Appendix 5: Sites identified outside Settlement Policy Boundaries

This appendix includes the sites which were submitted by site promoters for assessment through the SHELAA which lie outside of settlement policy boundaries. It is split into two sections, the first covers sites promoted for residential or mixed use development and the second sites promoted for employment development.

For maps showing the location and extent of the land covered by the proformas below, please see maps in appendix 6.

Sites promoted for residential use are listed first followed by those promoted for employment use. Within each list, sites are in alphabetical order by parish.

A complete index of sites is included at the start of the main document.
Sites Promoted for Residential Development
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASH002</td>
<td>Land South of Ashford Hill Road, Ashford Hill</td>
<td>Ashford Hill</td>
<td>1.89</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is an agricultural field on the southern side of Ashford Hill Road, opposite Ashford Hill Primary School. The neighbouring field (to the south-east) which separates this land from the settlement policy boundary benefits from planning permission for 35 dwellings and a community car park adjacent to Ashford Hill Road. Since gaining planning permission this site has now been built out. The site has a hedge at the road frontage on the boundary with Ashford Hill Road. A farm access track runs along the eastern boundary leading to barns located directly to the south with agricultural fields spreading across to the north and south west. The site slopes down to the south-east.

**Relevant Planning History**

19/02726/OUT - Within the site: Outline planning application for up to 27 dwellings and all associated development works with all matters reserved except for access. Pending consideration.
15/01224/FUL – Adjacent to site (south east): Erection of 35 dwellings, with public open space and associated car parking and access, creation of a 31 space community car park with vehicular access from Ashford Hill Road, and associated works. Permission granted March 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** There is a slight slope to the site. Existing field access would need widening to allow access.

**Potential impacts:** There are likely to be landscape impacts resulting from the development of the site. Jubilee House (to the east of the site at the junction with the B3051) is locally listed (a non-designated heritage asset). There are potential archaeological implications which will require further analysis and potential ecological impacts due to the site falling within a SSSI Impact Risk Zone, albeit this is only likely to be an issue for residential developments of 50 or more houses.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter.

**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. This location would 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 in the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested the site could accommodate approximately 25 dwellings. For the purposes of the SHELAA at this point in time a yield of 25 units has been used.

<p>| Current Estimated Yield | 25 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASH003</td>
<td>Land to the West of Thornford Road</td>
<td>Ashford Hill with Headley</td>
<td>8.48</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is an agricultural field with woodland to the north of Ashford Hill Road. To the north of the site is a cluster of residential dwellings (Thornfield) and to the south a mix of light industrial and residential uses. To the east and west are agricultural fields and further areas of woodland. The site is bound on all sides by trees and hedging with a large area of woodland within the centre and southern areas of the site. These trees are included within the priority habitat inventory for deciduous woodlands and some are also included within the national forest inventory. The site is located to the east of a site promoted for 12 dwellings (site ref: ASH005) to the east of The Cedars residential development.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

*Policy restrictions/constraints:* The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

*Physical problems:* The existing field access would need to be established and widened to allow access. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area.

*Potential impacts:* The development would extend the existing linear pattern of development of Ashford Hill towards the north. There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter of 5-10 years.

**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. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed within the next 5-10 years.

**Conclusion**

This site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a density or yield for residential units. The council have undertaken an initial assessment based on general density assumptions and a density of 15dph is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural character of the site and tree coverage of the site, built form of the surrounding area and the need to mitigate impacts on the settlement character and countryside location. A yield of 127 dwellings has been used for the purposes of the SHELAA.

**Current Estimated Yield** 127 dwellings
ASH004 Land south of Galley Lane Ashford Hill with Headley 1.23

Description of site (neighbouring uses; present use) Previously Developed Land: No
The site is an undeveloped agricultural field at the junction where Galley Lane meets the A339 to the south of Headley. To the west is Cheam School, and to the south is two residential dwellings and agricultural land. The site is bound by trees along the western boundary and tall hedging with some trees along the northern and eastern boundaries. The site has a gentle slope from north-west to south-east. The site is accessed via Galley Lane. Land surrounding the site is predominantly agricultural with clusters of linear residential development.

Relevant Planning History
None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The existing field access would need to be established and widened to allow access. Alternatively a separate access could be sought from the A339. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area.

Potential impacts: There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 with permission from the housebuilder and there are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter of within the next 5 years.

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. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be delivered within the next 5 years.

Conclusion
This site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)
The site promoter has suggested a yield of between 28 and 42 dwellings. A figure in the middle of this range has been used for the purposes of the SHELAA.

Current Estimated Yield 35 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
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</thead>
<tbody>
<tr>
<td>ASH005</td>
<td>Land at The Cedars, Headley</td>
<td>Ashford Hill with Headley</td>
<td>0.50</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is previously grazing land and is currently wooded scrub land to the north of Ashford Hill Road. The site is located to the east of the existing residential development at The Cedars and to the west of the site promoted to the west of Thornfield Road (site ref: ASH003), for 127 dwellings. To the north is a mixture of agricultural land, woodland and scrub land and to the south is linear and residential development along Ashford Hill Road. To the south-east of the site is a mix of light industrial and residential uses. The site is bound on its west and south sides by fencing relating to The Cedars development.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: An access would need to be established and widened to allow access. This could be achieved from the existing development at The Cedars however there are concerns over the availability of the land through with access could be obtained. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The northern part of the site is also located within a mineral consultation area.

Potential impacts: There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more. Development of the site would result in the loss of Grade 3 agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter.

**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. This location is likely to be attractive to developers, although the proximity of the industrial site to the south-east could detract from the sites desirability, and there is a reasonable prospect that the site could be delivered within the next 5 years.

**Conclusion**
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 12 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 12 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGH001</td>
<td>Wolverton Plants, Wolverton Road, Wolverton</td>
<td>Baughurst</td>
<td>3.38</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use) Previously Developed Land: No**

The site comprises a plant nursery, containing a number of poly-tunnels, greenhouses and growing areas in a rural location, surrounded by fields, woodland and small clusters of dwellings. The existing business appears to be horticulture as opposed to a garden centre, meaning it is considered most likely to be agriculture as opposed to retail in terms of its use in planning terms, a conclusion which is reinforced by the fact that an agricultural workers dwelling has previously been consented at the site for use in conjunction with the business. There are no records of a change of use to a garden centre/retail use. Therefore, the site is not considered likely to be previously developed land as per the definitions within the current adopted Local Plan and NPPF. There is a dense belt of mature trees running along the boundary with Wolverton Road.

**Relevant Planning History**

- BDB/48678 - Erection of 4 bedroomed house on nursery site. Application Refused September 2000
- BDB/49011 - Erection of dwelling. Permission Granted February 2001
- BDB/51372 - Erection of a detached house. Permission Granted December 2001

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

Additionally, the development of the site would fail to reduce the need to travel or offer a genuine choice of transport modes to essential services and facilities and would therefore not be considered a sustainable location in line with paragraph 103 of the NPPF.

**Physical problems:** The site would require clearance, and there is the risk of some remediation being required if the site has been contaminated by any chemicals used as part of the existing horticultural use.

**Potential impacts:** The woodland in the northern part of the site is designated as a SINC and Ancient Woodland so would not be suitable for development. In light of the above, the development of the site is likely to have landscape, arboricultural and ecological implications.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 given its existing use and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could 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)**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore the council has undertaken an initial assessment based on general density assumptions. A yield of 20 dwellings is suggested for the purposes of the SHELAA. This is on the basis that any development of the site would probably be most suitable on the parts of the site where there are already buildings or structure, which amounts to around 1 hectare. A low density is assumed on the basis of the rural character of the area and needing to mitigate impacts on the SINC, trees and landscape character.

**Current Estimated Yield** | 20 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGH003</td>
<td>Land at 1 and 2 Inhurst Cottages</td>
<td>Baughurst</td>
<td>0.76</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is located to the west of Baughurst and is currently in use for mixed use comprising storage, maintenance and manufacturing associated with building supplies/construction business and storage and breaking of cars for stock car racing or banger racing and the storage and repair of motor vehicles. Permission has not been granted for recent use of the site for formwork operations. The site consists of a large compound and has the appearance of a builders yard and includes portakabins, shipping containers and materials / machinery / equipment on site. Access to the site is via Inhurst Lane. Stoke Road runs along the northern boundary of the site and connects Inhurst Lane with Brimpton Road. The site is bound on all sides by trees and hedgerow. To the north-east is a commercial premises (the associated parking area abuts the site), and to the north/north-west are residential units (Inhurst Cottages and Highworth Cottages). No. 1 and 2 Inhurst Cottages are locally listed. There is a large body of water to the east of the eastern corner of the site. To the south is an open field bound by trees and to the west is a woodland and a large estate house (Haughhurst House). The Ashford Hill National Nature Reserve is located to the west but does not adjoin the site. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE) Zone L.

**Relevant Planning History**

- **BDB/66240**: Erection of 2 no. five bedroom dwellings with detached double garages, creation of new access and change of use of land to paddocks. Application Withdrawn 2007. 18/00929/LDEU: Application for Certificate of Lawfulness for existing mixed use consisting of works to building materials, preparation of material together with the maintenance and manufacturing of building supplies constitutes a mixed use of the land which is not a material change of use to the existing permission granted under BDB/46280. Refused November 2018 (previously refused 2017 – ref: 17/00232/LDEU).

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. There is no protection against the loss of employment land in the countryside. The site is situated within Zone L of the DEPZ in relation to the Aldermaston Atomic Weapons Establishment (AWE). Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

**Physical problems**: The existing access to the site would need to be widened and improved to accommodate future development. The site would require clearance and is falls within an Upstream Critical Drainage Area.

**Potential impacts**: The site is within close proximity to locally listed buildings (non-designated heritage assets). The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter (next 5 years).
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable but the viability of the site may be affected by the need to remediate the potentially contaminated industrial site. The 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 site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion
The site is available and is likely to be achievable, and may be suitable due to the site comprising previously developed land. However, there are concerns over suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)
The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 25 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAM001</td>
<td>Stocks Farm and Selworthy</td>
<td>Bramley</td>
<td>21.68</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use) Previously Developed Land: No**

The site comprises one residential property ‘Selworthy’ and a relatively large area of undulating arable farmland to the west of the property, which is currently subdivided into 4 fields. The site generally slopes down from the north western edge to the south of the site. The site is adjacent to the Bramley Settlement Policy Boundary, which runs to the south-east of the site. The village hall and recreation facilities are located to the east of the site, with the Minchens Lane housing development, currently under construction, located to the north-east of the site. The land to the north and west of the site is rural in character, and is defined by arable fields and blocks of woodland. Public Rights of Way run along the northern, western and southern boundaries of the site.

**Relevant Planning History**

No relevant planning history onsite.


**Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of, but adjacent to, the Bramley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site. Important views 5 and 6 as depicted in Illustration 6c of the Bramley Neighbourhood Plan span the northern half of the site looking from the centre of the northern boundary south west and south east respectively.

Physical problems: It appears that the only practical means of achieving a vehicular access onto the main road running through Bramley, The Street, would be through the land currently occupied by Selworthy, and this would mean providing an access between two residential properties, which could impact upon their amenity. There are overhead cables running across the site. An upstream critical drainage area runs along the south-eastern boundary of the site. Potential impacts: The Bramley Conservation Area is located immediately to the south of the site. There is a Grade II listed building (Middle Farmhouse) located just outside of the site to the south-east, which is also surrounded by a number of buildings identified as ‘notable’ in the Conservation Area Appraisal. Grade II listed ‘Stocks Farmhouse’ is also situated immediately east of the upper eastern site boundary. Given the nature of the site there is the potential for development to have landscape, arboricultural and biodiversity impacts. Highways impacts could also result from the development of the site. The development of the site would result in the loss of good to moderate agricultural land.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and is currently being promoted by a developer. 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 5-10 years.

**Conclusion**

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 300 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 300 dwellings |
Description of site (neighbouring uses; present use)  Previously Developed Land: No

The site comprises a relatively flat arable field on the eastern side of Bramley. The area of land promoted relates to a small portion of a larger site also promoted through the SHELAA (SHELAA ref: BRAM010) within which this site is proposed as open space. The land to the western side of the site is being built out for residential development. The land to the north and east is agricultural, while low density residential properties are located to the south. The site is bounded by hedgerows and there are a number of mature trees running along the southern boundary. The site promoter considers that site access would be available from the southern boundary on to Sherfield Road.

Relevant Planning History

No relevant planning history on site.


Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to, the Bramley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site. The Bramley NP designates the open land to the south as Local Green Space (Policy RE2). The NP also seeks to encourage the provision of an improved/extended footpath on the eastern side of the site.

Physical problems: Flood Zone 2/3 runs along the northern side of the site and an upstream critical drainage area lies immediately to the south.

Potential impacts: The Bramley Green Conservation Area is located immediately to the south of the site. There is a Grade II listed building (Granary at Green Farm) located just outside of the site to the south-east, along with a number of buildings to the south and south-east which are identified as ‘notable’ in the Conservation Area Appraisal. The Appraisal also identifies 2 key views across the site. Given the nature of the site there is potential for development to result in landscape, arboricultural and biodiversity impacts. Highways impacts could also result from the development of the site. The development of the site would result in the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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

This site is available and may be achievable however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 185 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield  |  185 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAM006</td>
<td>Land at Minchens Lane, Bramley, Tadley, Hampshire.</td>
<td>Bramley</td>
<td>0.28</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a vacant field outside but adjacent to Bramley SPB. With the exception of the southern edge, the site is bounded by trees / hedges. The southern edge of the site lies adjacent to Clift Doctors Surgery. Minchens Lane runs along the eastern site boundary. The new housing site, St James Park, with permission for 200 dwellings (14/01075/OUT) lies opposite BRAM006 on the other side of Minchens Lane. Access to the site could potentially be gained via reserved rights of way over the adjoining doctors surgery car park or alternatively, subject to consent, directly from Minchens Lane. A PROW runs along the substation access lane adjacent to the northern boundary of the site.

**Relevant Planning History**
19/01470/PIP - Application for Permission in Principle for 4-6 no. residential units. Permission Granted August 2019.
Opposite the site (east) – Planning permission granted for the erection of 200 dwellings in March 2015 (14/01075/OUT). Reserved matters applications: 15/02304/RES, 16/04505/RES, 17/04282/RES. Sites under construction.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**
Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site.
Physical problems: The site is relatively flat. However, more than half the site (southern side) lies within an Upstream Critical Drainage Area, where a flood risk assessment will be required.
Potential impacts: The potential loss of good to moderate agricultural land.

**Availability (legal/ownership issues)**
The site was actively promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework. The site currently has permission in principle for 4-6 dwellings on site.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 4-6 dwellings. Given that a range has been proposed a figure in the middle (5 dwellings) has been used for the purposes of the SHELAA.

**Current Estimated Yield**
5 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAM007</td>
<td>Land at The Street, Bramley</td>
<td>Bramley</td>
<td>0.92</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Viewed as ‘Previously Developed Land’.

The site is an open agricultural field of maintained grassland with mature hedging along the northern and eastern site perimeters. The northern boundary is adjacent to The Street and forms the southern boundary of the Bramley Conservation Area. The frontage of the site is a mature hedgerow and then grass verge to the highway, with no footpath on this side of the road. Directly opposite, on the other side of The Street, are individual dwellings, mostly detached but some semi’s set back from the road with a landscaped verge. In front of the verge is a footpath running between Bramley and Bramley Green. To the west are a number of B1 employment buildings accessed via Lantern Courtyard. To the east, at a lower level than the site, runs Cufaude Lane, a single track country lane with a substantial hedgerow on the boundary with the site. In the site submission form, the site promoter proposes vehicular access directly onto The Street.

**Relevant Planning History**
- **15/03423/FUL** - Erection of two no. 4 bedroom dwellings with detached garages and associated landscaping and access works. Taken to appeal for non-determination, appeal dismissed April 2017.
- **15/02682/OUT** - Adjacent to site (east): Outline planning permission for up to 39 market dwellings and 26 affordable dwellings, together with associated open space, landscaping and new site access at land to the south of The Street, Bramley. Permission Granted May 2016.
- **18/00366/RES** - Adjacent to site (east): Reserved matters approval pursuant to planning permission 15/02682/OUT comprising 65 dwellings (26 affordable dwellings) open space, landscaping and car parking (Matters of appearance, landscaping, layout and scale to be considered). Permission Granted July 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site.

**Physical problems:** There is a Critical Drainage Area covering the northern portion of site, with the Upstream Critical Drainage Area also covering the eastern site edge.

**Potential impacts:** There is an Archaeological Site Buffer zone in the south eastern corner of the site and over the north western edge however, there are no archaeological issues on site. The site is adjacent to Bramley Conservation Area. Development of the site would also result in the loss of good to moderate agricultural land.

**Availability (legal/ownership issues)**
The site was actively promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 site promoter has suggested that the site could become available for development within the next 5 years.

**Conclusion**
This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 15 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield | 15 dwellings
The site is a pentagonal portion of agricultural land bounded by hedgerows and surrounded on all sides by agricultural fields with woodland to the north east. There are also a number of mature trees in the hedgerows bounding the southern and western site perimeter. Cufaude Lane runs along the south western edge of the site. The site is adjacent to the northern most point of the current adopted local plan site allocation ‘Upper Cufaude Farm’ (Policy SS3.8), allocated for approximately 390 new homes. It is unclear whether there exists vehicular access to the site and if so where it is located. It appears likely that any future development would have to be accessed off Cufaude Lane. A PROW runs down the north western site perimeter.

Relevant Planning History
No planning history on site.

19/00018/OUT – adjacent to site (south): Residential development for up to 350 dwellings and land reserved for a primary school with associated access, community facilities, drainage works (SuDS), areas of open space and landscaping. Demolition of existing farm buildings. Application pending consideration.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site.

Physical problems: Access arrangements pertaining to the capacity of Cufaude Lane are likely to form a constraint to development.

Potential impacts:
Development of the site would involve the loss of Grade 3 (Good to Moderate) quality agricultural land. There are likely to be heritage impacts on the significance of the wider setting of The Vyne Grade I Listed property should the site be developed. Additionally, to the east of the site there is a cluster of Grade II Listed Buildings in association with and including Grade II Listed Upper Cufaude Farmhouse. Locally listed ‘Sandwick House’ lies adjacent to the site’s north western boundary. The site is located within an SSSI Impact Risk Zone however this is unlikely to present any issues so long as any waste water is removed via the mains sewage network.

Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 by the landowner (HCC) and 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. 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 not suggested a deliverable time period for the site, but presuming delivery would follow development at Upper Cufaude Farm, delivery on site is anticipated to fall within the next 5-10 years.

Conclusion
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 110 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield | 110 dwellings
The site consists of a number of land parcels within agricultural use which are located along the north-eastern boundary of Bramley. Land to the north and east is agricultural, whilst low density residential development are located to the south. The fields are delineated by hedgerows and trees. Bramley Lane separates the site to the north-west and Folly Lane separates the site through the south-east. The Granary at Green Farm is a Grade II Listed Building and is located within the site (along the southern boundary), adjacent to Folly Lane. There are also two Grade II Listed Buildings, Hollycross Farmhouse and Barefoots Farmhouse adjacent to the north. In addition, there are a number of undesignated heritage assets within the farmsteads of Oliver’s Farm and Folly Farm which lie immediately adjacent to the site to the north. A parcel of land that forms part of this site promotion has also been promoted under site ref: BRAM003. Half of the local Bramley Church of England Primary School site is located within the site.

**Relevant Planning History**

None relevant within the site.

15/02708/OUT – Adjacent to site: Outline application for residential development of up to 50 dwellings, including affordable housing with associated access, highway works, drainage works (SUDS), public open space, landscaping and any other associated infrastructure with all matters reserved except for means of access. Application modified via legal agreement variation application ref: 18/01665/VLA: to allow the change of 2 no. 4 bed affordable houses to 2 no. 3 bed affordable houses. Permission granted October 2018

17/00936/FUL – Adjacent to site: Residential development of 55 dwellings including affordable housing with associated access, highways works, drainage work (SUDS), public open space and other associated infrastructure. Application refused January 2018.

18/00099/RES – Adjacent to site: Reserved matters application for the appearance, landscaping, layout and scale of 50 dwellings, with associated open space and children’s play area (pursuant to outline permission 15/02708/OUT). Permission granted April 2018.

14/01075/OUT – Adjacent to site: Outline application for the erection of 200 open market and affordable dwellings with associated new vehicular and pedestrian accesses, estate roads, footpaths and cycle ways, public open space and surface water attenuation features. Permission granted March 2015.

17/04282/RES – Adjacent to site: Reserved matters application (phase 4) for the appearance, landscape, layout and scale of 83 dwellings, with associated landscaping and open space (pursuant to outline permission 14/01075/OUT for 200 dwellings). Permission granted September 2018.

18/03083/VLA – Adjacent to site: Variation of Section 106 agreement to remove the obligation to provide the north west footbridge from Clift Meadows to the site. Permission granted February 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is also located within the Bramley Neighbourhood Plan Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site. The site has not been allocated for development, however, illustration 5a does consider this area of land as ‘potentially suitable for future housing development’. Policy RE2 of the Neighbourhood Plan is of relevance in respect of the designated Local Green Spaces which fall within the site (in the southern portion of the promotion). The Bramley Church of England Primary School has also been listed as a ‘Community-Valued Asset’ under Policy CVA1. Additional policies of relevance within the Neighbourhood Plan include Policy T1 (footpaths and cycle routes), H1 (New Housing Development), H2 (Provision of Housing to meet Local Needs) and D2 (Design of New Development).

Physical problems: A number of access points would need to be created/established due to the nature of the subdivided land and road network. It is likely that any existing vehicular access points are only suitable for agricultural vehicles. The site lies within Flood Zone 3.
across part of the south-eastern area of the site which follows the existing watercourse. The majority of the site falls within Flood Zone 1, however it is relatively low-lying. Parts of the southern area of the site also fall within an Upstream Critical Drainage Area, however, it is acknowledged that these areas have not been illustrated for development (by the promoter) at this time. There are pylons crossing the site from north-west to south-east. Part of the site (within the south) has been designated as a Local Green Space (Bramley Green).

**Potential impacts:** The development would extend the existing pattern of development of Bramley towards the north. Given the nature of the site it is likely that there will be landscape impacts associated with the development of the site. There may also be ecological impacts and arboricultural impacts. Heritage assets, including to the Grade II Listed Buildings (Hollycross Farmhouse and Barefoots Farmhouse to the north-west) adjacent to the site, the two Grade II Listed Building (Granary at Green Farm) within the site and non-designated assets within Green Farm, Oliver’s Farm and Folly Farm adjacent to the north of the site will need to be considered. The development of the site would involve the loss of good to moderate agricultural land. The site is also in close proximity to the Bramley Green Conservation Area (immediately to the south of the area of the site which shares a boundary with the Strawberry Fields development).

### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The promoter has suggested that a housebuilder is interested in bringing the site forward. The site is therefore considered to be available for development within the timeframes suggested by the promoter.

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

The site is likely to be achievable as it is a greenfield site, however, the development may be affected by costs associated with undergrounding the pylons running north-west to south-east across the site. 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 considering the single ownership of the site and housebuilder interest.

### Conclusion

This site is available and likely to be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)

The site promoter has suggested that only part of the site is suitable for development (20.2ha is referred to in the submission) and has suggested a density of 30-35dph, which would be a yield of between 600-700 dwellings. Given a range has been proposed a middle ground has been used for the purposes of the SHELAA of 650 dwellings. In respect of the land which has also been promoted under site ref: BRAM003 this is proposed for development in its entirety and does not illustrate an area of ‘public open space’ as suggested by this promoter.

<p>| Current Estimated Yield | 650 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAM011</td>
<td>Land West of Upper Cufaude Farm</td>
<td>Bramley</td>
<td>75.43</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is an area of maintained grassland and agricultural land in arable use. The site is relatively flat with a slight rise in level from east to west. The site is located to the south west of Cufaude Lane and is broadly located south west of the built-up area of Bramley. A PROW runs along the north western boundary of the site. Surrounding land use is primarily agricultural with residential development and Chineham business park to the south. The residential area to the south of the site and spreading out eastward is Razor’s Farm, a site allocation in the current adopted Local Plan (Policy SS3.3). The site is in an advanced stage of build-out. Additionally, the current adopted Local Plan allocation for approximately 390 dwellings, Upper Cufaude Farm (UCF), lies immediately east of the site. An outline application for 350 dwellings at UCF is pending consideration. The site promoter considers that access to the site could be achieved via the existing access onto Cufaude Lane for up to 100 units. However, the promoter also considers that further access through the Upper Cufaude Farm site could be achieved.

**Relevant Planning History**

No planning history on site.

19/00018/OUT - Adjacent to site (east): Residential development for up to 350 dwellings and land reserved for a primary school with associated access, community facilities, drainage works (SuDS), areas of open space and landscaping. Demolition of existing farm buildings. Application pending consideration.

BDB/77341 – Adjacent to site (south): Outline application to include access for residential development comprising up to 425 dwellings. Allowed at appeal September 2014.


The site has been promoted through historic versions of the SHELAA under old reference BAS139.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site.

**Physical problems:** The site is relatively flat. Access to the site relies on access through the development at UCF and the appropriateness of access out onto Cufaude Lane.

**Potential impacts:** There is an area of ancient woodland adjacent to the western boundary of the southern portion of the site. The ancient woodland is also a SINC and there is potential for development to impact this area. There are also a number of listed buildings surrounding the site providing potential for development to impact their significance. Grade II listed Cufaude Farm House and associated Barn and Cart Shed lie approximately 400m north of the site. Grade I listed ‘The Vyne’ National Trust property is situated 1.3km north west of the site. Additionally there is a locally listed building, ‘Sandwick House’ approximately 70m north of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by a house builder. 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 and no particular factors have been identified that would affect the viability 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**
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 500 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 500 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAM012</td>
<td>Land south of Silchester Road and west of Vyne Road</td>
<td>Bramley</td>
<td>1.07</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**: Previously Developed Land: No

The site is a portion of undeveloped grassland adjacent to the southern edge of the Bramley settlement policy boundary and also abuts the Bramley conservation area. Surrounding land uses comprise residential to the north and open grassland / agricultural land to the south and there are four Grade II listed buildings to the east of the site. The site promoter has suggested that suitable access to the site could be provided within the site adjoining Silchester Road to the north and Vyne Road to the east.

**Relevant Planning History**

No relevant planning history.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

- **Policy restrictions/constraints**: The site is adjacent to but outside the Bramley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was ‘made’ in March 2017 and its policies apply to this site.

- **Physical problems**: The southern portion of the site is located with a mineral consultation area. Telegraph poles cross the site which may need to be diverted in the event that the site were to be developed.

- **Potential impacts**: The site is designated as an important view in the Bramley Neighbourhood Plan. There is the potential that development in this location would impact upon the important views across the site. Bramley conservation area wraps around the northern and eastern site boundaries. There is the potential for development on site to impact upon the character of the conservation area and the significance of the Grade II listed buildings which are situated in close proximity to the east of the site, in addition to a number of notable buildings. Additionally the old roman road runs diagonally across the site on the eastern side.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**: 20 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR001</td>
<td>Land adjacent to Reeves Cottage, Well Street</td>
<td>Burghclere</td>
<td>1.02</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is an open field bounded by trees on the southern and western perimeters. It lies on a crossroads; narrow country lanes run along the southern and western boundaries. Reeves Cottage is situated in the south western corner of the site. To the west and north-west lies low density residential development, and the buildings and associated playing fields for Burghclere Primary School, Burghclere Sports Club and The Clere School. A large house (Charley Hill) lies adjacent to the north. The land to the south and east of the site is primarily open fields and woodland of various sizes. The area of woodland directly to the north east is designated as a SINC. There are two existing field entrances to the site.

**Relevant Planning History**

No relevant planning history on site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The site assessment process considered this site, it is not proposed for allocation.

Physical problems: The site is within a Mineral Safeguarding Area (river terrace deposits) and Groundwater Protection Zone.

Potential impacts: Reeves Cottage which lies in the south western corner of the site is a locally listed building. Gardenground Copse a large area of woodland to the north east of the site is designated as SINC. Given the site’s location, in addition to heritage and ecological impacts there is also potential for landscape impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 6 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR002</td>
<td>Burghclere Glebe, Land off Church Lane, Church Lane, Burghclere</td>
<td>Burghclere</td>
<td>2.55</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is an open field at the rear of Burghclere Primary School. It has a frontage with Church Lane (to the north) and Well Street (to the south-east), which is a hedge-lined single track road. The land falls towards Well Street. The Grade II Listed Church of the Ascension lies immediately to the west of the site, with further listed buildings at Norman Farm on Well Street. A PROW runs down the western site boundary and means of access to the site appears to be directly off Church Lane.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The site assessment process considered this site, it is not proposed for allocation.

**Physical problems:** The site is within a Mineral Safeguarding Area (with River Terrace deposits).

**Potential impacts:** To the west of the site, the Church of the Ascension and the Portal Memorial Hall are both Grade II Listed Buildings. To the east of the site at Norman Farm, the farmhouse, barn and cart house are all Grade II listed. There are a number of further buildings on the Council’s Local List of Historic Buildings including the school itself, and the Old Rectory. In addition to heritage impacts, given the site’s location outside the village, potential landscape impacts should also be considered (taking into account the potential for views from the lower land to the south and east, and the views from the footpath that runs along the western boundary).

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 5 years.

**Conclusion**
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 50 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
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</tr>
</thead>
<tbody>
<tr>
<td>BUR003</td>
<td>Land on the south-east side of Harts Lane, Burghclere</td>
<td>Burghclere</td>
<td>2.77</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises open fields to the south of Harts Lane in Burghclere. A ribbon of residential development sits to the north of Harts Lane, with some areas of development in depth, including at Breachfield. The northern site boundary with Harts Lane is a mixture of mature trees and hedging but includes a gated access. The Grade II listed Church of the Ascension sits immediately to the north-east of the site; the glebe (SHELAA ref: BUR002) almost borders the site to the east; and St Michael’s independent school occupies land to the south west. A public right of way runs along eastern boundary.

**Relevant Planning History**

19/02215/OUT - Outline planning application for the erection of up to 35 dwellings with access onto Harts Lane, open space, landscaping and accessible natural greenspace (with all matters reserved). Pending Consideration.

**Suitability and Constraints** (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints**: The site is adjacent to the settlement policy boundary of Burghclere in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The site assessment process considered this site, it is not proposed for allocation.

**Physical problems**: The site is within a Mineral Safeguarding Area (with River Terrace deposits).

**Potential impacts**: Development should take into account the broadly linear form of Harts Lane. It would be necessary to take account of the impact upon the setting of heritage assets, in particular the Grade II Listed Church of the Ascension and the war memorial that are located immediately to the north-east of the site. Accessing the site would be likely to result in the loss of trees and hedgerow. The development site would be outside the village and should take into account the impact of development upon landscape character and the visual quality of the area, in particular the impact upon the footpath that runs along the eastern boundary.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability of development. There is currently a developer promoting the site 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 5 years.

**Conclusion**

This site is available and may be achievable however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 50 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR004</td>
<td>Field off Harts Lane, Burghclere</td>
<td>Burghclere</td>
<td>0.84</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is agricultural land behind residential properties that front onto Harts Lane. Residential gardens border the south and west of the site; and to the north and east of the site lie open fields. Mature vegetation and trees front the southern boundary. The site is currently accessed via a narrow footpath (PROW) from Harts Lane than runs along the site’s eastern boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The site assessment process considered this site, it is not proposed for allocation.

**Physical problems:** The site does not front an existing highway. The promoter cites potential access options through Breachfields (to the west) or via The Croft (to the east, which currently provides access drive to backland properties at Morningside and Longacre), however both of these appear to include land in third party ownership. Taking access via The Croft would be likely to require the loss of mature trees and improvements to the capacity of the junction with Harts Lane. The site is within a Mineral Safeguarding Area (with River Terrace deposits) and within groundwater protection zone 3.

**Potential impacts:** The form of the development and any highways works would need to take into account the impact upon landscape character; the surrounding heritage assets (in particular the Grade II listed war memorial and the Grade II Church of the Ascension that are adjacent to The Croft); and the impact upon the residential amenities of surrounding properties.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 by the landowner and 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)**

Provided a suitable access could be provided, 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. This location would 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 either within the next 5 years or the next 5-10 years.

**Conclusion**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 16 dwellings is suggested for the purposes of the SHELAA.

**Current Estimated Yield** 16 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR006</td>
<td>Land at Harts Lane, Burghclere</td>
<td>Burghclere</td>
<td>0.89</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a semi-circle shaped piece of land at the southern-most end of Burghclere village surrounded by mature vegetation and bounded by highways to the east, south and west. Industrial units used for light manufacturing are located along the northern boundary of the site. There is linear development along the other side of Harts Lane to the east of the site. The arrangement of highways outside the site provide access to/from the A34, which is in a cutting at this point.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is adjacent to the settlement policy boundary of Burghclere in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The site assessment process considered this site and it is proposed for allocation to deliver at least 15 dwellings.

**Physical problems**: It would be necessary to ensure that any future occupants of the site would not be affected by noise from the A34 given its proximity to the western site boundary. Part of the site is within a Mineral Safeguarding Area (with River Terrace deposits) and the whole site is within a groundwater protection zone.

**Potential impacts**: The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Development would also need to be in keeping with the built character of the village, taking into account the visual importance of this site at the entrance to the village. Holmbush Cottage and Parsons Corner (to the south of Harts Lane) are both Buildings of Local Interest, which are non-designated heritage assets.

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 15 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 15 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR008</td>
<td>Land north of Harts Lane</td>
<td>Burghclere</td>
<td>3.81</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is a portion of agricultural grassland to the west of Burghclere village. The site is situated within the North Wessex Downs Areas of Outstanding Natural Beauty. To the west of the site lies the A34 however a smaller road (Winchester Road) abuts the western site perimeter. There is an area of trees separating the site from the A34 and smaller forested areas also bound the north and eastern site perimeters. There is a small industrial employment site adjacent to the southern site boundary and south of this lies a site allocated for residential development within the Submission Burghclere Neighbourhood Plan. There are a few residential properties to the south east of the site. There is an existing field access to the site from Winchester Road on the western site boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June.

**Physical problems:** The site is located within Groundwater Protection Zone 3 and is also situated within a Mineral Safeguarding Area and Mineral Consultation Area.

**Potential impacts:** The site is located within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Furthermore there is potential for noise from A34 to have a detrimental impact on the residents of any new development on site, it is likely acoustic assessments would be required to investigate this issue further. Grade II Listed Sandham Memorial Chapel and Laburnum Cottage are situated to the east of the site. There is the potential that future development on the site could impact on the significance of these heritage assets. There are also two locally listed buildings to the south east of the site. The site is within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore consider 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. 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 5 years. The site is also being promoted for employment uses, encompassing office, industrial or logistics. An office use would ordinarily not be particularly desirable in this location as that is generally best located within an existing office park or a town/city centre location. Industrial or logistics may be more logical commercially, particularly given the relatively close proximity to the A34 and Newbury. However, given that the site is located within the AONB it is likely that it may be difficult to provide the large industrial buildings which would be necessary to facilitate that use of the site.

**Conclusion**

The site is available, and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 35 dwellings which has been used for the purposed of the SHELAA. The site is also being promoted for potential employment uses. It is
not clear whether such uses are envisaged as potentially occupying the whole site or as part of it as a mixed use scheme. Consequently, a yield has not been provided for such use.

<p>| <strong>Current Estimated Yield</strong> | 35 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR009</td>
<td>Land at Norman Farm</td>
<td>Burghclere</td>
<td>7.01</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land split into four separate portions to the south of Burghclere village wrapping around Grade II Listed Norman Farm, Barns and Cartshed which are situated west of the site. The northern portion of the site is bounded by two lanes, the western of which is ‘Well Street’ and the lane running across the northern boundary is unnamed. The north western corner of the site is adjacent to a small cluster of residential properties and in close proximity to Burghclere Primary School. The site is edged by hedges and a few mature trees but is more widely surrounded predominantly by agricultural land. There is a pond in the centre of the site. The site promoter has suggested that suitable access to the site is achievable via Well Street. A PROW runs along the northern site boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June.

**Physical problems:** There is currently no access onto Well Street.

**Potential impacts:** The site is in close proximity to Grade II Listed Norman Farm, Small Barn and Cartshed and therefore development on site has the potential to impact upon their significance. Considering local historic character and the proximity of the North Wessex downs AONB west of the village, development of the site has the potential to have a landscape impact.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 15dph. A yield of 126 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural and historic settlement character, potential landscape impact and surrounding development density.

**Current Estimated Yield**  **126 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAN002</td>
<td>Land to the North of Bryces Lane, Bryces Lane, Brown Candover</td>
<td>Candovers</td>
<td>1.58</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a long linear piece of land wrapping around the loose cluster of dwellings lining this part of Bryces Lane and the B3046. A large barn is located next to the eastern boundary of the site. The pervading character of the area is rural, and is defined by large open arable fields and areas of woodland.

**Relevant Planning History**
BDB/51044 - Outline permission for two detached dwellings. Application Refused September 2001

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. Additionally, the development of the site would fail to reduce the need to travel or offer a genuine choice of transport modes to essential services and facilities and would therefore not be considered a sustainable location in line with paragraph 103 of the NPPF. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site slopes upwards from the road. The site is in Flood Zone 1, though there is a Flood Zone 2/3 area in close proximity to the south of the site. The site is located within Groundwater Protection Zones 2 and 3.

**Potential impacts:** The site is located within Brown Candover Conservation Area. There is a SINC located to the west of the site, and there are potential ecological impacts from the development of the site. Given the nature of the site there are likely to be landscape impacts associated with the development of the site. Any intensive development of the site could also impact on the character of the hamlet. There are potentially some archaeological implications associated with the development of the site, and this may require further investigation. The development of the site would involve the loss of some good - moderate agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10-15 dwellings. Given that a range has been proposed, a figure in the middle (13 dwellings) has been assumed as the estimated yield for the purposes of the SHELAA.

**Current Estimated Yield**
13 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID001</td>
<td>Land east of Farleigh Road, Cliddesden</td>
<td>Cliddesden</td>
<td>2.02</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No
The site comprises approximately three quarters of a large agricultural field. The site is bound to the northwest (Farleigh Road) with native hedging. The north-western edge of the site is lower than the public highway and the land within the site then rises to the south east. There is a difference in levels of approximately 7 metres between these two points. There are residential properties to the northwest, northeast and southwest. An existing vehicular access onto Farleigh Road is located in the south western corner of the site adjacent to the neighbouring residential property Chequers. The site lies to the east of Farleigh Road at the northern end of the village of Cliddesden. There is a public right of way running along the south-eastern boundary of the site.

**Relevant Planning History**
16/04690/FUL - Erection of 40 dwellings. Application Refused September 2017. Appeal Dismissed due to the countryside location considering the proposed development was not ‘small scale’ and due to the detrimental effect of the scheme on the character and appearance of the area, particularly the landscape setting.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**
Policy restrictions/constraints: The site is adjacent to but outside of Cliddesden settlement policy boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: Aside from the slope, the western part of the site is located within a groundwater source protection zone.
Potential impacts: The site is located within the Cliddesden Conservation Area. There are listed buildings located to the south-west of the site. In addition to potential heritage impacts, given the nature of the site there are likely to be landscape and arboricultural impacts associated with the development of the site. The development of the site would involve the loss of good – moderate agricultural land. There are potential archaeological implications associated with the proposed development of the site, and this is likely to require further investigation.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 30 dwellings has been used for the purposes of the SHELAA.

**Current Estimated Yield** 30 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID002</td>
<td>Land to rear of The Mount/ Jolly Farmer PH, Cliddesden</td>
<td>Cliddesden</td>
<td>0.68</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises a piece of undeveloped grassland accessed from Farleigh Road via a residential property named The Mount which the site promoter suggests would be partly demolished and reduced in size to facilitate access. The eastern boundary of the site borders the rear of the public house where the car park is located and the rear of the Old School House both listed buildings, residential gardens border the east and west of the site. The character of the surrounding area is largely rural particularly to the west which is characterised by agricultural land defined by large open fields rising up to the M3 motorway which is located 250m to the north. The site slopes up appreciably in a westerly direction. There are number of mature trees adjacent to the public house on the southern boundary.

**Relevant Planning History**

BDB/48088 - Erection of three Detached Houses – Permission Granted in 2001 have been built on land within the same ownership to the north east.

**Suitability and Constraints (policy restrictions/limits; planning status; physical problems; environmental conditions)**

Policy restrictions/limits: The site is located outside of but adjacent to the Cliddesden Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Potential problems: The site has a pronounced slope and is within a Groundwater Protection Zone.

Potential impacts: The site is located within the Cliddesden Conservation Area and there are also a number of listed buildings directly to the east of the site. Intensive development of the site could impact upon the landscape character in this location and character of the settlement. There are potentially some archaeological implications associated with the development of the site, which may require further investigation.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

10 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID003</td>
<td>Land at Church Lane, Cliddesden</td>
<td>Cliddesden</td>
<td>2.33</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use) Precedently Developed Land: No**

The site comprises an area of open land which has been subdivided into a patchwork of paddocks used for keeping horses. The site is bounded by Church Lane and Hackwood Lane to the north, with hedging along the boundary with the road. The site is located on the south-eastern side of the village, with St Leonards Church to the north and the village hall to the south. The character of the surrounding area is largely rural, though there is a small housing estate to the north-east of the site. The land directly to the south has also been promoted for residential development (Site ref: CLID004). The site slopes up appreciably in an easterly direction.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent to but outside of the Cliddesden Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The site has a pronounced slope and is located within a Groundwater Protection Zone.

**Potential impacts:** The site is located within the Cliddesden Conservation Area. St Leonards Church situated immediately to the north of the site is Grade II listed. There are also a number of listed buildings to the west of the site. In addition to potential heritage impacts, development also has the potential to have landscape impacts. Intensive development of the site could also impact upon the character of the settlement. There are potentially some archaeological implications associated with the development of the site, which may require further investigation.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 40 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield | 40 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID004</td>
<td>Land to rear of Manor Farm, Farleigh Road, Cliddesden</td>
<td>Cliddesden</td>
<td>2.48</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises two separate parcels of land located at the southern end of the village currently used as arable fields. The parcels of land are divided by Cliddesden Millennium village Hall which is situated between the land parcels with one adjacent to the west and one adjacent to the east. The land to the north of the site is currently used as paddocks, and also been promoted for housing development (Site ref: CLID003). A mature hedgerow and a number small trees run along the northern boundary. To the east of the site is open arable fields. The land to the west is residential, with barns which have been converted to commercial use to the south-west of the site. The land to the south is agricultural, and the area is rural in character, defined by large, open arable fields and areas of woodland.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is adjacent to but outside of the Cliddesden Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site slopes up appreciably in an easterly direction. The site does not appear to have a vehicular access directly from the public highway, though is potentially accessible via the access for the commercial buildings to the south-west, but the legal/ownership issues associated with this may require further consideration. The site is within a groundwater protection zone.

Potential impacts: The majority of the site is located within the Cliddesden conservation area, with several listed buildings located to the west of the site. In addition to potential heritage impacts, development has the potential to have landscape impacts. Intensive development of the site could also impact upon the character of the settlement. There are potential archaeological implications associated with the development of the site, and this may require further investigation.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 19 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

19 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID006</td>
<td>Land adjacent to Appleyard</td>
<td>Cliddesden</td>
<td>1.08</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of land adjacent to Cliddesden settlement policy boundary which was previously used as a commercial plant nursery but has been vacant for over a year. There is a property ‘Appleyard’ in the south western portion of the site. The site promoter notes that the property was extended in 2015 but has since been on the market for 3 years due to the disproportionate size of the accompanying land to the property which is large and costly to maintain. It appears that the site is split into a number of portions by field fences and the majority of the land is undeveloped. The site is bounded by mature trees on all sides and surrounded by residential development to the south and agricultural land to the north. There is an existing access to the site previously used to service Hatchling Nurseries. However, the site promoter suggests that a more suitable access could be provided if required.

**Relevant Planning History**
No relevant planning history on site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

- **Policy restrictions/constraints**: The majority of the site is outside of the Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
- **Physical problems**: The site is located within Groundwater Protection Zone 3. The site is currently only accessible from a small country lane which may require upgrading and the topography of the site may make it challenging to develop.
- **Potential impacts**: There is some archaeological potential in the far north eastern corner of the site. The site is adjacent to the Cliddesden conservation area which is located to the east. There is potential that any future development on site could impact upon the character of the conservation area.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 the majority of the site is greenfield and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 8 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 8 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID007</td>
<td>Land south of Woods Lane</td>
<td>Cliddesden</td>
<td>0.07</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land to the west of Cliddesden, adjacent to the settlement policy boundary. The site is bounded by mature trees on the western and eastern perimeters. Surrounding land uses comprise agricultural land to the north, west and south and residential to the east. The M3 runs in relatively close proximity to the north west of the site. There is existing access to the site off Woods Lane.

**Relevant Planning History**

No relevant planning history on site.

BDB/74000 – Adjacent to site (east): Erection of 8 no. 3, 4 and 5 bedroom housing units with associated garages and 2 no. 3 bedroom social housing units. Granted June 2011.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside but adjacent to the Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The site is located within Groundwater Protection Zone 3.

**Potential impacts:** There is potential for road noise from the M3 to detrimentally impact upon residents of any new development on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 the majority of the site is greenfield and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 5-7 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 6 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID008</td>
<td>Land north of Woods Lane</td>
<td>Cliddesden</td>
<td>1.08</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land situated to the west of Cliddesden separated from the settlement policy boundary by Woods Lane. Surrounding land uses comprise primarily agricultural land with a cluster of large residential properties the other side of Woods Lane to the south of the site. The M3 runs in close proximity to the northern site boundary. There is direct vehicular access to the site onto Woods Lane.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located with Ground Water Protection Zone 3.

Potential impacts: There is potential for road noise from the M3 to detrimentally impact upon residents of any new development on site.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 the majority of the site is greenfield and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 10 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLID009</td>
<td>Land south of Manor Farm</td>
<td>Cliddesden</td>
<td>2.44</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a portion of agricultural land in close proximity to the southernmost point of Cliddesden settlement policy boundary and adjacent to the Cliddesden conservation area. Surrounding land uses comprise primarily agricultural land with a number of large residential properties to the north. The site is bounded to the north by a small area of woodland and to the west by Farleigh Road. The site promoter has suggested that suitable access to the site could be achieved near to the existing nursery site to the south. The nursery is in the same land ownership as the site.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints:
The site is outside Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems:
The majority of the site is located with Groundwater Protection Zone 3.

Potential impacts:
Cliddesden conservation area is situated adjacent to the sites northern boundary. Grade II Listed Building ‘Manor Farmhouse’ and a number of notable buildings are located in close proximity to the site. There is potential that any future development on site could impact upon the character of the conservation area and upon the significance of nearby heritage assets. Additionally there is archaeological potential in the very north western corner of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 the majority of the site is greenfield and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

| 20 dwellings |
Description of site (neighbouring uses; present use)  Previously Developed Land: No

The site is a strip of land to the north of Glebe Close at the northern end of Dummer. The site is flat and grassed, and used as paddock. Glebe Close is a 1970s development of bungalows and garages. Residential gardens border the southern boundary, with the other boundaries comprising vegetation and fencing around the paddock which is surrounded by agricultural land. The site has existing access and right of way off Glebe Close.

Relevant Planning History


Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies adjacent to but outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Part of the site is located within a Groundwater protection zone (3).

Potential impacts: The site is adjacent to the Dummer Conservation Area on its southern boundary, with several listed and notable buildings in close proximity. It would potentially harm the character and appearance of the Conservation Area, and have an adverse impact upon the setting of Glebe Cottage, a Grade II listed building prominent in the approach to the conservation area from the north. There are likely to be landscape impacts associated with developing the site.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

Conclusion

This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield  17 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUM006</td>
<td>Land on Down Street, Dummer</td>
<td>Dummer</td>
<td>3.98</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Preferably Developed Land: No

This site comprises agricultural land to the north of Dummer, separated from the village by a paddock also promoted for development (site ref: DUM005). Dummer golf club is located to the immediate north of the site. The site has a frontage and existing access onto Down Street, and is relatively flat, with hedgerows and mature trees on its boundaries.

**Relevant Planning History**

No relevant planning history on site.


**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site lies outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There is an existing field access to Down Street, and this would require improvement as part of any proposal (potentially requiring the loss of some hedgerow). There could be highway safety issues with forming the access due to the road being narrow in this location. Part of the site within groundwater protection zone (3).

**Potential impacts:** Potential for impact on the character and appearance of the Conservation Area, and listed buildings including Grade II listed Glebe Cottage which lie to the south. There are likely to be landscape impacts associated with developing the site.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**

This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 20-30 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

| Current Estimated Yield | 25 dwellings |
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**
---|---|---|---
DUM007 | Land to the north of Dummer Village, Tower Hill, Dummer | Dummer | 1.97

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located at the western end of Dummer, and is a strip of land to the rear of the houses that front onto Up Street. It is separated from their gardens to the south by fences/hedgerow. The site is agricultural land, but is part of a much larger field, so has no natural boundary to the north. A PROW runs across the middle of the site from north to south.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:**
The site is located outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:**
Current access is via a field entrance into the site that would require upgrading to accommodate development. A Public Right of Way crosses the site.

**Potential impacts:**
The site is adjacent to the Dummer Conservation Area. There are a number of listed buildings and notable buildings in the Conservation Area that front Up Street. The proposal would result in development in depth that would be out of character with the linear character of the conservation area. Development of the site may also have wider landscape impacts.

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**
This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 30 dwellings and a village hall which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | **30 dwellings**
### Site Ref. | Site Address | Parish | Site Area (ha) |
---|---|---|---|
DUM010 | Land at Dummer Down Lane | Dummer | 0.37 |

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site appears to be an agricultural field south west of the main settlement of Dummer. The site is adjacent to a small cluster of large dwellings on the western perimeter and not far from Dummer Down Farm which is west of the site the other side of a road. Surrounding land uses comprise primarily open agricultural land. The site is bordered by Dummer Down Lane to the north. Existing vehicular access to the site appears to be via the driveway to the adjacent cluster of houses. There is not direct access from the public highway.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** A large portion of the site is within Groundwater Protection Zone 3.

**Potential impacts:** There are no particular likely impacts of development on this site apart from potential landscape impacts due to its location in the middle of open agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 5 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Settlement/ Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC001</td>
<td>Land to the south east of Bishops Green</td>
<td>Ecchinswell, Sydmonton and Bishops Green</td>
<td>1.76</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is in the north western part of the borough to the south of Newbury. Currently in use as agricultural land, the site lies to the south east of the small settlement of Bishops Green. The southern portion of Bishops Green closest to the site dates from the 1960/70’s whilst the remainder was granted outline permission in 2006 for redevelopment where 146 dwellings have recently been constructed. Bishop’s Green Farm borders the site to the north. The surrounding area is characterised by open agricultural land punctuated by woodland blocks, some of which are of significant size. Tree belts line the western and north-eastern perimeters, the southern site boundaries are sparser. Ecchinswell Road delineates the western site perimeter and the south-eastern site perimeter is bounded by Hyde Lane.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

Physical problems: The existing field access would need to be established and widened to allow access. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area.

Potential impacts: Given the nature of the site and its location in the open landscape there are likely to be inevitable landscape impacts. The presence of the SSSI Impact Risk Zone will also need to be considered carefully due to the fact that more than 10 residential units are proposed on site. Development of the site would result in the loss of Grade ¾ agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

**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. 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**
This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 30 dwellings. This yield will be tested as appropriate by the LPA at a later date, taking into account a detailed assessment of the site’s opportunities and constraints.

**Current Estimated Yield** | 30 dwellings
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
EL001 | Land north of Green Lane | Ellisfield | 0.33

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located along Green Lane adjacent to a string of linear residential properties to the west of Hill Farm. The site consists of part of a much larger agricultural field. The surrounding land uses are predominantly agricultural with pockets of residential development. The site is located within the Ellisfield Conservation Area. There is an existing site access via Green Lane. There is no differentiation between the site and the wider agricultural field. A hedge runs along the south-eastern boundary to Green Lane.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The existing access to the site would need to be widened and improved to accommodate future development. A separate access may be required to the remaining area of field. The site will require landscaping/demarcation to separate the remaining areas of agricultural land to the north-east.

**Potential impacts:** Given the nature of the site it is likely that the development of the land for housing would have landscape and ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

**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. 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 site promoter has suggested that the site could be delivered within the next 5 years by the landowner.

**Conclusion**
The site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5-7 dwellings. Given a range has been suggested, a mid-point of 6 dwellings has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 6 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW001</td>
<td>Land south of Knights Farm, Knights Lane, Ball Hill</td>
<td>East Woodhay</td>
<td>1.31</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

The site is a flat area of agricultural land in the hamlet of Ball Hill. The eastern site perimeter abuts the agricultural buildings associated with Knights Farm and the western perimeter borders onto a small industrial premises. Land use to the south is primarily residential and there are agricultural fields to the north. A line of trees and hedges border the site on almost all sides. The site is accessed via an existing field access off Knights Lane.

**Relevant Planning History**

No relevant planning history on site.

15/03590/FUL – Adjacent to site (north): Demolition of existing B8 buildings and erection of six dwellings. Creation of a new access, and alteration of an existing access to Knights Lane. A land swap involving a change of use of agricultural land to residential and change of use of commercial land to agricultural. Associated landscaping. Permission Granted September 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The site does not appear to currently have any direct vehicular access. Knights Lane is narrow and single carriageway with mature trees and hedgerows on either side. There may be practical difficulties achieving a suitable access and mitigating the additional traffic on this road. The site is also located in a groundwater protection zone.

**Potential impacts:** The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be landscape, ecological and arboricultural implications associated with development. The site is located within a SSSI Impact Risk Zone however this would only become relevant if 50 or more dwellings were to be developed on site.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion (deliverable/developable)**

This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of between 20 and 30 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 25 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW003</td>
<td>Woolton Hill Glebe, Land off Church Lane, Woolton Hill</td>
<td>East Woodhay</td>
<td>1.72</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site comprises a long, thin strip of undeveloped land on the southern side of Woolton Hill. The site is currently grassland, with trees and other vegetation running around the periphery of the site. Woolton Hill Junior School (along with its playing fields) is located immediately to the north of the site. The site appears to be accessed via Church Lane, which connects with Church Road to the west of the site. There are a few residential properties to the north of the site and also to the south-west. The rest of the site is surrounded by fields or open space.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent but outside Woolton Hill Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it may constitute major development within the AONB.

**Physical problems:** The site is currently only accessed via Church Lane, an unsurfaced single track road. It is unclear what access rights exist along this road and whether there would be scope to upgrade it in order to serve greater numbers of vehicle movements. The site is located within a groundwater protection zone.

**Potential impacts:** St Thomas Church and Wellbrook House, located in close proximity to west and north of the site respectively are both Grade II Listed. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner. 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. 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 suggests that the site could be delivered within the next five years.

**Conclusion**

This site is likely to be available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 40-50 dwellings. Given that a range has been proposed, a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** 45 dwellings
EW004  |  Land to the west of Mount Road, Woolton Hill  |  East Woodhay  |  2.34

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site comprises a piece of agricultural land on the south-eastern side of Woolton Hill, and appears to currently be used for grazing. There is a belt of mature trees on the western side of the site, with Woolton Hill Junior School beyond. There are a number of residential properties on the eastern and southern side of the site, along with some non-residential uses such as Thorngrove School, while the land to the south-west is agricultural. The site appears to be fairly flat and there is a vehicular access for farm vehicles off Mount Road.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is adjacent but outside the Woolton Hill Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it may constitute major development within the AONB.

Physical problems: The site is located within Groundwater Protection Zone 3.

Potential impacts: The land to the east of the site is a SINC. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts associated with the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. A developer has entered into an option agreement on the site 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**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 40-50 dwellings. Given that a range has been proposed, a figure in the middle of this range has been used for the purpose of the SHELAA.

**Current Estimated Yield**  |  45 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW005</td>
<td>Knights Cottage</td>
<td>East Woodhay</td>
<td>0.65</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is an area of grassland in the centre of Ball Hill. There is another field to the north but the site is otherwise surrounded by residential development on all sides. There are a number of trees on site, some of which have TPOs. The site promoter has stated that there is existing access to the site via Knights Lane.

**Relevant Planning History**

13/02545/FUL - Erection of 2 no. 4 bedroom dwellings with integral garages and 2 no. 4 bedroom dwellings with detached garages. Various landscaping and associated works. Application Refused February 2014.

14/01703/FUL - Erection of 4 no. dwellings with garages and various landscaping and associated works. Application Refused April 2015 and later dismissed at Appeal.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The site is located with Groundwater Protection Zone 3. There are a number of trees on site with Tree Protection Orders on the north western boundary and a few on the southern portion of the site. Any development of the site would be constrained by the presence of these trees.

**Potential impacts:** The site is located within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. The site is surrounded by other residential development and there is the potential that development on site would negatively impact upon the residential amenity of existing properties.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 5 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
EW006 | Land adjacent to Gravelly Close | East Woodhay | 0.35

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of flat agricultural land that forms part of a much larger agricultural field. Surrounding land uses comprise primarily agricultural farmland however, there are a few residential properties adjacent to the site’s south western perimeter. The site is bordered on the north, west and southern boundaries by hedgerows. The site promoter has suggested that access to the site would be gained from the existing adjacent road ‘Gravelly Close’.

**Relevant Planning History**
None

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located with Groundwater Protection Zone 3.

Potential impacts: The site is located within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. The site is in relatively close proximity to North End conservation area. There is the potential for any future development on site to impact upon the character of the conservation area.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
The site is available and likely achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 6 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW007</td>
<td>Land east of Gore End Road</td>
<td>East Woodhay</td>
<td>1.72</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is a portion of flat agricultural grazing land on the northern edge of the small settlement of Ball Hill. The site is bounded by hedgerow dotted with mature trees on the north, east and western perimeters. Surrounding land uses comprise primarily agricultural land, however, there is a small industrial yard adjacent to the southern boundary and beyond that a number of residential properties. There is also a cluster of large residential properties to the north west of the site. A PROW runs along the northern site perimeter. The site promoter has stated that the site is accessed from Gore End Road and that a suitable connection to the highway can be provided.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the East Woodhay Neighbourhood Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The site is located within Groundwater Protection Zone 3. The north western corner of the site is within a Mineral Safeguarding Area and the majority of the site is within a Mineral Consultation Area. A very small area of the north western corner of the site is within Flood Zone 2 and 3, the majority of the site is however within Flood Zone 1.

**Potential impacts:** The site is located within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. There are SINCs adjacent to the northern and north eastern site boundaries therefore there is a potential for development on site to have wider ecological impacts. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield**  18 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW008</td>
<td>Land at Wash Water</td>
<td>East Woodhay</td>
<td>21.71</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises agricultural land between the A34 to the west and south and low density linear residential development to the north and east. Parts of the eastern portion of the site have been subdivided into pockets and are delineated with trees/hedges. Within the centre of the site is an existing holding (Common Farm). The site is separated and screened from the AONB (which is located to the west and south) by the A34 and a thick belt of trees, hedges and vegetation along its eastern and southern boundaries, which follow the route of the A34. The site is also separated from the residential dwellings to the north by a linear row of trees which follow the route of the waterway (River Enborne). Thick hedging borders the site along the eastern boundary with Andover Road. The site is accessed by an established lane connecting to Andover Road.

**Relevant Planning History**
None relevant within the site.

**Suitability and Constraints**

**Policy restrictions/constraints**: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The western portion of the site falls within the East Woodhay Neighbourhood Plan Area. The East Woodhay Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development at this site.

**Physical problems**: The site is within a mineral safeguarding area for river terrace deposits. A ‘T’ shaped area through the centre of the site and covering the Common Farm Holding lies within Flood Zone 2/3. The remaining areas of the site fall within Flood Zone 1, however, the site is relatively low-lying. Parts of the western area of the site also fall within a Ground Water Protection Zone.

**Potential impacts**: Given the nature of the site it is likely that there will be landscape impacts associated with the development of the site. There may also be ecological impacts and arboricultural impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The promoter has suggested that a housebuilder is interested in bringing the site forward. The site is therefore considered to be available for development within the timeframes suggested by the promoter.

**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. 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 considering the developer interest.

**Conclusion**
This site is available and likely to be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested a yield for either the residential or economic development listed as preferred uses of the site. Having due consideration to the above constraints and policy restrictions it is suggested that a density of 20dph is used, which would result in a yield of 434 dwellings for the purposes of the SHELAA

**Current Estimated Yield**

| 434 dwellings |
HI002

**Site Address**
Highclere Glebe, Land east of A434, Highclere

**Parish**
Highclere

**Site Area (ha)**
3.86

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site sits some distance behind a ribbon of development to the east of the A343 to the south of Highclere. The site is currently grassland, with vegetation running around the perimeter of the site. The area immediately to the north of the site is characterised by grassed paddock, with residential properties beyond. There is a belt of vegetation running along the eastern boundary. There are some large properties in spacious sites to the west, next to the A343, and to the south the landscape is open in character with woodland beyond. The site appears to be accessed from the A343 via a narrow track which runs to the south of The Old Rectory.

**Relevant Planning History**

It appears from the planning history that the site has previously been used as a playing field.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it may constitute major development within the AONB.

**Physical problems:** The site is accessed via a narrow track from the A343, which would require upgrading/improvement, and it is not clear at present weather this is feasible. The track is also designated as a Public Right of Way. The eastern part of the site is within Flood Zone 2 and 3.

**Potential impacts:** The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. The Church of St Michael Archangel, which is a Grade II* listed building, sits to the east of the site and there are also a number of locally listed buildings in close proximity. The majority of the site is designated as a SINC and the site is also located within a SSSI Impact Risk Zone which will require careful consideration as over 50 dwellings are proposed on site. Given the nature of the site there are likely to be landscape, ecological and arboriculture impacts. It would also be necessary to give consideration to how development of the site would respond to the character of the village.

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**
This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 80-100 dwellings. Given that a range has been proposed a figure in the middle (90 dwellings) has been used for the purposes of the SHELAA.

**Current Estimated Yield**
90 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI003</td>
<td>South of Burfield</td>
<td>Highclere</td>
<td>3.10</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site forms part of a larger piece of land which has also been promoted (site ref: HI004). This site is located in the north-eastern corner of the wider site promotion. The site is currently part of an arable field. There is a row of trees running along the northern boundary, with a small residential cul-de-sac (Burfield) beyond. The main part of the village is located to the north of the site, while the rest of the surroundings are largely defined by arable fields and areas of woodland.

**Relevant Planning History**

16/00581/OUT - Outline planning application for the erection of up to 50 dwellings, a community facility, and public open space. Application Refused May 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: There is no existing access to the site.

Potential impacts: The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be significant landscape impacts. There is a listed building to the east of the site (approximately 350m away) and another a similar distance away to the south-east. There are also likely to be potential arboricultural (TPOs on northern boundary). Given the proximity to the A343 there are also likely to be noise impacts. There would be a loss of grade 3 agricultural land.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** 25 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI004</td>
<td>Land at Westridge, Andover Road, Highclere</td>
<td>Highclere</td>
<td>5.12</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site comprises of an arable field, bound by a mixture of trees and hedging with a mature Oak tree in the centre part of the site. The site is bounded on its northern edge by the built up part of the village of Highclere. Half of the eastern boundary fronts directly onto the A343 as it exits the village to the south, the other half bounds the small housing development of Rutherford Close. The southern boundary fronts the narrow rural lane of Westridge. To the west the site bounds Crowshott Park Farm and associated agricultural fields. The land is relatively level within the site. Development within the village is predominantly located to the west of the A343 and follows a linear and sporadic pattern of development.

**Relevant Planning History**

16/00581/OUT - Outline planning application for the erection of up to 50 dwellings, community facility, associated public open space with means of access from the A343 and Westridge. Application Refused May 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it may constitute major development within the AONB. Physical problems: There is no existing access to the site.

Potential impacts: The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be significant landscape impacts. There are also likely to be potential arboricultural (TPOs on northern boundary). There is a listed building to the east of the site (approximately 350m away), and another a similar distance away to the south-east. Given the proximity to the A343 there are also likely to be noise impacts. There would be a loss of grade 3 agricultural land.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 50 dwellings |
Site Ref.  | Site Address  | Parish  | Site Area (ha)  
---|---|---|---
HI006  | Falkland Farm  | Highclere  | 0.91  

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: Yes

The site is currently in use as a caravan storage location. The northern portion of the site comprises what looks like a gravel based hardstanding where a number of caravans are parked with the Grade II Listed Building ‘the Granary’ on the southern perimeter. The site is surrounded by agricultural land with the exception of a number of agricultural / light-industrial buildings to the south and Grade II Listed ‘Mill at Falkland Farm’ to the west. The promoter has stated that access to the site can be gained from the wider land available to Andover Road.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located within Groundwater Protection Zone 3 and also a Mineral Safeguarding Area. The very northern edge of the site is located within Flood Zone 2.

Potential impacts: The site is located between two SINCS therefore, there may be potential for development of the site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 30 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**  | **30 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI007</td>
<td>Land east of Falkland Farm</td>
<td>Highclere</td>
<td>2.20</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land east of Falkland Farm (SHELAA ref: HI006). The field boundary is lined with trees on all sides and wider surrounding land use is primarily agricultural. There is existing access to the site onto Andover Road and Penwood Road through the adjoining Falkland Farm.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located within Groundwater protection zone 3 and a mineral safeguarding area. A very small part of north eastern corner is also in Flood Zone 2. The existing access involves vehicle movements through the adjacent farm.

Potential impacts: The site is in close proximity to ‘the Granary’ Grade II Listed Building located west of the site therefore there is potential that development of the site could impact upon the buildings significant. Additionally the southern site boundary is adjacent to a SINC and therefore development of the site may have ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factor have been identified that would affect the viability 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**
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 66 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield | 66 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI008</td>
<td>Land east of Andover Road</td>
<td>Highclere</td>
<td>0.22</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located to the south of Highclere on the eastern side of the A343 opposite Flexford House and immediately south of The Ridings (locally listed buildings). The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and within the Redhouse Field SINC. To the south of the site is thick woodland designated as a SINC (Ivy Copse West). The predominant land uses to the west and north are residential. To the east of the site the land use is predominantly agricultural. There is no differentiation between the site and the wider agricultural field. The site is bound by trees and thick hedging along the A343. Access to the site is achieved along the southern corner at the bend of the A343.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it’s at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. A separate access may be required to the remaining area of field. The site will require landscaping/demarcation to separate the remaining areas of agricultural land to the east.

Potential impacts: The site is located within the North Wessex Downs AONB. Given the nature of the site it is likely that the development of the land for housing would have landscape and ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

**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. 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 site promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**
The site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**
<p>| 5 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HP002</td>
<td>Cressington, Stoke Lane, Hurstbourne Priors</td>
<td>Hurstbourne Priors</td>
<td>0.47</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use) Previously Developed Land: No**

The site is located to the south-east of St Mary Bourne, within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and is predominantly used as a conifer plantation. The site to the west was previously a hostel and has since been developed for housing (ref: 14/00259/FUL). A train line lies immediately south of the site and to the north is agricultural land. Vitacress Salads Watercress Farm lies immediately west of the site on the other side of the B3048. Hurst Bryan Scrap Yard lies to the east of the site, and planning permission has been granted for its redevelopment for residential use (with a small commercial element) (ref: 18/00842/ROC).

**Relevant Planning History**

18/00910/FUL - Erection of 4 no. dwellings and garaging with associated landscaping and parking bays. Pending Consideration.

14/00259/FUL – Adjacent to site (west): Conversion and change of use of hostel to 6 residential units. Granted August 2014.

14/02489/OUT – Adjacent to site (east): Outline application for residential development up to 30 units and 1156sqm of commercial B1(a) office use with access and associated works following demolition of existing buildings on site. Granted February 2016.

16/02664/FUL – Adjacent to site (east): Mixed residential and commercial development comprising the erection of 44 no. dwellings (15 x 2bed, 18 x 3bed, 11 x 4bed) and 6 no. commercial units, with associated parking and landscaping. Granted November 2017.

18/00842/ROC – Adjacent to site (east): Variation of condition 12 and 36 of planning consent 16/02664/FUL (Erection of 44 no. dwellings and 6 no. commercial units) to amend the wording of these conditions. Granted June 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle development in this location is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site is currently covered in mature trees. The land slopes and there is an electricity cable running across the site. The site is located within a Mineral Safeguarding Area and Groundwater Protection Zone.

**Potential impacts:** The site is within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. There may be archaeological implications associated with the development of the site, which may require further investigation. The land in question is in close proximity to the railway line and noise impacts will need to be considered.

**Availability (legal/ownership issues)**

The site is a long standing promotion. The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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, however, the proximity to the railway line could impact on the commercial viability of the site due to noise implications. The development of the neighbouring scrapyard for housing is likely to improve the achievability of providing housing on this site. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**
This site is available and is likely to be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHLEAA.

<p>| Current Estimated Yield | 5 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HP004</td>
<td>Land to the south west of Whitchurch Sewage works, Whitchurch</td>
<td>Hurstbourne Priors</td>
<td>11.66</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is agricultural land situated to the south of Whitchurch Settlement Policy Boundary. The site is located to the south-east of another site which has been promoted through the 'call for sites' (WHIT011). The land in question is immediately to the south-east of a sewage treatment works (Whitchurch Sewage Works). The site is surrounded by other agricultural fields, and does not have a direct connection with the public highway (Winchester Street). The site is bound on all sides by hedging.

**Relevant Planning History**

- No relevant planning history on site.
- 15/03693/OUT – Close proximity to site (North). For the erection of 100 dwellings. Permission Granted May 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site lies outside of the designated Whitchurch neighbourhood area (for the purposes of neighbourhood planning) as it isn’t within the parish. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site is in close proximity to the Whitchurch Sewage Works, the potential impacts of this are exacerbated by the site’s location to the south-west of the sewage works, meaning the prevailing westerly winds are likely to increase the odour impact on this site. This issue is likely to require detailed assessment. Part of the site is also located within a mineral consultation area.

**Potential impacts:** The development of the site is likely to have landscape implications, and would not be well related to the existing settlement pattern, extending the pattern of development of Whitchurch towards the south-east and beyond the neighbourhood area boundary. The development of the site would result in the loss of good – moderate agricultural land. The site is located within a SSSI Impact Risk Zone and as the proposed development on site would be over 50 dwellings there is the potential for ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in J2019 with permission from the landowner and there are no known legal or ownership problems with the site itself. The site is therefore considered to be available for development.

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

There is concern about the economic viability of the site given its proximity to the sewage treatment works. It is considered that the site would not be likely to be developable unless it was in conjunction with, of subsequent to, the development of WHIT011. In addition, the submission does not fully clarify how the site could be accessed, and this may impact on the delivery of the site, especially given that it does not have a direct connection with the public highway. The submission refers to the site being accessed via the consented development to the north, but that development is not contiguous with the boundary of this site. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and is likely to be achievable, however, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 300 dwellings which has been used for the purposes of the SHELAA.
<table>
<thead>
<tr>
<th>Current Estimated Yield</th>
<th>300 dwellings</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING004</td>
<td>Land at Yew Tree Farm, Yew Tree Farm, Basingstoke Road, Kingsclere</td>
<td>Kingsclere</td>
<td>11.42</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site comprises farmed agricultural land of varying topography and a residential property. This site lies adjacent to the south eastern edge of the Kingsclere Settlement Policy Boundary. The north of the site is bound by the Basingstoke Road where an existing property with a large garden is situated on the road frontage. Also within the centre of site lie a number of properties and agricultural buildings. The majority of the site extends away from the SPB to the south and east and comprises agricultural land along with a significant tree belt forming part of the southern boundary. The character of the surrounding area is largely rural consisting of agricultural land defined by large open fields.

**Relevant Planning History**

No relevant planning history

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is adjacent to but outside Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it would presumably constitute major development within the AONB.

Physical problems: Most of the site lies within the mineral consultation area (brick clay) and parts of the site are covered by the minerals safeguarding area (brick clay). The southern portion of the site is covered by Groundwater protection zones 2 and 3. There is a critical drainage area covering the residential area north of the site on the opposite side of Basingstoke Road.

Potential impacts: The majority of the site falls within the North Wessex AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. There is also a tree with a TPO in the north western corner of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 175-250 dwellings. Due to the sites location in the AONB the lower end of this range has been used the purposes of the SHELAA.

**Current Estimated Yield**  | 175 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING005</td>
<td>Land North of Gaily Mill</td>
<td>Kingsclere</td>
<td>1.95</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site lies to the south of Kingsclere. It comprises a relatively flat, enclosed field almost entirely bounded by trees. Surrounding land use is primarily agricultural to the south, east and west. Directly to the north is a water works and a number of detached residential properties. There are three Grade II listed buildings to the south of the site including Gaily House and Mill and a stable barn within its curtilage. The southern and eastern edges of the sites are within Flood Zones 2 and 3. Access would be provided from Winchester Road, crossing Gaily Brook. A PROW runs down the western site boundary and continues parallel to the southern boundary a small distance from the sites edge.

**Relevant Planning History**
No relevant planning history on site.
18/00718/FUL – Adjacent to site (North): Erection of a detached 4 bed dwelling with alterations to existing access. Permission Granted June 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside but adjacent to Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was ‘made’ in October 2018 and its policies apply to this site.

Physical problems: The southern and eastern portions of the site are partly within Flood Zones 2 and 3. The site is also located in Groundwater protection zones 1, 2 & 3.

Potential impacts: The site is located within the Kingsclere Conservation Area. Within the Conservation Area the site is recognised as an area of ‘Important Open Space’. There are three Grade II Listed Buildings to the south of the site including Gaily House and Mill and a stable and barn within its curtilage. A number of notable buildings for their historic interest are located on the north eastern boundary. The North Wessex Downs AONB adjoins the southern site boundary. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. There are likely to be potential landscape impacts resulting from the development of the site. Development of the site would involve the loss of grade 2 (very good) agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable however, due to its location in the countryside and the AONB its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 30 – 50 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 40 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING007</td>
<td>Land at Porch Farm, Newbury Road, Kingsclere</td>
<td>Kingsclere</td>
<td>14.94</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site comprises agricultural land adjacent to the western edge of the Kingsclere Settlement Policy Boundary. Porch Farm farmhouse is located on the western boundary of the site, residential development of varying ages is located to the east of the site with playing fields and the Fieldgate centre located adjacent to the southern boundary. There are various public rights of way throughout the site and pylons also cross the site. The site is generally flat and contains hedgerows and mature trees, particularly along the eastern boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

- **Policy restrictions/constraints:** The site is outside but adjacent to Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was ‘made’ in October 2018 and its policies apply to this site.
- **Physical problems:** The site is largely covered by the mineral consultation area and safeguarding area (brick clay). There are pylons crossing the site which may need to be put underground. Two PROWs cross the site, one through the middle of the site from north to south and the other diagonally west to east.
- **Potential impacts:** The North Wessex Downs AONB is located directly to the south of the site. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. The majority of the site is composed of agricultural land classified as grade 3. Additionally, Grade II Listed Building ‘Porch Farmhouse’ lies to the west of the site and development of the site may potentially impact upon the significance of the heritage asset.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 but the viability of the site map be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and is currently under option with a house builder. 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)**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 250 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

<p>| 250 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP001</td>
<td>Paddock at the Farm, Tunworth Road, Mapledurwell</td>
<td>Mapledurwell and Up Nately</td>
<td>0.75</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises a piece of grassland on the northern edge of Mapledurwell. The site is in close proximity to the M3, which runs just to the north of the site. Old Basing is situated to the north-west, on the other side of the M3. The site is located opposite two other promoted sites (MAP002 and MAP003), which are behind a row of houses to the east of the site. There are a small number of residential properties to the north, east and south of the site, with agricultural land beyond. The land to the west is grassland, with arable fields beyond. Mature vegetation runs around the perimeter of the site.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located on the edge of Mapledurwell, but this does not have a settlement policy boundary. The general principle of development in this location is therefore not supported by the council’s current planning framework.

Physical problems: There is an existing field gate in the corner of the site, however, a new access may be required in order to facilitate the development of the site. The submission states that there were previously barns on the site, and hence it may be necessary to investigate whether there has been any contamination of the site. There is a critical drainage area immediately to the north of the site. The site is also located within a mineral consultation area.

Potential impacts: The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally the Mapledurwell Conservation Area is located immediately to the south of the site. There is a listed building just to the south-east of the site. A viewpoint has been identified in the conservation area appraisal immediately to the south-east of the site. The development of the site is likely to have landscape, arboricultural and ecological impacts. The development of the site could also impact upon the residential properties next to the site. Noise from the nearby M3 could impact upon the proposed development of the site and would need to be considered. The development of the site could also impact upon the character of Mapledurwell.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10-15 dwellings. Given that a range has been proposed, a figure in the middle of this range has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 13 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP002</td>
<td>Land East of Cob Cottages, Greywell Road, Mapledurwell and Up Nately</td>
<td>Mapledurwell</td>
<td>1.14</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is designated countryside within the hamlet of Mapledurwell. It lies to the south of the settlement of Old Basing located on the opposite side of the M3 motorway. The site is currently in agricultural land use and forms the north western corner of a larger agricultural field. There doesn’t appear to be any physical features demarcating the eastern site boundary. The land is adjacent to site ref: MAP003, which has also been submitted through ‘call for sites’ and is situated directly to the east. To the west, a separate site has been submitted during ‘call for sites’ (located on the opposite side of Tunworth Road (site ref: MAP001) which is separated from the site by Tunworth Road and a row of cottages which borders the western side of the site. is proposed that access is taken from the north via Greywell Road. The topography is flat sloping gently to the south.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** There is a Critical Drainage Area adjacent to the west of the site (the site promoter suggests that this causes surface water to collect at the Greywell Road Junction and affects houses on the eastern side of Tunworth Road). The site is also located within a mineral consultation area.

**Potential impacts:** The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally the Mapledurwell Conservation Area lies to the south and east of the site which includes a number of notable and listed buildings (including Mapledurwell House close to the southern site boundary). The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and east would need to be carefully considered.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**
This site is available and may be achievable however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**
|       | 20 dwellings |


<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP003</td>
<td>Land adjacent to Meadowcroft, Greywell Road, Mapledurwell and Up Nately</td>
<td>Mapledurwell</td>
<td>1.63</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is designated countryside within the hamlet of Mapledurwell. It lies to the south of the settlement of Old Basing located on the opposite side of the M3 motorway. The site is currently in agricultural land use and forms the north eastern corner of a larger agricultural field. There doesn’t appear to be any physical features demarcating the western site boundary. The land is adjacent to site (MAP002) also submitted through ‘call for sites’ which is situated directly to the west. The eastern boundary of the site is bordered by several large houses on large plots which are within the Mapledurwell Conservation Area. It is proposed that access is taken from the north via Greywell Road. The topography is flat sloping gently to the south.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** There is a Critical Drainage Area to the north on the other side of Greywell Road. The site is also located within a mineral consultation area.

**Potential impacts:** The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally the Mapledurwell Conservation Area lies directly to the east of the site which includes a number of notable and listed buildings. The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and west would need to be carefully considered.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 25 dwellings
Site Ref. | Site Address | Parish | Site Area (ha)  
--- | --- | --- | ---  
MAP004 | Land at Greywell Road and Up Nately | Mapledurwell | 5.90  

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is designated countryside to the west of the hamlet of Mapledurwell. The site lies to the south of the settlement of Old Basing and is located on the opposite side of the M3 motorway. The site is currently in agricultural land use and is bound to the north by the M3 and Greywell Road and to the south by a Public Right of Way which connects Tunworth Road to the business park on the north side of the M3. To the east of the site (further long Greywell Road) are a number of other site allocations (site ref: MAP001, MAP002 and MAP003). It is suggested by the site promoter that these sites could be viewed as one comprehensive development. There are a small number of residential properties to the south-east of the site, with agricultural land to the west. Outside of the site, to the south is a large barn which is also in the same ownership as the estate and is currently used for grain storage. Mature vegetation runs around the perimeter of the site, particular along the northern boundary. A route of an old Roman Road cuts across the western side of the site from north to south. The Mapledurwell Conservation Area is immediately to the east of the site.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

**Physical problems:** There is an existing field gate at the north-eastern corner of the site along Greywell Road, however, a new access may be required in order to facilitate the development of the site. A secondary entrance has been suggested by the site promoter which is accessible via Kembers Lane to the south of the site, however this serves the grain store to the south and the feasibility of this would need to be considered. The site is also located within a mineral consultation area.

**Potential impacts:** The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and west would need to be carefully considered. The Mapledurwell Conservation Area is located immediately to the east of the site. Noise from the nearby M3 could impact upon the proposed development of the site and would need to be considered. The site promoter has suggested that there may be archaeological implications associated with the development of the site, which may require further investigation. The development of the site could also impact upon the character of Mapledurwell. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. This will need careful consideration as the site is proposed for more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and likely to be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a density of 20dph. A yield of 118 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural character and surrounding development density.

| Current Estimated Yield | 118 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
MS002 | Land at Ramsdell Road, Monk Sherborne | Monk Sherborne | 3.80

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is a relatively flat area of agricultural land adjacent to the north western edge of Monk Sherborne. The northern site perimeter is bounded by Ramsdell Road. Kiln Lane bounds the eastern and southern site perimeter. Surrounding land use is primarily agricultural, with residential to the north east and an area of Ancient Woodland (also designated as a SINC) not far west of the site. A hedge runs through the centre of the site and there are a number of trees bounding the perimeter, particularly on the western and eastern edges. The northern site perimeter wraps around a small portion of land where two Grade II Listed Buildings are sited, with a third Listed Building just the other side of Ramsdell Road. The site is bounded by a Public Right of Way on all sides except the north and north west. There is direct access to the site from the public highway.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

Physical problems: The very north eastern edge of the site is within an Upstream Critical Drainage Area with the south-western edge of the site falling within a mineral consultation area. As referred to in the site submission form, localised flooding may require remediation. The site promoters note that a strategy is in place to alleviate these issues.

Potential impacts: Monk Sherborne Conservation Area is in close proximity to the site although not within or adjacent. However the site is very close to Grade II Listed Buildings ‘The Forge’, ‘2 Ramsdell Road’ and ‘Jonathans Thatch’. The north eastern corner of the site is within the buffer zone for an adjacent Archaeological Site (an Area of High Archaeological Potential – Historic Rural Settlement). Additionally, there is an Ancient Woodland / SINC to the west of the site but not adjacent. On a wider scale, the site is surrounded by Ancient Woodland SINC. Development of the site would also result in the loss of good to moderate agricultural land and existing hedgerows, potentially impacting upon the biodiversity of the area.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10 dwellings plus land available for community use. This yield has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 10 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MWE001</td>
<td>Land to the rear of Rowlands Close, Mortimer West End</td>
<td>Mortimer West End</td>
<td>1.50</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located close to the northern edge of the borough. The land in question is situated to the rear of an L-shaped collection of houses at the junction of Chapel Lane and Church Road, to the west of Mortimer Common. The land is currently used for grazing horses. Mature trees run around the periphery of the site. Extensive areas of woodland (probably commercial) are located to the south and west of the site, and houses enclose the site to the north and east. To the west and south is also Benyons Inclosure which is a designated SINC. There is a large sand/gravel pit to the north-west of the site.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The site appears to be relatively flat and there are no obvious significant physical problems with the site. However, if the soil is sand, this could have an impact from a construction perspective. The site is located within a mineral consultation area for river terrace deposits and Mortimer Quarry and a Groundwater Protection Zone. The site does not appear to have a vehicular access at present, however, it may be possible to create a connection at the interface with Rowlands Close. Access may also be achievable from The Bridges (as referred to on the site submission form). The site is located some distance from facilities and services, including public transport.

Potential impacts: There are likely to be potential landscape impacts resulting from development of the site for housing. The trees to the south and west are designated as a SINC, and consequently there could be ecological implications associated with the development of the site. The site is located within a SSSI Impact Risk Zone which will be relevant should the site ever be developed for 50 or more dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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, however, the sites location in the AWE safeguarding area may affect the viability 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**

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

**Potential Density and Yield (including development type)**

A yield of 20-30 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 25 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW002</td>
<td>The Old Rectory</td>
<td>Newnham</td>
<td>1.43</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is currently in use as a dwelling and associated annex and gardens. A Public Right of Way runs along the south-western boundary towards the M3. To the east, on the opposite side of Blackstocks Lane is an Ancient Woodland SINC (Hang Wood) and to the west another Ancient Woodland (Mill Wood). Between the site and Hang Wood is another site promotion (site ref: NEW003). Towards the south are a number of linear residential dwellings which are located along Blackstocks Lane before the M3 bridge. To the north is a cluster of residential dwellings and agricultural fields. The site is bound by mature trees on all sides and has an existing access from Blackstocks Lane which serves the dwelling. A group of listed buildings are located some distance to the north-east.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle development in this location is therefore not supported by the council’s current planning framework.

Physical problems: The southern corner of the site is located within a mineral consultation area.

Potential impacts: Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. The land in question is in close proximity to the M3 and noise impacts will need to be considered. There is a group of listed buildings to the north-east of the site at St Swithins Church. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and likely to be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 35 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

35 dwellings
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**
---|---|---|---
NEW003 | Land off Blackstocks Lane | Newnham | 1.0

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently in use for grazing horses with the northern part of the site appearing to be a formalised paddock area. Immediately to the east is an Ancient Woodland SINC (Hang Wood) and to the west another Ancient Woodland (Mill Wood). Between the site and Mill Wood is a separate site promoted for development (site ref: NEW003). Towards the south-west are a number of linear residential dwellings which are located along Blackstocks Lane before the M3 bridge. To the north and north-west are a cluster of residential dwellings and agricultural fields. The site is bound by mature trees and vegetation on all sides and has an existing access from Blackstocks Lane which serves the dwelling. A group of listed buildings are located some distance to the north-east.

**Relevant Planning History**

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** The southern corner of the site is located within a mineral consultation area.

**Potential impacts:** Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. The land in question is in close proximity to the M3 and noise impacts will need to be considered. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and likely to be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 9 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NT001</td>
<td>Land at the Swan Inn, Newtown</td>
<td>Newtown</td>
<td>1.28</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site comprises an area of land to the south of the Swan Inn, to the north of Newtown village. The site includes a small car parking area, though the vast majority of the site is grassland and trees of various sizes. The site has been promoted on the basis that it is brownfield land. However, the site is largely undeveloped and is not considered to be clearly within the curtilage of the public house. Therefore it is considered to be a greenfield site for the purposes of the SHELAA. The site is located in between the B4640 on the western side and Well Street to the east. The outskirts of Newbury are located to the north of the site, while the remainder of the site’s surroundings are rural, defined by arable fields and areas of woodland. The site is surrounded by a number of listed buildings to the north and south and is located within a Scheduled Ancient Monument.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** The site promotion material implies that it would be necessary to create a new vehicular access. The site is located within a Groundwater Protection Zone and mineral safeguarding area and consultation zone. The site is some distance from facilities and services, and does not appear to be accessible via public transport.

**Potential impacts:** Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. The development of the site for housing could have an impact on the viability of the public house. There are potentially significant archaeological implications associated with the development of the site which will require further investigation. There are a number of listed buildings in the vicinity of the site, including the Swan Inn itself, Bridge Cottage, Forge View, Deepnell House and Gardeners Cottage to the north, and the St Mary and St John the Baptist’s Church to the south. The site is located within a Scheduled Ancient Monument (Deserted Medieval Town of Newtown). The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 18 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**  
18 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NT002</td>
<td>Land West of Well Street, Newtown</td>
<td>Newtown</td>
<td>1.52</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located on the western side of Well Street, on the western edge of Newtown village. The site forms part of the wider Hill Farm estate, although the farm business has ceased to operate and planning permission was recently granted for the redevelopment of the former farmyard for residential development. The site itself comprises a field, enclosed by trees around the periphery. It is situated next to a listed church (Saint Mary the Virgin and St John the Baptists Church). The surrounding area is largely agricultural, with some low density housing on the opposite side of Well Street.

**Relevant Planning History**

No relevant planning history on site.

The site promoter considers that a relevant planning permission was recently granted on appeal (22nd August 2016) for the redevelopment of the former farmyard at another site at Hill Farm (NT003) for the construction of 5 detached houses (15/01847/FUL). A subsequent application has been submitted for the redevelopment of the farmyard, for an alternative 8 unit scheme (16/02230/FUL). This application has yet to be determined. That site lies approximately 400m to the south-west of this site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** The site does not appear to have any vehicular access. The site is located within a Groundwater Protection Zone and mineral consultation area for river terrace deposits.

**Potential impacts:** Given the rural location of the site and the trees and vegetation on/around the site it is likely that there will be some landscape, ecology and arboricultural impacts associated with the development of the site for housing. The site is in close proximity to a Scheduled Monument and there could be some archaeological implications associated with the development of the site which will need to be investigated in more detail. There could also be heritage implications owing to the close proximity of the site to a Grade II Listed Building (Church of St Mary and St John the Baptist and Newtown House), located to the north and north-east respectively. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

A yield of 10-20 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been assumed for the purposes of the SHELAA.

| Current Estimated Yield | 15 dwellings |
### Site Information

<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NT003</td>
<td>Hill Farm, Newtown Common</td>
<td>Newton</td>
<td>4.44</td>
</tr>
</tbody>
</table>

### Description of Site

**Previously Developed Land: No**

The site is located on the north-east edge of Newtown Common, approximately 1 kilometre to the south west of the village of Newtown. The site forms part of the wider Hill Farm estate, although the farm business has now ceased to operate. Abutting the site to the south is Walnut Tree Cottage, which consists of a detached two storey dwelling. Further dwellings are located to the south along the same side of the road. Abutting the site to the north is agricultural land, with land containing ponds abutting the site to the east. The B4640 defines the western boundary from which access to the site is gained. To the south-east is an ancient woodland and SINC (Newtown Grange). The site is currently served by two access points. The site itself comprises, a commercial building in B8 use, a farmyard comprising a number of disused agricultural buildings and a vacant agriculturally tied dwelling along with a large area of grassland.

### Relevant Planning History

- **16/02230/FUL** - Erection of 8 no. dwellings. Application Pending Consideration.

### Suitability and Constraints

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** There are some existing buildings on part of the site, which would need to be cleared. Given the previous agricultural use, there could be some contamination of the site. The land falls within a Groundwater Protection Zone and mineral safeguarding and consultation area for river terrace deposits.

**Potential impacts:** The barn located within the site is historic with a notable building also located within the site boundary. Given the rural character to the site surroundings there are likely to be landscape impacts associated with developing the site. This site is adjacent to a designated ancient woodland SINC (Newtown Grange), and within 200m of a watercourse. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

### Availability

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

### Achievability

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. 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

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield

A yield of 20-30 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been used for the purposes of the SHELAA.

| Current Estimated Yield | 25 dwellings |
Site Address: South-west Basingstoke
Parish: North Waltham
Site Area (ha): 329.65

Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site comprises a large area of agricultural land to the south-west of Basingstoke, and to the east/north-east of North Waltham. The site includes a number of arable fields and some areas of woodland (which are designated as SINCs and Ancient Woodland), of various shapes and sizes. The northern edge of the site abuts the area being promoted for the next phase of the Manydown development (SHELAA site ref: OAK001, while the north-eastern extremity of the site is adjacent to the Hounsome Fields housing allocation (policy reference SS3.12), with the Basingstoke Golf Course allocation to the south of that (policy reference SS3.11). The land to the north/north-west and to the south/south-west is agricultural. The A30 and M3 (junction 7) are located in close proximity to the south/south-west. A number of Public Rights of Way run across the site.

Relevant Planning History
Part of the site (approximately 22ha in the middle of the site area on the eastern side) has planning permission for a critical treatment hospital, 15/01225/OUT, which was granted in January 2016. However, it was announced in December 2017 that following a financial appraisal of the project the provider would not be taking forward the development of the site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The Basingstoke – Oakley Strategic Gap is located to the north of the site, with a small part of it falling just within the site area. The site is split roughly equally between both North Waltham and Oakley and Deane designated neighbourhood areas. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: There is a significant change of levels across the site. The site is largely located within Flood Zone 1, though there is a narrow strip of Flood Zone 2 running diagonally along the eastern side of the site. There is also a groundwater protection zone at the southern end of the site.

Potential impacts: The North Waltham Conservation Area is located in close proximity to the west of the site. There are 2 listed buildings on the eastern side of the site. The development of the site has the potential to result in significant landscape impacts. The site also includes a number of SINCs and the development of the site therefore presents potential arboricultural and ecological impacts. There is the potential for development to impact on both the local and strategic highway network which may resultantly require mitigation measure and interventions. There are also various parts of the site where archaeological remains could be present and there could be some noise impacts due to the sites close proximity to the A30 and M3 on the southern boundary.

Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 to 15 years. The promoter suggests that the development of the site should be residential led however also highlights an opportunity for the provision of a new hospital on site.

Conclusion
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a yield of 4,500 dwellings which has been used for the purposes of the SHELAA.</td>
</tr>
</tbody>
</table>

| Current Estimated Yield | 4,500 dwellings |
## Description of site (neighbouring uses; present use)

Previously Developed Land: No

The site is an area of well-kept agricultural grassland situated on the north-eastern edge of North Waltham. The site lies outside but adjacent to North Waltham SPB and Conservation Area. The site is bounded primarily by hedges and a few trees and there is a line of trees crossing the northern portion of the site (east to west). The northern site perimeter reaches its maximum part way across an open agricultural field with no definitive, physical boundary marking the edge of the promoted land. Surrounding land use is open agricultural land to the north and the east and residential development immediately adjacent to the southern and western site boundaries. The site is currently accessed via Steventon Road.

## Relevant Planning History


## Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

### Policy restrictions/constraints:
The site is adjacent but outside the North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

### Physical problems:
The topography of the site appears to be sloped from the south east down to the north west (approx. 10m difference). There is also a groundwater protection zone covering the north western corner of the site.

### Potential impacts:
The site is in close proximity to North Waltham Conservation Area which lies adjacent to the north–western corner of the site and runs along the western extent behind the existing properties fronting Steventon Road. Given the character of the settlement there are likely to be landscape impacts associated with development in this location. Development of the site would also result in the loss of good to moderate agricultural land.

## Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

## Potential Density and Yield (including development type)
The site promoter has suggested a yield of 65 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 65 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
NWAL003 | Land at Westside Dairy (north) | North Waltham | 3.10

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

This site is occupied by Westfield Dairy which the site promoters states is a collection of agricultural and equine buildings and a residential dwelling. Given the site is in agricultural use it isn’t considered to be previously developed land. The land ownership plan indicates that the field to the west is also in the same ownership but not being promoted for development. The site lies outside but adjacent to the North Waltham SPB and Conservation Area. The site appears to comprise four barns / warehouses, one residential dwelling and an area of hardstanding. The surrounding land use to the primarily agricultural. Residential properties are adjacent to the eastern perimeter on the other side of Steventon Road. A PRoW runs along the southern perimeter. There is existing access to the site via Steventon Road.

**Relevant Planning History**

No relevant planning history on site.

15/04569/OUT – Adjacent to site (south): Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent but outside the North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There may be some contamination associated with agricultural uses which need to be remediated. Flood Zone 2 runs along the western perimeter.

**Potential impacts:** The conservation area lies directly to the south east of the site. There are a number of Grade II Listed and Notable Buildings south of the site. Given the character of the settlement there are likely to be landscape impacts associated with development in this location.

**Availability (legal/ownership issues)**

The site promoter indicates that whilst there are a collection of agricultural and equine buildings on the site the use of the site has declined in recent years and there is an opportunity to redevelop it for residential use. The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 may be achievable but the viability of the site may be affected by the potential costs associated with the remediation of the current uses on site. 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**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle (18 dwellings) has been proposed for the purposes of the SHELAA.
| Current Estimated Yield | 18 dwellings |
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**
---|---|---|---
NWAL004 | Land at Westside Dairy (south east) | North Waltham | 0.71

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a field outside but adjacent to the west of the North Waltham SPB and within the Conservation Area. Surrounding land use is primarily agricultural with a Pre-School and residential properties on the other side of Steventon Road to the east and a residential property, church (and church yard) directly to the south. There are a number of trees on the site, mainly around the perimeter, and several Grade II Listed and Notable Buildings in close proximity to the site, notably Grade II Listed ‘Church of St Michael’ and ‘North Waltham County Primary School’. There is also a PRoW that runs along the northern perimeter. There is existing access to the site via Steventon Road.

**Relevant Planning History**

15/04569/OUT - Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent but outside North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site contains a number of mature trees.

**Potential impacts:** The site lies within the North Waltham conservation area. There are a number of listed buildings and notable buildings directly to the south and east of the site. In addition to heritage impacts, given the character of the settlement there are likely to be landscape impacts associated with development in this location. There are also likely to be ecological and arboricultural impacts. There may be archaeological implications associated with the development of the site, which may require further investigation. There is footpath running along the northern boundary of the site.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 not provided a timeframe.

**Conclusion**

This site is available and is likely to be achievable however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 5 dwellings is suggested for the purposes of the SHELAA. A low density has also been assumed in light of the site’s location and constraints as referred to above.

**Current Estimated Yield** | 5 dwellings
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
NWAL005 | Land at Westside Dairy (south west) | North Waltham | 1.41

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a field outside the North Waltham SPB but within the Conservation Area. Surrounding land use is primarily agricultural with a Pre-School and residential properties towards the south east and two large dwellings to the west. There are a number of large trees on site and one of the trees in the south eastern corner has a TPO. There are a number of Grade II Listed and Notable Buildings in close proximity to the site and a PRoW runs along the northern perimeter. The site slopes upwards from south the north. There is existing access to the site via Waltham Lane.

**Relevant Planning History**

No relevant planning history on site.

15/04569/OUT (Adjacent to site, east): Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems**: Flood zone 2 runs along the western site boundary. There also appears to be a water pipeline within the site on this boundary.

**Potential impacts**: There are instances of archaeological potential across the site which would need to be investigated. The site lies within the North Waltham Conservation Area and there a number of buildings of historic buildings in close proximity including Manor Farm Barns (notable buildings) to the west and St Michaels Church (grade II Listed) and church cottage (notable building) and the primary school (grade II Listed) to the east. There are a number of significant trees within the site including a tree with a TPO listing which may impact on developable area. In addition to heritage and ecological impacts, given the rural character to the site surroundings there would be landscape impacts associated with developing the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for site consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 not suggested a timeframe.

**Conclusion**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore the council has undertaken an initial assessment based on general density assumptions. A yield of 20 is suggested for the purposes of the SHELAA. A low density has also been assumed in light of the site’s location and constraints as referred to above.

**Current Estimated Yield** | **20 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NWAL006</td>
<td>Land at Westside Dairy (Group Option)</td>
<td>North Waltham</td>
<td>5.23</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a combination/grouping of sites NWAL001, NWAL001a and NWAL001b which have all also been considered separately. The site is mainly small fields with barns / warehouse buildings, a dwelling and an area of hard standing situated in the north east portion of the site. The site is adjacent to the North Waltham Settlement Policy Boundary and the southern half of the site is within the Conservation Area. There are a few trees on the site, one of which (on the southern boundary) has a TPO. A line of trees and a PROW divide the site into a northern and a southern half. The surrounding land use is primarily agricultural with residential development of vary ages to the east, a farm to the north and a couple of larger residential properties to the west. There are also a number of Grade II Listed and notable buildings in close proximity to the site. There are a number of existing access points from both Steventon Road and Waltham Lane.

**Relevant Planning History**

15/04569/OUT (Adjacent to site, east): Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the Council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Part of the north western perimeter is within Flood Zone 2. There are number of mature trees across the site. The northern portion of the site is likely to require remediation.

Potential impacts: The southern half of the site is within the Conservation Area. A number of listed and notable buildings surround the site to the south. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. There may be archaeological implications associated with the development of the site, which may require further investigation.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 may to be achievable but the viability of the site may be affected by the proximity to the railway line. The development of the neighbouring scrapyard for housing is likely to improve the achievability of providing housing on this site. 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 not provided a timeframe.

**Conclusion**

This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 42 dwellings is suggested for the purposes of the SHELAA. This indicative figure responds to the site constraints referred to above.
| Current Estimated Yield | 42 dwellings |
**Site Ref.** NWAL007  
**Site Address** Land South of North Waltham  
**Parish** North Waltham  
**Site Area (ha)** 3.15

**Description of site (neighbouring uses; present use)** Previously Developed Land: No

The site is a square field in agricultural use almost entirely bounded by trees. It lies directly to the south west of the North Waltham settlement policy boundary. To the north are residential properties (including notable building ‘Boundary House’). The conservation area also adjoins the site to the north. Agricultural land surrounds the remainder of the site, with smaller fields lying to the east and larger open fields to the south and west. There is a small area of woodland off the south eastern corner of the site. It is assumed access to the site would be gained from St Michael’s Close.

**Relevant Planning History**

19/01954/PIP - Application for Permission in Principle for up to 4 no. dwellings. Permission in Principle granted October 2019 (on northern portion of the site).
15/03790/OUT – Adjacent to site (north west): Outline planning application for erection of 2 no. lifetime home bungalows, garages, access and parking arrangements and amenity area. Change of use from agricultural land to residential. Permission Granted April 2016.
18/01564/RES - Adjacent to site (north west): Reserved matters application for the erection of a dwelling and garage, including appearance, scale and landscaping (pursuant to outline planning permission 15/03790/OUT). Permission Granted August 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

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 current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early state it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Potential problems: Ground water protection zone 3 runs east to west along the northern boundary.

Potential impacts: The site is adjacent to North Waltham conservation area which lies to the north. Boundary House is a notable building located to the north. Whilst screening is provided by tree cover on the site boundaries, the development of the site would be likely to have implications for the character of the settlement, and is likely to have a landscape impact.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 site promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** 20 dwellings
The site comprises a piece of grassland, which is located at the southern end of North Waltham, just outside of the defined settlement policy boundary and adjacent to the North Waltham Conservation Area. There is a residential property to the north-west of the site, and also what appear to be some derelict agricultural buildings to the south-east. The pervading character of the area is rural, and is defined by arable fields and areas of woodland. The site is next to Popham Lane and a tall hedgerow runs along the boundary with the road.

**Policy restrictions/constraints:**
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Any future development of the site would need to accord with the relevant neighbourhood plan policies. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:**
The site does not currently appear to have a vehicular access. It may be possible to provide an access onto Popham Lane, however, there is a bank and tall hedging adjacent to the lane, and the lane itself is narrow.

**Potential impacts:**
The site is outside of, but immediately adjacent to the North Waltham Conservation Area. The development of the site could have potential landscape and ecological impacts. Any development of the site could impact upon the residential property to the north-west of the site. Development of the site may impact on the pattern of development in the area, as the site is detached from the main part of North Waltham.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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 site promoter has suggested within the next five years.

**Conclusion**
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** 6 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NWAL010</td>
<td>Land opposite Fox Public House, North Waltham</td>
<td>North Waltham</td>
<td>1.12</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site currently comprises an arable field opposite the Fox Public House to the south of North Waltham and within the North Waltham Conservation Area. The site is bounded by hedges and other vegetation. The pervading character of the wider area is rural, defined by arable fields and areas of woodland. The M3 and A30 are located just to the south of the site. The site slopes downwards from north to south and has an existing access off Popham Lane.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Any future development of the site would need to accord with the relevant neighbourhood plan policies. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There is a slope across the site, and the existing access is only suitable for agricultural vehicles.

**Potential impacts:** The site is in close proximity to the North Waltham Conservation Area which is located immediately to the north of the site. Given the nature of the site there are likely to be landscape impacts associated with the development of the site. There may also be some ecological impacts. The development of the site may also have an impact on the existing settlement pattern.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 10 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NWAL011</td>
<td>Land at Popham Lane</td>
<td>North Waltham</td>
<td>0.96</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site currently comprises a field on the western side of Popham Lane between the Wheatsheaf Garage and a row of terraced cottages. The site is bounded by thick hedges and other vegetation on all sides. The adjacent garage site has planning permission for the construction of 6 dwellings. The wider area is rural, defined by arable fields and areas of woodland. The M3 and A30 are located just to the south of the site. The site slopes downwards from north to south and has an existing access off Popham lane.

**Relevant Planning History**

None within the site boundary.

Adjacent to the south east the Wheatsheaf Garage has planning permission for 6 units (17/03470/OUT) decision issued 20 April 2018. 19/02110/RES: Approval of Reserved Matters for Landscaping for the erection of 6 no. dwellings with associated garages, parking and amenity space (planning consent 17/03470/OUT). Granted 30 October 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Any future development of the site would need to accord with the relevant neighbourhood plan policies. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Access to the site could potentially be taken from Popham Lane, subject to local highway authority approval.

Potential impacts: Given the nature of the site there are likely to be landscape impacts associated with the development of the site. There may also be some ecological impacts. The development of the site may also have an impact on the existing settlement pattern. The south western corner of the site is identified as having the potential for archaeological remains which would need to be assessed.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

| 9 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
NWAL012 | Waltham Lane | North Waltham | 3.38

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located to the north-western edge of North Waltham just outside the North Waltham Conservation Area and Settlement Policy Boundary. The site is bounded by trees and hedgerows. To the south of the site are agricultural fields. Immediately to the east and north-east is residential development, along with a school and recreation ground. The site is bound along the north-eastern boundary by trees which are subject to Tree Preservation Orders (TPOs). There is no clear access point via Waltham Lane.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:**
The site is adjacent to, but outside of the North Waltham Settlement Policy Boundary (located to the east), in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:**
The majority of the site is covered by a Groundwater Protection Zone and Flood Zone 2 bisects the north-eastern corner of the site. A site access will need to be established prior to development taking place. If the access is on to Waltham Lane then this may involve a significant amount of vegetation removal.

**Potential impacts:**
Given the character of the settlement there are likely to be landscape impacts associated with development in this location. The North Waltham Conservation Area is located immediately to the east of the site. There is a row of trees along the north-eastern boundary which are subject to TPOs.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

**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. 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 site promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**
The site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 50 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK001</td>
<td>Manydown South, Basingstoke</td>
<td>Oakley and Deane</td>
<td>374.42</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

This site comprises the remaining Manydown land that is in the control of BDBC and HCC that is not allocated in the current adopted Local Plan. The majority of the site is agricultural land, comprising a large number of arable fields and blocks of woodland (some of which are designated as SINC and Ancient Woodland) which generally rises from north to south. The site includes a Scheduled Monument at Battledown Farm. To the north of the site is situated the area allocated for housing in the current adopted Local Plan (Policy SS3.10). A roman road runs along the eastern side of the site, with suburban development beyond that. The western side of the area promoted abuts the eastern edge of Oakley and the site is bounded to the south by the current adopted Local Plan allocation Houndsome Fields (Policy SS3.12) and the land adjoining South Wood. Approximately 3km to the north west of the site is the North Wessex Downs Area of Outstanding Natural Beauty, although is separated from the site by Oakley. A railway line runs diagonally along the north western boundary of the site. A number of PROWs cross the site.

**Relevant Planning History**

The site is identified through the current adopted Local Plan proposals maps as ‘Remaining Manydown area in land ownership, within which wider masterplanning will take place (Policy SS3.10)’. The land to the north-east of the site is allocated through the current adopted Local Plan for approximately 3,400 dwellings (Manydown, Policy SS3.10). The majority of this land is included within the outline planning application 17/00818/OUT. The outline planning application is currently being considered by the Local Planning Authority. Furthermore, in September 2017 planning permission was granted for 750 dwellings on Hounsome Fields which lies immediately south of the site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. Additionally, much of the site is within the Basingstoke-Oakley Strategic Gap, which seeks to prevent coalescence between the settlements. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Part of the site also contains a groundwater protection zone. Reinforcement may be required to the existing drainage networks to accommodate development. Infiltration mechanisms have the potential to impact on groundwater recharge and subsequent river flows in the River Loddon and Test. Given the scale of development proposed the impact of development on both the local and strategic highway network may require mitigation and interventions. The promoters have considered wider opportunities for transport improvements, such as the provision of a rail crossing connecting Manydown North with Southern Manydown and improvements to M3 Junction 7 to accommodate growth including accessibility to SHEELAA site NWAL001 to the south of the site which is promoted for residential development and a hospital. The site submission material states that there are 2 oil pipelines (1 disused) running North-South through the site. In addition, there are 33kv overhead lines and pylon towers run east-west southern portion of the site.

Potential impacts: The site contains Grade 2, 3a and 3b (very good to moderate quality) agricultural land. There is a Scheduled Monument on the eastern side of the site (Battle Down Farm Iron Age Settlement). There are also various parts of the site where archaeological remains could be present. The topography of the site undulates markedly, which will increase the landscape impacts and could also impact upon how the site could be developed. In terms of biodiversity the main constraints are the ancient woodlands, SINC and areas of importance for rare arable flora. Other impacts associated with the development of the site are the impact upon the settlement pattern, in relation to both Basingstoke and Oakley, and any...
Impacts flowing from noise generated by the railway line. Grade II Listed Breach Farmhouse is also located within the site, development therefore has the potential to impact on the significance of the Listed Building.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by joint landowners (through a leasehold agreement) Basingstoke and Deane Borough Council and Hampshire County Council, and 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 but the viability of the site may be affected by the significant infrastructure costs relating to transport and access in addition to community and green infrastructure. 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 promoters have suggested that the site could be delivered within the next 5-15 years however, this is likely to be dependent on the allocated area to the north being developed first.

**Conclusion**
This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5000 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 5000 dwellings |
### Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
OAK006 | Land to west of Sainfoin Lane, Oakley | Oakley and Deane | 1.24

### Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site is currently an area of grassland situated outside of, but adjacent to, the Oakley Settlement Policy Boundary (as revised by the Oakley and Deane Neighbourhood Plan 2011-2029). Fairly dense vegetation runs along the southern and eastern boundaries of the site. To the east of the site is located an area of farmland, which is designated as a strategic gap in the adopted Local Plan, and is also part of the Manydown site. There is a row of houses to the south, while the rest of the land to the south and that to the west is defined by arable fields and blocks of woodland. There is also a Public Right of Way running along the eastern and southern perimeters of the site. The land also forms part of a larger site promotion (site ref: OAK009) for 115 dwellings.

### Relevant Planning History
BDB/29734 – Redevelopment to provide 100 houses. Appeal dismissed by Secretary of State, January 1992.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside of, but adjacent to, the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. The land immediately to the north of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** Consideration will need to be given to how to gain suitable vehicular access to the site, as currently it is only accessible via a narrow track. This issue is likely to be ameliorated via the development of the neighbouring site, which has been allocated in the neighbourhood plan.

**Potential impacts:** Given the nature of the site its development is likely to result in landscape, arboricultural and ecological impacts. The development of the site could impact upon the residential property to the south. The site is located to the east of a sewage works, and odour from this facility could impact upon the development of this site. Consideration would need to be given to the relationship with land to the north to ensure comprehensive development.

### Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 30 dwellings, which is a decrease of 10 dwellings from the 2017 SHELAA submission of 40-45 dwellings. It remains the council’s position that this seems potentially unrealistic given that the larger area of land to the north is only
allocated for 35 units. Therefore, a similar density to the northern site has been assumed for
the purposes of the SHELAA, which gives a likely yield of 20.

<p>| Current Estimated Yield | 20 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK007</td>
<td>Land at Pardown</td>
<td>Oakley and Deane</td>
<td>4.39</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a large field in agricultural use to the west of the settlement of Oakley. There is no clear demarcation between the land being promoted and the remainder of the field. There is a sewage works adjacent to the northern site perimeter and a large house just south of the southern perimeter. The eastern perimeter is partly bounded by a line of trees which divide the site from the Oakley and Deane Neighbourhood Plan site allocation ‘Sainfoin Lane’. There is an existing access point to the site at the junction of Pardown and Sainfoin Lane in the corner of site however the site promoter considered that access can be provided from Sainfoin Lane via the Oakley and Deane Neighbourhood Plan allocation site ‘Site 4 ‘Sainfoin Lane’. The surrounding character to the west and south comprises large agricultural fields and blocks of woodland of varying size. There is a PROW running along the southern site boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is adjacent to but outside the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016. The land immediately to the east of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: A PROW runs along the southern site boundary. An agreement would need to be reached to access the site via the neighbourhood plan allocation to the east. The sewerage works to the north of the site will require assessment to determine any potential odour issues.

Potential impacts: Given the nature of the site there are likely to be landscape impacts associated with the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, a development company, and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 120 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK008</td>
<td>Fairview Meadow, Sainfoin Lane</td>
<td>Oakley and Deane</td>
<td>1.47</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is an agricultural field containing numerous trees and shrubs particularly on the site boundaries (some of which are subject to Tree Preservation Orders (TPOs)). Surrounding land uses are residential to the north and east, and agricultural to the south and west. There is a sewage works adjacent to the southern perimeter. The access for the sewerage works wraps round the western end of the site. The south eastern corner of the site connects with the northern edge of the Oakley and Deane Neighbourhood Plan Allocation site ‘Sainfoin Lane’ (allocated for 35 dwellings). The site could be accessed from Sainfoin Lane or, via the Neighbourhood Plan site. The land also forms part of a larger site promotion (site ref: OAK009) for 115 dwellings.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of, but adjacent to the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. The land immediately to the north of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** In order to access the site, it is likely that upgrades would be required to Fairview Meadow which links to Sainfoin Lane. Alternatively an agreement would need to be reached to access the site via the neighbourhood plan allocation to the south east.

**Potential impacts:** There is significant tree and shrub cover especially around the perimeter of the site. TPO trees lie on the north eastern corner and the middle of the south eastern site boundary which would need to be protected. The sewerage works to the south of the site will require assessment to determine any potential odour issues.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, a development company, and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 40 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 40 dwellings |
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**
--- | --- | --- | ---
OAK009 | Sainfoin Lane (Group Option) | Oakley and Deane | 7.52

**Description of site (neighbouring uses; present use)**
The site is a combination of promoted sites OAK004 (not shown on map as did not meet criteria for assessment through the SHELAA), OAK006, OAK007, OAK008 to be considered as one larger site. The site is comprised of small fields containing a number of trees and hedgerows (some of which are subject to Tree Preservation Orders (TPOs)). The site wraps around the ‘Sainfoin Lane’ Oakley and Deane Neighbourhood Plan housing allocation site. Sainfoin Lane itself runs down the centre of the site which provides access to the site and is also a Public Right of Way. The land to the east of Sainfoin Lane lies within the Oakley Settlement Policy Boundary and borders the back gardens of properties fronting onto Pardown. The south western part of the site is part of a large agricultural field and a sewerage works is located in the north western portion of the site. To the east is a site allocated within the Oakley and Deane Neighbourhood Plan (Policy 3, Site 4) which is allocated for 35 residential units.

**Relevant Planning History**
BDB/29734 – relating to site ref: OAK006: Redevelopment to provide 100 houses. Appeal dismissed by Secretary of State, January 1992.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**
**Policy restrictions/constraints:** The eastern part of this site lies within the Oakley Settlement Policy Boundary where new housing is generally permitted, in line with current adopted Local Plan Policy SS1 (scale and distribution of new housing) provided it accords with the other policies of the current adopted Local Plan. The majority of the site lies outside of, but adjacent to the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. The land immediately to the north of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The relationship between the access arrangements for this site and the neighbourhood plan allocation on the other side of Sainfoin Road will need to be considered. Sainfoin Lane will require upgrading for a development of this size.

**Potential impacts:** There is significant tree and shrub cover in some areas and TPO trees lie on the north portion of the site which would need to be protected. The sewerage works to the south of the site will require assessment to determine any potential odour issues. There is a public right of way running along Sainfoin Lane and along the southern perimeter.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, a developer, and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. The promoter has not suggested a timeframe.

**Conclusion**
This site is available and is likely to be achievable. However, due the majority of the site being located in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore the council has undertaken an initial assessment based on the yields of the smaller sites making up this larger area (OAK006, OAK007 and OAK008). The yield suggested by the site promoter for OAK004 (12 dwellings) has not been included in the proposed yield for OAK009 as the site has been discounted from further assessment at this time.

| Current Estimated Yield | 180 dwellings |
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**  
--- | --- | --- | ---  
OAK011 | Land to the north of Sunbeam Cottage, Rectory Road, Oakley | Oakley and Deane | 0.54  

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site comprises a piece of grassland, which appears to currently be used for grazing horses. The site is located outside the Oakley Settlement Policy Boundary on the western side of the village within the Church Oakley Conservation Area. The Oakley Infant School and associated grounds are located to the north of the site. There is another area of grassland immediately to the east of the site, with the Oakley Church of England Junior School beyond that. A row of residential properties is situated to the south of the site. There is a Public Right of Way along the western and northern edges of the site separating it from a recreation ground to the west which has been designated as an area of Local Green Space in the Oakley and Deane Neighbourhood Plan (2011-2029). Access to the site currently appears to be via a track to the south-west, which connects the site with Rectory Road.

**Relevant Planning History**  
16/01359/FUL - Erection of 3 no. four bed dwellings and 2 no. two bed dwellings with associated access, parking and landscaping. Application Withdrawn June 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**  
**Policy restrictions/constraints:** The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site access is via track, and it is not clear whether this can be made suitable for the type of vehicular traffic which would be associated with the residential development of the site. In addition, it is not clear to what extent the use of the track for vehicular traffic associated with the new development could be reconciled with its status as a Public Right of Way.

**Potential impacts:** Development would need to conserve or enhance the quality of the borough's heritage assets. The site is located within the Church Oakley Conservation Area and adjacent to the Grade II Listed Sunbeam Cottage and Pavilion at Sunbeam Cottage. In close proximity to the site are also Notable Buildings (non-designated heritage assets), as defined on the Church Oakley Conservation Area Appraisal Map, and also a Locally Listed building. The development of the site is likely to have landscape impacts, and there are also likely to be biodiversity and arboricultural implications. Development of the site could impact upon the residential amenity of the properties to the south.

**Availability (legal/ownership issues)**  
The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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 and no particular factors have been identified that would affect the viability 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**  
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**  
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.
<p>| Current Estimated Yield | 5 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK012</td>
<td>Park Farm</td>
<td>Oakley and Deane</td>
<td>11.18</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

The site is a number of small fields in agricultural use with a farm-yard area in the southern portion of the site. The site is relatively flat with the centre of the site being on higher ground than the edges. The surrounding land use is suburban residential development to the east and open countryside largely in agricultural use to the west. The site is adjacent to Oakley and Deane Neighbourhood Plan (O&DNP) housing allocation ‘Park Farm’. The southern site perimeter partly borders the Recreation ground, designated as Local Green Space in the O&DNP and the northern perimeter is bordered by the train line. A southern portion of the site, lies within the Oakley Church Conservation Area. The farm yard contains a Grade II Listed Building, ‘Park Farmhouse’. The site is in close proximity to a number of other Grade II and Grade II* Listed, Locally Listed and Notable Buildings. There are a number of hedgerows on site. There is existing access to the site via Rectory Road and Station Road. A PROW runs alongside the south eastern corner of the site.

**Relevant Planning History**

No relevant planning history on site.

17/02874/OUT - Adjacent to site (east): Neighbourhood Plan Allocation: Outline planning application for up to 48 new homes. Permission Granted April 2018. Reserved matters permission was granted for 48 dwellings (19/00603/RES) in July 2019 pursuant to outline permission 17/02874/OUT.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of but adjacent to Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016. The land immediately to the east of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 2 – Park Farm). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The railway line running along the northern site boundary will need to be considered with regards to potential noise pollution.

Potential impacts: The south western portion of the site is within Oakley Church conservation area. The site is in close proximity to a number of Grade II and Grade II* Listed, Locally Listed and Notable Buildings to the south of the site in addition to Grade II Listed ‘Park Farmhouse’ within the site. There may be landscape impacts and intensive development of the site could also impact upon the character of the settlement. There are potentially some archaeological implications which would need to be investigated further particularly in the southern portion of the site.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and is currently being promoted by a developer. 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**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 120 dwellings |
The site is located to the north-west of Oakley at the fork of Andover Road and Ivy Down Lane and immediately south of the railway line. Immediately to the north of the railway line is a Sewage Treatment Works (STW). The site is separated from the railway line by a thick belt of trees. The site is divorced from the built-up area of Oakley and is surrounded by agricultural fields with a few residential dwellings (two immediately to the west and another some distance to the south) with further commercial uses including a restaurant/hotel and storage and storage/workers yard associated with the railway to the south and north-east respectively. The site is currently in use as a machine/coast servicing rentals and repairs. The site is accessed via two points, one from Ivy Down and one from Andover Road. Due to the number of access points and the layout of the site and its current use the site does not benefit from any landscaping features along its frontage. To the east of the site are four large agricultural fields which have been promoted separately for 250 dwellings (site ref: OAK017).

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site on the basis of policy SS6a), subject to consideration through a planning application of the loss of this use within this location. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The railway line running along the northern site boundary will need to be considered with regards to potential noise pollution. Approximately half the site falls within Flood Zone 2 and 3 across the eastern portion of the site.

Potential impacts: The sewerage works to the south of the site will require assessment to determine any potential odour issues. There is potential for the development to impact on the settlement pattern of Oakley.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and is currently being promoted by a developer. 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**

This site is available and likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework. Although it may be possible to justify the redevelopment of the site as it is previously developed land.

**Potential Density and Yield (including development type)**

The site promoter has suggested that the site could be used for residential or employment uses, or a mixed use scheme. The site promoter has suggested 15 dwellings (and suggests this could be achieved as flatted development) which has been used for the purposes of the SHELAA. As the site promoter has suggested that the site could be used for employment uses, the council have undertaken an assessment based on
general density assumptions of 50% of the land being developed. A yield of 13,000 sq.m of employment floorspace has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 15 dwellings or 13,000 sq.m of employment use |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK017</td>
<td>Land west of Park Farm</td>
<td>Oakley and Deane</td>
<td>22.40</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located on the western side of Oakley and consists of four large agricultural fields which are defined by hedgerows. To the north is the railway line, separated from the site by a belt of trees, and to the south are situated further agricultural fields. A Public Right of Way (PRoW) runs through the site from north-west to south-east. To the north-west of the site is a group of commercial sites (restaurant/hotel and machine servicing) with two residential developments. The vehicle servicing site (Oakley Coaches) located to the north-west has been promoted separately for 15 dwellings (site ref: OAK015). There are two existing access points, one along Andover Road and the other along Station Road (west and east respectively). To the east are a number of notable buildings with Park Farmhouse (a Grade II Listed Building) beyond, and a separate site promotion (site ref: OAK012) for 120 dwellings to the north-east. In addition, to the north, beyond the railway line there is a site allocation (site ref OAK014) for 15 dwellings as set out within Policy 3 and 4 of the Oakley and Deane Neighbourhood Plan. The site is bound on all sides by high hedging.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The railway line running along the northern site boundary will need to be considered with regards to potential noise pollution.

**Potential impacts:** The southern portion of the site lies within the Church Oakley Conservation Area. A PRoW runs through the middle of the site from north-west to south-east. Within the south-eastern corner there is high archaeological potential which will require further investigation. Along the eastern boundary are a number of notable buildings. There are likely to be landscape impacts and intensive development of the site could also impact upon the character of the settlement.

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and is currently being promoted by a developer. 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 5-10 years.

**Conclusion**
This site is available and likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 250 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 250 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK018</td>
<td>Land at Pardown (Bull’s Bushes Farm) - Option 1 Whole Site</td>
<td>Oakley and Deane</td>
<td>72.30</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site consists of a large field in agricultural use to the west of Oakley. The site wraps around Bull’s Bushes Copse stretching from the railway line, past Pardown and towards Trenchards Lane. Bull's Bushes Copse to the west of the site also consists of Ancient Woodland. A Public Right of Way (PRoW) runs through the centre of the northern part of the site, around the boundary shared with Bull's Bushes Copse and south east towards Basingstoke Golf Club. Part of the site (north-eastern corner) has been promoted (site ref: OAK019) as a second option for development should the development of the entirety of OAK018 not be required (as suggested by the site promoter). The surrounding character to the west and south comprises large agricultural fields and blocks of woodland of varying size. To the west of the site there are three round barrows near Bull’s Bushes Farm which are Scheduled Monuments. Along the eastern boundary (between the settlement policy boundary and the site) are two site promotions (site ref: OAK007 and OAK009). There is a sewage works adjacent to the north-eastern boundary of the site perimeter.

**Relevant Planning History**

14/00066/RET – Adjacent to east of site: Erection of an agricultural grain store, with hardstanding and the creation of a vehicular access (Retrospective).
18/01884/AGPD – Adjacent to east of site: Erection of agricultural grain store.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is adjacent to but outside the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. There is a site to the east (adjacent to the promoted site OAK007) of the site, which has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** Vehicular access would need to be established along Trenchards Lane. It has been suggested that an access may be preferred across neighbouring land to the east, however it is unknown as to whether this is achievable. A Ground Water Protection Zone covers the majority of the western boundary and north-western corner of the site. Noise impacts associated with the railway line to the north will need to be considered. The sewerage works to the north of the site will require assessment to determine any potential odour issues.

**Potential impacts:** There are three round barrows near Bull’s Bushes Farm which are Scheduled Monuments located to the west of the site, the impact on these and the surrounding landscape needs to be considered. A PRoW runs through the centre of the site. Access would need to be established and maintained, either via Trenchards Lane or by allocating the site to the Neighbourhood Plan (Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane)). Given the nature of the site it is likely that there will be landscape impacts associated with the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to gain access across third party land. 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 stated that the site could be delivered within the next 15 years.

**Conclusion**
This site is available and likely to be achievable (subject to development of neighbouring sites), however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a density of 30-40dph, which would be a yield of between 2,169-2,892 dwellings. The promoter has suggested a yield of 2,300 dwellings, with the potential for suitable economic, sport and community facilities to be developed alongside any residential units, which has been used for the purposes of the SHELAA.</td>
</tr>
</tbody>
</table>

<p>| Current Estimated Yield | 2,300 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK019</td>
<td>Land at Pardown (Bull’s Bushes Farm) - Option 2</td>
<td>Oakley and Deane</td>
<td>13.38</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site consists of a large field in agricultural use to the west of Oakley. A Public Right of Way (PRoW) runs along the western boundary. The site forms a smaller area within OAK018 as a second option for development should the development of the entirety of OAK018 not be required (as suggested by the site promoter). The surrounding character to the west and south comprises large agricultural fields and blocks of woodland of varying size. Along the eastern boundary (between the settlement policy boundary and the site) are two site promotions (site ref: OAK007 and OAK009). There is a sewage works adjacent to the north-eastern boundary of the site perimeter.

**Relevant Planning History**

14/00066/RET – Adjacent to east of site: Erection of an agricultural grain store, with hardstanding and the creation of a vehicular access (Retrospective).  
18/01884/AGPD – Adjacent to east of site: Erection of agricultural grain store.

**Suitability and Constraints**

*Policy restrictions/constraints:* The site is adjacent to but outside the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ in May 2016 and its policies apply to this site. There is a site to the east (adjacent to the promoted site OAK007) of the site, which has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).  
*Physical problems:* Access would need to be established along Trenchards Lane. It has been suggested that an access may be preferred across neighbouring land to the east, however it is unknown as to whether this is achievable. A Ground Water Protection Zone covers the majority of the western boundary and north-western corner of the site. Noise impacts associated with the railway line to the north will need to be considered. The sewerage works to the north of the site will require assessment to determine any potential odour issues.  
*Potential impacts:* A PRoW runs along the western boundary of the site. Given the nature of the site it is likely that there will be landscape impacts associated with the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to gain access across third party land. 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 stated that the site could be delivered within 5-10 years.

**Conclusion**

This site is available and likely to be achievable (subject to development of neighbouring sites), however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a density of 30-40dph, which would be a yield of between 420-560 dwellings. However the promoter has suggested a yield of 400 dwellings, with the potential for sport and community facilities to be developed alongside any residential units, which has been used for the purposes of the SHELAA.
<p>| Current Estimated Yield | 400 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK020</td>
<td>Land east of Trenchards Lane</td>
<td>Oakley and Deane</td>
<td>15.93</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located to the south of Oakley and consists of a large agricultural field. Part of the site is located within the Church Oakley Conservation Area. A number of Public Rights of Way (PRoW) run across and alongside the site. An access exists off Trenchards Lane at the north-western corner of the site. The site is bound along the eastern boundary by a belt of trees and along the remaining boundaries by tall hedgerow. There is a belt of trees subject to a Tree Preservation Order (TPO) along the south-eastern boundary. To the south of the site is the railway line. Trenchards Lane bounds the western side of the site and beyond this are agricultural fields and pockets of woodland.

**Relevant Planning History**

14/00963/OUT - Adjacent to site (east): Outline planning permission for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close and a new pedestrian link to Barn Lane (appearance to be reserved). Application Refused and Appeal Allowed March 2016.

17/00519/RES – Adjacent to site (east): Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close and a new pedestrian link to Barn Lane. Application Granted May 2017.

17/00798/RES – Adjacent to site (east): Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings. Application Granted May 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was ‘made’ by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site promoter has suggested that there is an existing drainage issue in the south-western corner. The site slopes steeply towards the south-west of the site. The railway line running along the southern site boundary will need to be considered with regards to potential noise pollution.

**Potential impacts:** The northern part of the site falls within the Church Oakley Conservation Area. A number of listed buildings are located to the north and north-east of the site including the Cartshed of Barns and Sunbeam Cottage. There are also a number of locally listed buildings to the north/north-east of the site along Rectory Road. Development of the site would result in the loss of Grade 3 agricultural land. The north-eastern part of the site has archaeological potential which would need to be considered. A stretch of TPO trees are located along the south-eastern boundary.

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and is currently being promoted by a developer. 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**

This site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 90 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 90 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLD002</td>
<td>Land at Lodge Farm, Pyotts Hill, Old Basing</td>
<td>Old Basing and Lychpit</td>
<td>74.25</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site lies to the east of the settlement policy boundary of Basingstoke and comprises two elements, a large piece of arable farmland and mixed paddocks stretching up to Whitmarsh Lane and a rectangular piece of arable farmland arching across the northern boundary of the Basingstoke Sewage Treatment Works STW and Chineham Energy Recovery Facility (ERF). The River Loddon and a public right of way run along the south eastern boundary of the site. The site is located adjacent to the East of Basingstoke site allocation (Policy SS3.9 of the current adopted Local Plan, site ref: OLD001). The southern tip of the site is next to Pyotts Hill/Bartons Lane, where there are a number of residential properties. Petty’s Brook, a Site of Nature Conservation (SINC), flows through the north of the site. The boundary of the site has been amended when compared with its previous incarnation. The topography of the site gently undulates.

**Relevant Planning History**

The site was promoted through the course of the current adopted Local Plan preparation and examination. The site was considered by the Inspector as one of the ‘omission sites’ assessed during the Examination in Public. The Inspector noted that the previous version of the SHLAA concluded that Poors Farm and Lodge Farm would need to be considered together as a comprehensive scheme, with the East of Basingstoke site. The Inspector also noted that the Environment Agency had objected on the grounds of flood risk and impact on the River Loddon and associated wetlands on biodiversity grounds. He envisaged major infrastructure would be required, to ensure that the impact on the biodiversity of the Loddon Valley can be mitigated to an acceptable standard, and flood risk concerns could be addressed. He stated that it was difficult to see how this could be achieved based on the information available at that time.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of, but immediately adjacent to the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The large piece of arable farm land to the south of the STW and ERF (southern part of the site) is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the southern part of the site. Neither elements of the site have been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the southern part of the site would need to accord with relevant Neighbourhood Plan policies, such as design, protection of the historic environment and housing mix (policies 6, 7 and 8).

Physical problems: The site is located in close proximity to both a STW and a ERF, both of which could have an impact on the proposed development of the site for housing on the grounds of air quality and noise impacts. Petty’s Brook SINC flows through the north of the site. The northern part of the southern element of the site lies within a mineral safeguarding area. There is also a Flood Zone 2, 3a and 3b area running along the eastern side of the site and through the majority of the northern element of the site. Previous assessment of the site by the Environment Agency indicates that there are significant flooding implications associated with the development of the site. The topography of the site gently undulates.

Potential impacts: A Roman road runs through the southern part of the site. The Old Basing Conservation Area is to the south-west of the site and there are two listed buildings within the site area – Basing Lodge Farmhouse (Grade II) and Barn at Lodge Farm (Grade II).

Landscape analysis prepared in support of the current adopted Local Plan established that there are potentially significant landscape constraints associated with the site. It will also be necessary to consider the impact of the proposed development on the settlement pattern of Basingstoke. In light of the assessment of the site during the course of the current adopted Local Plan Examination as referred to above, there will also be significant biodiversity implications associated with its development. There are a number of trees within the site, some of which are protected by TPOs, consequently there are likely to be arboricultural
Impacts associated with the development 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. Development of the site would result in the loss of grade 3b agricultural land. There are some potential archaeological implications associated with the development of the site. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

### Availability (legal/ownership issues)
This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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. However, the achievability of the site is likely to be dependent on the East of Basingstoke allocation to the west being developed first and an upgrade to the junction to the A33. 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 stated that the site could be delivered within 5-10 years.

### Conclusion
This site is available and likely to be achievable (subject to development of neighbouring sites and improvements to the junction to the A33), however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested that the area to the north of the STW and ERF is not proposed at this stage for residential development and has suggested a yield of approximately 900 dwellings for the ‘mid and southern portion’ of the site. The yield suggested by the site promoter is considerably higher than the assessment in the previous version of the SHLAA, which identified a figure of 650 units. The submission form suggests a mix of office, leisure, retail and community facilities for the site. However, no clarification has been provided in terms of how much floorspace would be provided.

| Current Estimated Yield | 900 dwellings |
Description of site (neighbouring uses; present use) | Previously Developed Land: No
---|---
The site is located to the east of Basingstoke, beyond the East of Basingstoke site allocation (Policy SS3.9 of the current adopted Local Plan, site ref: OLD001) and the Lodge Farm site (site ref: OLD002). Old Basing is located to the south west of the site. The site is irregularly shaped and existing land uses comprise arable farmland, streams, pasture and wet meadow. It is largely divided into open fields with several blocks of woodland and hedgerows of varying degrees of maturity and continuity. There are a number of designated woodlands within the site. The surrounding land uses are agricultural, with the Basingstoke Sewage Treatment Works (STW) and the Chineham Energy Recovery Facility (ERF) to the north west. The railway line runs to the south. A number of public rights of way (PRoW) dissect the site around Blackland Farm and Poors Farm with a PRoW running along the eastern boundary. The topography of the site gently undulates.

Relevant Planning History
The site was promoted through the course of the current adopted Local Plan preparation and examination. The site was considered by the Inspector as one of the ‘omission sites’ addressed during the Examination in Public. The Inspector noted that the previous version of the SHLAA concluded that Poors Farm and Lodge Farm would need to be considered together as a comprehensive scheme, with the East of Basingstoke site. The Inspector also noted that the Environment Agency had objected on the grounds of flood risk and impact on the River Loddon and associated wetlands on biodiversity grounds. He envisaged major infrastructure would be required, to ensure that the impact on the biodiversity of the Loddon Valley can be mitigated to an acceptable standard, and flood risk concerns could be addressed. He stated that it was difficult to see how this could be achieved based on the information available at that time.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)
Policy restrictions/constraints: The site is outside Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).
Physical problems: The site is located in close proximity to both a STW and an ERF, both of which could have an impact on the proposed development of the site for housing on the grounds of air quality. The topography of the site gently undulates. Overhead power cables run through the site. The northern part of the site lies within a mineral safeguarding area. There is also a Flood Zone 2/3 area running along the western side of the site, and also within the northern part of the site. Previous assessment of the site by the Environment Agency indicates that there are significant flooding implications associated with the development of the site. Noise impacts associated with the STW and ERF will need to be considered.
Potential impacts: A Roman road runs through the southern part of the site (around Lower Mill Farm). The Old Basing Conservation Area lies to the south-west of the site and Newnham Conservation Area is located to the west of the site. Poors Farmhouse is located within the site and is Grade II Listed, as is its associated granary. There is also a listed building just outside the site area to the south-east. There are potentially significant landscape constraints associated with the site. It will also be necessary to consider the impact of the proposed development on the settlement pattern of Basingstoke. There are a number of trees within the site some of which are designated as SINCs, including Bain’s Wood, Round Copse and Bells Copse. There are also several areas of ancient woodland. Consequently there are likely to be arboricultural impacts associated with the development of the site. The development of the site would result in the loss of grade 3a and 3b agricultural land. There are some potential archaeological implications associated with the development of the site. There are also likely to be noise impacts associated with the proximity of the site to the STW and ERF (to the
north) and the railway line (to the south). The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

### Availability (legal/ownership issues)

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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. However, the achievability of the site is likely to be dependent on the East of Basingstoke allocation to the west being developed first and may be affected by the costs associated with undergrounding the pylons across the site. 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 stated that the site could be delivered within 5-10 / 10-15 years over a phased period.

### Conclusion

This site is available and likely to be achievable (subject to development of neighbouring sites), however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)

The site promoter has suggested a yield of 3,400 dwellings (including affordable housing and specialist homes) which has been used for the purposes of the SHELAA. The yield suggested by the site promoter is higher than the assessment of the previous version of the SHLAA, however, this is considered reasonable given the increase in site area since the previous promotion.

| Current Estimated Yield | 3,400 dwellings |
Description of site (neighbouring uses; present use)  Previously Developed Land: No

The site is a primarily agricultural land split into a number of large fields. It also contains some commercial uses at Wildwood Farm located in the centre of the eastern side of the site. The site is separated from Old Basing to the west by a number of sports fields, open space, allotments and a cemetery. The train line bounds the southern site perimeter. A public right of way (PRoW) runs along the southern edge of the site, as does a SINC adjacent to the train line (Brick Hill Copse). Part of the site lies within the vicinity of an ancient monument. It is also immediately adjacent to the Basing Conservation Area and settings of a number of Listed Notable and Historic Buildings. There is existing access to the site that would need upgrading to accommodate development.

Relevant Planning History

None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined 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 in this location is therefore not supported by the council’s current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design, heritage assets and housing mix (policies 6, 7 and 8).

Physical problems: Given the size of the site and scale of development the existing access arrangements would need to be upgraded and the potential impact on the highway network considered. The western portion of the site lies within a minerals consultation area for brick clay and a small part of the northern extent of the site for sand and gravel. There may be some contamination associated with agricultural uses which would need to be remediated.

Potential impacts: An ancient monument (Oliver’s Battery) lies to the west. Any archaeological implications will require investigation. The Old Basing Conservation Area containing a number of listed and locally listed buildings is also adjacent to the west. Gravelly Bottom SINC and Ancient Woodland are located directly to the east of the site. The railway line runs along the southern site boundary and any noise impacts will require mitigation. The majority of land is grade 3b agricultural land except for a small area which is grade 2. Development of the site may pose significant landscape impacts. There are also likely to be arboricultural and ecological impacts. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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 and no particular factors have been identified that would affect the viability 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

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)

The site promoter suggests a yield of 1,132 dwellings along with 14,000sqm of employment floor space (B class use) which has been used for the purposes of the SHELAA.
<table>
<thead>
<tr>
<th><strong>Current Estimated Yield</strong></th>
<th>1132 dwellings, 7000sqm B1a, B1b and 7000sqm B1c, B2, B8</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Ref.</strong></td>
<td><strong>Site Address</strong></td>
</tr>
<tr>
<td>OLD006</td>
<td>Land North of London Road</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use):** Previously Developed Land: No

The site consists of two agricultural fields, which rise towards the north and are separated by a belt of trees. This site lies to the east of Old Basing, separated by a number of large agricultural fields. The surrounding landscape is characterised by agricultural land and varying sized blocks of woodland, including some ancient woodland and Site of Nature Conservation (SINCs). The train line runs along the northern site perimeter and the A30 along the southern site perimeter. There is an existing access to the site however this would need to be upgraded to be suitable for development.

**Relevant Planning History**

The site was promoted through the course of the current adopted Local Plan preparation and examination.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of any defined 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 in this location is therefore not supported by the council’s current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).

**Physical problems:** Given the size of the site and scale of development the existing access arrangements would need to be upgraded and the potential impact on the highway network considered. A small southern portion of the site lies within Flood Zone 3, although the majority of the site is Flood Zone 1. The majority of the site is in a mineral consultation area, the south-western portion lying in a mineral safeguarding area for brick clay. A wayleave would need to be provided for the electricity pylon line to the north. There may be some contamination associated with agricultural uses which would need to be remediated.

**Potential impacts:** The site is bounded to the north and south by the A30 and railway line which have the potential to be a source of noise pollution and any noise impacts will require mitigation. Hodds Copse East SINC is adjacent to the north west and is also designated ancient woodland. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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 and no particular factors have been identified that would affect the viability 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 start delivering within the next five years.

**Conclusion**

This site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoters suggests a yield of 732 dwellings which has been used for the purposes of the SHELAA. The promoter also indicates that the applicant would consider some mixed use or commercial development alongside residential.

| **Current Estimated Yield** | 732 dwellings |
The site comprises an area of agricultural land which wraps around the eastern side of Old Basing and stretches east across Hodd’s Farm and Hodd’s Copse to the boundary of promoted site OLD006 (Land North of London Road). The site encompasses a number of arable fields, a small area of woodland on its western edge and towards the north and east ancient woodland and Sites of Nature Conservation (SINCs) including Hodd’s & Virnell’s Copses and Bushyleaze Copse, Virnell’s Copse and Hodd’s Copse East. The south eastern site perimeter sits alongside the A30 and the site is only a short distance from the M3 to the south, with a train line located immediately to the north of the site. The land to the east is agricultural, as is the land to the north however, this land consists of three other sites (Lodge Farm, Poors Farm, Land North of London Road) which are long standing site promotions through the SHELAA process and Local Plan examinations. There is a belt of trees running along the south-western boundary and to the north of the site which are protected by Tree Preservation Orders (TPOs), and there are also a number of hedgerows within the site area demarcating the field boundaries. There is a Public Right of Way (PRoW) which divides the site from north-west to south east. The Basingstoke Canal runs along defines the southern/south-western boundary of the site.

### Relevant Planning History

Part of the site was promoted through the course of the current adopted Local Plan preparation and examination and was considered by the Inspector as one of the ‘omission sites’ assessed during the Examination in Public. It was considered in conjunction with Lodge Farm and Poors Farm. The Inspector drew attention to sensitive landscape and biodiversity issues associated with the site. He stated that he envisaged major infrastructural work for the impact on the biodiversity of the Loddon Valley to be mitigated to an acceptable standard, and he stated that it was difficult to see how this could be achieved based on the information available at that time. Given the addition of a larger area of land which consists of additional woodland, SINCs and TPOs it is considered that the concerns raised by the Inspector apply to the full extent of the site now promoted.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside of any defined 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 in this location is therefore not supported by the council’s current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. The Old Basing and Lychpit Neighbourhood Plan identifies a ‘congested route’ immediately to the west of the site and the woodland within the north-western corner of the site is designated as Local Green Space. A small part of the Basingstoke Canal on the south-western edge of the site has also been designated as Local Green Space (policy 5). Development of the site would also need to accord with other relevant Old Basing and Lychpit Neighbourhood Plan policies such as design and housing mix (policies 7 and 8).

**Physical problems:** The topography of the site undulates, though not significantly. The site lies within a Mineral Safeguarding Area. The site is located within Flood Zone 1, though there is a critical drainage area adjacent to the western edge of the site, and a Flood Zone 2/3 area to the south of the site. There may be some contamination associated with agricultural uses which would need to be remediated.

**Potential impacts:** The Old Basing Conservation Area lies to the west of the site, and any development would need to take into account the Old Basing Conservation Area Appraisal (2003). Hodd’s Hill Farmhouse is a Grade II Listed Building and there are also a number of listed buildings to the west of the promoted area. As has been noted by the Inspector, there are likely to be significant landscape and biodiversity impacts associated with the development of the site. There are also likely to be significant arboricultural implications, primarily in relation to the TPO woodland within the site and a number of SINCs as identified.
above. There is a Roman Road running through the site, and consequently there are likely to be potential archaeological implications associated with the development of the site. There are likely to be noise impacts stemming from the railway line to the north, and the A30 to the south which will require mitigation. The development of the site could also impact upon the residential properties to the west/south-west. There are also likely to be highways impacts associated with the development of the site. The development of the site would result in the loss of grade 2, 3a and 3b agricultural land. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

<table>
<thead>
<tr>
<th>Availability (legal/ownership issues)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part of the site is a long-standing site promotion The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and there are no known legal or ownership problems. The site is therefore considered to be available for development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Achievability (economic viability; market factors; cost factors; delivery factors)</th>
</tr>
</thead>
<tbody>
<tr>
<td>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. 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 start delivering within the next five years.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a yield of 900 dwellings which been used for the purposes of the SHELAA.</td>
</tr>
</tbody>
</table>

<p>| Current Estimated Yield | 900 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLD012</td>
<td>Paddock Land at Lower Mill</td>
<td>Old Basing and Lychpit</td>
<td>2.22</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site consists of a paddock adjoining a Grade II Listed house (Lower Mill) and its gardens (located to the west), to the north east of Old Basing. The paddock has been subdivided for its existing use and apart from fencing is undeveloped. To the south of the site is a belt of thick woodland and vegetation and beyond Newnham Lane, a large agricultural field with low density linear residential development on either side. A Public Right of Way (PRoW) runs along the eastern boundary. The Basing Conservation Area abuts the western boundary. To the north of the site is agricultural land and belts of woodland.

**Relevant Planning History**


BDB/26980 - change of use of second floor of mill building to offices to replace temporary permission for part ground and first floors. Granted August 1989.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of, but close to the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).

**Physical problems:** The site lies within a mineral consultation area. The site is also within Flood Zone 2 and 3 along its northern boundary. Whilst the site promoter has suggested an access exists from Newnham Lane into the site itself, this is unclear. Therefore a site access would need to be established along Newnham Lane through the tree belt.

**Potential impacts:** There are likely to be arboricultural and landscape impacts associated with the development of the site. The Old Basing Conservation Area containing a number of listed and locally listed buildings is also adjacent to the west. Development of the site would result in the loss of grade 3a agricultural land. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available within the timeframe suggested by the promoter of within 5 years.

**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. 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore the council has undertaken an initial assessment based on general density assumptions and a density of 15dph. A yield of 33 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of an area of Flood Zone 3 to the north, the rural character and density of surrounding
development and the need to mitigate impacts on the conservation area, landscape and countryside.

| Current Estimated Yield | 33 dwellings |
The site is located to the north of the main built up part of Overton, outside of but adjacent to the village’s Settlement Policy Boundary, as defined in the current adopted Local Plan. The site currently comprises an arable field, with a central valley running north to south. The railway line runs along the northern boundary, beyond which is the North Wessex Downs AONB. To the east is residential development of mixed character while a public footpath runs along the southern boundary. To the south west of the site is the village primary school and further residential development while to the south of the site are the listed buildings of Court Farm and St Mary’s Church. To the south east of the site is the Overton Conservation Area.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was ‘made’ in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** Flood Zone 2 runs centrally through the site from north to south. Access to the site could potentially be taken from Kingsclere Road, subject to local highway authority approval. There is a narrow valley running through the site, which could impact on the layout of the development. The close proximity of the railway line to the north may result in noise pollution which would need to be addressed.

**Potential impacts:** The site lies in close proximity to the Overton Conservation Area (to the south and east). Any development would need to take into account the Conservation Area Appraisal. The Court Farm buildings and St Mary’s Church to the south are listed buildings. Development on this site has the potential to have a significant impact on landscape character, given its visual prominence from a number of viewpoints and proximity to the AONB. Court Drove Woodland Strip SINC runs along the western boundary of the site. The site assessment process in relation to the Overton Neighbourhood Plan also identified a number of significant concerns regarding the development of the site. There are also drainage and archaeological issues associated with the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permissions from the landowner and 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 previously submitted planning application (15/03489/OUT) indicates that the development of the site is likely to be achievable. 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 site promoter suggests the site could be developed in the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**
The recent planning application pertaining to the site proposed 165 units, which reflected the wide range of site constraints referred to above. The site promoter has suggested a yield of 165 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 165 dwellings |
The site is located to the north of the main built up part of Overton, outside but adjacent to the village’s Settlement Policy Boundary, as defined in the current adopted Local Plan. The site comprises a number of small fields currently used for as sheep grazing pasture with some woodland. A footpath forms the northern boundary with an open field beyond. To the east lies Kingsclere Road and the countryside and River Test beyond. To the west of the site and beyond Court Drove there is residential development and the village primary school whilst to the south there are small open fields, Court Farm, St Mary’s Church and Court Drove. To the west of the site a separate development site, which is allocated as Site B (for 14 dwellings) in the Overton Neighbourhood Plan (Policy SS1 of the Neighbourhood Plan). There is a Public Right of Way running along the northern boundary of the site. To the south are a number of listed buildings and locally listed buildings.

### Relevant Planning History

No planning history on site.

18/00412/FUL – Adjacent to site (west): 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. Application Refused and Appeal dismissed.

19/02083/FUL – Adjacent to site (west): 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. Pending consideration.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is located outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was ‘made’ in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The eastern most part of the site falls within Flood Zone 2. There is quite a pronounced topography across the site. The site is located within a mineral consultation area.

**Potential impacts:** The site is immediately to the north of the Overton Conservation Area. Any development would need to take into account the Conservation Area Appraisal. This identifies an open area of significance immediately south of the site (fronting Kingsclere Road). The Court Farm buildings and St Mary’s Church to the south are Grade II Listed. There are some possible archaeological implications, which may require further investigation. The site is located within a SSSI Impact Risk Zone which will be relevant for residential development of over 50 dwellings on site due to the potential for ecological impacts.

### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development immediately as suggested by the site promoter.

### 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. 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 site promoter has suggested within the next 5 years.

### Conclusion

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.
<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a density of between 20-30 dph. The site promoter has not suggested a yield for the site. The council has therefore undertaken an initial assessment based on general density assumptions and a density of 20dph. A yield of 45 dwellings is suggested for the purposes of the SHELAA.</td>
</tr>
<tr>
<td><strong>Current Estimated Yield</strong></td>
</tr>
<tr>
<td>Site Ref.</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>OV005</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No
The site is agricultural land immediately north of the River Test. There is a school and residential dwellings located to the east and a sewage treatment works (STW) to the west. The site is in close proximity to the railway line and North Wessex Downs AONB which is located to the north. The site is adjacent to ‘Site A’, an allocated site within the Overton Neighbourhood Plan. There is a solar farm next to the site to the north-east.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was ‘made’ in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. Immediately to the west of the site is Site B which is an allocated site within the Overton Neighbourhood Plan for 14 dwellings. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site is in close proximity to a STW, which is located to the west of the site. Therefore, it will be important to carry out an assessment of how this will impact upon the potential development of the site. The site does not appear to have a vehicular access, and it has been suggested by the site promoter that a suitable access to the site can be achieved through land within the ownership of Hampshire County Council. Therefore access to the site is subject to third party approval. It is not clear at present how easily this issue can be addressed, and the road network in this part of Overton may impact upon the feasibility of developing the site. The land appears to slope up appreciably from Silk Mill Lane in a northerly direction. The land is located within a mineral consultation area.

**Potential impacts:** The site is adjacent to the boundary of the Overton Conservation Area. There is also a listed building to the south-west of the site. The site is close to the AONB boundary, which is to the north of the site, and there are likely to be landscape implications associated with its development. There could also be ecological impacts, and this will require further investigation. The River Test is located to the south. There would be a loss of good – moderate agricultural land. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 10 dwellings.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems with the site itself. The site is therefore considered to be available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The achievability could be impacted upon by the proximity to the sewage treatment plant and establishing a suitable vehicular access via third party land. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 200 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 200 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV006</td>
<td>Vinns Lane, Southington</td>
<td>Overton</td>
<td>4.50</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is one of a number of large agricultural fields on the edge of the settlement. Southington comprises a small cluster of dwellings, many of which have a historic character, outside of the main settlement of Overton. The B3400 runs along the northern site perimeter providing a direct access to the site. The surrounding land uses comprise primarily agricultural to the west, east and south. To the north/north-east are residential dwellings. Overton Green Lanes SINC runs along the eastern boundary.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was ‘made’ in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site is relatively flat, though slopes up slightly to the south, and there are no obvious physical problems with the site. There is a small vehicular access, which would only currently be suitable for agricultural vehicles, and a new access, possibly in a different position, is likely to be required. The land in question is located in a mineral safeguarding area.

**Potential impacts:** The site is adjacent to the Overton Conservation Area boundary. There are historic buildings located to the north and east of the site (locally listed and notable buildings). The Conservation Area Appraisal also identifies the view over the site towards Overton as a key viewpoint. There are likely to be landscape impacts associated with the development of the site and impacts on the settlement pattern extending to the west. There is a SINC running along the eastern boundary, meaning there could be some ecological implications flowing from the development of the site. The development of the site would mean the loss of good – moderate agricultural land. There are some possible archaeological implications, which may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and the site promoter has suggested that there is current interest in the site by a housing developer. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested only 4ha of the site is developable. The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 120 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV007</td>
<td>7 Vinns Lane, Overton</td>
<td>Overton</td>
<td>1.28</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently used as a paddock and sited just west of Overton’s Settlement Policy Boundary in the hamlet of Southington. The majority of the surrounding land appears to be agricultural fields with a small patch of woodland to the west. There is access to the site via Vinns Lane. Overton Green Lanes SINC is located to the south-west of the site. To the west is a separate site promotion (site ref: OV006) which has been suggested for 120 dwellings.

**Relevant Planning History**

16/00232/FUL - Erection of 4 bedroom dwelling with associated parking and amenity area including parking spaces for no. 7 Vinns Lane. Permission Granted June 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was ‘made’ in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The land slopes in a southerly direction. The vehicular access would be via Vinns Lane, which is a narrow lane and may not be capable of accommodating any significant increase in traffic. A small part of the site (north-west) is located in a mineral safeguarding area.

**Potential impacts:** The site is adjacent to the Overton Conservation Area boundary. 7 Vinns Lane is one of a row of ‘notable’ buildings in the Conservation Area Appraisal. The Conservation Area Appraisal also identifies the view over the site towards Overton as a key viewpoint. There is likely to be some landscape impacts associated with the development of the site. There is a SINC in close proximity to the site (running along the southern part of Vinns Lane), meaning there could also be ecological impacts. The site is located within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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, or within a 5-10 year period.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site submission does not specify a number of units. The site is just over 1 ha, and therefore a yield of 30 has been assumed for the purposes of the SHELAA, which would allow for a density just under 30dph, which would reflect its location.

**Current Estimated Yield** | 30 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV009</td>
<td>Land south of Two Gate Lane Phase II &amp; III</td>
<td>Overton</td>
<td>6.96</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The land in question forms part of a wider site which was previously included in the SHLAA, part of which has now been allocated in the Overton Neighbourhood Plan (ONP). This site promotion relates to the part of the land which is not included within ONP allocation. The site area comprises a larger area than when it was promoted through the 2018 SHELAA and now incorporates the land area previously referenced as OV010 in the 2018 SHELAA. The site comprises agricultural land, with the northern boundary abutting the ONP allocation area (Site F: South of Two Gate Lane). There is a row of mature vegetation running horizontally across the centre of the site and the north eastern side of the site is enclosed by mature vegetation. There is a row of houses running along the north-western boundary. A PROW runs along the southern site boundary.

**Relevant Planning History**


**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was ‘made’ in July 2016 and its policies apply to this site. This part of the site has not been allocated in the ONP, though the Plan does state that the allocation boundary line for the neighbouring allocation in the Plan can be extended into this area if required. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems**: The development of the site requires the neighbouring site allocation to be implemented to provide access.

**Potential impacts**: The site comprises agricultural land which has been assessed as being Grade 3a (good) quality. The design of any new development would need to accord with the Overton Village Design Statement, with respect for the landscape and character of Overton. The 2018 SHELAA assessment confirmed that a Biodiversity Assessment concluded that the site is predominantly a grass ley of very low biodiversity value. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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. However, the achievability and timescale for the development will be dependent upon the delivery of the existing allocation within the ONP.

**Conclusion**

This site is available and maybe achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 98-115 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 107 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV011</td>
<td>Land south of Hazelcombe, Overton</td>
<td>Overton</td>
<td>19.38</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is currently agricultural land located adjacent to, and south of, the Overton SPB. Two roads, Sapley Lane and Waltham Road, follow the western and eastern site perimeters respectively and both provide direct access to the site. With the exception of residential use to the north, the site is surrounded with what appears to be mainly agricultural land. The site sits east of the site known as ‘West of Sapley Playing Field’ and south of the site lies the land known as ‘South of Two Gate Lane’, which have both been allocated in the Overton Neighbourhood plan. A PROW run north to south through the centre of the site.

**Relevant Planning History**

No relevant planning history on site.


**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was ‘made’ in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).  

Physical problems: The site slopes significantly, which is likely to impact markedly on any proposed development for housing.  

Potential impacts: Development of the site would involve the loss of Grade 3a (good) and Grade 3b (moderate) quality agricultural land. Given the nature of the site there are likely to be some landscape, ecological and arboricultural implications associated with the development of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 but the viability of the site may be affected by increased build costs due to the topography of the site. 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**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 125-145 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 135 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV012</td>
<td>Land to the west of Sapley Lane and Pond Close, Overton</td>
<td>Overton</td>
<td>14.47</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No  
The site comprises sloping agricultural land adjacent to the south western corner of Overton settlement policy boundary. The surroundings are largely agricultural with the exception of the north eastern perimeter, which is bordered by residential uses and the presence of a copse off the southern site boundary. The site lies adjacent to ‘Site J’, which is allocated within the Overton Neighbourhood Plan, and recently gained planning permission.

**Relevant Planning History**  
No relevant planning history on site.  

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**  
**Policy restrictions/constraints:** The site is outside but adjacent to Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was ‘made’ in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The land slopes markedly and does not currently appear to have a vehicular access. However, the promoter suggests that access can be gained through the adjacent Bargate Homes’ Sapley Lane Scheme (16/03057/OUT), which is currently under construction.

**Potential impacts:** The development of the site is likely to result in landscape implications, and has the potential to impact upon the settlement pattern of Overton. Development of the site would mean the loss of Grade 3a (good) to Grade 3b (moderate) agricultural land. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**  
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. The site is currently under option to a developer 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 5-10 years.

**Conclusion**  
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**  
The site promoter has suggested a yield of 360 dwellings which has been used for the purposes of the SHLEAA.

**Current Estimated Yield** | 360 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OV014</td>
<td>Land off Pond Close, Overton</td>
<td>Overton</td>
<td>6.66</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located to the south west of Overton outside but adjacent to the village’s Settlement Policy Boundary, as defined in the current adopted Local Plan (ALP) and comprises an open field. There is residential development to the east of the site, with open countryside to the north, west and south. A mature hedge/tree line forms the site’s boundary to the north and west beyond which lies a rural road, while a less substantial level of vegetation forms the eastern boundary. The site promoter has suggested that means of access could be provided through Bargate Homes’ Sapley Lane scheme (16/03057/OUT) which is currently under construction.

**Relevant Planning History**

A planning application for 60 dwellings was refused in 2000 (BDB/44946) on the basis that it was in the countryside and there was inadequate infrastructure provision. 16/03057/OUT – Close proximity to site (south east). Outline planning application for up to 55 dwellings. Permission Granted October 2017. Reserved matters permission (18/00348/RES) for 55 dwellings granted October 2018.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside but adjacent to Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was ‘made’ in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** Part of the site is a historic landfill site (it was a brick kiln with associated clay pits) which have subsequently been landfilled. However, the site promoter states that this part of the site has been excluded from the developable area. The site includes a mineral safeguarding area.

**Potential impacts:** There may be landscape implications associated with the development of the site. Development of the site would result in the loss of Grade 3a (good) to Grade 3b (moderate) agricultural land. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. The site is currently under option to a developer 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 or the 5 – 10 year timeframe.

**Conclusion**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 150 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 150 dwellings
The site is located on the very edge of the borough, and abuts the boundary with Winchester City Council. The land in question comprises an agricultural field, which is currently grassland. The site is adjacent to a Hampshire Grain facility (to the west), with what appears to be an industrial/storage site located immediately to the south of that. The site is bordered to the north by an area of woodland, and a row of trees run along the southern boundary of the site, some of which are protected by a Tree Preservation Order (TPO), Popham Beacons Scheduled Monument is located just to the south-east of the site. The pervading character of the area is generally rural, and is defined by large arable fields and areas of woodland, however, the A303 is located just to the south of the site and Popham airfield is in close proximity to the east. The site is currently accessible via a field gate adjacent to Sapley Lane, though this is only suitable for agricultural vehicles. Micheldever Station is located approximately 1km to the south of the site.

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is located on the very edge of the borough, and abuts the boundary with Winchester City Council. The land in question comprises an agricultural field, which is currently grassland. The site is adjacent to a Hampshire Grain facility (to the west), with what appears to be an industrial/storage site located immediately to the south of that. The site is bordered to the north by an area of woodland, and a row of trees run along the southern boundary of the site, some of which are protected by a Tree Preservation Order (TPO), Popham Beacons Scheduled Monument is located just to the south-east of the site. The pervading character of the area is generally rural, and is defined by large arable fields and areas of woodland, however, the A303 is located just to the south of the site and Popham airfield is in close proximity to the east. The site is currently accessible via a field gate adjacent to Sapley Lane, though this is only suitable for agricultural vehicles. Micheldever Station is located approximately 1km to the south of the site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of housing development in this location is therefore not supported by the council’s current planning framework. The site promoter has made reference to the potential for the site to be developed for industrial use. It may be possible for such a proposal to accord with Policy EP4 (clauses d and e) in the current adopted Local Plan, though this would need to be assessed in detail through the submission of a planning application. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was ‘made’ in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: This is a sloping site. The site is also located within a Groundwater Protection Zone, which could be particularly relevant if the site were to be developed for industrial use.

Potential impacts: There is an area of woodland situated immediately to the north of the site, which is designated as an SSSI (Micheldever Spoil Heaps). Therefore, the development of the site could have ecological impacts, and landscape impacts. The site is opposite a grain storage plant (Hampshire Grain), and also a storage facility, which are likely to involve some noise generation, and hence could impact on the development of this site for noise sensitive uses. There is a row of trees which are subject to a TPO along the southern boundary of the site. A Scheduled Monument is located to the south-east of the site. The development of the site would involve the loss of good to moderate agricultural land. The site is in close proximity to Popham Airfield, and so new development could impact on the operation of that facility. The site is located within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development for residential purposes would not be in line with the borough’s current planning framework. The site promoter has also referred to the potential provision of industrial units on this site. This may be deliverable within the Plan period, provided the proposed development accords with the relevant policies of the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested that only 2.2 hectares of the site area is developable and has identified a yield of 20 dwellings, and also 4 industrial units (measuring 464 square metres each). This yield has been used for the purposes of the SHELAA.

| Current Estimated Yield | 20 dwellings, 1856 sq.m (industrial) |
The site is located within Pamber Green, Tadley, and lies to the east of and is accessed off, the A340. Greenacres Nursery is a horticulture site dealing mainly with trees and landscaping supplies. The site contains a small office building, two large and three small greenhouses and a poly-tunnel. Two storage buildings are located at the rear of the site. There is a small gravel car park on the site together with display areas. To the north is a bungalow, which formally had an agricultural tie linking it to the site. The land in question is enclosed by a perimeter fence and mature landscaping. The site is located to the south of the main settlement of Pamber Green. A public right of way follows the north/south alignment of the site’s rear boundary. There are a number of mature trees situated around the perimeter of the site. The general character of the wider area is rural, with clusters of houses lining sections of the highway network.

### Relevant Planning History

14/03528/LDEU - Application for certificate of lawfulness for the occupation of the dwelling by persons other than those employed in agriculture. Permission Granted February 2015.
16/00300/FUL - Erection of 2 no. three bedroom bungalows. Permission Granted May 2016

### suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Plant nurseries are understood to fall within the A1 use class (*Wiggins v Arun DC*), and there is no restriction on the loss of such uses in this location. The site also seems to comprise a landscape contracting business, with associated storage facilities. That use is likely to be Sui-Generis, and therefore again there would be no restrictions on the loss of that use. There are Listed Buildings in close proximity to the south and east of the site. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** The site is located within an Upstream Critical Drainage Area.

**Potential impacts:** The site is located within the Impact Risk Zone for the Pamber Forest and Silchester Common SSSI, and accordingly there could be ecological impacts associated with the development which is likely to require further investigation. There would probably be landscape impacts if the site were developed for housing. The site is located in Flood Zone 1.

### Availability (legal/ownership issues)

The site was actively promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 – 10 year timeframe.

### Conclusion

This site is available and is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 25 dwellings, which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 25 dwellings |
**Site Ref.**  
PAM003  

**Site Address**  
Land at New Road, Little London  

**Parish**  
Pamber  

**Site Area (ha)**  
2.05

### Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site is currently in equine use. To the west of the site lies a small number of residential dwellings, with the main settlement of Little London immediately to the east. Agricultural fields lie to the north of the site. The southern boundary of the site is adjacent to New Road and there is a row of mature trees and hedges lining the boundary with the road. There is an existing site access off New Road via a field gate.

### Relevant Planning History
None

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** The site appears to be relatively flat and there are no obvious significant physical constraints. However, it is not clear whether the existing vehicular access would be able to accommodate residential development and so a new access may be necessary. The site is located in Flood Zone 1, however, there are flooding zones to the south of the site and immediately to the south is an Upstream Critical Drainage Area. The site is also located within a minerals consultation area for river terrace deposits.

**Potential impacts:** The development of the site is likely to involve some landscape and ecological impacts. There is potential for the development of this site to impact on the settlement pattern of Little London. There are some potential archaeological implications associated with the development of the site (particularly along the eastern boundary), which would need to be investigated in more detail. There may be highways impacts associated with any proposed new vehicular access. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

### Availability (legal/ownership issues)
The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 20-30 dwellings. Given that a range has been proposed a figure in the middle point has been used for the purposes of the SHELAA.

**Current Estimated Yield**  
25 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM004</td>
<td>Land at Fair Oak Farm, Silchester Road, Little London</td>
<td>Pamber</td>
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</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently in use both for agricultural and equine uses encompassing two rural style buildings, which appear to be a barn and stable. The site sits at the end of a series of detached and semi-detached residential properties. Access is directly off Silchester Road via a field gate. A transport depot is located to the east of the site and a solar farm lies to the west. The main part of the settlement of Little London is located to the north of the site.

**Relevant Planning History**

BDB/20887 - erection of 2 houses on 0.23ha: Application Refused July 1986

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the outer zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** The site appears to be relatively flat and there are no obvious significant physical constraints. However, it is not clear whether the existing vehicular access would be able to accommodate residential development and so a new access may be necessary. There are some overhead power cables which may need to be put underground. The site is located within Flood Zone 1, but is in an area which has been identified as an Upstream Critical Drainage Area and Critical Drainage Area.

**Potential impacts:** The development of the site is likely to involve some landscape impacts. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 although the undergrounding of electricity pylons may affect the viability of developing this site. 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10 units which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 10 dwellings
Site Ref. | Site Address | Settlement/ Parish | Site Area (ha)
--- | --- | --- | ---
PAM005 | Oak Tree Farm | Tadley | 6.32

**Description of site (neighbouring uses; present use)**

The site includes a haulage yard; farm shop; hardstanding and open storage and agricultural/grazing land. The site promoter also refers to a residential dwelling and residential caravan site being present on the site. The developed part of the site lies is accessed by a driveway from Boars Bridge Road to the south and is located in the middle of the northern part of the site. The eastern portion of the site comprising a large field extend further north. The settlement of Little London which is largely a linear settlement running along Silchester road lies to the west. A number of residential back gardens border the site. The surrounding land use is largely agricultural particularly to the south and east. There is pre-existing access out onto Boars Bridge Road. There is a boundary hedgerow and tree screening around the site. Part of the site is also separately promoted under site ref: PAM008 for 17 dwellings.

**Relevant Planning History**

No relevant planning history on site.

17/00207/OUT – Outside of site (west): Outline application for the erection of 3 no. bungalows and 1 no. house; creation of a new vehicular access to Silchester Road; use of the existing access for pedestrians only; creation of a village green; and formation of a car park to serve the village green and St Stephen’s Hall. Application Refused, Appeal in progress.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. However, the site promoter suggests that the site should be considered as previously developed (as a whole) given the extent of the land which is ‘developed’. Notwithstanding this suggestion, it is noted that a vast majority of the land, particularly the eastern portion and any land outside the area of site ref: PAM008 is not previously developed land as defined within the NPPF. However, as part of the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: Given the current land use remediation is likely to be required to deal with any potential contamination The northern part of site is in Flood Zones 2 and 3 but otherwise the majority of the site is Flood Zone 1. A Critical Drainage Area runs along the southern boundary of the site.

Potential impacts: There is a Grade II Listed Building (Martingales Farmhouse) adjacent to the southern corner of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. Given the nature of the site there are likely to be landscape implications to the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5-10 years.

**Conclusion (deliverable/developable)**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. However, part of the site is considered to be potentially developable as it is brownfield land. This area consists of the extent of site ref: PAM008, provided it complies with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 56-85 dwellings. Given that a range has been proposed a figure in the middle point has been used for the purposes of the SHELAA. The promoter suggests
that if the site is not suitable for residential development it also has the potential for employment given the existing employment use at the site (including retail use); or for a mixed use of residential and employment (including retail) use. As the site promoters has suggested a preference for residential development other uses/mixed use have not been assessed at this time.

<p>| Current Estimated Yield | 71 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM006</td>
<td>Land on Aldermaston Road, Pamber End</td>
<td>Pamber</td>
<td>0.80</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site constitutes an area of grassland which forms a gap in a row of housing lining the A340 (Aldermaston Road). Mature trees run around the periphery of the site. There is a garden centre and associated commercial uses located in close proximity to the south of the site. Other surrounding land use is primarily agricultural with a few wooded areas to the east. As referred to in the site submission form, there is an existing access to the site directly off Aldermaston Road.

**Relevant Planning History**

No planning history on site.

17/01511/FUL – Close proximity to site (west). Erection of 2 no. 3 bed dwellings with detached double garages using existing access to Ramsdell Road. Granted September 2017.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** Electricity cables run over part of the site. There is a vehicular access adjacent to the western corner of the site, but it is outside the area of land being promoted and so it is not clear whether this would definitely provide access to the site. A critical drainage area covers the south western part of the site (adjacent to the A340). The site is located within a mineral consultation area. Part of the northern edge of the site is designated as Flood Zone 2 and 3.

**Potential impacts:** The development of the site is likely to have landscape and arboricultural implications. The site is located within a SSSI Impact Risk Zone which will become relevant should 50 or more dwellings be proposed for development on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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, however the undergrounding of electricity pylons may affect the viability of developing this site. 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10-15 dwellings, and a number in the middle of this range has been used for the purposes of the SHELAA.

**Current Estimated Yield** 13 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM007</td>
<td>Land to the north of Ramsdell Road, Charter Alley</td>
<td>Pamber</td>
<td>0.97</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is undeveloped grassland located within Pamber End. The site is located at the end of a row of dwellings lining Ramsdell Road. There is a row of mature trees running along the southern boundary of the site. The surrounding area is largely agricultural, and there is a small cluster of commercial uses/buildings to the north-east of the site next to the A340. The site could potentially be accessed via an existing field gate in the south western corner of the site.

**Relevant Planning History**

18/00858/OUT – Outline application for the erection of 4 dwellings with Access off Ramsdell Road to be considered. Refused December 2018 and Appeal Dismissed August 2019.

15/03029/OUT – Close proximity to site (north east). Outline application for the erection of up to 12 no. dwellings together with the creation of a new vehicle and pedestrian access to the A340. Permission Granted May 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: There are high voltage electricity lines running over part of the site, which may impact on any potential development of the site. There is a slight change in levels across the site, but this does not appear to be significant. The site is located within a mineral consultation area and an area which has been designated as being upstream of a critical drainage area.

Potential impacts: There are some listed buildings to the east and west of the site, with the closest being those to the west, which are approximately 170m away. The development of the site is likely to have landscape, ecological and arboriculture implications. The site is located within a SSSI Impact Risk Zone which will become relevant should 50 or more dwellings be proposed for development on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 although the undergrounding of electricity pylons and requirement for achieving access across third party land may affect the viability of developing this site. 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of up to 12 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 12 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)  
--- | --- | --- | ---  
PAM008 | Oak Tree Farm (previously developed land) | Pamber | 1.47  

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: Yes

The site includes a haulage yard; farm shop; hardstanding and open storage. The site promoter also refers to a residential dwelling and residential caravan site being present on the site. It is accessed by a long driveway from Boars Bridge Road to the south and is located in the middle of a number of agricultural fields. The site has also been promoted as part of a larger area (site ref: PAM005) including the fields either side of the driveway and to the north east for 71 dwellings. The settlement of Little London which is largely a linear settlement running along Silchester road lies to the west. A number of residential back gardens border the western site boundary site. The surrounding land use is largely agricultural particularly to the south and east.

**Relevant Planning History**  
No relevant planning history on site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** Given the current land use remediation is likely to be required to deal with any potential contamination. A critical drainage area runs along the southern boundary of the site.

**Potential impacts:** There is a Grade II Listed Building (Martingales Farmhouse) adjacent to the south west of the driveway. Given the nature of the site there are likely to be landscape implications to the development of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**  
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 site promoter suggests the site could be delivered in the next five years.

**Conclusion (deliverable/developable)**  
This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore the site is considered to be potentially developable.

**Potential Density and Yield (including development type)**  
The site promoter suggests a yield of 13-20 dwellings. Given a range has been given, for the purposes of the SHELAA a middle point has been used.

**Current Estimated Yield | 17 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM011</td>
<td>Plot 3 Cottage Farm, New Road</td>
<td>Pamber</td>
<td>1.65</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land in the centre of the small settlement of Pamber Green. Surrounding land uses comprise agricultural land to the south, agricultural / industrial site to the east and residential properties to the north and west. The site is bounded by New Road on the northern perimeter and the site promoter considers that access directly onto New Road could be secured. A PROW runs across the northern portion of the site.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

*Policy restrictions/constraints:* The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

*Physical problems:* The site is located in an Upstream Critical Drainage Area due to under-capacity sewers and adjacent to a Critical Drainage Area directly north of the site. The lack of sewer capacity could be a problem for any future development in the area.

*Potential impacts:* SSSI (Pamber Forest and Silchester Common) is located approximately 220m to north of the site, consequently the site falls within the SSSI Impact Risk Zone as development has the potential to impact the SSSI.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**
17 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM012</td>
<td>Plot 4 Cottage Farm, New Road</td>
<td>Pamber</td>
<td>0.52</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land in the small settlement of Pamber Green. Surrounding land uses comprise primarily agricultural with an agricultural / industrial site to the west and residential properties in the wider surroundings to the east and west. The site is bounded by New Road on the northern perimeter and the site promoter considers that access directly onto New Road could be secured.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located in an Upstream Critical Drainage Area due to under capacity sewers. The very eastern edge of the site is within a Mineral Consultation Area.

Potential impacts: A SSSI (Pamber Forest and Silchester Common) is located approximately 220m to north of the site, consequently the site falls within the SSSI Impact Risk Zone as development has the potential to impact the SSSI.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 5 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM013</td>
<td>Land east of Pamber Place</td>
<td>Pamber</td>
<td>0.45</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is a relatively flat portion of agricultural grassland in close proximity to the settlement of Pamber End. The northern perimeter the site is bounded by mature trees but is otherwise surrounded by further agricultural land. To the north east of the site running north to south runs the small settlement of Pamber End comprising a number of residential properties. An unnamed road runs down the western site perimeter. The site promoter has stated that there is an existing field access to the site, although it is unclear exactly where the access is located, and therefore a suitable access to the highway could be provided.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

- **Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

- **Physical problems:** The site is located within a Mineral Consultation Area.

- **Potential impacts:** There aren’t any particular potential impacts of development on site apart from potential landscape impacts due to the sites location within surrounding open agricultural land. Further impacts would be picked up in detailed site assessments and studies accompanying any future planning application on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**  
5 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM014</td>
<td>Land west of Wakeford Farm</td>
<td>Pamber</td>
<td>12.74</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is an area of agricultural land with a small cluster of farm buildings forming ‘Wakeford Farm’ in the north eastern corner. The southern portion of the site comprising half of a larger field area. The very northern section is broken up into two parcels bordered by hedgerows and mature trees. There is a pond in the south western corner of the site. The surrounding land use is primarily agricultural land. Pamber Green with a number of residential properties and a small industrial yard lies to the north and to the east there are a number of residential properties lining the A340 forming Pamber End. There is also a small industrial yard in Pamber End. The site promoter has suggested that the site would be accessed either off the A340 or an alternative existing access to the south of the site.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** There is a Mineral Safeguarding Area in the south western corner of the site and the majority of the site is within a Mineral Consultation Area.

**Potential impacts:** There are two Grade II listed buildings ‘Pamber Place’ and ‘Barn & Stable North of Pamber Place’ immediately south of the site. Any future development on site has the potential to impact upon the significance of these heritage assets and their setting. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely achievable as it is, for the most part, a greenfield site and no particular factors have been identified that would affect the viability 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 5-10 years.

**Conclusion**

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 238 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield | 238 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM015</td>
<td>Land at Wigmore Farm</td>
<td>Pamber</td>
<td>11.62</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of flat agricultural land running west from Wigmore Farm, south of Pamber Green. The site is almost entirely bordered by hedgerows with mature trees and there is a small area of woodland adjacent to and continuing east of the site. The north western corner of the site is adjacent to a small industrial yard on Aldermaston Road. A PROW runs along the entire length of the northern site boundary.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** Adjacent to and slightly overlapping eastern site perimeter is an Upstream Critical Drainage Area. An area of Flood Zone 2 and 3 runs adjacent to the sites southern perimeter with Flood Zone 2 slightly overlapping onto the site.

**Potential impacts:** Grade II Listed Buildings ‘Barn North of Wigmore Farmhouse’ and ‘Wigmore Farmhouse’ lie immediately west of the site. There is the potential for any future development on site to impact upon the significance of these heritage assets and their settings. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is likely achievable as it is a greenfield site and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 204 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**  204 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM017</td>
<td>Land adjacent to Honeymill Farm</td>
<td>Pamber</td>
<td>1.06</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a flat portion of agricultural land adjacent to the southernmost point of Tadley settlement policy boundary and within Tadley conservation area. Honeymill Farm is situated to the east of the site. Surrounding land uses comprise residential to the north west and primarily agricultural land to the south west and north. Surrounding agricultural land is characterised by wooded field boundaries. East of the site are a couple of small fields before a large area of Ancient Woodland (Pamber Forest Nature Reserve) which is also designated as a SSSI. The site promoter has stated that access is provided from Winston Avenue which borders the site to the west. A PROW runs along the site’s south-eastern perimeter between the site and Honeymill Farm.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** There are no particular physical problems of note that would impact development on site.

**Potential impacts:** The site is located within Tadley conservation area in close proximity to a number of notable buildings and not far from Grade II Listed Buildings ‘Highbury Cottage’ and ‘45 Main Road’. Therefore, any future development on site would potentially impact upon the character of the conservation area and the significance of any heritage assets and their settings. The site is adjacent to Pamber Forest and Silchester Common SSSI. The site is therefore within the SSSI Impact Risk Zone due to the potential impact of development on the SSSI.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is likely achievable as it is a greenfield site and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** | **18 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM019</td>
<td>Land on Bramley Road</td>
<td>Pamber</td>
<td>1.16</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of land split into two halves and bounded by hedgerows and a few trees. The western half appears to be covered in hardstanding / gravel and has been used as a caravan park. The applicant has stated that the eastern half of the site is in equestrian use however this half of the site appears to be greenfield with no physical development. The site is located to the south of Berry Court Business Park and adjacent to the solar farm. Surrounding land use is otherwise primarily agricultural land. The site is bounded by Bramley Road on the southern perimeter and the site promoter has confirmed that the site has access onto Bramley Road. A PROW runs along the western site boundary before continuing north along the western edge of Berry Court Business Park.

**Relevant Planning History**

17/02666/FUL – (western portion of site): Continued use of agricultural land for the secure storage of touring caravans and motorhomes; retention of fence upon earth bund and retention of extended hardstanding and erection of 12 x 4m high poles to mount CCTV / lights. Application Refused August 2018.
Change of use of land from the keeping of horses to residential. Refused January 2019
19/00237/FUL – (western portion of site): Continued use of land for the secure storage of touring caravans and motorhomes; retention of fence on top of existing earth bund; retention of extended hardstanding and 12 no. 4m high poles to mount CCTV cameras (no lights); retention of portable site office, retention of resurfaced access track and security gates/barriers (part retrospective). Refused and Enforced September 2019.
17/03708/FUL – (eastern portion of site): Erection of 3 bedroom dwelling, parking and associated amenity area.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems**: There do not appear to be any particular physical issues that would impede development on site.

**Potential impacts**: There are no particular impacts of note that the site would have on its surroundings should it be developed in the future.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely achievable and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**

<table>
<thead>
<tr>
<th>Current Estimated Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 dwellings</td>
</tr>
<tr>
<td>Site Ref.</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>PAM020</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No  
The site is a flat portion of agricultural land that forms part of the larger field to the north east of Berry Court Business Park and just south of Little London. The site is bounded by hedgerows on the eastern perimeter which also abuts Silchester Road. A row of trees line the northern perimeter with the western side opening out onto the wider agricultural field. There are hedgerows separating the site from Berry Court solar farm to the south. Surrounding land uses are dominated by Berry Court Business Park and solar farm to the south and west and residential dwellings to the east and north forming the settlement of Little London. The area is rural and beyond this the wider landscape is characterised by agricultural farmland. The site promoter has stated that there is existing access to the site from Silchester Road.

**Relevant Planning History**

19/02278/PIP – (south eastern corner of site): Application for Permission in Principle for the erection of 4 no. dwellings. Pending consideration.
17/00207/OUT – Outline application for the erection of 3 no. bungalows and 1 no. house; creation of a new vehicular access to Silchester Road; use of the existing access for pedestrians only; creation of a village green; and formation of a car park to serve the village green and St Stephen's Hall. Application refused August 2017.
15/02132/OUT – Outline application for the erection of 4 no. houses, 2 no. bungalows, village hall with associated parking, landscaping and access. Application refused November 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** The northern portion of the site is within Flood Zones 2 and 3 and also within an Upstream Critical Drainage Area. The site is adjacent to a Critical Drainage Area which runs along the eastern site perimeter.

**Potential impacts:** There is archaeological potential in the north eastern portion of the site due to the presence of the adjacent Historic Rural Settlement of Little London. There are a few Grade II Listed Buildings in the surrounding area including ‘Berry Court Farmhouse’ and ‘Kinghern Cottage’. There is potential for development on site to impact upon the significance of these heritage assets and their setting. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**  
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield**  
20 dwellings
PCAN001 | Land adjacent to Church Farm, Wield Road, Preston Candover | Preston Candover | 2.07

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is an open field outside Preston Candover Settlement Policy Boundary but within the Preston Candover conservation area. Apart from the settlement of Preston Candover stretching north of the site, the site is primarily surrounded by open countryside. There is a line of trees bordering the southern and eastern site perimeters and a lane runs along the western perimeter. There are agricultural buildings in the north western corner of the site and agricultural buildings associated with Fairview Farm including a number of cottages adjacent to the southern perimeter. There is access to the site from the unnamed lane adjacent to the western site boundary. A public right of way runs east to west to the north of the site.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of the Preston Candover settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Flood zone 2 and 3 lie directly to the north of the site and running to the east. The topography of the site may also provide a constraint to development.

Potential impacts: The site is within the Preston Candover conservation area. St Bernard cottages lying adjacent to the south of the site are classified as notable buildings. Grade II Listed ‘St Mary’s Church’ lies to the west of the site at the northern end. There are some areas of archaeological potential particularly in the north of the site which will need to be investigated. Development of the site is also likely to have landscape impacts due to its location within open countryside.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for site consultation held in 2019 by the landowner and 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 but the viability of the site may be affected by the sites topography. 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)**
This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore the council has undertaken an initial assessment based on general density assumptions and a yield of 15dph. A yield of 31 dwellings is suggested for the purpose of the SHELAA as this would minimise the impact on the countryside, and impact on the character of the settlement. A low density is assumed in recognition of the site’s location and constraints.

**Current Estimated Yield** | 31 dwellings
**Site Ref. | Site Address | Parish | Site Area (ha)**
---|---|---|---
PCAN002 | Fairview Farm | Preston Candover | 1.36

### Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site is a poultry farm comprising two large agricultural buildings with some hardstanding covering approximately half the site on the western side. The remainder of the site is grassland with a few scattered bushes and trees. Surrounding land uses comprise primarily open agricultural land with a few residential properties adjacent to the site to the west and further north west of the site lies the main settlement of Preston Candover. The site promoter has stated that the site already has suitable vehicular access off Wield Road via an existing right of way.

### Relevant Planning History
No relevant planning history.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside Preston Candover settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. As the site is a poultry farm and in agricultural use, the site is not considered to be Previously Developed Land as per the definition in the NPPF glossary. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** Development of the site would involve the demolition of the existing agricultural buildings.

**Potential impacts:** The site is adjacent the Preston Candover conservation area. Therefore there is potential that any future development on site may impact upon the character of the conservation area. There is one notable building in close proximity to the site but most heritage assets within Preston Candover, including Listed Buildings, are situated further west from the site. The particularly rural nature of the site could result in development having wider landscape impacts.

### Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

### Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable and no particular factors have been identified that would affect the viability 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 5 years.

### Conclusion
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield | 10 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RO001</td>
<td>Land adjacent to Weybrook golf course, Rooksdown</td>
<td>Rooksdown</td>
<td>1.57</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site lies to the north of Basingstoke, it comprises an open field bounded to the north and west by Weybrook Park Golf Club and to the south east by Rooksdown Lane. Bliddesden Farmhouse is adjacent to the eastern edge of the site and there is a Public Right of Way within the site, running parallel with the north western perimeter. Residential development at Park Prewett lies south east of the site on the other side of Rooksdown Lane which is separated by the Spinney (a thick belt of mature trees). As referred to in the site submission form, the site could be accessed via Rooksdown Lane.

**Relevant Planning History**

No relevant planning history on site.

13/00579/OUT – Adjacent to south-east: Residential development comprising up to 585 new dwellings. Permission Granted.

15/00537/RES – Adjacent to south-east: Reserved matters application for Phase 1 (300 dwellings). Permission Granted.


**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of, but adjacent to the settlement policy boundary of Basingstoke, in a countryside location where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site also lies within the Strategic Gap separating Basingstoke and Sherborne St John (Policy EM2).

Physical problems: A power line runs west to east across the site. The majority of the site is covered by a Groundwater Protection Zone. The narrow nature of Rooksdown Lane and the relationship with the golf course will need to be considered to ensure satisfactory access. This site whilst physically adjacent to the settlement policy boundary is separated by the Spinney which forms a distinct edge to the settlement, this sites connectivity will need to be considered carefully.

Potential impacts: There are potential archaeological implications associated with the proposed development of the site, and this is likely to require further investigation. There is potential for there to be impacts on the landscape character of the area given the open nature of the landscape across the golf course and beyond.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered in the next five years.

**Conclusion**

This site is available, and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter suggests 20-30 market units and 10-16 affordable units. As a range has been provided the mid-point has been used for the purposes of the SHELAA.

**Current Estimated Yield**

38 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIL001</td>
<td>Land east of London Road, Silchester</td>
<td>Silchester</td>
<td>2.42</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises two fields on the south-eastern side of the village. The land is currently used as a paddock for grazing horses. There is a small linear piece of woodland running along the northern boundary of the site. A row of trees run along the boundary with Little London Road. There is housing development on the opposite side of the road to the west, and the rest of the surrounding area is largely defined by arable fields and areas of woodland. The site is relatively flat. There is an existing entrance for agricultural/equestrian vehicles off Little London Road via a field gate access, and there is a bus stop next to the entrance. To the west is a Scheduled Monument and to the north-east of the site there is a Grade II Listed Building (Silchester House).

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: There are overhead power cables running across part of the site. The existing field gate access would need to be widened. The site is located within a mineral consultation area.

Potential impacts: A small part of the top of the site is located within the Silchester Conservation Area, and the land to the north of the site is also located within the conservation area. Given the nature of the site there are likely to be landscape and ecological, and possibly also arboricultural, impacts associated with the development of the site. Intensive development of the site may also impact on the character of the existing settlement. There is a Scheduled Monument approximately 20m to the west of the site (Flex Ditch). The site is located within a SSSI Impact Zone therefore there is the potential for development on site to have an ecological impact on the SSSI. The site promoter suggests that development of the land would result in the loss of Grade 3 agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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. This sites location in the AWE safeguarding area may affect the viability of development as well as the costs of undergrounding overhead power cables which cross the site. 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**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA. This is based on development being provided on only a small part of the site adjacent to the road.

**Current Estimated Yield**  10 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIL002</td>
<td>Land West of Little London Road</td>
<td>Silchester</td>
<td>1.20</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located to the south-west of Silchester. The site is located immediately to the east of the Silchester Sewage Treatment Works (STW) and is separated from the STW by the Silchester Brooke. To the north and east is dense woodland and to the south are industrial/commercial units and associated yard areas. Beyond the commercial units is Little London Road and agricultural fields, with linear residential development running alongside Little London Road towards the south. To the west of the STW is Pamber Forest Nature Reserve. The woodland immediately to the east and along the site access are subject to Tree Preservation Orders (TPO). There is an existing access to the site from Little London Road.

**Relevant Planning History**

17/00653/RET: Change of use of land to residential caravan site comprising 13 plots including day rooms and construction of hardstanding and access road. Non-determined. Appeal withdrawn. Appeal against the enforcement notice to be heard in 2020. A prohibitive injunction has been served on the site preventing its occupation.

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site lies outside of any defined settlement policy boundary, in a countryside location. Policy CN5 (Gypsies, Travellers and Travelling Show People) of the current adopted Local Plan sets out the council’s approach to making suitable provision for gypsy and traveller pitches. This entails making provision for pitches on the 4 largest housing allocations (see policies SS3.9, SS3.10, SS3.11 and SS3.12), however, pitches can potentially be provided on other sites provided they meet the requirements as set out within Policy CN5.

**Physical problems:** The site partially lies within Flood Zones 2 and 3 along the western boundary of the site.

**Potential impacts:** Due to the close proximity of the site to noise and odour emitting sources (commercial units to the south and STW to the west), there may be impacts on the development as a result of their operational requirements. Any development of the site is likely to have landscape, ecological and arboricultural implications. The site is located in close proximity to a SSSI within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. An injunction currently prevents the site’s occupation. An enforcement notice has been served on the site in respect of its use as a traveller site.

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

The site has been partially laid out for traveller pitches and there are believed to be travellers intending to occupy the pitches in the event that planning permission were to be granted. The promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**

The landowners are making the site available, and its occupation would be likely to be achievable in the event that planning permission were to be granted. However, given the enforcement notice and injunction which have been served on the site there are significant concerns regarding its suitability.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 13 Gypsy and Traveller pitches which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 13 pitches |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMB001</td>
<td>Wyke Down Driving Range</td>
<td>St Mary Bourne</td>
<td>3.21</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)** Previously Developed Land: Partly

The site is to the south-west of St Mary Bourne at the western edge of the borough, between Lower Wyke and Picket Piece. The site falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is currently in use as a golf practice driving range. The adjacent site to the west is in use as a Public House and static caravan site and to the north, east and south are agricultural fields. The railway line bounds the site to the north-west and is separated from the site by a thick belt of trees. The southern boundary is also tree-lined. Development surrounding the site is linear, following the road pattern between Andover and Whitchurch. The site access is from Walworth Road via the shared access with the Public House. To the north-west, on the opposite side of the railway line is a Scheduled Monument.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. Additionally, the development of the site would fail to reduce the need to travel or offer a genuine choice of transport modes to essential services and facilities and would therefore not be considered a sustainable location in line with Paragraph 103 of the NPPF. Parts of the site would likely be considered as previously developed land. It may be possible to justify the redevelopment of the previously developed areas of the site following more detailed consideration. However, development of the site has the potential to constitute major development of the AONB which would not be in accordance with the NPPF. The site is located within the St Mary Bourne Neighbourhood Plan Area. The St Mary Bourne Neighbourhood Plan was ‘made’ in November 2017 and its policies apply to the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** A separate access will need to be established to avoid cumulative impacts with the adjacent Public House operations. The site is some distance from facilities and services, and does not appear to be accessible via public transport.

**Potential impacts:** The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. There are potential archaeological implications which will require further analysis. To the north-west is a Scheduled Monument (Devil’s Ditch within Pepper Hill Firs). Noise impacts from the continuation of the operations of the Public House business will need to be considered.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. As the site is currently in an alternative use, the site is considered to be available for development within the timeframes submitted by the site promoter below.

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

The site is likely to be achievable as it is primarily a greenfield site, albeit with some areas of previously developed land at the driving range. No particular factors have been identified that would affect the viability 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 site promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**

The site is available and is likely to be achievable, however, due to its location in the countryside and location its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested that 2.0ha of the 3.21ha of the site is developable for residential development and the remainder of the land could provide additional informal recreational land, allotments or community orchard. The site promoter has suggested a density of between 15-20dph. Therefore a mid-point of 35 dwellings has been used for the purposes of the SHELAA.

| Current Estimated Yield | 35 dwellings |
Description of site (neighbouring uses; present use)  Previously Developed Land: No

The site is to the south-west of the centre of St Mary Bourne within the St Mary Bourne Conservation Area. The site falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is currently used for agricultural purposes. A footpath bisect the site from north-west to south-east, however, this is not a designated public right of way. Adjacent land uses to the north and east are in residential use. To the south-east are recreational uses and to the west and north-west the land is used for agricultural purposes. The southern boundary is tree-lined and the site is bound on all sides by hedgerow. There is an existing site access to the site from Finkley Road.

Relevant Planning History

No relevant planning history on site.

14/02936/FUL – Adjacent to the site (north): Erection of 11 no. dwellings (affordable housing) with access, parking and associated landscaping. Granted July 2015.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. Additionally, development of the site has the potential to constitute major development of the AONB however this would depend on the number of units developed. The yield suggested by the site promoter would not constitute major development. The site is located within the St Mary Bourne Neighbourhood Plan Area. The St Mary Bourne Neighbourhood Plan was ‘made’ in November 2017 and its policies apply to the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. The site lies within a Groundwater Protection Zone and Mineral Safeguarding Area. A small part of the north/north-eastern area of the site lies within Flood Zone 2.

Potential impacts: The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. There are potential archaeological implications around the north-eastern boundary which will require further analysis. Development of the site would result in the loss of Grade 4 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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. 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 site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

The site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)
The site promoter has suggested some parts of the site are unsuitable for development due to flooding concerns. The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 20 dwellings |
Achievability (economic viability; market factors; cost factors; delivery factors) or ownership problems. The site is therefore considered to be available for development.

The site is located within a Residential Area of Sherfield on Loddon. The Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as policy SS6).

Physical problems: Flood Zones 2 and 3 of the Bow Brook marginally extend into a north western corner of the site.

Potential impacts: The site is adjacent to the Sherfield on Loddon Conservation Area. The site is approximately 300m from the Bulls Down Camp Scheduled Monument. A Grade II Listed Building (Carpenters Farmhouse) is adjacent to the southern boundary of the site. There are also Notable Buildings adjacent to the southern boundary. The form of the development and any highways works would need to take into account the impact upon the character of the village; landscape character; and the impact upon the residential amenities of surrounding properties. The recent appeal decision relating to application 18/03486/OUT concluded that there would be less than substantial harm and harm to the special interest and significance of the Scheduled Monument and Conservation Area and that these matters were not outweighed by public benefits. Part of the site is within 5-7km of the Thames Basin Heaths Special Protection Area (SPA). As per policy EM3 of the current adopted Local Plan, large scale residential development (over 50 dwellings) within 5-7km of the SPA will be assessed individually, and if needed, bespoke mitigation will be required in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues) The site is a long standing promotion and was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.
The site is likely to be achievable as it is a greenfield site, however, concerns have been raised within a previous planning application and subsequent appeal regarding the suitability of the site in respect of impacts to heritage assets and the historic environment which may affect the scale of development achievable and viability of the site. 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**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. Whilst the site is adjacent to the settlement policy boundary development would need to be small scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan and to consider the potential impacts on the historic environment.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 90 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 90 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL003</td>
<td>Land at Breach Farm (south of Longbridge Mill, north of Wildmoor Lane and east of the A33), Sherfield on Loddon (Option 3)</td>
<td>Sherfield on Loddon</td>
<td>2.31</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is agricultural land lying outside the Sherfield on Loddon settlement policy boundary. The surrounding land use comprises agricultural, with residential to the west. Longbridge Mill is adjacent to the northern boundary of the site. The A33 runs up the western perimeter of the site. The proposed access for the site is via the Longbridge Mill roundabout.

**Relevant Planning History**

No relevant planning history on site.

14/02437/FUL – Adjacent to site (South). Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities. Permission Granted May 2015.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of the defined Sherfield on Loddon settlement policy boundary, (separated from the village by the A33) in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to this site.

Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.

Potential impacts: The site is within the Sherfield on Loddon Conservation Area. To the south east of the site there are two listed buildings (The Barn at Breach Farm is Grade II* listed and Breach Farm House is Grade II listed). There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). There is land with high archaeological potential adjacent to the southern boundary of the site. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** 50 dwellings
### Description of site (neighbouring uses; present use)

The site comprises an area of agricultural land to the east of Sherfield on Loddon SPB. The surrounding land use is agricultural, woodland or copse with residential to the west and Sherfield Oaks Golf Club to the south. Longbridge Mill is adjacent to the north western boundary of the site. The site is centred on Breach Farm House. There is a copse to the south of the site and the A33 runs up the western perimeter. The proposed access to the southern part of the site is via the Longbridge Mill roundabout and off Wildmoor Lane, and to the northern part of the site via Bramley Road roundabout. There are PROWs crossing the site, one horizontally across the middle of the site, one running down the lower centre of the site and another on the lower eastern boundary.

### Relevant Planning History

No relevant planning history on site. 14/02437/FUL – Adjacent to site (South). Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities, together with associated access and landscaping works. Permission Granted May 2015.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning) however, the Neighbourhood Plan Examiner concluded that the site is not adjacent to the settlement policy boundary.

**Physical problems:** It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33. A small area on the north eastern boundary of the site is within Flood zone 2 of the River Loddon.

**Potential impacts:** The site is within the Sherfield on Loddon Conservation Area. In the centre of the site, there are two listed buildings (The Barn at Breach Farm is Grade II listed and Breach Farm House is Grade II listed) and there are two listed buildings (Longbridge Mill House and Longbridge Mill are Grade II listed) adjacent to the north west boundary of the site. There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). Figure 6-3 ‘Strategic Views’ of the Sherfield on Loddon NP also presents two sets of views across the site. Part of the site also has high archaeological potential. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by Policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. The form of the development and any highways works would need to take into account the impact upon the character of the village; and the impact upon the residential amenities of nearby properties.

### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and 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 but the viability of the site may be affected by the need to provide a bridge over the A33. 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
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 150-200 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

<p>| <strong>Current Estimated Yield</strong> | <strong>175 dwellings</strong> |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL005</td>
<td>Land at Breach Farm (south of Longbridge Mill, north of Wildmoor Lane and east of the A33), Sherfield on Loddon (Option 2)</td>
<td>Sherfield on Loddon</td>
<td>2.39</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is agricultural land outside of the Sherfield on Loddon settlement policy boundary. The surrounding land uses comprise agricultural, woodland or copse with residential to the west and Sherfield Oaks Golf Club to the south. There is a copse to the south of the site and the A33 runs up the western perimeter. The proposed access for the site is off Wildmoor Lane.

**Relevant Planning History**
No relevant planning history on site.
14/02437/FUL – Adjacent to site (South). Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities, together with associated access and landscaping works. Permission Granted May 2015.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of the defined Sherfield on Loddon settlement policy boundary, (separated from the village by the A33) in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council’s current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to this site.

Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.

Potential impacts: The site is within the Sherfield on Loddon Conservation Area. To the north of the site there are two listed buildings (The Barn at Breach Farm is Grade II* listed and Breach Farm House is Grade II listed). There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). There is land with high archaeological potential adjacent to the northern boundary of the site. The form of the development and any highways works would need to take into account the impact upon the character of the village; and the impact upon the residential amenities of surrounding properties. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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)**
Whilst 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. 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 5 years.

**Conclusion**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 50 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL006</td>
<td>SW of Sherfield on Loddon, Sherfield on Loddon</td>
<td>Sherfield on Loddon</td>
<td>13.39</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

The site is surrounded by agricultural land apart from a few residential properties adjacent to the northern site perimeter. Reading Road lies along the Eastern perimeter with a junction onto the A33. A Public Right of Way runs along the north western edge of the site linking to Sherfield on Loddon. It appears (from satellite imagery) that there could potentially be access to the site in the southern corner onto the A33, however this is unclear due to a number of trees obscuring the area. The eastern part of the site is within the Sherfield on Loddon Conservation Area.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located outside of, but adjacent to the settlement policy boundary for Sherfield on Loddon, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Basingstoke/Chineham - Bramley/Sherfield on Loddon Strategic Gap (Policy EM2). The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, which will help to meet the requirements of Local Plan policy SS5, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as Policy SS6).

**Physical problems:** It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33. It is currently unclear whether the site has, or could have, a suitable access, however, it is noted that the site promoter has suggested that the site can be accessed via Reading Road.

**Potential impacts:** The site is within the Sherfield on Loddon Conservation Area. A Grade II Listed Building (Ye Olde Winton Cottage) is in close proximity to the north western boundary of the site. There are also Notable Buildings opposite the site on Reading Road. The site is within close proximity to a SINC (Little Bowlings Farm Wood). The site is within 5-7km of the Thames Basin Heaths Special Protection Area (SPA). As per Policy EM3 of the Local Plan, large scale residential development (over 50 dwellings) within 5-7km of the SPA will be assessed individually, and if needed, bespoke mitigation will be required in accordance with Natural England guidance. The form of the development and any highways works would need to take into account the impact upon the character of the village; landscape character; and the impact upon the residential amenities of surrounding properties. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and the site promoter has suggested that the site could be developed within the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning.
Whilst the site is adjacent to the settlement policy boundary but would need to be small scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan.

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested 100 dwellings could be accommodated on the site, which has been used for the purposes of the SHELAA.</td>
<td></td>
</tr>
</tbody>
</table>

<p>| Current Estimated Yield | 100 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL007</td>
<td>Land south of Wildmoor Lane, Church End</td>
<td>Sherfield on Loddon</td>
<td>4.06</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

The site comprises a piece of arable farmland adjacent to the hamlet of Church End, just to the north-east of Basingstoke, and to the south of Sherfield on Loddon. The site is located immediately to the north of another site which has been promoted through the SHELAA (site ref: SOL008), which in turn is just to the north of the Redlands current adopted Local Plan site allocation (Policy SS3.7). There are a small number of residential properties to the north and west of the site, with The Loddon School located to the east, and a garden centre to the north-east. There is a Public Right of Way (PRoW) running along the eastern side of the site. There are a few trees within the site area, and mature vegetation running around the periphery of the site. It is suggested in the site submission form that the site could be accessed from Wildmore Lane.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Basingstoke/Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies H3, D1 and D2). The Neighbourhood Plan identifies the Wildmore Lane Junction with the A33 as a traffic hazard, and therefore policy T3 would be relevant to any proposed development of the site.

Physical problems: There are no known physical problems with the site.

Potential impacts: Development would need to conserve or enhance the quality of the borough’s heritage assets. A Grade II listed building can be found to the west of the site (Le Fevre). There are also Locally Listed Buildings adjacent to the north western and north boundary. The development of the site is likely to result in landscape impacts. There are also likely to be arboricultural and ecological implications associated with the development of the site. The development of the site would need to consider the nearby residential properties. There are also likely to be noise impacts associated with the proximity of the site to the A33 and there would be a loss of good to moderate agricultural land.

**Availability (legal/ownership issues)**

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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 and no particular factors have been identified that would affect the viability 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 5-10 years.

**Conclusion**

This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 110 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 110 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL008</td>
<td>Land at Sherfield Hill Farm, Reading Road, Sherfield on Loddon</td>
<td>Sherfield on Loddon</td>
<td>16.93</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

The site is located outside of, but adjacent to, the settlement policy boundary for Basingstoke where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Basingstoke/Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan. Development of the site would need to agree with relevant Neighbourhood Plan policies, such as design and housing mix (policies H3, D1 and D2). The Neighbourhood Plan identifies the Wildmore Lane Junction with the A33 as a traffic hazard, and therefore policy T3 would be relevant to any proposed development of the site.

**Potential impacts**: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.

**Physical problems**: Development would need to conserve or enhance the quality of the borough’s heritage assets. Grade II listed buildings can be found south-west of the site across the A33 (Sherfield Hall) and also to the north of the site (Le Fevre). Both listed buildings are approximately over 100 metres away. The form of the development and any highways works would need to take into account the impact upon landscape character and the impact upon the residential amenities of surrounding properties. Consideration would need to be given to the relationship with the land allocation to the south to ensure comprehensive development.

**Availability (legal/ownership issues)**

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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 and no particular factors have been identified that would affect the viability 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**

This site is available and is likely to be achievable, however, due to its location in the countryside, its development would not be in line with the current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 274 dwellings which has been used for the purposes of the SHELAA. The yield suggested by the site promoter is higher than the assessment of the previous version of the SHLAA.

| Current Estimated Yield | 274 dwellings |
### Description of site (neighbouring uses; present use)

The site is occupied by a large dwelling with long liner rear garden culminating in a point where an outbuilding is located however the majority of the site is undeveloped. The site is bounded by trees on the western perimeter, directly to the east lies Redlands House another large dwelling separated by hedgerows and beyond to the east open farmland and tree belts. Bordering the site to both the west/south-west and north are two current adopted Local Plan allocations for residential development; ‘Land east of Basingstoke’ (Policy SS3.9) and ‘Redlands’ (Policy SS3.7). The majority of the latter has outline planning permission. The site is accessed via a shared driveway (Redlands Drive) from the A33 which is lined by lime trees. Trees along Redlands Drive are subject to a Tree Preservation Order (TPO).

### Relevant Planning History

No relevant planning history on site.

Land to the north, west and south west is allocated in the Local Plan for residential development (policies SS3.7 and SS3.9). The East of Basingstoke and Redlands Development Brief Supplementary Planning Document covering these current adopted Local Plan allocated housing sites was adopted in July 2017.

Three planning applications have been submitted covering the Redlands allocation (SS3.7) directly to the north and north east:
- 16/02457/OUT – Adjacent to site: Outline permission granted for up to 150 new homes and to include access.
- 19/02773/RES – Adjacent to site: Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. Pending consideration.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is adjacent to, but outside the defined settlement policy boundary for Basingstoke, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is within the designated Neighbourhood Area of Sherfield on Loddon. The Neighbourhood Plan was ‘made’ by the borough council in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). The site is not adjacent to the settlement policy boundary for Sherfield on Loddon itself, as that is located to the north of the site.

**Physical problems:** The indicative odour exposure contour shown in section 8 of the Development Brief SPD relating to the nearby sewerage treatment works lies just to the south of the site. Access to the site would require third party land and there is no indication from the site submission that an agreement has currently been reached to achieve access. The Development Brief SPD for the neighbouring current adopted Local Plan housing allocations requires that the ‘Redlands Garden’ part of the Redlands allocation should not be accessed off the A33 via Redlands Drive but rather through the Redlands allocation via the Taylors Farm roundabout or via the East of Basingstoke site. Further assessment would be required to determine suitable access arrangements. The trees lining Redlands Drive are subject to a blanket TPO.

**Potential impacts:** There is likely to be an impact on landscape character given the open nature of the landscape to the east, characterised by farmland and blocks of woodland.

### Availability (legal/ownership issues)

The site was promoted for development by the landowner through the call for sites consultation held in 2019 and 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 site promoter suggests an agreement would need to be reached with Hampshire County Council who own the land to the west and also the westerly end of the current driveway to access the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be available for development.
developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

### Conclusion
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the current planning framework.

### Potential Density and Yield (including development type)
The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

| **Current Estimated Yield** | **20 dwellings** |
This site comprises a large residential dwelling ‘Redlands House’ located in the north western portion of the site. Its large garden extends to the north and is allocated for residential development under Local Plan policy SS3.7 ‘Redlands’. As such, this part of the site no longer forms part of the site promotion. The site comprises a large field to the east and south/east of the property. The eastern and southern site perimeters are bounded by thick belts of trees. The surrounding land to the east is characterised by open agricultural fields and pockets of trees. The ‘east of Basingstoke’ (Policy SS3.9) and ‘Redlands’ (Policy SS3.7) current adopted Local Plan housing allocations lie south west and north/north west of the site respectively. The site is accessed from the A33 via Redlands Drive.

**Relevant Planning History**

During the current adopted Local Plan examination the Inspector stated (paragraph 186) that he had concerns whether acceptable odour standards for future residents could be achieved on the majority of the southern site. Until such time as improvements to the Sewage Treatment Works (STW) significantly reduce the extent of these contours, the southern site should not be included within the Plan for housing purposes.

No relevant planning history on site.

Part of the site is included in the Redlands housing allocation covered by policy SS3.7 of the Local Plan, which makes provision for 165 dwellings in total. The Development Brief Supplementary Planning Document for the ‘East of Basingstoke’ and ‘Redlands’ sites was adopted in July 2017.

Three planning applications have been submitted covering the Redlands allocation (SS3.7):
- 16/02457/OUT – Adjacent to site: Outline permission granted for up to 150 new homes and to include access.
- 19/02773/RES – Adjacent to site: Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings with associated internal access streets, car parking and landscaping. Pending consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site lies outside, but adjacent to, the settlement policy boundary and therefore in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan, however, Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon Settlement Policy Boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies H3, D1 and D2).

**Physical problems:** The indicative odour exposure contour shown in section 8 of the Development Brief SPD relating to the nearby STW extends into the majority of this site. The site promoter has undertaken an Odour Assessment which concludes, in their view, that this land is not adversely affected by odour. This assessment was not available at the time of the current adopted Local Plan examination. A mineral safeguarding area lies close to the southern perimeter. Access to the site will require third party land and there is no indication from the site submission that an agreement has currently been reached to achieve access. The Development Brief SPD for the neighbouring Local Plan housing allocations requires that the ‘Redlands Garden’ part of the Redlands allocation should not be accessed off the A33 via Redlands Drive but rather through the Redlands allocation via the Taylors Farm roundabout or via the East of Basingstoke site. Further assessment would be required to determine suitable access arrangements.

**Potential impacts:** There is likely to be an impact on landscape character given the open nature of the landscape to the east, characterised by farmland and woodland blocks. However the existing dense screening on the southern and eastern boundaries from the wider countryside to the east may help to mitigate the impact. Consideration would need to be given...
to the relationship with land to the north, west and south west to ensure comprehensive
development.

**Availability (legal/ownership issues)**

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and 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 but the viability of the site may be affected by the need to gain access across third party land. 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**

This site is available and may be achievable (subject to review of the supplementary odour evidence provided). The northern portion of the site is allocated in the Local Plan (Policy SS3.7). However, due to the location of the remaining part of the site within the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 140 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 140 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL013</td>
<td>Land off Dixon Road</td>
<td>Sherfield on Loddon</td>
<td>3.97</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site, which is former MOD land, is located outside of any Settlement Policy Boundary, directly north of Basingstoke and to the south of Sherfield on Loddon. The site consists of an area of woodland at the south/south-eastern corner of the site, with a tree lined western boundary. The site is subject to a Tree Preservation Order (TPO). To the north-west is the MOD training camp (Bramley Ministry of Defence), to the east is agricultural fields and to the south is residential development on the outskirts of Basingstoke. The site is bound by the A33 to the east and Dixon Road, a Public Right of Way (PRoW) to the south.

**Relevant Planning History**

14/02362/FUL – within the site: Change of use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches, together with the formation of hardstanding and ancillary utility/dayrooms. Application Refused and Appeal Dismissed.

17/02123/FUL – within the site: Change of use of land for the stationing of a caravan and a mobile home for residential purposes, for 1 no. gypsy pitch, together with the formation of hardstanding and utility/dayroom. Allowed on Appeal.

Through the course of the Examination of the current adopted Local Plan the site was promoted for 100 residential units. However upon assessment, the Inspector considered that there was no need to allocate the site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps) and within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan.

With regard the promotion of the site for gypsy and traveller pitches, Policy CN5 (Gypsies, Travellers and Travelling Show People) of the current adopted Local Plan sets out the council’s approach to making suitable provision for gypsy and traveller pitches. This entails making provision for pitches on the 4 largest housing allocations (see policies SS3.9, SS3.10, SS3.11 and SS3.12), however, pitches can potentially be provided on other sites provided they meet the requirements of the TPO designation and the remaining woodland at the site. Part of the woodland has previously been cleared, however, a restocking notice has been served, though it is believed that this re-planting may not have taken place.

**Physical problems:** A wayleave would need to be provided for the electricity pylon line running north to south through the site. There may be health and safety concerns associated with the MOD use of adjacent sites and also the historic use of the land (such as ordnance) which would need to be considered further. Dixon Road provides existing access to the site, however, this is a no-through road and under separate ownership by the MOD.

**Potential impacts:** Development of the site may pose significant landscape impacts. There are also likely to be arboricultural and ecological impacts in respect of the TPO designation and the remaining woodland at the site. Part of the woodland has previously been cleared, however, a restocking notice has been served, though it is believed that this re-planting may not have taken place.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by two promoters with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development. The site has been promoted separately for both housing and traveller pitches. It would appear that these are alternative uses rather than a combination of the two.

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

In terms of developing the site for housing, this location is likely to be attractive to developers owing to its proximity to established housing areas and the A33. With regard to using the site for additional traveller pitches, given the previous application on the site for 3 pitches, there
are presumably travellers interested in this location and hence the use of the site for that purpose is likely to be achievable. The promoter has suggested that the site could be delivered within the next 5 years. However, there are factors which could hinder the achievability of the site, particularly the potential for there to be buried ordinance under the site, which would require investigation and potential remediation. The impact of the restocking notice would also need to be explored.

Conclusion

The site is available for residential development and may be achievable, depending upon the impact of the site constraints upon the capacity of the site and development costs. The principle of development would not accord with the policies set out within the current Local Plan. The site is also being promoted for gypsy and traveller pitches. While the site is available for this purpose, and may be achievable, subject to overcoming the site constraints, given the previous refusal on the site for 3 pitches there are concerns about its suitability for additional pitches.

Potential Density and Yield (including development type)

In terms of the proposed housing use, the site promoters have suggested a yield of 150 dwellings. While this yield has been used as the indicative figure, there are significant concerns regarding this yield given that it was previously only promoted for 100 units. 150 units would also result in a relatively high density, given the site constraints. A yield for gypsy and traveller pitches has not been put forward. There is no clearly defined mechanism to establishing the potential capacity of a gypsy and traveller site, and in the absence of any guidance from the site promoter in terms of yield it is considered that it is not possible to make any reliable estimate of the potential yield in terms number of pitches, consequently no number of pitches has been specified at this time.

<p>| Current Estimated Yield | 150 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL014</td>
<td>Mole Country Stores</td>
<td>Sherfield on Loddon</td>
<td>0.62</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: Yes

The site is located to the south-east of Sherfield on Loddon between a linear stretch of residential dwellings along Wildmoor Lane. The land is currently in commercial and retail mixed use that is leased as a working garden centre. To the east and north and sharing the eastern and northern boundary of the site is the Sherfield on Loddon Conservation Area. Immediately to the east is a notable building (The Apple House) and a Grade II Listed Building (The Walled Garden). There is an existing access via Wildmoor Lane. The site is bound on all sides by thick vegetation and trees. To the south of the site are further commercial units and to the north are agricultural fields and woodland.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:**

The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Policy EM3 of the current adopted Local Plan is also of relevance as the site is located within 7km of the Thames Basin Heaths SPA. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as policy SS6).

**Physical problems:**

The site would require significant clearance before development could take place.

**Potential impacts:**

The site is adjacent to the Sherfield on Loddon Conservation Area. There is a listed building to the east of the site and a notable building adjacent to the site, also on the eastern side. The site is within 7km of the Thames Basin Heaths SPA and mitigation may be required to be considered in accordance with Policy EM3 of the current adopted Local Plan. The site is located within a SSSI Impact Risk Zone which would be relevant should the site ever be developed for 50 or more dwellings due to potential ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. There are no known legal of ownership problems. As the site is currently in commercial and retail use the site is considered to be available for development within the timescales suggested by the site promoter below.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability 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**

The site is available and is likely to be achievable. As the site is previously developed, considering its location in the countryside, it may be possible to justify development on site so long as any future proposal accords with the borough's current planning framework. The site falls outside of the settlement policy boundary therefore development would need to be small scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan and should consider the potential impacts on the historic environment.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 9 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOL015</td>
<td>Sherfield on Loddon Garden Centre</td>
<td>Sherfield on Loddon</td>
<td>2.65</td>
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</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is located to the south of Sherfield on Loddon. The land is currently in commercial and retail mixed use as a garden centre. To the north is Sherfield Oaks Golf Course. To the east and west are residential dwellings within large plots and to the south is The Loddon School. A Public Right of Way (PRoW) runs along the eastern boundary. An existing access exists off Wildmoor Lane.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Policy EM3 of the current adopted Local Plan is also of relevance as part of the site is located within 7km of the Thames Basin Heaths SPA. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as policy SS6).

**Physical problems:** The site would require significant clearance before development could take place.

**Potential impacts:** The site shares its northern boundary with the golf course. The north-eastern corner of the site falls within 7km of the Thames Basin Heaths SPA.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. There are no known legal of ownership problems. Due to the current use of the site for a garden centre the site is considered to be available for development within the timescales suggested by the site promoter.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability 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 5-10 years.

**Conclusion**

The site is available and is likely to be achievable. As the site is previously developed, considering its location in the countryside, it may be possible to justify development on site so long as any future proposal accords with the borough’s current planning framework. The site falls outside of the settlement policy boundary therefore development would need to be small scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan and should consider the potential impacts on the historic environment.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 80-119 dwellings. As a range has been suggested a mid-point of 100 dwellings has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 100 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSJ001</td>
<td>Land to the north of Cranesfield, Sherborne St John</td>
<td>Sherborne St John</td>
<td>12.97</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is located on the northern side of the settlement and comprises an arable field and areas of grassland. The Wey Brook runs across the northern half of the site and the land in question also contains a number of groups of trees. Residential development lies to the south and west of the site, while the land to the north and east of the site is agricultural. A Public Right of Way runs along the northern site perimeter. There is an existing vehicular access for agricultural vehicles on the western side of the site.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is located outside of, but adjacent to, the Sherborne St John Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. Although part of the site (at the north-east end of Cranesfield) was considered for allocation in the Neighbourhood Plan, it was rejected by reason of its size, and its potential impact upon residents. The general principle of development in this location is therefore not supported by The council’s current planning framework.

Physical problems: The topography of the site undulates. The Wey Brook runs through the site, and it would be necessary to ensure any development was not at risk of flooding, albeit the site is not situated within a recognised Flood Zone. There is an existing vehicular access for agricultural vehicles on the western side of the site, but it is not clear whether this is in a suitable location to serve any new development on the site. The site is located within a mineral safeguarding area and forms part of a critical drainage area.

Potential impacts: The eastern and western sides of the site abut the edge of the Sherborne St John Conservation Area. There are listed buildings located outside the site on its eastern, south-eastern and western sides. A number of views across the site have been identified as being important in the Sherborne St John Neighbourhood Plan. The development of the site is likely to result in landscape, ecological and arboricultural impacts. The development of the site could involve archaeological implications, and this may require further investigation. Large-scale development of the site could impact on the character of the settlement.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 and also as part of a later SHELAA update. 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**

This site is available, and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested that only part of the site is suitable for development (5–10 hectares is referred to in the submission) and has put forward a yield of 20–50 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

**Current Estimated Yield** 35 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
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<tbody>
<tr>
<td>SSJ003</td>
<td>Vidlers Field, Sherborne St John</td>
<td>Sherborne St John</td>
<td>4.28</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site comprises a relatively large field on the south-eastern side of Sherborne St John. The site is currently grassland, and is used for grazing horses. Residential properties line the northern edge of the site, with allotments and a public house to the west. Agricultural land is situated to the south and east of the site. There is a Public Right of Way running diagonally through the centre of the site. Vegetation runs around the periphery of the site, including mature hedging and some trees in the north-eastern corner of the site. There is an existing field gate for access by agricultural/equestrian vehicles.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

| Policy restrictions/constraints: | The site lies adjacent to, but outside of, the Settlement Policy Boundary of Sherborne St John in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in policy EM2. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. Although part of the western end of the site was considered for allocation in the Neighbourhood Plan, it was rejected because the field was assessed as being a ‘key part of the strategic gap’ and was not popular in a community vote. |
| Physical problems: | The existing access would need to be improved in order to facilitate the development of the site. There is a change in levels across the site. The Neighbourhood Plan evidence identifies that the field is prone to flooding due to a spring line crossing the field. The north eastern corner of the site has been identified as part of a critical drainage area. |
| Potential impacts: | The site is adjacent to the Sherborne St John Conservation Area. The development of the site is likely to result in landscape impacts, and there could also be ecological and arboricultural implications. The development of the site would impact upon an ‘important view’ as identified in the Sherborne St John Neighbourhood Plan. The development of the site for housing could also impact on the character of the settlement. There are some potential archaeological implications associated with the development of the site, which may require further investigation. |

**Availability (legal/ownership issues)**
The site has been promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability of development. This location would 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 in the next five years.

**Conclusion**
This site is available and is likely to be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 120 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSJ004</td>
<td>Land West of Marnel Park, Kiln Farm, Sherborne Road, Popley</td>
<td>Sherborne St John</td>
<td>15.66</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No
The site lies to the east of Sherborne St John (approximately 500m away). The site is currently being used as agricultural land and a hedge boundary borders the site. The site is mainly surrounded by arable fields, with an area of woodland known as Spiers Copse located to the northern end of the site. On the eastern side of the site lies adjacent to the North of Popley Fields site allocation (SS3.4 – 450 units) and the Basingstoke Settlement Policy Boundary from which it is separated by a belt of trees. It is suggested in the site submission form that the site could be accessed via Marnel park with two potential points of access.

**Relevant Planning History**
No relevant planning history on site.
BDB/75761 – Land adjacent to the east: Outline planning permission (BDB/75761). Granted for up to 450 dwellings including a community centre, primary school.
BDB/75762 – Land adjacent to the east: Application pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings for Phase 1 200 dwellings. Granted September 2013.
16/01794/RES – Land adjacent to the east: Reserved Matters for Phase 2 pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings. Granted October 2017.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**
Policy restrictions/constraints: The site is adjacent to but outside the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in policy EM2. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. The site has not been allocated for development in the Neighbourhood Plan.
Physical problems: There are overhead electricity cables running cross the site. The site is located within a Mineral Safeguarding Area. The Public Right of Way crossing the site from east to west would need to be re-provided.
Potential impacts: There is a listed building within the Kiln Farm group of buildings to the south of the site. The woodland to the north of the site is designated as a SINC, as is a small patch of woodland on the north-western side of the site. There are likely to be landscape and ecological implications associated with the development of the site for housing. The site promoter states that the landowner has commissioned a landscape and visual impact appraisal in order to support the promotion of the site. The development of the site would involve the loss of Grade 3b agricultural land.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. 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**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 300 dwellings based on a density of 35dph which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 300 dwellings |
The site forms part of a larger area of woodland called Basing Forest which is situated adjacent to the Basingstoke Settlement Policy Boundary. The entire site is designated as a SINC and has dense tree cover. The surrounding land use is characterised by woodland on all sides apart from the eastern perimeter which is bounded by Chineham Business Park and Crockford Lane. An area of Ancient Woodland lies adjacent to the south and a Public Right of Way runs across the centre of the site east to west. It is proposed that the site would be accessed via Crockford Lane.

**Relevant Planning History**

No relevant planning history on site.

16/01794/RES – Land to west of site: Reserved Matters Application for Phase 2 pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings. Granted October 2016.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. The site has not been allocated for development in the Neighbourhood Plan.

Physical problems: The Public Right of Way crossing the site from east to west would need to be re-provided.

Potential impacts: The entire site is designated as a SINC. The development of the site would involve the removal of a significant number of trees and is therefore likely to have significant ecological and arboricultural implications. The relationship with the remaining woodland would need to be considered carefully. Chineham Business Park is a Strategic Employment Area which may include noise generating uses.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 removal of the tree cover along with mitigation for ecological impacts would have significant impacts on the viability of delivering the site, particularly now that there is a need to demonstrate a net gain in biodiversity on site. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and may be achievable. However, there are significant concerns regarding the achievement of biodiversity net gain. Due to the sites location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter suggests a mixed use scheme comprising residential, offices and warehousing and has suggested a yield of 100 dwellings. Given the site is highly constrained as it is completely tree covered and designated a SINC, it is suggested that a smaller yield is used for the purposes of the SHELAA in the interests of mitigating impacts on landscape, ecology and arboriculture. As such a yield of 30 dwellings is suggested for the purposes of the SHELAA.

**Current Estimated Yield** | 30 dwellings
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
SSJ006 | Land North of Cranes Field | Sherborne St. John | 8.91

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a portion of agricultural land situated along the south western side of Sherborne St John, adjacent to the Settlement Policy Boundary. The site is bounded by Aldermaston Road (A340) to the west and residential properties to the north east. Other surrounding land to the west and south is primarily agricultural with the exception of Weybrook Park Golf Club adjacent to the southern tip of the site. The Sherborne St John Neighbourhood Plan allocation ‘Cranes Road’ (Policy 3 of the Neighbourhood Plan) lies adjacent to the site on the northern side. Access to the site is currently gained from Cranes Road through the Neighbourhood Plan allocation. To the east of the site is a separate site promoted for 120 dwellings (site ref: SSJ010).

**Relevant Planning History**
No planning history on site.

16/04110/OUT – Adjacent to site (north): 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. This site is allocated in the Sherborne St Neighbourhood Plan. Granted June 2018.

19/01828/RES – Adjacent to site (north): Approval of Reserved Matters for appearance, landscaping, layout and scale for the erection of 18 no. dwellings and village shop with associated works (planning consent 16/04110/OUT). Pending Consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of but adjacent to the settlement policy boundary for Sherborne St John, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. Additionally the site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2 of the current adopted Local Plan. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. The site has not been allocated for development.

Physical problems: The site is located within Flood Zone 1, but is in an area which has been identified as an Upstream Critical Drainage Area. The northern part of the site also includes a mineral consultation area. Access to the site is from the Cranes Road allocation and currently secured through planning application (16/04110/OUT) to the north of the site. Regarding topography, the site is gently sloped down towards the northern end.

Potential impacts: The development of the site would involve the loss of good to moderate agricultural land. Furthermore, the northern part of the site is in close proximity to Sherborne St John Conservation Area. There is also the potential for noise from the A340 to negatively impact the residents of any future residential development on site.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by a housebuilder with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. As such, the site is not considered suitable for development at this time.
<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a yield of 40-50 dwellings. The mid-points of this yield has been used for the purposes of the SHELAA.</td>
</tr>
<tr>
<td>Current Estimated Yield</td>
</tr>
<tr>
<td>Site Ref.</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>SSJ007</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: Yes

The site is located to the north of Sherborne St John and comprises vacant agricultural buildings which were formerly in use for agricultural and B8 storage and distribution. The majority of the site is covered by hardstanding. The site has various planning permissions relating to change of use of the land for residential purposes and the erection of residential dwellings. The surrounding land uses include residential to the north-east and north-west, agricultural to the east and recreation to the south. The site is adjacent to the Basingstoke and Sherborne St John Strategic Gap which lies to the east/south-east. The Sherborne St John Conservation Area adjoins the site along the northern, western and southern boundaries. The site is bound by hedges and vegetation along the north and southern boundaries, with post and rail fencing to the west and east. There are two established access points into the site via Vyne Road.

**Relevant Planning History**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/00949/FUL</td>
<td>Erection of 2 no. 5 bed and 2 no. 2 bed dwellings with new access, following demolition of existing buildings and restoration of the southern part of the site to a grassed area of recreational open space. Granted September 2016.</td>
</tr>
<tr>
<td>18/02071/FUL</td>
<td>Erection of 2 no. detached 5 bed dwellings and 2 no. semi-detached 2 bed dwellings with new vehicular access, following demolition of existing buildings, concrete hardstanding and restoration of the southern part of the site to a grassed area of recreational open space (renewal of application 16/00949/FUL). Granted October 2018.</td>
</tr>
<tr>
<td>19/00204/GPDADW</td>
<td>Notification of proposed change of use from agricultural buildings Barn A to 2 no. dwelling houses and Barn B to 3 no. dwelling houses (Class C3). Granted March 2019.</td>
</tr>
<tr>
<td>19/02740/FUL</td>
<td>Erection of 4 no. 3 bed dwellings and 1 no. 4 bed dwelling with associated landscaping and car parking following the demolition of the existing agricultural buildings. Pending consideration.</td>
</tr>
</tbody>
</table>

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. The site has not been allocated for development.

Physical problems: The site is located within Flood Zone 1, but is in an area which has been identified as an Upstream Critical Drainage Area and Critical Drainage Area. Asbestos has been found to be present at the site.

Potential impacts: A number of notable buildings (non-designated heritage assets) are located close to the site which will need to be considered. There are likely to be landscape impacts resulting from the development of the site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner (also a developer) and 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 and no particular factors have been identified that would affect the viability 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 15 dwellings could be delivered within the next five years.

**Conclusion**

This site is available and may be achievable. As the site is previously developed, considering its location in the countryside, it may be possible to justify development on site so long as any future proposal accords with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 15 dwellings. This figure has been used for the purposes of the SHELAA.

<p>| Current Estimated Yield | 15 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSJ009</td>
<td>Allotments at Elm Road</td>
<td>Sherborne St John</td>
<td>0.69</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is located on the south-eastern side of Sherborne St John and is currently in use as allotments. The site is between the Basingstoke and Sherborne St John Strategic Gap (to the east) and Sherborne St John Settlement Policy Boundary to the west. A number of trees surround the site and provide screening to Elm Road. The Sherborne St John Conservation Area is located to the north. To the east of the site, separated by residential dwellings and a public house, is a separate site promoted for 120 dwellings (site ref: SSJ003).

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is located outside Sherborne St John settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). Development of the site would therefore not be supported by the council’s current planning framework. However, as the site is an allotment, as listed in the council’s Green Infrastructure strategy and protected by Policy EM5 of the current adopted Local Plan, redevelopment of the site is not supported by the borough’s current planning framework unless it could be justified as an exception through Policy EM5. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site. The site is not allocated within the Neighbourhood Plan.

Physical problems: There is an existing access to the site which will need to be widened to accommodate development. The site is located within Flood Zone 1, but a mineral consultation area covers the majority of the site.

Potential impacts: There could be some landscape and arboricultural impacts resulting from the development of the site. There are potential archaeological implications which will require further analysis.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner (also a developer) and 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 essentially a greenfield site (as the site is currently in use as allotments) and no particular factors have been identified that would affect the viability 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 in the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site, however, they have suggested a density of 30-40dph. Therefore a mid-point has been used for the purposes of the SHELAA and a yield of 24 dwellings.

**Current Estimated Yield**

| 24 dwellings |
**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a large agricultural field situated along the south western side of Sherborne St John, adjacent to the Settlement Policy Boundary (located to the north of the site). The site includes a farm house within the centre of the site. To the west of the site is a separate site promoted for 45 dwellings (site ref: SSJ006). The site is bound along the eastern boundary by Elm Road, to the north the site is bound by residential development and to the south there are a number of light industrial and commercial premises which separate the site from the Weybrook Park Golf Club.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is located outside of but adjacent to the settlement policy boundary for Sherborne St John, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in policy EM2 of the current adopted Local Plan. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was ‘made’ in May 2017 and its policies apply to this site.

Physical problems: There is an existing access to the site which will need to be widened to accommodate development. The site is located within Flood Zone 1, however the site is within an Upstream Critical Drainage Area.

Potential impacts: There are likely to be landscape impacts resulting from the development of the site. There are potential archaeological implications which will require further analysis.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner (also a developer) and and 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 and no particular factors have been identified that would affect the viability 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 in the next five years.

**Conclusion**

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested that approximately half the site will be developed for residential and the other half given over for community land use purposes (including informal recreational land, allotments and an orchard). The site promoter has suggested a yield of 216 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** 216 dwellings
Description of site (neighbouring uses; present use)  Previously Developed Land: Partly

The site is a light aircraft airfield. The nearest settlements are North Waltham which lies some distance to the north east and Micheldever Station to the south west. The surrounding area is characterised by open agricultural land punctuated by blocks of woodland of varying size. The woodland delineating the site to the east is of significant size and is an Ancient Woodland. Along the northern boundary there is an additional pocket of Ancient Woodland. The southern site perimeter is bordered by the A303 where two small service areas and a container storage facility are located. There are a cluster of aircraft hangars in the central western part of the site, however, the site is mostly undeveloped greenfield land serving as mown runways for light aircraft. The south eastern corner of the site is currently in use as a dirt bike track. Within the site boundary lie two small portions of woodland in the south eastern corner and south western corner of the site. A Public Right of Way (PRoW) runs through the site (north to south) to the north-side service station along the A303.

Relevant Planning History

None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impact; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The nearest settlement with an SPB, North Waltham, is approximately 2.5km from the site. The general principle of development on this site is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is also positioned between two Neighbourhood Plan Areas (Overton to the north-west and North Waltham to the north-east). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The existing access for the site is in close proximity to the slip road joining the A303 main carriageway and it is therefore likely to require upgrade to accommodate the number of vehicles that would be generated by a mixed use development of this size including potential HGV’s serving the employment uses. The southern part of the site is within a groundwater protection zone.

Potential impacts: The development of this site would have a landscape impact given the open character of the surrounding landscape and the scale of the development proposed. There are also likely to be ecological impacts as the woodland forming the eastern site boundary and the woodland north of the hangar buildings (a small portion of both lie within the site) are ancient woodland and designated SINC (Misholt Copse & Cocksford Firs and Oaken Copse). There are instances of archaeological potential across the site and the Scheduled Monument (Popham Beacons Round Barrow Cemetery) lies adjacent to the site on the eastern boundary. Given the close proximity of the A303 to the southern boundary the potential noise implications would also need to be considered.

Availability (legal/ownership issues)

Whilst the site is currently in active use as an airfield it was promoted for development through the call for sites consultation held in 2019 by the landowner. It is therefore considered that the land can be made available for development within 5-10 years as suggested by the site promoter.

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. 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 5-10 years.

Conclusion

The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework. However, as
the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site promoter has suggested a yield of 1,500 dwellings. This is based on a density of 35dph. This yield has been used for the purposes of the SHELAA. The site submission information also refers to the possibility that the site could also accommodate employment development. If commercial premises are to be incorporate then this may impact upon the amount of residential development which can be delivered. For example, the information provided with this submission states that up to 10 ha of employment land may be provided, which would mean the number of dwellings would be reduced to 1,194.</td>
</tr>
</tbody>
</table>

<p>| Current Estimated Yield | 1,500 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAD002</td>
<td>Smiths Field, New Road, Tadley</td>
<td>Tadley</td>
<td>0.71</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is currently a piece of undeveloped grassland on the south-western side of Tadley. There is a belt of trees running along the northern boundary of the site, with Bishopswood golf course beyond. Suburban housing lies to the east, while the land to the south and west is rural in character, and is largely defined by open arable fields and areas of woodland. To the south is the Tadley Church Road Conservation Area. There are a number of trees on the edge of the site, including a belt of trees to the north which are subject to a Tree Preservation Order (TPO), and hedging runs around the perimeter. New Road runs along the southern boundary of the site. There is currently no direct existing access to the site. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE) Zone J.

**Relevant Planning History**

None within the site.

18/01892/FUL – Adjacent to north of site: Erection of extension to existing clubhouse to incorporate a 21 bedroom hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Refused January 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of but adjacent to the Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the AWE DEPZ Zone J. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: The site does not appear to have a vehicular access, though it may be possible to access the site via the end of the cul-de-sacs located to the east.

Potential impacts: The site is located immediately adjacent to the edge of the Tadley Church Road Conservation Area. There are also a number of listed buildings within the Hawley Farm complex to the south-east of the site. The trees running along the northern and southern boundaries of the site are protected by TPO. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development over 50 dwellings on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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. This sites location within the AWE safeguarding area may affect the viability 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**

This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

**Potential Density and Yield (including development type)**

The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore the council has undertaken an initial assessment based on general density...
assumptions. A yield of 15 is suggested. This reflects the site constraints and the fairly low density of housing which typifies the local area.

| Current Estimated Yield | 15 dwellings |
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
TAD004 | Land in Church Road and rear of Pound Farm House / Foxley Barn, Tadley | Tadley | 5.45

**Description of site (neighbouring uses; present use)** | **Previously Developed Land: No**
The site comprises an arable field on the southern side of Tadley within the Tadley Church Road Conservation Area. Surrounding land uses are residential to the north and east of the site and agricultural to the south. There are a number of residential properties on the western side, with arable fields beyond. A Public Right of Way divides the site west to east. The land in question is enclosed by trees and hedges running along the edges of the site. Church Road, which has the character of a rural lane, runs along the western side of the site and there is an existing vehicular access on this side, though it is currently only suitable for agricultural vehicles.

**Relevant Planning History**
BDB/25059 – residential development, including ancillary roads realignment of church road footpaths and facilities on 4.03ha. Refused August 1988.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

*Policy restrictions/constraints:* The site is outside any defined settlement policy boundary (but is adjacent to it), 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 in this location is therefore not supported by the council’s current planning framework. The site is located within AWE DEPZ Zone H. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

*Physical problems:* The site slopes markedly up in south-westerly direction. The existing access may need to be widened to accommodate development. The site is located within a mineral consultation area.

*Potential impacts:* The site is located within the Tadley Church Conservation Area, and Pound Farmhouse which is located adjacent to the site is a listed building. There is an SSSI south of the site, therefore the site is within a SSSI Impact Risk Zone which will be relevant for any residential development of 50 dwellings or more on site. Given the nature of the site, its development is likely to have landscape and ecological impacts, and potentially there would also be some arboricultural implications. The development of the site would result in the loss of good – moderate agricultural land. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework. In addition, there are also significant concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 44 dwellings which has been used for the purposes of the SHELAA. An area of public open space is proposed within the southern portion of the site.

**Current Estimated Yield** | 44 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAD009</td>
<td>Land adjacent to The Whitehouse</td>
<td>Tadley</td>
<td>0.81</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site includes a residential dwelling with associated garden, outbuildings and an equestrian field consisting of paddocks, stables and grazing land. To the west and north is low density residential development and to the east and south are open fields and tree belts including other SINCs. The majority of the site is designated as a SINC. The site is bound by hedgerow and trees along the northern, eastern and southern boundaries. The western site boundary consists of The White House property and an established commercial unit in the south-western corner. A PROW runs along this boundary to the south towards Baughurst Road. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE) Zone K.

**Relevant Planning History**

No relevant planning history on site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

- **Policy restrictions/constraints:** The majority of the site lies outside of but adjacent to the Settlement Policy Boundary for Tadley, 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 land which consists of outbuildings and The Whitehouse property falls within the settlement policy boundary. The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is also located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the AWE DEPZ Zone K. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

- **Physical problems:** The existing access from the lane to the west of the site would need to be widened or, alternatively a separate access obtained from Bishopwood Lane to the north.

- **Potential impacts:** Due to the nature and location of the site, development would likely result in landscape and ecological impacts. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site is located within a SSSI Impact Risk Zone which will be relevant should the site ever be developed for 50 or more dwellings.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by obtaining permission to gain access across third party land. 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 promoters have suggested that the site could be delivered within the next 5 years.

**Conclusion**

This site is available and likely to be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of between 10-15 dwellings. Therefore a mid-point of 13 dwellings has been chosen for the purposes of the SHELAA.

**Current Estimated Yield**  
13 dwellings
**Site Ref.** | **Site Address** | **Parish** | **Site Area (ha)**
--- | --- | --- | ---
TAD010 | Land SE of Hawley Farm House | Tadley | 1.02

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site consists of a large agricultural field which forms part of the Hawley Farm estate, on the south-western side of Tadley. The site is located within the Tadley Church Road Conservation Area. To the east is residential development within the Tadley Settlement Policy Boundary, to the west are a number of agricultural fields and Hawley Farmhouse, a Grade II Listed Building (which now includes a day nursery business) and to the south is a copse woodland. Between Hawley Farmhouse and the western site boundary is a further Grade II Listed Building (the Granary) and an unlisted (non-designated heritage asset) barn. On the opposite side of Church Road (along the eastern boundary) are a group of trees which are subject to Tree Preservation Orders. The site does not benefit from an independent access.

**Relevant Planning History**
None

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** The site does not appear to have a vehicular access and this would need to be established off Church Road.

**Potential impacts:** The site is located within the Tadley Church Road Conservation Area. There are also a number of listed buildings within Hawley Farm to the west of the site. Given the nature of the site there are likely to be landscape and ecological impacts. The site is also located within a SSSI Impact Risk Zone which would be relevant for any residential development of 50 dwellings or more on site.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and 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. This sites location within the AWE safeguarding area and the need to divert power cables which are located within the site may affect the viability 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**
The site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, the site is considered potentially developable.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | **5 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAD011</td>
<td>Land adjacent to Deanswood Road &amp; Bishopswood Golf Course</td>
<td>Tadley</td>
<td>1.81</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site forms part of the Bishopswood Golf Course and consists of a large area of shrub land which includes a belt of TPO trees along the northern boundary. To the north and east is residential development within Tadley Settlement Policy Boundary. The golf course continues around the west and south of the site. There is currently no direct existing access to the site.

**Relevant Planning History**

None within the site.

18/01892/FUL – to the south-east of the site, within the golf course: Erection of extension to existing clubhouse to incorporate a 21 bedroom hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Refused January 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site lies outside of but adjacent to the Settlement Policy Boundary for Tadley, 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 in this location is therefore not supported by the council’s current planning framework. The site is located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

Development of the land would result in loss of part of the golf course which is considered a community, leisure and cultural facility under Policy CN8 of the current adopted Local Plan. **Physical problems:** An access would need to be established. This has been suggested to be achievable from Deanswood Road to the north.

**Potential impacts:** Due to the nature and location of the site, development would likely result in arboricultural and landscape impacts. Compensation may be required due to the loss of woodland and trees. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by infrastructure costs relating to connecting to Deanswood Road for access, obtaining permission to gain this access across third party land. 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 promoters have suggested that the site could be delivered within the next 5-15 years.

**Conclusion**

This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough’s current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

**Potential Density and Yield (including development type)**

The site promoter has suggested a density of 40-50dph, therefore a yield of 72-90 dwellings. Given the sensitive location of the site within the countryside and a strategic gap and in the interests of mitigating impacts on the local landscape character a lower density has been assumed. The council has undertaken an initial assessment based on general density assumptions and density of 30dph, 54 dwellings, has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 54 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UG002</td>
<td>Land adjacent to Elder Dell</td>
<td>Upton Grey</td>
<td>1.35</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is located to the north-east of Upton Grey and consists of an agricultural field. The land to the north-east and south-east is also in agricultural use with land to the south-west in residential use. A scaffolding yard is located to the north. The site is enclosed by trees and hedges on all sides. The hedging to the north-east is low level owing clear views into the site. A vehicular access existing off Meadowside (to the south-west). The Upton Grey Conservation Area is to the south-west, separated by a recently approved housing development 17/00847/FUL.

**Relevant Planning History**

None within the site.

BDB/69970 – Adjacent to the south-west: Erection of 4 no. one bed flats, 4 no. two bedroom dwellings and 2 no. three bedroom dwellings, new access, associated parking and landscaping. Granted April 2010.

15/03967/OUT – Adjacent to the south-west: Outline application for erection of up to five bungalows. Granted July 2016.


**Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside of but adjacent to the Upton Grey settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

Physical problems: There is an existing access to the site via Meadowside to the south. An alternative access could be established via Bidden Road to the north-east. The site is located within a Mineral Safeguarding Area.

Potential impacts: There are a number of listed buildings to the north of the site, and the site is also located within the Upton Grey Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the development of site, and this may require further investigation. Development of the site would result in the loss of Grade 2 agricultural land. There may be noise impacts associated with the close proximity of the scaffolding yard to the north of the site. The site is also located within a SSSI Impact Risk Zone which would be relevant for any residential development of 100 dwellings or more on site.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**

The site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 30 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 30 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UG003</td>
<td>Land at Draycott</td>
<td>Upton Grey</td>
<td>1.84</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site consists of part garden land, meadow and paddock and is located to the north-west side of Upton Grey within the Upton Grey Conservation Area. The site is bound by trees along the north-eastern boundary and hedging to the south. A Grade II Listed Building (Cleves Farmhouse) is located to the west. A Public Right of Way (PRoW) cuts through the middle of the site from north to south. Land to the north and east is in agricultural use, land to the west is in residential use and to the south further agricultural uses with some residential use. The site has a sloping topography.

**Relevant Planning History**

None

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Upton Grey settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework.

**Physical problems:** There is an existing access to the site however it is unclear whether access over third party land is required. A PRoW runs through the centre of the site which would need to be maintained. The site is sloping which may affect the design and scale of future development.

**Potential impacts:** The site is located within the Upton Grey Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. The site is in close proximity to Cleves Farmhouse (to the west). The site is located within a SSSI Impact Risk Zone therefore there is potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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, however, third party access may need to be required to access the site which may affect the viability of the 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 1-2 years.

**Conclusion**

The site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of between 3-10 dwellings. As a range has been suggested a mid-point of 7 dwellings has been used for the purposes of the SHELAA.

**Current Estimated Yield**  
7 dwellings
**Site Ref.**
WHIT001

**Site Address**
The Gables, London Road

**Parish**
Whitchurch

**Site Area (ha)**
4.60

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site consists of two agricultural fields separated by a belt of trees and Public Right of Way (running west to east). The site surrounds the eastern and southern boundary of the Hillside residential development. To the east is a residential property (The Gables) which is a notable building (non-designated heritage asset) and to the north and west further residential properties. The northern part of the site falls within the Laverstoke and Freefolk Conservation Area. The Gables Meadow (SINC) is located within the southern half of the site. Thick hedging and a tree belt separate the southern boundary of the site from the River Test to the south. The site is bound by trees and hedging on all sides. A Grade II Listed Building (The Round House) is located to the north-west of the site along London Road.

**Relevant Planning History**

None

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was ‘made’ in October 2017 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The site falls within Groundwater Protection Zones 1-3 and the southern section of the site falls within Flood Zones 2 and 3 and a mineral safeguarding area. The northern half of the site falls within a mineral consultation area. An access into the site would need to be established via London Road.

**Potential impacts:** The development of the site is likely to have landscape, ecological and arboricultural implications. The northern part of the site lies within the Laverstoke and Freefolk Conservation Area. Development of this scale could impact significantly on existing traffic congestion in Whitchurch. There are potential archaeological implications which will require further analysis and potential ecological impacts due to the site falling within a SSSI Impact Risk Zone.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and a housebuilder has entered into an option agreement with the landowner. 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 5 years.

**Conclusion**

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter initially suggested a yield of 50 dwellings based upon a specific developable area, however, this has since been revoked. The site promoter therefore does not suggest that there are any constraints which would require parts of the site to remain undeveloped at this time. Notwithstanding the above, a low density is assumed on the basis of the rural character of the site and flooding constraints to the south and west and the need to mitigate impacts on the settlement character and countryside location. The council have undertaken an initial assessment based on general density assumptions and a density of 15dph. A yield of 69 dwellings is suggested for the purposes of the SHELAA.
| Current Estimated Yield | 69 dwellings |
The site promoter has suggested that the site could be delivered within the next 5 years. Following a site visit he concluded that whilst access to the site is difficult it could be achieved. Any future proposals for development on the site would need to identify how a suitable access could be gained. A small area of the very northern corner of the site lies within Groundwater Protection Zones 2 and 3.

Potential impacts: The Landscape Capacity Study 2010 highlighted that the site has a medium/high landscape capacity and that development on the site would not be out of keeping with previous settlement expansion, providing it respects the character of the town and limits visual intrusion into the wider landscape. The Biodiversity Assessment concludes that the site has a low biodiversity value, with no designated sites within the boundaries. The design of any new development would need to accord with the Whitchurch Village Design Statement, with respect for the landscape and townscape character of the town. Development of this scale could impact significantly on existing traffic congestion in Whitchurch. The site is located within a SSSI Impact Risk Zone and therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)
The site is owned by Basingstoke and Deane Borough Council and is considered available for development within the next 5-10 years.

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. 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 5 years. However with the availability of the site falling within the next 5-10 years, delivery would also be expected within this time period.

Conclusion (deliverable/developable)
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)
The site promoter has suggested a yield of 200 dwellings which has been used for the purposes of the SHELAA.
<p>| Current Estimated Yield | 200 dwellings |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHIT008</td>
<td>Land north of Cricket Ground, Parsonage Meadow, Church Street, Whitchurch</td>
<td>Whitchurch</td>
<td>0.66</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a field currently used for grazing animals located within the Whitchurch Conservation Area. The site is immediately to the north of the cricket ground (promoted separately – site ref: WHIT009) and sits between the disused railway line and the River Test to the west and east of the site respectively. The neighbouring site to the west is a car dealership. The cricket ground to the south has been designated as open space in the Whitchurch Neighbourhood Development Plan, and there is also a designated ‘green corridor’ running to the west of the site. The A34 runs to the west of the site (approximately 130m away). There is a dense belt of mature trees running along the western boundary, and also a number of important trees outside of but adjacent to the site on its eastern side. The AONB is located to the west of the site. Current access to the site is via a field gate onto the B3400.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was ‘made’ in October 2017 and its policies apply to this site. The cricket ground to the south has been designated as open space within the Neighbourhood Plan (Policy LD2). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There is an existing access to the site through a field gate onto the B3400, however, this would need upgrading if it were to serve housing development. The site is located within a Mineral Safeguarding Area.

**Potential impacts:** In the south eastern corner of the site is a Grade II listed building, the ‘Granary of the Vicarage’, and there are a number of other Grade II listed buildings immediately to the north east of the site. The site is also located within the Whitchurch Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. There are also likely to be noise impacts owing to the proximity to the A34. There are some possible archaeological implications associated with the site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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)**

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10-15 dwellings. A figure in the middle of this range has been used for the purposes of the SHELAA.

**Current Estimated Yield**

13 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHIT010</td>
<td>Whitchurch Glebe, Land off B400, Church Street, Whitchurch</td>
<td>Whitchurch</td>
<td>0.82</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is a currently pasture land located next to the River Test (to the east) and the Whitchurch Conservation Area. The site is adjacent to cricket ground to the west, which has been promoted for development through the call for sites (WHIT009) and has been designated as an area of open space within the Whitchurch Neighbourhood Plan. The land to the east of the site has been designated as a green corridor in the Whitchurch Neighbourhood Development Plan. There are mature trees situated along the southern boundary of the site. The A34 is in close proximity to the west of the site (140m away). As referred to in the site submission form, there is access to the site via Church Lane.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was ‘made’ in October 2017 and its policies apply to this site. The Neighbourhood Plan designates the cricket ground to the west as an open space (Policy LD2). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There are no obvious physical problems with the site. The site is located within a Mineral Safeguarding Area. The site is located in Flood Zone 1, though due to the proximity of the River Test, a Flood Zone 2/3 area is located adjacent the eastern boundary of the site.

**Potential impacts:** There are a number of listed buildings to the north of the site, and the site is also located within the Whitchurch Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the development of site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems with the site itself. The site is therefore considered to be available for development. However, the landowner does not appear to own the access track (as that appears to fall within both WHIT008 and WHIT009), and hence the access rights to the site are not clear at present.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to gain access across third party land. 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 5 years.

**Conclusion**

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

| Current Estimated Yield | 25 dwellings |
**Site Ref.** WHIT011  
**Site Address** South East Whitchurch, Micheldever Road, Whitchurch  
**Parish** Whitchurch  
**Site Area (ha)** 54.36

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No  

The site comprises a large swathe of agricultural land the south-east of Whitchurch. The south western site perimeter borders site HP004 and the north western perimeter borders WHIT006, both submitted in the ‘call for sites’. Surrounding land use is mainly agricultural with some residential to the north and a sewage works to the south west. There is a public right of way and road running through the centre of the site and along the northern boundary. The site promoter considers that the primary site access would be via a roundabout on Winchester Road, replacing the approved access for the 100 dwelling scheme at Mill Springs. With the site crossing Micheldever Road, there is also an opportunity to manage vehicle access to/from the development via Micheldever Road. 

**Relevant Planning History**  
No relevant planning history on site.  
16/02508/RES – Adjacent to site (North West). Reserved matters application pursuant to outline permission 15/03693/OUT. Permission Granted March 2017.  
15/03693/OUT – Adjacent to site (North West). For the erection of 100 dwellings. Permission Granted May 2016. 

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**  

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was ‘made’ in October 2017 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).  

**Physical problems:** The southern part of site is in close proximity to the Whitchurch Sewage Works, the potential impacts of this are exacerbated by the site’s location to the south-west of the sewage works, meaning the prevailing westerly winds are likely to increase the odour impact on this site. This issue is likely to require detailed assessment. The northern part of the site includes a mineral safeguarding area and groundwater protection zones 2 and 3.  

**Potential impacts:** The development of the site would have landscape impacts, and would have an effect on the settlement pattern and character of Whitchurch. The northern part of the site abuts the boundary of the conservation area, the River Test and a Flood Zone 2/3 area. Development of this scale could impact significantly on existing traffic congestion in Whitchurch. There are potential archaeological implications which will require further analysis and potential ecological impacts due to the site falling within a SSSI Impact Risk Zone.  

**Availability (legal/ownership issues)**  
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and a housebuilder has entered into an option agreement with the landowner. 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 5-10 years. 

**Conclusion**  
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough’s current planning framework. 

**Potential Density and Yield (including development type)**  
The site promoter has suggested a yield of 486 dwellings which has been used for the purposes of the SHELAA.  

**Current Estimated Yield**  
486 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHIT013</td>
<td>Land at Newbury Road</td>
<td>Whitchurch</td>
<td>57.34</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site consists of a number of fields in agricultural use and is located within the North Wessex Downs AONB. The site is bound by the A34 to the west and Newbury Road to the east with light vegetation and hedging along these boundaries. A belt of trees divides the site. A Public Right of Way (PROW) divides the site through the middle in a ‘T’ shape. To the south is the railway line. The majority of the land surrounding the site is within agricultural use with small pockets of linear residential development. Higher density development is located beyond the railway line to the south.

**Relevant Planning History**

16/00447/OUT: New business park incorporating B1, B2 and B8 floorspace with associated car parking and landscaping; and new car park to serve Whitchurch station (all matters reserved). Withdrawn

**Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of but adjacent to the Whitchurch settlement policy boundary (to the south), 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 council’s current planning framework. An area to the southern portion of the site, adjacent to Newbury Road, is allocated within the current adopted Local Plan for the development of a new passenger railway station car park (Policy SS11). The site is also located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was ‘made’ by the borough council in July 2017. This site has not been allocated in the Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies HD1, HD2 and GD1). The employment development element of the scheme would need to be considered in light of policy EP1 in the current Local Plan and policy EP4. There is also a relevant Whitchurch Neighbourhood Plan policy, ES4, which provides support for business development outside of the SPB, subject to meeting a range of criteria. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There are no obvious physical problems with the site, however, the development would extend the existing pattern of development of Whitchurch towards the north. A Ground Water Protection Zone covers parts of the northern area of the site. The site is located in Flood Zone 1. Noise impacts associated with the railway line to the north will need to be considered.

**Potential impacts:** The development of the site is likely to have landscape, ecological and arboricultural implications, particularly due to its location within the AONB. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The promoter suggests that the site is available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site, 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 initially stated that the site could be delivered within 5 years, however this was on the basis of a smaller developable area and, subsequent, yield. Therefore it is suggested that the site would be achievable within 5-10 years. In terms of the employment floorspace component, this may well be achievable, as the site would potentially have reasonable access to the A34 (assuming the relevant traffic is routed to the north of the town), which would improve the commercial attractiveness of the site. In addition, the existing employment area in Whitchurch has high occupancy levels and there are likely to be existing businesses in the area looking to expand or re-locate within the local area.
Conclusion

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)

The site promoter has not suggested a density or yield for residential units. In respect of economic uses the promoter has suggested approximately 13,000sqm of new employment floorspace. Initially the site promoter suggested a developable area of the site, however, this has since been revoked. The site promoter therefore does not suggest that there are any constraints which would require parts of the site to remain undeveloped at this time. On this basis it is considered that the employment use will utilise 1.3ha of the site, leaving 56.04 remaining for residential use. The council have undertaken an initial assessment based on general density assumptions and a density of 15dph. A yield of 840 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural character of the site, the sites location within the AONB and the need to mitigate impacts on the settlement character and countryside location.

Current Estimated Yield  |  840 dwellings, 13,000 sq.m employment floorspace
Site Ref. | Site Address | Parish | Site Area (ha) |
--- | --- | --- | --- |
WHIT014 | East of Bere Hill | Whitchurch | 26.13 |

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site consists of a number of fields in agricultural use. Beyond the railway line immediately to the north is the North Wessex Downs AONB. A Public Right of Way (PRoW) transects the site in the north-western corner. To the south and west lies low density residential development and to the east further agricultural land with some equestrian use. The site wraps around the existing Oak Tree Nursery School. Two belts of trees run in parallel from London Road towards the centre middle of the site and the site is generally bounded to the north by trees and hedgerows with small pockets of trees/vegetation along the north-eastern boundary and southern boundary.

**Relevant Planning History**

None

**Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside but adjacent to the Whitchurch 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 council’s current planning framework. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was ‘made’ by the borough council in July 2017. This site has not been allocated in the Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies HD1, HD2 and GD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** There are no obvious physical problems with the site. A Ground Water Protection Zone covers the majority of the site. The site is located in Flood Zone 1, though a Flood Zone 2/3 area is located adjacent the eastern boundary of the site.

**Potential impacts:** The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the development of site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

**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. 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 initially stated that the site could be delivered within 5 years, however this was on the basis of a smaller developable area and, subsequent, yield. Therefore it is suggested that the site would be achievable within 5-10 years.

**Conclusion**

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has suggested a density of 18dph, which would be a yield of 470 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | **470 dwellings**
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSL001</td>
<td>Land at White Hart Lane, Charter Alley, Ramsdell</td>
<td>Wootton St Lawrence</td>
<td>2.03</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently an arable field to the north of a fan shaped cluster of housing to the south west of the site, which includes a public house (the White Hart). The surrounding land is largely agricultural, with some barns adjacent to the northern boundary. White Hart Lane is a narrow lane, flanked by hedging, giving it a very rural character. The site is accessed via an existing field gate in the south-western corner of the site. There is a Public Right of Way running along the western boundary.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was ‘made’ in December 2019 and its policies apply to this site.

**Physical problems**: The land appears to slope slightly, but this is not likely to have a significant effect on the feasibility of developing the site. The site is located within a mineral consultation area.

**Potential impacts**: Intensive development of the site may also have implications for the character of the settlement, and would have a considerable landscape impact.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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**
This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 40 dwellings which has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 40 dwellings
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSL002</td>
<td>Ramsdell Glebe, Land adjoining Baughurst Rd, Ramsdell</td>
<td>Wootton St Lawrence</td>
<td>0.58</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently an undeveloped piece of land to the north of Christ Church (Grade II Listed Building), which stands at the crossroads of Baughurst, Basingstoke, Ewhurst and Monk Sherbourne Roads within Ramsdell Conservation Area. There are mature trees running along the northern and southern boundaries of the site. Hedging runs along the boundary with Baughurst Road. The surrounding land is rural, with the majority in agricultural use, with a cluster of houses to the south, and a small group of dwellings to the north. The site can currently be accessed via an existing field gate.

**Relevant Planning History**
No planning history on site.
17/03291/FUL – Adjacent to site (south). Erection of village hall with associated access and parking – Permission Granted December 2017.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints**: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was ‘made’ in December 2019 and its policies apply to this site.

**Physical problems**: There is a vehicular access via an existing field gate, though this would need to be widened if it were to serve residential development of the site. The site is located within a mineral consultation area.

**Potential impacts**: The site is located within a conservation area, and Christ Church immediately to the south is a Grade II Listed Building. The AONB boundary is located immediately to the west of the site, and there are likely to be landscape, ecological and arboricultural implications associated with the proposed development.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 and 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 and no particular factors have been identified that would affect the viability 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 5 years.

**Conclusion**
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 10-15 dwellings. As a range has been provided a number in the middle of this range has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 13 dwellings
Sites Promoted for Employment
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGH002</td>
<td>Kingsclere Quarry</td>
<td>Baughurst</td>
<td>3.29</td>
</tr>
</tbody>
</table>

### Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site is located to the south-east of Kingsclere, to the south of Wolverton within the North Wessex Downs AONB and on the north side of the A339. The site is accessible from the Adjacent A339 which connects Newbury with Basingstoke. The site has previously been used as an old lime quarry (ceased operational use in 2008). Immediately to the north is an area of Ancient Woodland SINC (Coneygrove Copse) followed by linear residential development along Ramsdell Road and Wolverton Lane. To the west, east and across the A339 to the south, the surrounding land uses are predominately agricultural. There are a number of buildings within the site which are in a deteriorated state. The surrounding land gently undulates. A belt of trees bounds the site along the A339 to the southern edge of the site which prevents views into the site.

### Relevant Planning History


13/01901/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.

13/01026/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.

13/00064/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

#### Policy restrictions/constraints
The site is outside any defined settlement policy boundary, in a countryside location where new development is generally only permitted as an exception. Given that the site is being promoted for employment use, the most relevant policy in respect of the principle of development is considered to be Policy EP4, which seeks to support the rural economy, subject to the development of the site complying with the requirements set out in the policy. The HCC Committee Report in connection with application BDB/75928 confirms that the site is not previously developed land, as the restoration of the site is required by previous consents. Given that the site is located within the AONB policy EM1 in the current Local Plan, and paragraphs 172 – 173 in the NPPF are highly relevant and would be significant policy constraints.

#### Physical problems
The existing access to the site would need to be widened and improved to accommodate future development. Due to the previous use of the site, the land is not level and substantial land works will be required in order to develop the site. The site is within a mineral consultation area.

#### Potential impacts
Given the nature of the site it is likely that the development of the land for employment development would have landscape, arboricultural and ecological impacts. There may be potential ecological impacts due to the site falling within a SSSI Impact Risk Zone. There may be impacts on the A339 in respect of highway movements/safety as a result of the development of the site for employment.

### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site may be achievable for employment uses in this location however, the viability of the site may be affected by the high costs associated with the nature of the site as a former quarry. Additionally, the location of the site within the AONB may result in a need for a
reduced size and scale of buildings, which in turn may impact viability. This location is likely to be attractive to developers as the site is well related to the A339 rendering it conducive to industrial or logistics use, albeit the M3 would likely be more desirable. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that 100+ units could be delivered within the next 5 years.

**Conclusion**

The site is available and may be achievable, however, there are a number of factors which negate its suitability and achievability, including its location in the countryside, situation within the AONB and the costs involved considering the previous use of the site.

**Potential Density and Yield (including development type)**

The site area is 3.29 hectares. Working on the basis that the end use would either be B2 or B8 use (light industrial or storage and distribution), and on the basis of a 50% plot ratio, then the site could potentially deliver approximately 16,450sqm of floorspace.

**Current Estimated Yield** 16,450 sq.m (B2 and B8)
<table>
<thead>
<tr>
<th><strong>Site Ref.</strong></th>
<th><strong>Site Address</strong></th>
<th><strong>Parish</strong></th>
<th><strong>Site Area (ha)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR007</td>
<td>Land at Tothill</td>
<td>Burghclere</td>
<td>12.44</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is a triangular portion of woodland north of Burghclere village, adjacent to the A34 which runs down the western site perimeter. The site is also bounded by the B4640 on the eastern boundary. Tothill service station lies the other side of the A34 to the south west of the site but the wider surrounding land is primarily a mixture of agricultural fields and woodland. The site lies adjacent to the perimeter of the North Wessex Downs AONB. A PROW runs along the western site perimeter. The site has access to the A34 in both northbound and southbound directions.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within both Burghclere (majority) and Highclere Neighbourhood Areas. The Burghclere Neighbourhood Plan was submitted in November 2019 and will be subject to examination in February 2020 and is expected to proceed to referendum by mid-June. The Highclere Neighbourhood Plan is in the process of being prepared, however as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development on site.

Physical problems: The site is wooded so development of the site would involve the removal of a number of trees. The industrial / storage and distribution traffic would likely impact upon the A34.

Potential impacts: There is archaeological potential on the northern edge of the site. Grade II Listed Buildings ‘Thatched Cottages’ are situated to the north of the site. The site itself is not a SINC although there are a number of SINCs surrounding the site within the wider landscape. Considering the wooded nature of the site, in addition to the potential for development of the site to impact upon the surrounding SINC, there are also further potential ecological implications. Development of the site may impact upon landscape character specifically pertaining to its location within the setting of the North Wessex Downs AONB. Additionally, the site is situated within a SSSI Impact Risk Zone presenting the potential for development on site to have ecological impacts.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by the landowner. It 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 but the viability of the site may be affected by the need for buildings of a reduced size and scale in light of the sites position in close proximity to the AONB. This location is likely to be attractive to developers for industrial/logistics purposes as it is close to the A34 and M4 and not far from Newbury for last mile logistics. 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 5 years.

**Conclusion**
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions for industrial uses. It is assumed that single storey floorspace would cover 50% of the site, equating to 62,200sqm with the remainder of the site used for miscellaneous ancillary development.

| Current Estimated Yield | 62,200sqm B1c, B2, and B8 |
CLID010 | Pensdell Farm | Cliddesden | 1.52

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is part greenfield, part previously developed and currently in use for office, light industrial and storage and distribution. The buildings on the western part of the site appear to be single storey agricultural style industrial units with hardstanding in between, some of which on the southern boundary has been used as parking provision. The eastern portion of the site is an agricultural field surrounded by other agricultural fields with the exception of the northern perimeter which is bounded by the mature trees that line the drive up to Grade II Listed ‘Audleys Wood’. The site is being promoted for the expansion of the pre-existing uses on site. The site promoter has stated that the site has existing access onto the B3046 with suitable geometry and visibility.

**Relevant Planning History**

13/02467/LDEU - Certificate of Lawfulness for mixed B1 (c), B2 and B8 use including access and associated car parking. Granted April 2014.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances and subject to compliance with the particular requirements set out in the policy. In this regard it is noted that the site submission form states that the employment uses proposed would relate to the expansion of existing businesses and small scale new business, which would be conducive to potentially complying with policy EP4. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

**Physical problems:** There are no particular known physical problems associated with the site.

**Potential impacts:** Grade II Listed Country House ‘Audleys Wood’ situated east of the site therefore any development on site may impact upon the significance of the listed building and its setting. Due to the sites edge of settlement/semi-rural location development of the site may have impacts upon the wider landscape.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers owing to its relatively close proximity to Basingstoke and the strategic road network 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 5-10 years.

**Conclusion**

This site is available and likely to be achievable. However, due to its location in the countryside its suitability for development would currently depend upon whether any future proposals accord with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site area is 1.52ha however approximately 50% is already developed. Presuming 0.76ha is available for a net increase in development, working on the basis that the end use would either be primarily industrial / storage and distribution, and a 50% plot ratio, then the site could potentially deliver approximately 3,800sqm of additional floorspace.

**Current Estimated Yield** | 3,800sqm (net) floorspace B1(c) / B2 / B8 and agriculture
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUM003</td>
<td>Land at Peak Copse</td>
<td>Dummer</td>
<td>14.51</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: Partly

Peak Copse lies to the east of the dual carriageway approach road to Junction 7 of the M3 and opposite the junction with the A30. It is set within a woodland area that is currently vacant. The site was previously granted permission for a Gypsy and Traveller site however it was closed down by the owners in 1996. Adjacent to the south of the site and partially sharing the boundary lies a transport depot for highway works. There is currently access to the site onto the A30 and a PROW runs through the site parallel to the western site boundary and along the northern site boundary.

**Relevant Planning History**

BDB/19794 – Provision of a permanent (long stay) gypsy caravan site providing pitches for 20 families; the site will have hard standings utility units for each pitch, a warden’s bungalow and garage and may have a sewage treatment unit. Permission Granted September 1989.

15/04503/OUT – Adjacent to site (North). Outline application to include access to be considered, for up to 750 residential units with a mix of units, land for up to two pitches to accommodate Gypsies and Travellers, and a neighbourhood centre including principal community centre, private children's nursery, local retail facilities, and three form entry primary school and ancillary development. Permission Granted September 2017.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where development is generally only permitted as an exception. Policy EP4 of the current adopted Local Plan supports the principle of economic uses on previously developed land in rural areas, however, the majority of the site is undeveloped. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Part of the site has been laid out for gypsy and traveller pitches, and so has been largely covered with hardstanding. Beyond the existing developed area the site is completely enclosed by dense, mature trees. The site has an access onto the A30 however, this is largely overgrown.

Potential impacts: The woodland around the site is designated as a SINC and Ancient Woodland. Therefore there are potential ecological impacts of development on site. Furthermore, the potential to expand within the site is heavily constrained owing to the tree/nature considerations. In the north western corner of the site archaeological remains could also be present.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites held in 2019 by the landowner, Hampshire County Council and there are no known legal or ownership problems. The site is therefore considered to be available for employment development.

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

The site is currently detached from Basingstoke and existing employment areas, meaning office development would unlikely be achievable in this location although, it is possible that some form of industrial or logistics development could be achievable.

**Conclusion (deliverable/developable)**

The site is and so could be deliverable for employment use. The provision of employment use on a greater part of the site may be achievable, however there are factors which may negate its suitability, and therefore the site is not considered to be deliverable at present.

**Potential Density and Yield (including development type)**

The area currently covered by hardstanding comprises approximately 0.9 hectares. If a 40% plot ratio is assumed, as is generally the case with industrial and logistics, then the site could possibly accommodate approximately 360 sq.m of floorspace. If the whole site could be developed for employment use, the yield could be as high as 5,800 sq.m of floorspace. However, it is likely that the yield would actually be lower, as it is likely that the whole site will not be suitable for development, but that can't currently be quantified.

| Current Estimated Yield | 360 sq.m |
**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is located in the south-west of Basingstoke. It currently comprises a piece of agricultural land wedged in between the M3 and A30 and next to the Junction 7 roundabout. The site slopes gently down from the boundary adjacent to the M3 towards the boundary adjacent to the A30. A small portion of the site (approximately 1ha) is previously developed land. The current adopted Local Plan housing allocation sites Hounsome Fields (Policy SS3.12) and Basingstoke Golf Course (Policy SS3.11) are in close proximity to the north-east of the site, and the villages of North Waltham and Dummer are located to the west and south of the site respectively.

**Relevant Planning History**

No relevant planning history on site.

15/01225/OUT – Adjacent to site (north west). Erection of a critical treatment hospital, cancer treatment centre additional development including energy centre, service yard, link building and underground link. Permission Granted January 2016 but since expired.

15/04503/OUT – Adjacent to site (north) Outline application for up to 750 residential units with a mix of units, land for up to two pitches to accommodate Gypsies and Travellers, and a neighbourhood centre including principal community centre, private children’s nursery, local retail facilities, and three form entry primary school. Permission Granted September 2017.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location. However, the development for storage and distribution floorspace is generally supported by the current adopted Local Plan, so long as any proposal meets the criteria in Policy EP1. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The topography could have an impact on the proposed development. The site may also be affected by noise from the M3 and A30 albeit, this may not affect the suitability of the site for the proposed use compared to more sensitive land uses.

**Potential impacts:** Development of the site would involve the loss of Grade 3a (good quality) and 3b (moderate quality) agricultural land. Given the nature of the site it is likely there would be some ecological implications and landscape impacts. Given the proximity to the Roman Road, there is the potential for archaeological implications of any future development on site. Additionally, Ganderdown Copse and Peak Copse (SHELAA ref: DUM003) ancient woodland SINCs are in close proximity to the northern site boundary, albeit separated by the surrounding roads.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 but the viability of the site may be affected by the need for environmental and highways assessments, minor upgrades to the existing site access from the A30 and A30/Winchester Road junction, and a potential new roundabout forming a second access. This location is likely to be attractive to developers, owing to its close proximity to the strategic road network, and there is a reasonable prospect that the site would be developed at a particular point in time. The promoted has suggested that the site could be delivered within the next 5 years.

**Conclusion**

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site promoter has suggested 144,000sqm of storage and distribution floorspace and ancillary B1 office space could be provided which has been used for the purposes of the SHELAA.
| Current Estimated Yield | 144,000sqm B8 |
### Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
DUM008 | Dummer Down Farm | Dummer | 2.56

#### Description of site (neighbouring uses; present use)
Previously Developed Land: Yes

The site is currently in use as a Farm Business Park and is promoted for economic uses. The site lies south of, and separate from, the village of Dummer and the M3 runs to the west. The site area also appears to include a playing field and a building of notable historic interest. Grade II Listed ‘Dummer Down House’ is situated close to the site’s southern boundary. The site is surrounded by open agricultural land and bounded by hedges and a number of mature trees. There is existing access to the site via an unnamed lane.

#### Relevant Planning History

There are a number of previous change of use applications on site.

#### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. Additionally, if the playing field currently on the site would be lost as part of the redevelopment then Policy CN8 of the current adopted Local plan seeks to prevent the loss of leisure facilities such as playing fields. The general principle of development in this location is therefore not supported by the council’s current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The pre-existing buildings on site provide a physical constraint to development. Additionally the roads in closest proximity to the site are rural in nature and it is unknown whether they are suitable for the traffic that would be created by new development of the nature proposed for this site.

**Potential impacts:** Development of the site may impact upon the significance of heritage assets within and in close proximity to the site.

#### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location may be attractive to developers for last mile logistics operators who would typically use smaller premises and vehicles, albeit such uses are likely to be less commercially viable than a large logistics operator. However the rural roads would not be ideal for larger industrial or logistic uses in comparison to available sites closer to the M3. 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

This site is available and may be achievable, particularly for smaller scale last mile style logistics operators as opposed to larger scale operators. However due to its location in the countryside and associated loss of a playing field its development would not be in line with the borough’s current planning framework.

#### Potential Density and Yield (including development type)

The site promoter has suggested that the site could accommodate an additional 2,500 square metres of employment floorspace (in addition to the 2,800 currently provided on the site).

| Current Estimated Yield | 2,500sqm floorspace B2 / B8 |
### Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
DUM009 | Land off Glebe Close | Dummer | 14.90

#### Description of site (neighbouring uses; present use)
Previously Developed Land: No

The site is a portion of agricultural land situated to the north of Dummer village adjacent to the M3 (north). The site sits south of junction 7 of the M3 and an unnamed road runs from Junction 7 down the eastern boundary of the site into Dummer. Dummer Golf Club is adjacent to the site on the eastern side, otherwise the surrounding land use comprises agricultural stretching east and west. South of the site lies Dummer Conservation Area where there are a number of Listed and locally Listed Buildings.

### Relevant Planning History
None

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

#### Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. However, given that the site is being promoted for storage and distribution then Policy EP1 is also relevant and would potentially support the principle subject to meeting the specific stipulations set out in the policy. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

#### Physical problems:
The southern corner of the site is located in Groundwater Protection Zone 3. Gaining suitable access to the strategic road network is likely to be important, and achieving this in an effective manner will need to be investigated through appropriate transport studies. There is the potential that junction improvements could be required.

#### Potential impacts:
The site is located adjacent to Dummer Conservation area where there are a number of Listed and locally listed buildings. Development of the site has the potential to impact on the significance of these heritage assets and the wider historic character of the village. The site opens up to the wider countryside and therefore has the potential for landscape impacts.

### Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers for storage and distribution give the close proximity of the site to Junction 7 of the M3 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 however, suitable access arrangements will need to be provided in order to allow large vehicles to use the site and gain access to the M3 and the topography and potential landscape impacts could make it difficult to achieve the sort of large scale industrial style units which would be required in order to facilitate such a use. The promoter has suggested that the site could be delivered within the next five years.

### Conclusion
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

### Potential Density and Yield (including development type)
The site area is 14.90ha. Presuming 7.45ha is available, working on the basis of a 50% plot ratio, then the site could potentially deliver approximately 74,500sqm of storage and distribution floorspace with the remainder of the site used for hardstanding and ancillary functions.

<p>| Current Estimated Yield | 74,500sqm B8 |</p>
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER002</td>
<td>Manor Farm Court</td>
<td>Herriard</td>
<td>5.55</td>
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</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: Yes

The site is currently in use as mixed residential C3 and economic uses B1, B2 and B8 associated with horticulture and agriculture and situated next to the A339. There is a Public Right of Way (PRoW) running through the centre of the site from north-east to south-west. There are Listed Buildings and numerous notable and historic buildings within the north/north-western portion of the site. To the south, east and west are agricultural fields and areas of woodland and to the north is Herriard Park, a Grade II Historic Park and Garden, which comprises a large estate with numerous Listed Buildings and historic and landscape features.

**Relevant Planning History**

BDB/48794: Conversion of redundant buildings and change of use to class B1 and one dwelling with associated land works. Granted November 2000.
BDB/64889: Change of use from landscape gardeners yard and nursery to an agricultural use with B2 use class (Chilli production and associated products). Granted 22nd January 2007.
BDB/65737: Change of use from office (Class B1a use) to Pilates studio (Class D2 use). June 2007.
19/00712/FUL: Change of use from a joinery workshop to a kitchen design studio/office with assembly area. Alterations to fenestration and timber cladding and installation of flue. Granted May 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside any defined settlement policy boundary. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council’s current planning framework, unless it complies with the requirements set out in policy EP4. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

**Physical problems:** The industrial / storage and distribution traffic is likely to impact upon the A339.

**Potential impacts:** There is archaeological potential across the majority of the developed areas of the site. Grade II Listed Buildings within the north-western areas of the site (Manor Farm Cottages and Manor Farmhouse). Development or intensification of the site has potential to impact upon the landscape and historic character of Herriard Park Historic Park and Gardens to the north.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there appear to be a number of established businesses on the site. Given the site’s location it is probably not likely to be particularly conducive to office development, as such occupiers generally prefer business parks or town centre locations. However, small scale offices may be
achievable. The site is probably more likely to be conducive to industrial or logistics operators, making use of the A339 access. 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 5-10 years to meet market demand.

**Conclusion**

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions for industrial uses. It is assumed that single storey floorspace would cover 50% of the site, equating to 27,750sqm with the remainder of the site used for miscellaneous ancillary development.

<table>
<thead>
<tr>
<th>Current Estimated Yield</th>
<th>27,750sqm B1, B2 and B8 (net)</th>
</tr>
</thead>
</table>


<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI001</td>
<td>Land to the South of Tothill Services, Burghclere</td>
<td>Highclere</td>
<td>3.77</td>
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</tbody>
</table>

**Description of site (neighbouring uses; present use)**

Previously Developed Land: No

The site is an area of woodland to the south of Tothill Service Station. The land in question is next to the A34 sliproad, with Foxes Lane to the rear. The nearest settlement is Burghclere, which is located just to the east of the site, though separated by the A34 and sliproads. The surrounding area to the north, south and west is characterised by extensive woodland.

**Relevant Planning History**

None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located outside of any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council’s current planning framework, unless the proposal accords with the requirements set out in EP4.

**Physical problems:** The site is currently covered with trees. There also appears to be quite a pronounced topography pertaining to the site. It is not clear how the site would be accessed, though there may be scope to access the site via the service station or possibly Foxes Lane. The site is also located within a Groundwater Protection Zone 3 and a Mineral Safeguarding Area (with River Terrace deposits).

**Potential impacts:** The site is located within the North Wessex Downs AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. Given the location of the site within the AONB, and owing to the current coverage of the site with trees, there are likely to be landscape impacts associated with the development of the site. Furthermore, the site is within a SSSI Impact Risk Zone therefore development of the site has potential for ecological impacts. In addition, given the existing tree coverage it is likely that the development of the site would involve ecological implications. There could also be highways impacts, particularly if the new use of the land generates a significant number of vehicle movements and attracts large vehicles.

**Availability (legal/ownership issues)**

The site has been promoted for development through the call for sites consultation held in 2019 by the landowner and 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 and no particular factors have been identified that would affect the viability of development. This location could be attractive to developers for storage and distribution, owing to its close proximity to the A34 and M4, meaning 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 5 years.

**Conclusion**

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough’s current planning framework.

**Potential Density and Yield (including development type)**

The site area is 3.76 hectares. Working on the basis that the end use would either be industrial or storage and distribution, and on the basis of a 50% plot ratio, then the site could potentially deliver approximately 18,800 sqm of floorspace.

**Current Estimated Yield** | 18,800 sqm (B1c, B2 and B8)**
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
OLD011 | Land on the north side of Tunworth Road, Tunworth, Basingstoke | Old Basing and Lychpit | 22.15

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is currently in agricultural use, it lies in close proximity to Junction 6 of the M3 (which is situated to the north of the site). The proposed access to the site is noted as being from the motorway junction. Existing mature vegetation and hedgerow forms the eastern boundary of the site. To the south the site is surrounded by agricultural land and to the east the land is registered as a Historic Park and Garden (Hackwood Park).

**Relevant Planning History**

17/03487/FUL - Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works. Pending Consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is outside of any defined settlement policy boundary, in a countryside location. Current adopted Local Plan Policy CN9 (Transport) sets out that the council will work towards promoting a safe, efficient and convenient transport system. DfT Circular 02/2013 will also have a significant impact on whether the proposed land use is suitable for this site.

**Physical problems:** The topography of the site is likely to influence the proposed development. The planning application makes reference to some flooding/drainage constraints, but these will also be assessed through the planning application process.

**Potential impacts:** The site does not benefit from any local or national landscape or ecological designations, but is located adjacent to Hackwood Park, which is a Grade I Registered Park and Garden. There are potential archaeological impacts, the extent of which is has been investigated by the site promoter, and will be assessed through the submitted planning application. There would be a loss of farmland (predominately of Grade3b with some smaller areas of Grade 3a and Grade 2 agricultural land) and it is likely there would be landscape and ecological impacts. The site promoter has stated that evidence of dormice has been found.

**Availability (legal/ownership issues)**
The site is a long standing promotion and was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site promoter has asserted that the site is available immediately for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is being promoted for a motorway service station by Moto Hospitality Ltd. They consider that the development of the site for this land-use is achievable and that there are no financial constraints which would undermine the proposed development of the site for the proposed use. A planning application for the proposed development has now been submitted and the site promoter expects the development to be fully developed within the next 5 years.

**Conclusion**
The site promoter considers that the site is deliverable for use as a motorway service station within the next 5 years. This is reinforced by the recent submission of a planning application, though this has not yet been determined.

**Potential Density and Yield (including development type)**
The density/yield previously promoted within the promoter's submission (in 2017) was 7,705 sq.m. However, given the pending and more recent planning application submission (ref: 17/03487/FUL) comprises 7,247sq.m it is considered that this is a more reflective and accurate assessment of the sites potential. Therefore a yield of 7,247sq.m has been used for the purposes of the SHELAA.

**Current Estimated Yield** | 7,247 sq.m Sui Generis