoted through the SHLAA and as part of the Local Plan process. Since then it has been allocated in the Sherborne St John Neighbourhood Plan and a resolution to grant consent is now in place (June 2018). There are no known legal or ownership problems associated with the site which are likely to prevent its development which is being actively progressed by Rydon Homes. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The development is likely to be achievable as it is a greenfield site and while there are site constraints which may affect the construction costs, these are not likely to be of a severity which would undermine the viability of the site, especially as this location is likely to be attractive to developers. Given that a resolution to grant is now in place and the it is being actively progressed by the developer there is clear evidence that housing completions will be delivered on the site within 5 years.			
Conclusion			
A resolution to grant consent is now in place, and the site is considered to be available, achievable and suitable. Consequently, the site is considered to be deliverable.			
Potential Density and Yield (including development type)			
The site has been allocated for between 12 and 18 units in the SSJNP.. There is a resolution to grant planning permission for 18 dwellings which has been granted since 1 April which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-10 years	Year 11
	18	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT002	Land West of Evingar Road	Whitchurch	4.51
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is situated on agricultural land to the north west of Whitchurch. To the north of the site lies the railway line, with the AONB beyond, and to the west the A34 trunk road. The site is adjacent to the existing edge of Whitchurch with the Ardglan Industrial estate to the east and allotments to the south, upon which planning permission has been granted for up to 34 dwellings under the planning application ref: 13/01522/OUT. The site forms part of a valley. The land to the east of the site is on higher land, with Evingar Road lying some approximately 10 metres higher than the adjoining application site at its lowest point. The railway embankment is very well treed. A public right of way runs along the top of the embankment leading from Evingar Road to the countryside to the north and linking to another PROW to the east which runs toward the railway station.</p>			
Relevant Planning History			
<p>The site is allocated for approximately 60 dwellings and business development area in the Whitchurch Neighbourhood Plan (Policy HA2) which was made in October 2017.</p> <p>15/02912/OUT - Hybrid application consisting of an outline application for a mixed use development comprising a new access, erection of up to 70 no. new dwellings, up to 4200sqm of B1 and B2 Use, new station car park, open space, landscaping and associated works and full application for change of use of agricultural land to open space. Refused February 2016.</p> <p>16/03220/OUT - Hybrid planning application comprising an outline planning application for alterations to an existing access, up to 60 new dwellings, B1 & B2 Use, new station car park, open space, landscaping and associated works (all matters reserved except access) and a full application for the change of use of land to public open space. Permission Granted June 2018.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 60 dwellings in the made Whitchurch Neighbourhood Plan (Policy HA2). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements.</p> <p><u>Physical problems:</u> The site has a very pronounced topography, which will particularly affect the access arrangements. There are also noise impacts associated with the A34.</p> <p><u>Potential impacts:</u> There are likely to be inevitable landscape, arboricultural and ecology impacts. In addition, there are potential highways impacts associated with the proposed development, and Whitchurch has a very constrained local road network. However, these issues have been addressed through the planning application process referred to above.</p>			
Availability (legal/ownership issues)			
<p>The site has previously been promoted through the Local Plan process and planning permission was granted in June 2018. . There are no known legal or ownership problems associated with the site which are likely to prevent its development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The development is likely to be achievable as it is a greenfield site and while there are site constraints which may affect the construction costs, these are not likely to be of a severity which would undermine the viability of the site, especially as this location is likely to be attractive to developers, particularly given its proximity to the railway station. Given that planning permission has been granted it is considered that there is a reasonable prospect that the site will be developed within the next 5 years.</p>			
Conclusion (deliverable/developable)			
<p>Outline planning permission has been granted , and the site is considered to be available, achievable and suitable. Consequently, the site is considered to be deliverable.</p>			
Potential Density and Yield (including development type)			
<p>Planning permission has been granted for a scheme comprising 60 units, and there are no strong reasons for assuming this number of units is not deliverable.</p>			
Phasing:	0-5 years	5-10 years	10-13 years
	60	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT004	Whitchurch Police Station, Dances Lane	Whitchurch	0.35
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
The site is located towards the north-east edge of the Whitchurch. The site comprises a two storey flat roofed brick built building within a relatively generous plot. The site is located within a predominantly residential area, characterised by fairly low density suburban housing. To the rear of the police station building is an enclosed car park. There is also additional car parking to the front of the building. Various mature trees are located along the frontage of the site, which are subject to a tree preservation order.			
Relevant Planning History			
BDB/77098 – Change of use of land from private open space to car park and provision of 19 car parking spaces and removal of two trees. Permission Granted December 2012.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for 15 residential units in the Whitchurch Neighbourhood Plan (WNP) (HA1). The WNP was ‘made’ at Full Council on 26 October 2017. The Plan now forms part of the Development Plan for the parish. As a result it is considered that the principle of developing the site for residential use is acceptable.</p> <p><u>Physical problems:</u> There are no known physical problems with the site.</p> <p><u>Potential impacts:</u> There are a number of mature trees to the front which are subject to a TPO and these will influence the manner in which the site is redeveloped. There are a number of residential properties in close proximity to the site and the impact upon them will need to be considered during the course of the planning application process.</p>			
Availability (legal/ownership issues)			
The police station is still be in use, and therefore the land is not considered to be available now. However, the WNP states that Police Commissioners have confirmed that the site will cease to be used for its current purpose and will be available for housing development within the next 12 to 18 months, and certainly within the plan period (before 2029).			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is visually attractive, largely owing to the mature trees located around the edge of the site. The land is situated within a predominantly rural area and is in close proximity to the railway station. Therefore, is considered that the site is likely to be commercially attractive and hence the development of the site for housing is considered to be achievable.			
Conclusion (deliverable/developable)			
The site is considered to be suitable for housing and it is likely that the development will be achievable. The WNP clearly indicates that the site will be available for housing at some point before 2029 and the site monitoring response from the Police Commissioners confirms this, and therefore it is considered to be developable. However, as the site is not available now, it is not considered to be deliverable at present.			
Potential Density and Yield (including development type)			
The site has been allocated for 15 units in the WNP and this quantum of development is considered to be reasonable.			
Phasing:	0-5 years	5-10 years	10-13 years
	0	15	0

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT005	Bloswood Lane	Whitchurch	9.57
Description of site (neighbouring uses; present use)		Previously Developed Land: No	
<p>The site lies to the west of the existing built up area of Whitchurch. The site comprises an area of open/agricultural land which forms part of a wider triangular piece of land situated between the former railway line to the east and the A34 bypass to the west. Its northern boundary is formed by Bloswood Lane whilst the western boundary is formed by the A34 bypass. A number of redundant farm buildings known as Manor Farm lie within the north east of the site. The site surrounds Manor Farm cottages but these are excluded from the site's boundary. The residential development known as 'Park View' is situated to the south east of the site. Directly to the east housing is under construction on the remainder of the allocation (South of Bloswood Lane).</p>			
Relevant Planning History			
<p>The site is part of an allocation for housing (150 units) in the Basingstoke and Deane Local Plan 2011 – 2029. Planning permission was granted on part of the allocation for 83 units (reference: BDB/77828 in October 2014). This site is under construction and is listed in appendix 1. This proforma relates to the remainder of the allocation.</p> <p>- Outline planning permission was granted for the erection of up to 90 dwellings in June 2018 (17/00148/OUT).</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The land is situated within the wider south of Bloswood Lane site, which has been allocated for approximately 150 in the ALP. 83 units have already been consented within the allocation area, as per planning application BDB/77828 referred to above. As the site is now situated within an area allocated for housing in the ALP, the principle of development is acceptable, subject to compliance with the site specific policy in the ALP (policy SS3.6) and other relevant policies. As set out above, planning permission was granted after the end of the monitoring period for 90 dwellings. The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), an area of landscape which is of national importance. However, it is acknowledged that the area has a different character to the AONB given the influence of the A34. The development of the site will need to demonstrate that it complies with the relevant landscape impact policies in the ALP (EM1) and NPPF.</p> <p>Physical problems: The southern half of the site is identified as Groundwater Protection Zone 2. The effect of noise pollution on the site as a result of the A34 will also need to be considered as part of any potential layout.</p> <p>Potential impacts: The landscape impact associated with the development of the site should be considered when devising an appropriate layout and detailed design for the site. The Biodiversity Assessment concluded that the site has no designated sites within its boundaries, but that there may be scope for slow-worms within 100m of the site. Any new development would need to accord with the Whitchurch Village Design Statement and the made Whitchurch Neighbourhood Plan.</p>			
Availability (legal/ownership issues)			
<p>The site continues to be promoted for development by Savills on behalf of the landowner (Zurich) and is therefore considered available for development. The site is being actively taken forward and an application (17/00148/OUT) for 90 dwellings was granted permission in June 2018. Bewley Homes have confirmed that they are now working towards the submission of a reserved matters application which is due to be submitted to the council in the autumn.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>Whitchurch is likely to be attractive to developers, as house prices in the town are healthy. This site forms a second phase to a site already under construction. Therefore, is considered that the site is likely to be commercially attractive and hence the development of the site for housing is considered to be achievable.</p>			
Conclusion (deliverable/developable)			
<p>The site has been allocated in the ALP and outline planning permission has been granted. Bewley Homes confirm that progress is being made towards the submission of a reserved matters application and that housing completions will take place on the site within 5 years. There are no foreseen viability, ownership or infrastructure constraints to delivery with the site forming a second phase to site already under construction. Consequently, the site is considered to be deliverable.</p>			

Potential Density and Yield (including development type)

The allocation allows for a total of 150 units. Given that 83 units have already been consented this leaves approximately 60 units for this part of the site allocation. Planning permission for 90 dwellings has been granted since 1 April. Given the timing of the decision notice the additional 30 unit are reflected as an opportunity site at this stage.

Phasing:	0-5 years	5-10 years	Year 11
	60	0	0

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT007	57 Winchester Road (Whitchurch Car Centre), Whitchurch	Whitchurch	0.17
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
This site is currently used as a car showroom and is located on Winchester Road south of the Greater Town Bridge. There is a covered forecourt at the front of the site which is used for the display of vehicles. There are some fairly modest buildings to the rear of the site, which are the equivalent of two storeys tall. The surroundings of the site appear to be almost entirely residential. The buildings opposite comprise an attractive Victorian terrace, while the neighbouring houses are later, more suburban style properties. There is a large area of open space to the rear of the site.			
Relevant Planning History			
None			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for 10 residential units in the Whitchurch Neighbourhood Plan (WNP) (policy HA3). The WNP was 'made' at Full Council on 26 October 2017. The Plan now forms part of the Development Plan for the parish. As a result it is considered that the principle of developing the site for residential use is acceptable.</p> <p><u>Physical problems:</u> Due to previous land uses, the site may be subject to contamination. Therefore, any future planning application is likely to need to be informed by a contaminated land report. A small part of the site frontage is within flood zone 2, and hence some mitigation measures in relation to this issue are likely to be necessary.</p> <p><u>Potential impacts:</u> While the site is located adjacent to the Whitchurch Conservation Area, due to the existing land uses on the site, small scale residential development has significant potential to deliver enhancements to the setting of the conservation area.</p>			
Availability (legal/ownership issues)			
The site is currently in use as a car sales business. However, the WNP makes it clear that consultation with the landowner has confirmed that the site will be available for housing development within the plan period. Through the site monitoring consultation the owners noted that the lease of the site as a garage / car sales unit comes to an end in time for delivery in 2022/23.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is located within an attractive residential area, with good access to the town centre and a range of facilities and services. There is also a large area of public open space to the rear of the site. Consequently, it is considered that this is likely to be a commercially attractive site for residential development. There may be some additional costs associated with potential contaminated land resulting from the previous use.			
Conclusion (deliverable/developable)			
The neighbourhood planning process has shown that the site is suitable and it is likely that the development will be achievable. The WNP clearly indicates that the site will be available for housing at some point before 2029 and the site monitoring response the owners confirm this, and therefore it is considered to be developable. However, as the site is not available now, it is not considered to be deliverable at present.			
Potential Density and Yield (including development type)			
The site has been allocated for 10 units in the WNP and this quantum of development is considered to be a reasonable basis for the expected site yield.			
Phasing:	0-5 years	5-10 years	Year 11
		10	0

Sites allocated in Neighbourhood Plans 'made' after April 1 2018

Site Ref.	Site Address	Parish	Site Area (ha)
KING001	Land north of Strokins Road, Kingsclere	Kingsclere	1.01
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>This site lies immediately to the north of the existing Settlement Policy Boundary of Kingsclere between the village and A339 which runs along the northern boundary. To the south of the site a number of two storey blocks of flats with large communal grassed areas and play area are situated. The garage blocks associated with these flats are included within the site providing the access from Strokins Road. With the exception of the area where the garages are currently located the majority of the site is characterised by scrub with trees interspersed throughout the site and bordered by a strong tree lined boundary adjacent to the A339. Public rights of ways run through the site. A significant proportion of the southern extent of site is designated Kingsclere Fen Meadow Remnants SINC. The site is generally flat.</p>			
Relevant Planning History			
None			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The existing garages are located within the Settlement Policy Boundary (SPB), however, the majority of the site is located outside of the SPB, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the ALP.</p> <p>This site is allocated for at least 14 dwellings in the Kingsclere Neighbourhood Plan (policy K HA3). The Kingsclere Neighbourhood Plan was subject to examination in May 2018 and proceeded to referendum in September, following which it was made on 18 October 2018</p> <p><u>Physical problems:</u> The proximity of the A339 running the length of the northern boundary has the potential to result in noise pollution and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered.</p> <p><u>Potential impacts:</u> The south eastern part of the site is designated as part of the Fen Meadow Remnants SINC through which it is suggested that the road to serve the development would need to be delivered. Part of the SINC also lies adjacent to the western site boundary. The site lies in the Impact Risk Zone for the Greenham and Crookham Common SSSI where it is stated that developments of 50 dwellings or more have the potential to have a negative impact on the SSSI.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council who propose to allocate this site in the Neighbourhood Plan. There are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The presence of the SINC within the site and the adjacent road which will require mitigation may have the potential to increase cost of development. However, this location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.</p>			
Conclusion (deliverable/developable)			
<p>Whilst this site is available and may be achievable it's located in the countryside where its development would not be in line with the borough's current planning framework. Whilst the Kingsclere Neighbourhood Plan allocates the site for residential development as the referendum was held after the end of the monitoring period for the purposes of the SHELAA it can only be afforded limited weight and therefore this site is considered developable at this time.</p>			
Potential Density and Yield			
<p>The neighbourhood plan allocates the site for 14 units and this quantum of development is considered to be a reasonable basis for the expected site yield.</p>			

Phasing:	0-5 years	5-10 years	Year 11
	0	14	0

Site Ref.	Site Address	Parish	Site Area (ha)
KING002	Rear of Fawconer Road, Kingsclere	Kingsclere	0.60
Description of site (neighbouring uses; present use) Previously Developed Land: No			
This site lies immediately to the north of the existing Settlement Policy Boundary of Kingsclere between the village and A339 which runs along the northern boundary. The B3051 provides the eastern extent, residential development built in the 1990's lies to the south and the western boundary abuts the Kingsclere Fen Meadow Remnants SINC. The site is currently scrub land containing a number of trees bound by mature hedgerows. The topography is generally flat.			
Relevant Planning History			
None of relevance			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the ALP.</p> <p>This site is proposed for allocation for at least 12 dwellings in the Kingsclere Neighbourhood Plan (policy K HA1). The Kingsclere Neighbourhood Plan was subject to examination in May 2018 and proceeded to referendum in September, following which it was made on 18 October 2018.</p> <p>Physical problems: The proximity of the A339 running the length of the northern boundary has the potential to result in noise pollution and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered.</p> <p>Potential impacts: Part of the Fen Meadow Remnants SINC lies directly to the west. The site also lies in the Impact Risk Zone for the Greenham and Crookham Common SSSI where it is stated that developments of 50 dwellings or more have the potential to have a negative impact on the SSSI.</p>			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in June/July 2017 by Kingsclere Parish Council as they are proposing to allocate this land in their neighbourhood plan. It is understood that the housebuilder with an option on this land has put forward this site for the Neighbourhood Plan. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The adjacent road is likely to require mitigation for the noise impacts which may have the potential to increase cost of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.			
Conclusion (deliverable/developable)			
Whilst the Kingsclere Neighbourhood Plan allocates the site for residential development as the referendum was held after the end of the monitoring period for the purposes of the SHELAA it can only be afforded limited weight and therefore this site is considered developable at this time. Whilst this site is available and may be achievable its located in the countryside where its development would not be in line with the borough's current planning framework. Whilst the Kingsclere Neighbourhood Plan proposes to allocate the site for residential development the referendum isn't due to be held until autumn 2018 and can only be afforded limited weight at this time.			
Potential Density and Yield			
The neighbourhood plan allocates the site for 12 units and this quantum of development is considered to be a reasonable basis for the expected site yield.			
Phasing:	0-5 years	5-10 years	Year 11
	0	12	0

Site Ref.	Site Address	Parish	Site Area (ha)
KING003	Land at Coppice Road, Kingsclere	Kingsclere	1.89
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>This site forms a strip of land immediately to the north of the existing Settlement Policy Boundary of Kingsclere. It is a narrow linear site which forms a buffer between the village and the A339. The site is particularly narrow in the eastern section. Long residential gardens back onto the southern boundary of the site, the western boundary is demarcated by George Street/B3051 where the site promoter suggests an access could be provided and the A339 runs along the northern boundary. The site is characterised by scrubland and bound by mature vegetation and hedgerows. The western end of the site includes a pond and is designated as Kingsclere Fen Meadow Remnants Site of Importance for Nature Conservation (SINC).</p>			
Relevant Planning History			
None			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the ALP(2011-2029). This site is proposed for allocation for at least 26 dwellings in the Kingsclere Neighbourhood Plan (policy K HA2). The Kingsclere Neighbourhood Plan was subject to examination in May 2018 and proceeded to referendum in September, following which it was made on 18 October 2018</p> <p>Physical problems: Part of the eastern end of the site falls within the Mineral Consultation Area (brick clay). The proximity of the A339 running the length of the northern boundary has the potential to result in noise pollution and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered.</p> <p>Potential impacts: The north western portion of the site is designated as part of the Fen Meadow Remnants SINC through which it is suggested that the road to serve the development would need to be delivered. The site also lies in the Impact Risk Zone for the Greenham and Crookham Common SSSI where it is stated that developments of 50 dwellings or more have the potential to have a negative impact on the SSSI.</p>			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council who propose to allocate this site in the Neighbourhood Plan. There are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site. The presence of the SINC within the site and the adjacent road which will require mitigation may have the potential to increase cost of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.			
Conclusion (deliverable/developable)			
Whilst this site is available and is likely to be achievable it's located in the countryside where its development would not be in line with the borough's current planning framework. Whilst the Kingsclere Neighbourhood Plan allocates the site for residential development as the referendum was held after the end of the monitoring period for the purposes of the SHELAA it can only be afforded limited weight and therefore this site is considered developable at this time.			
Potential Density and Yield			
The neighbourhood plan allocates the site for 26 units and this quantum of development is considered to be a reasonable basis for the expected site yield.			
Phasing:	0-5 years	5-10 years	Year 11
	0	26	0

