

OVERTON NEIGHBOURHOOD PLAN

THE PROCESS OF HOUSING SITE ASSESSMENT

JUNE 2015

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The NPPF and NPPG require that housing sites may only be selected if development is **achievable** by the following criteria.

The site is appropriate/suitable for housing.

*Assessing the **suitability** of sites or broad locations for development should be guided by:*

- *the development plan, emerging plan policy and national policy;*
 - *market and industry requirements in that housing market or functional economic market area.*
- and*
- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
 - *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
 - *contribution to regeneration priority areas;*
 - *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

The site is available. *‘There is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.’*

The site is viable. *‘A judgement about the capacity of the developer to complete and let or sell the development over a certain period. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.’ (NPPF, para 173)*

The site is deliverable. A judgment about whether there is confidence that the dwellings will be built within a time frame, taking lead-in and build-out rates into account.

NPPG sets out the standard outputs which should be produced from the assessment to ensure consistency, accessibility and transparency:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

NPPG is silent about methodology for site selection in Neighbourhood Plans but sets out a methodology for identification of sites and broad locations to be used by LPAs for Local Plans, summarised as follows,

- All potential stakeholders should be involved.
- All sites of five dwellings or more should be considered.
- Plan-makers should use all available sources of information.
- Plan-makers should issue a public call for sites.

- Site surveys should be carried out, proportionate to the detail required for a robust appraisal. For example, the assessment will need to be more detailed where sites are considered to be realistic candidates for development.

The following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites):

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

It was noted that

1. At the initial screening stage, it was considered that the Site Assessment Group could not tell whether sites were **viable** or **deliverable** or to assess **market or industry requirements** because no information was available from developers at that time. It was possible to assess whether sites were **suitable** for housing and whether they were **available**.
2. These are the criteria that must be considered but there is nothing in national legislation or guidance to exclude other criteria being used as well.
3. The physical limitations and potential environmental impacts of a site are directly linked to sustainability criteria.
4. Overton has no regeneration priority areas and no development in progress.

LOCAL GUIDANCE

BDBC Protocol: Neighbourhood Planning protocol (Updated, 06/14)

*‘7.20 If sites are being allocated then site specific analysis will be required. A consistent and coherent approach to assessing sites will be needed in order to show that **the site(s) selected are the most sustainable option(s)**. In some instances the borough council may have assessed the sites being considered by the parish/town council, in which case the parish/town council can make use of the borough council’s analysis when carrying out its own site assessment process. It is suggested that the parish/town council use the borough council’s site assessments as a template for its own consideration of the relevant sites.’*

It was noted that

1. The protocol does not specify how the site specific analysis should be done provided it identifies the most sustainable solutions.
2. The protocol does not specify the criteria to be taken into account but suggests 30 to be considered.
3. The protocol makes it clear that a NP can consider and allocate any site within the parish.

The thirty criteria in the BDBC SHLAA Site Assessment Checklist were reviewed. It was noted that

1. The introduction (1.1.2) states that *‘The primary purpose of a SHLAA is to identify sites with the potential for housing, assess how many homes they could provide, and assess when they could be*

*developed.... Importantly, it does not, however, determine whether a site **should be allocated** for housing development.'*

2. The SHLAA Site Assessment checklist is not a policy document.
3. The document was framed for the borough as a whole with the probability of very large sites. It had to cover every eventuality, many of which do not apply to Overton.
4. Whilst some of the criteria are matters of fact, others are matters of judgment.
5. For each criterion, value judgments are made for each criterion on a five point colour scale from 'strongly positive' to 'strongly negative'. The text narrative for each site notes the salient features, both positive and negative, and makes value judgments on them.
6. It was noted that public opinion is a valid criterion in site assessment.

METHODOLOGY AND ACTION PLAN

In June 2014, a Site Assessment Group was formed and a methodology and Action Plan were agreed to deliver a minimum of 150 dwellings as required by the emerging Local Plan of an Overton Neighbourhood Plan .

1. A site assessment checklist form to be generated for both desktop and site visit needs, based on URS site methodology and to dovetail with BDBC's site assessment template. (*q.v.*)
2. Using maps and local knowledge, the team would identify sites for housing and light industrial/commercial use around the village including those already designated as SHLAA sites.
3. A list would then be developed and agreed detailing location, area and ownership for further investigation. Individual 'Magic Map' or 'Parish Map' site plans with areas to be generated.
4. Landowners would be invited to meet with the team and representatives of OPC to discuss their plans and how they might fit in with development of the NP.
5. Site assessment visits including photography to be undertaken and recorded in individual site subfolders on Dropbox together with 'Magic Maps' or 'Parish Maps.'
6. A Landscape Capacity Study would be undertaken.

FIRST STEPS

Search for possible sites

The starting point was the list of SHLAA sites identified by BDBC. They were

Category 1 sites (Promoted sites considered worthy of further consideration for inclusion as strategic allocations in the Local Plan.)

OV002 OVERTON HILL (Part of this site was already scheduled for development of 120 houses before the NP process started but was then subject to appeal)

OV003 E OF KINGSCLERE ROAD (GREAT NORTH FIELD).

OV004 S OF TWO GATE LANE.

OV006 W OF POND CLOSE.

OV007 E OF COURT DROVE and NORTH OF COURT FARM (Two different owners)

Category 2 sites (Promoted sites which are not suitable for strategic allocation through the Local Plan.)

OV008 WILLESLEY WARREN

OV009 W OF VINN'S LANE

OV010 NW OF OVERTON PRIMARY SCHOOL

Of these, only OV002, OV004 and OV006 appear in the Pre-submission Local Plan.

The team added to this list through local knowledge and a **study of maps for open space, survey of the village area using Google Map** and other software. An **invitation to propose sites was made in Overton News & Views**, issued monthly by Overton Parish Council. The next step was to identify the landowners which in some cases proved impossible.

Desktop study

Using maps and software the **size of plots** were established and an exercise carried out **to identify landowners** using local knowledge and the collaboration of the local farming community.

Meetings with landowners

A letter was sent to identified owners inviting them to meet the SA Group. **In some cases the landowner did not wish to develop.** The meetings were conducted with a standard set of questions. The key questions were,

- Do you have an interest in making your land available for development?
- What would be the timing of the start of development?
- How many dwellings do you wish to build and over what period of time?

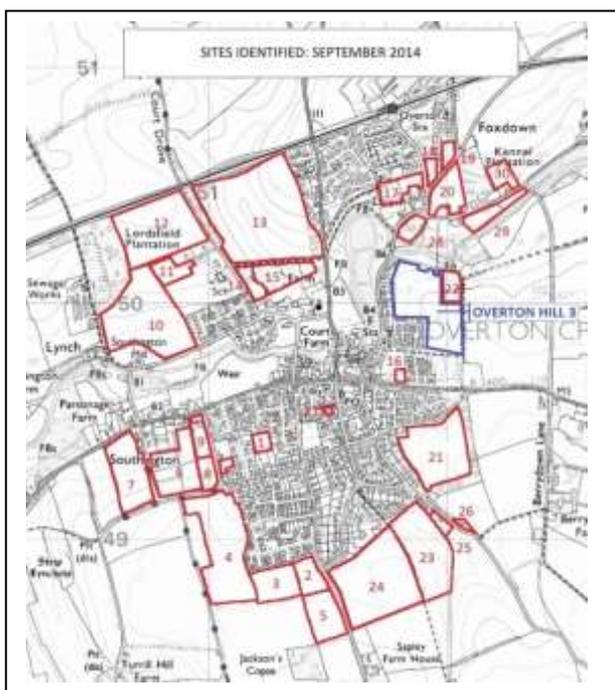
Generating a checklist. The Site Assessment Group reviewed the 30-point checklist used by BDBC for assessing the SHLAA sites and similar checklists published by URS and Planning Aid specifically for Neighbourhood Planning. Elements of all three were used to design an Overton Site Assessment Checklist to ensure that no relevant considerations were overlooked (Appendix A).

The long list of sites

There were

- Four multiple garage sites within the built-up area of the village which were perceived to be under-used and could be re-developed for housing, but it was found they were not for sale.
- A number of small sites within the settlement boundary which were found not to be for available for development.

They were eliminated at an early stage. There were remaining 33 possible sites.



On the larger-scale map 30 sites are shown and in addition, there were three small sites in other parts of the parish at Ashe Warren (31), Willesley Warren (32) and Popham Beacons (33).



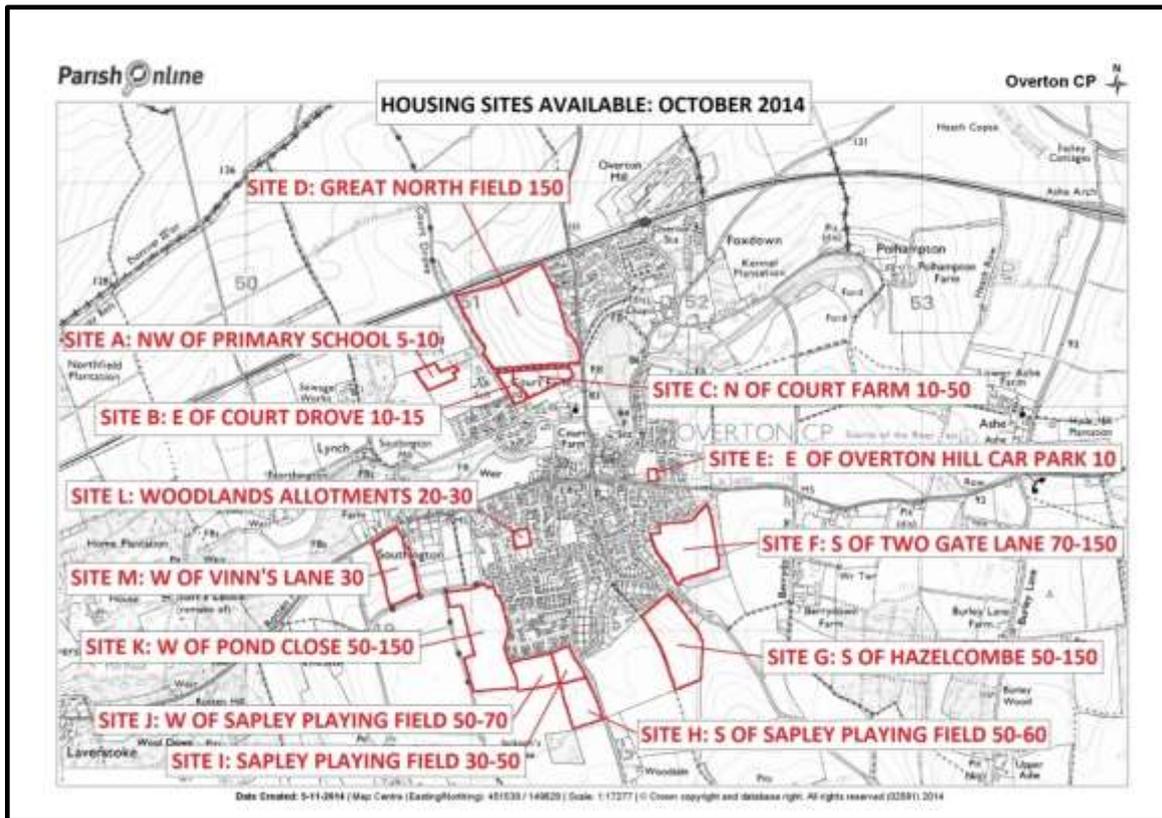
It was considered reasonable that sites could be eliminated at this stage if

1. The owner was not identifiable or willing to develop,
2. The owner placed conditions on use of the site which would make it undeliverable, or
3. A substantial part of the site is in Flood Zone 2 or 3 (since there were so many others available where this constraint did not apply).

Sustainability: Initial screening process.

At the same time, the sites were all **visited, photographed and screened using the checklist**. The table below summarises why certain sites were removed from further consideration. Those remaining under consideration are highlighted.

	INITIAL LIST	COMMENTARY
1	Woodlands Allotments	→
2	Sapley Lane Playing Field	→
3	Field to West of Sapley Playing Field	→
4	Land to west of Pond Close	→
5	Land to South of Sapley Lane playing field	→
6	Land west of Dellands Lane, east of Vinn's Lane	Landowner not identified
7	Land west of Vinn's Lane, east of Turrill Hill Farm	→
8	Bell Meadow, Southington	Not for sale
9	Field, south of Bell Meadow, Southington	Not for sale
10	Land to north of Silk Mill Lane, W of Lordsfield Gardens	No access to Lordsfield Gardens. Insuperable access problems to Silk Mill Lane- single track road.
11	Land in north west corner of Overton Primary School	→
12	Lordsfield Plantation	Application for solar farm
13	W of Kingsclere Road (Great North Field)	Narrow ribbon within Flood Zone 2 but with appropriate layout this would not be an overriding constraint. →
14	Land east of Court Drove - Court Farm	→
15	Land east of Court Drove	→
16	Land to the east of Overton Hill Car Park	→
17	Land to the north of Quidhampton Farm	Covenants restricting development. Not for sale
18	Triangle of land to east of Station Approach	Not for sale
19	Field to NE of Triangle of site 18	Not for sale
20	Field to west of Kennel Copse	Isolated site more suitable for employment
21	S of Two Gate Lane	→
22	Land to north of existing Overton Hill site	Not for sale
23	Field to South of Hazelcombe	→
24	Field to South West of Hazelcombe	→
25	South of Colinwood, Waltham Lane	<5 dwellings. Not for sale
26	North of Waltham Lane	<5 dwellings. Not for sale
27	Methodist Church (Checklist No 36)	Not currently for sale
28	Field S of Quidhampton Triangle (Checklist No 40)	Substantial part the site is in Flood zone 2. Pipeline.
29	Field to E Osier Cottage (Checklist No 41)	Adjacent to River Test SSSI. Within Conservation Area. Part of the site in Flood Zone 2.
30	Fields N Quidhampton Cottages (Checklist No 42)	Single track road access. Isolated site. Steep sloping site.
31	Ashe Warren (Checklist No 44)	→
32	Willesley Warren (Checklist No 27)	→
33	Popham Beacons (Checklist No 45)	→



The map shows the remaining sites except for the 3 outlying sites available in October 2014. The site numbers have been replaced by letters. The numbers against each site are either estimates of numbers of dwellings based on site area/density of 30 dwellings per hectare or landowner indications except for Site D where the SHLAA estimate is used. The 3 outlying sites comprise 5 dwellings each.

THE PROCESS OF SHORTLISTING

Groupings from these sites could deliver the 150 dwellings the Borough Council requires in the emerging local plan for an Overton Neighbourhood Plan. The Site Assessment Group therefore needed a rigorous method for assessing them.

The regulations require that sites should be **sustainable**, **deliverable**, and **viable**. However, neighbourhood plans allocating housing land also need to demonstrate that public opinion has been taken into account. Neighbourhood plans must be **acceptable** (as demonstrated in 'made' Neighbourhood Plans e.g.-Winslow and Woodcote), given the requirement that they must win majority support at a referendum. This is therefore an additional requirement of the site assessment process which does not apply to Local Plans.

SUITABILITY **SUSTAINABILITY** **VIABILITY** **DELIVERABILITY** **ACCEPTABILITY**

It inevitably means making **value judgments** and giving more 'weight' to some criteria than others in order to arrive at the most **reasonable alternatives**.

From October 2014 onwards, the Site Assessment Group was engaged in all five at once, responding to new information as it came in. It was an **iterative process**.

As an aid to site selection, the Site Assessment Group reviewed the BDBC site assessment checklist to see which of the 30 criteria would be useful for differentiating one site from another in Overton. Those that were considered to be useful are highlighted in green.

BDBC CRITERIA FOR SITE SELECTION			
	Method for assessment/indicators/potential impacts	Relevant sustainability criteria	ONP Group comments
1	Development of the site would be compatible with biodiversity policies and/or legal requirements.	To protect and enhance local biodiversity, flora and fauna.	Biodiversity is important to Overton with SSSIs, SINCS and an active Biodiversity Group with a Biodiversity Action Plan
2	Development of the site would protect and enhance the borough's landscape character and diversity.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests.	Overton's landscape is highly valued by local residents
3	Development of the site would not lead to an isolated form of development or lead to the coalescence of existing settlements.	To create and sustain vibrant settlements and communities.	Isolated settlements initially considered where they could assist the rural economy
4	Development of the site would protect areas of archaeological interest (through avoidance or mitigation/extraction).	To protect and enhance distinctive and high quality features of the local built environment.	There are two Areas of High Archaeological Importance around St Mary's Church/Court farm and at Popham Beacons. Otherwise nothing was known.
5	Development of the site would not harm heritage assets and/or their setting, whether or not designated.	To protect and enhance distinctive and high quality features of the local built environment.	Overton has an unusually high number of heritage assets and a designated Conservation Area including the post-medieval core of the village.
6	Development of the site would avoid the loss of best and most versatile agricultural land.	To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphological interests.	Overton has no brownfield sites available. Where the quality of the land was known it was 3a or 3b but there was no information about some sites so this could not be used as a screening criterion.
7	The site relates well to the existing settlement in terms of form, scale and character and would create a more integrated settlement.	To create and sustain vibrant settlements and communities.	Overton Community Plan (Overton futures, 2013) indicated a strong desire for a compact settlement.
8	Development of the site would not have a negative impact on water quality.	To maintain and improve the quality of water resources in the Borough.	OPN Group had no information that any site would have a particular impact on water quality that would help to distinguish one site from another.
9	The site is accessible by a range of existing alternative transport modes to key facilities and services including education, employment, medical centres, town centres and community facilities.	To improve accessibility to all services and facilities.	This is an important factor for Overton noting the topography of the village.
10	The site has the potential to be accessible to key services by developing or extending transport networks.	To improve choice and access to sustainable transport options.	The scale of proposed development in Overton is insufficient for this criterion to be of relevance.

11	The site is uncontaminated or the clearance of the contamination is viable.	To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials and encouraging the maximum use of sustainable design and construction technologies.	There are no brownfield sites available in Overton parish.
12	Development of the site would minimise the risk of flooding.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy.	Sites including land within Flood Zones 2 and 3 were excluded at the outset apart from Site D (Land west of Kingsclere Road) where the level of risk was in doubt. Data on water run-off rates were only available for BDBC SHLAA sites.
13	Development of the site would minimise the risk of polluting a water source.	To maintain and improve the quality of water resources in the Borough.	The sewers receive rainwater and sewage. Sewage spills may pollute the River Test. See Item 20.
14	The soil is, in principle, sufficiently permeable to allow the infiltration of surface runoff.	To reduce the risk of flooding and the resulting detriment to the local community, environment and economy.	Information was only available for some of the sites.
15	There would be capacity within local health/social care facilities to serve the site or new facilities could be provided.		This criterion does not help to distinguish one site from another.
16	There would be capacity within local primary schools to accommodate additional pupils created by the site's development or new facilities could be provided.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development.	This criterion does not help to distinguish one site from another.
17	There would be capacity within local secondary schools to accommodate additional pupils created by the site's development or new facilities could be provided.	To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough and personal development.	This criterion does not help to distinguish one site from another.
18	The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet with increased needs.	To improve health and well-being through the development of healthy communities.	There was no reason to suppose that any of the larger sites available would not be capable of providing green space.
19	There would be adequate water supply to serve the site.	To maintain and improve the quality of water resources in the Borough.	There was no indication that water supply would be an issue on any site.
20	There would be adequate sewerage infrastructure to serve the site.	To improve accessibility to all services and facilities.	Overton has a northern sewer which is already at capacity and a southern sewer which has some spare capacity. This could be important in site selection.
21	There would be capacity within the existing infrastructure to accommodate additional traffic flows or appropriate infrastructure could be provided.	To improve choice and access to sustainable transport options.	It was not considered that there is any spare capacity for additional traffic flows through the village centre and there are no 'appropriate infrastructure' solutions.

22	There would be an opportunity for development of the site to provide viable new/improved infrastructure such as new railway stations or bus priority.	To improve choice and access to sustainable transport options.	This criterion does not apply to the scale of development planned in Overton.
23	The site would enable the provision of substantial transport linkages that would also benefit residents and workers within existing areas.	To improve accessibility to all services and facilities.	This criterion does not apply to the scale of development planned in Overton.
24	There would be the opportunity to accommodate new local services and facilities to serve the additional population.	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.	This criterion does not help to distinguish one site from another.
25	The site would have the potential to incorporate and/or promote the use of renewable energy technologies.	To reduce and minimise emissions of greenhouse gases and manage the impact of climate change.	All sites have this potential so this criterion does not help to distinguish one site from another.
26	The site is unaffected by noise pollution or there is scope for mitigation.	To improve health and well-being through the development of healthy communities.	There are no sites significantly affected by noise pollution with the possible exception of noise from the railway on Site D.
27	The site is unaffected by un-neighbourly uses or there is scope for mitigation/enhancement.	To improve health and well-being through the development of healthy communities.	None of the available sites is so affected
28	The site is available for development.	To provide all residents with the opportunity to live in a sustainable, decent home.	Sites will not be considered if they are not available.
29	The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with / without grant).	To provide all residents with the opportunity to live in a sustainable, decent home.	At this stage, the ONP Group had no means of assessing these.
30	Number of responses received from the public and local interest groups, and main issues raised.		The NP must take public opinion into account.

In summary, the useful criteria applicable for Overton were

<p>Landscape character and impact The setting of heritage assets Biodiversity impact Development would not form an isolated settlement Relation to the existing settlement Proximity to amenities and transport options Adequate sewerage</p>

The SA Group considered these in the context of Overton

Landscape. All the public consultations from the Village Design Statement to the questionnaire revealed that residents attached even greater importance to landscape, views and impact of developments on the skyline than they did to village amenities.

Heritage assets. Consultations showed the high value residents place on the settings of listed buildings, especially St Mary’s Church.

Biodiversity. All the available sites are arable or grassed fields with little biodiversity value but site boundaries may include SINCs, ancient hedgerows and trees. Overton’s active Biodiversity Society reflects the public interest.

Distance to amenities and transport links. This was recognised to be a significant sustainability issue and the relative importance of distance to the village centre, the school, a bus stop and the railway station were considered.

Village centre amenities include the shops, bank, post office, surgery, pharmacy, library and village halls. They are used by everyone.

Overton Primary School. Distance to the school is very important to those with responsibility for young children but not to everyone.

Bus stop. The 2011 census shows that only 3% of people who travel to work choose to go by bus.

Railway station. The 2011 census shows that only 8% of people who travel to work choose the train.

It was considered that distance to village centre amenities should carry more weight than distance to the school, a bus stop or the railway station.

Traffic. In the revised pre-submission Local Plan, BDBC recognises that the Overton road network is a constraint to development. Because there are 5 routes in and out of the village there may be advantages in small dispersed developments rather than placing all 150 dwellings on a single site.

Relation to existing settlement and isolated developments. ‘Overton Futures’ showed that residents want to keep the village compact and well related to the surrounding countryside. However, there were some very small sites available elsewhere in the parish where rural employment may be a factor.

Open green space. Green space should be provided on available sites of a suitable size.

Connection to essential services: sewerage. This complex subject is of great importance in Overton because

- The sewers take rainwater as well as sewage. Sewage spills are a common occurrence in particular areas.
- Southern Water accepts that parts of the network are already at full capacity, particularly the northern sewer which drains most of the village. There may be some capacity in the southern sewer which drains the south west of the village. If so, there could be an advantage in placing new developments where they will drain into it. However, the planned development for 120 homes on Overton Hill will drain into the northern sewer so this problem needs a solution negotiated between developers and Southern Water.

ACCEPTABILITY: ASSESSING PUBLIC OPINION

In November 2014, The ONP Group organised two consultations **specifically for residents** to elicit their views on the proposed Vision and Objectives and three aspects of site selection.

- Three strategic options,
- A proposed scoring system for site selection, and
- Views about the housing sites then available.

Strategic options

The questionnaire in July 2014 had revealed a very strong preference for using small sites, phased over the period of the Plan. It was pointed out, however, that this would only be achievable if

- There were enough small sites available to deliver 150 dwellings, and
- Landowners/developers are willing to accept phasing.

To assess this further, three strategic options were set out, as follows.

OPTION A: TO BUILD ON A NUMBER OF SMALLER SITES, PHASED OVER THE PLAN PERIOD.

OPTION B: TO BUILD ALL 150 HOUSES ON ONE SITE, PHASED OVER THE PLAN PERIOD.

OPTION C: TO BUILD ALL 150 HOUSES ON ONE SITE: NO PHASING.

OPTION A was endorsed by 98% of those who responded and nobody supported **OPTION C**.

A proposed scoring system.

With so many sites available in the early stages, the Site Assessment Team thought it necessary to devise a numerical scoring system that would provide an objective, unbiased methodology for selecting the most sustainable sites. Selection necessarily involves placing more weight on some criteria than others in which public opinion should be taken into account. It was important to find out what importance residents attached to the size of sites and phasing developments over the plan period as compared with sustainability criteria.

The principle of having a scoring system was approved at the public events and there was broad, though not universal approval of the maximum scores proposed.

Although all the available sites were subsequently scored according to the proposed system, the scores were never actually used to eliminate sites or to determine the reasonable alternatives. As will be described below, those decisions were made on grounds of viability, deliverability and sustainability without reference to the scores. The details of the system are therefore not rehearsed here though they are recorded in the evidence base.⁸¹

Opinions about individual sites

Residents were also asked to comment on the individual sites available. There were 288 comments almost equally divided between those in favour and those against. There were no comments about the small outlying sites AW, WW and PB.

		IN FAVOUR	AGAINST
A	NW OF PRIMARY SCHOOL	5	5
B	E OF COURT DROVE	2	10
C	N OF COURT FARM	3	14
D	GREAT NORTH FIELD	1	66
E	E OF OVERTON HILL CAR PARK	8	3
F	S OF TWO GATE LANE	36	1
G	S OF HAZELCOMBE	9	4
H	S OF SAPLEY PLAYING FIELD	6	4
I	SAPLEY PLAYING FIELD	17	10
J	W OF SAPLEY PLAYING FIELD	13	5
K	W OF POND CLOSE	15	5
L	WOODLANDS ALLOTMENTS	10	7
M	W OF VINN'S LANE	18	11
		143	145

It was noted that one of the largest sites, Site D (Great North Field) was very strongly opposed by 66 to 1 with many more comments than any other site. Site F (South of Two Gate Lane) was strongly supported by 36 to 1, Site K by 15 to 5 and J by 13 to 5. Other sites either attracted few comments or the response was mixed. The SA Group noted these results whilst recognising that selecting the reasonable alternatives could not be driven by public opinion alone.

Key points from the November public consultations.

- Strong preference for small sites phased over the plan period.
- No support at all for an un-phased single development of 150 dwellings.
- Site F: S of Two Gate Lane is the preferred large site and Site J: West of Sapley Playing Field and Site K: West of Pond Close also had positive ratings.
- Very strong opposition to development of Site D: Great North Field. This evidence reinforced earlier opinions expressed during the initial public consultation (May-June, 2014) which included 38 unsolicited objections to development of the Great North Field or 'the fields behind the church'. The questionnaire in July 2014 asked, 'Is there a view or place special for you? 141 respondents included the Great North Field or 'the fields behind the church' with 80% referring to it as part of the setting of St Mary's Church. There was only one comment in favour of developing this site.

VIABILITY AND DELIVERABILITY

Thus far, the process had only considered empty sites. It was now necessary to go back to the landowners/developers to discuss the numbers of dwellings, layout, housing density and mix, to understand the viability and infrastructure issues and to consider the best options for Overton. This was done between November 2014 and January 2015 by which time most of the landowners/ developers had produced indicative site plans and layouts.

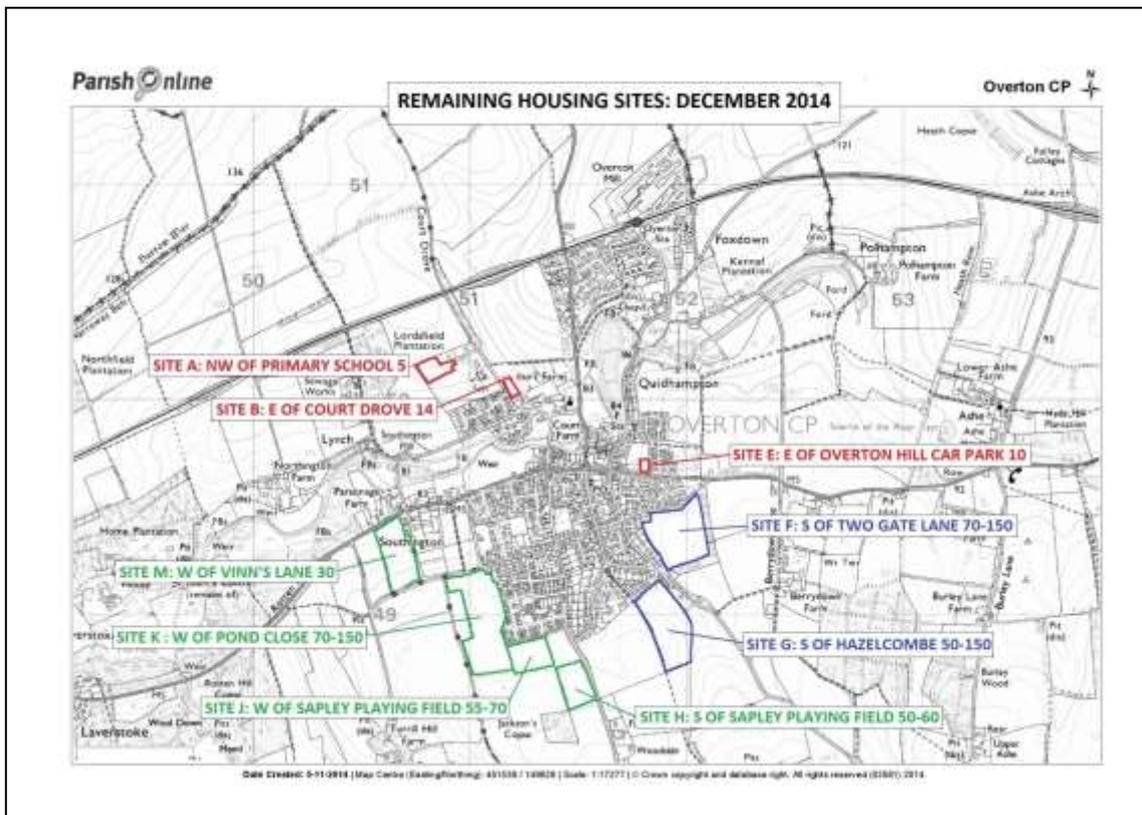
Three sites were removed from consideration at this stage;

Site C: North of Court Farm. The landowner withdrew the site.

Site I: Sapley Playing Field. Further research revealed that this site is covered by covenants restricting its use its use other than as a playing field.

Site L: Woodlands Allotments. This site is owned by the Borough Council. Further enquiries revealed that the Borough had no wish to sell it for housing.

There were now not enough small sites remaining to provide 150 dwellings and achieve Strategic option A.



Although there was a strong preference for smaller sites, **to reach a total of 150 houses the SA Group had to involve the larger site owners to reach a pragmatic solution reflecting community wishes as far as possible.** The two sites F and G both belong to one landowner marked in blue on the map above. The four sites H, J, K and M belong to another landowner marked in green on the map above. The Site Assessment Group worked collaboratively with these landowners to gain an understanding of how a reduced number of dwellings would affect viability and deliverability of their larger sites.

Of these, there were three large sites, any of which could accommodate all 150 houses.

SITE F (S of Two Gate Lane)

SITE G (S of Hazelcombe)

SITE K (W of Pond Close).

The Site Assessment Group approached the Landowner of Sites F and G and the Landowner of Sites H, J, K and M with the following questions.

1. In terms of viability and deliverability, which of your sites do you consider would be best?
2. On the sites capable of accommodating 150 houses, could it be economically viable for you to build fewer?
3. On any of your sites, are you willing to consider phasing?

Considering the responses involved direct comparisons between the sites available from each of these landowners separately and not with any other sites.

LANDOWNER of Sites F and G

Site G had been identified by the Site Assessment Group from Google search and local knowledge. The landowner had never considered it for housing and had a clear preference for developing Site F: S of Two Gate Lane because Site F is a SHLAA site already assessed by BDBC for housing.

LANDOWNER of Sites H, J, K and M.

Site J and K are contiguous and only shown on the maps as separate sites for the purposes of illustration. The landowner was willing to consider a minimum of 55 dwellings on the area marked as Site J with access on to the C29. If 125 dwellings are required they could be phased and accommodated on Site J and a portion of Site K also using the access to the C29. The developer did not consider that vehicle access on to Pond Close would be necessary.

Site H: S of Sapley Playing Field. The landowner had considered it for housing but because of its isolation and because it is further from village centre amenities than Sites J and K did not wish to take it further. In a direct comparison of these sites, the Site Assessment Group concurred with this view and removed it from the list.

Site M: West of Vinn's Lane. On grounds of viability, the landowner was only willing to develop this site if it was required together with Sites J and K. In a direct comparison with Sites J and K, the Site Assessment Group took the view that Site M was less sustainable than Sites J+K because of

- greater landscape and biodiversity impact,
- disturbance to the rural nature of Southington, and
- potential impact on the settings of listed buildings and Overton Conservation Area to the north.

However, the Site Assessment Group considered that mitigation was possible and that Site M should be retained as a reserve site.

The results of these discussions were that

- Sites F (S of Two Gate Lane), J (W of Sapley Playing Field) and K (W of Pond Close) were considered to be reasonable alternatives for the NP.
- Sites G and H should be removed from further consideration.
- Site M (W of Vinn's Lane) should be retained as a reserve site.

There were discussions with other landowners as well.

Site A. The landowner would be willing to consider more than 5 dwellings to make better use of the land area and provide affordable housing.

Site B. The landowner shared site plans including the topography which showed that there would be no impact on the settings of listed buildings in the vicinity and minimal impact on the conservation area. The site would be well screened to the north. There were proposals for some self-build dwellings within an overall site design which respects its surroundings.

Site D: Great North Field. At a meeting on October 3rd 2014, the developer rejected any development of less than 150 dwellings and any possibility of phasing. On 3rd December 2014, the developer held a public demonstration of plans to build 'up to 275 dwellings' and never made any commitment to limiting the number to 150. The Site Assessment Group concluded that this site could not be amongst the reasonable alternatives for development within the NP on grounds of sustainability and acceptability because

- A BDBC Landscape Capacity Study published in March 2014 showed that the landscape capacity of this site was low, meaning that *'The landscape character area could not accommodate areas of new development without a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible....'* 150 dwellings could not be described as being 'very small scale' in the context of this site and this could prove to be an overriding constraint to its development on sustainability grounds.

- St Mary's Church is a Grade II* listed building which is highly visible from this site. The SA Group was aware that development with the potential to do substantial harm to the setting of a Grade II* listed building should only be permitted in '*wholly exceptional circumstances.*' (NPPF, para132). Since no exceptional circumstances exist this also could be an overriding constraint to its development.
- The northern boundary of the site is adjacent to the North Wessex Downs AONB. A large scale development on this site would cause light pollution and urbanisation on its boundary.
- At the November consultation there was no public support at all for a single un-phased development of 150 dwellings.
- There was strong public opposition to the development of this specific site.

For these reasons, inclusion of this site in the NP would stand little chance of it being approved at referendum and was therefore not deliverable.

Site E. Though the site is subject to a restrictive covenant, it was thought possible to remove it. However, the landowner considered that this would involve very protracted negotiations. It could not therefore be considered to be a reasonable alternative within the NP because it is not deliverable at the present time. However, because it is the only site available within the settlement boundary and its central location makes it suitable for housing for the elderly, it was considered that it should be retained as a reserve site.

Site WW. The landowner confirmed that three affordable homes would be provided. Although it is within the AONB, the landowner's initial plans indicated minimal impact on the landscape.

Site AW. The landowner confirmed that 3 dwellings would be for agricultural workers. The landowner's initial plans indicated minimal impact on the landscape. The site was not considered to be isolated because it lies within the settlement of Ashe.

Site PB. The landowner did not provide any proposals or site layouts or to confirm a willingness to build affordable homes. This site could not therefore be amongst the reasonable alternatives but should be retained as a reserve site pending landowner proposals.

THE REASONABLE ALTERNATIVES AND RESERVE SITES

Since the Site Assessment Checklists were completed in July-September 2014 a great deal of new information had become available and some initial errors were corrected. **A summary of the salient points from information available in early January 2015 is given in the table below which brings together the sustainability, viability, deliverability and acceptability aspects.** (The details for each of the remaining sites are given in the evidence base with the checklist items tabulated alongside the relevant BDBC Site Assessment Criteria.) There are no brownfield sites available in Overton. All the available sites involve the use of good quality agricultural land.

Site	Commentary
A	The site is separated from Lordsfield Gardens to the south by the Primary School. The school is beyond the settlement boundary but is an essential part of the settlement. It is not considered that development would form an isolated settlement. The site is almost level and is well screened to the north and west. The adjoining field to the north has planning permission for a solar farm. There would be no impact on Overton Conservation Area, the AONB or heritage assets. Distance to village amenities and a bus stop 1100m. The site is 1.4km from the train station on foot. Connection to the sewerage system would be close to the pumping station. There is some public concern about traffic congestion during school drop-off and pick up times. However, congestion will be increased wherever 150 dwellings are placed and siting them near the school would have a mitigating effect. This site satisfies the public desire for small developments.
B	The site is very close to the primary school. Distance to village centre amenities and a bus stop is 650m. Distance to the train station is 1.4km. The site is close to listed buildings and is adjacent to Overton Conservation Area but the topography of the site is such that there would be no perceptible impact on their settings. The developer plans to plant trees which will form an effective screen to the north of the site. There are no views into the AONB. An archaeological survey will need to be done prior to a planning application but this aspect is unlikely to be a significant constraint to development. There is some public concern about traffic congestion during school drop-off and pick up times. However, congestion will be increased wherever 150 dwellings are placed and siting them near the school would have a mitigating effect. This site satisfies the public desire for small developments.
E	The site lies within Overton Settlement Boundary. It is bounded on the east side by buildings and to the west by a car park. It has little landscape or biodiversity value. The site lies close to Overton Conservation Area but would have no impact upon it. It is very close to village centre amenities and a bus stop which would make it very suitable for housing for the elderly. The site is 1.4km from the train station. The site would drain into Overton's northern sewer. The site is subject to a covenant and it would take protracted negotiation to make the site available. This site cannot be regarded as being deliverable at the present time and is not a reasonable alternative for inclusion in the NP.
F	This is a SHLAA site fully assessed by BDBC and Landscape capacity for development is high. There would be no impact on heritage assets or Overton Conservation Area. If building is restricted to the lower parts of the site away from the woodland strips, biodiversity impact can be mitigated. Distance to village centre amenities is 650m and can be reduced by pedestrian access into the lowest point in Two Gate Lane. The site is 1.7km from the train station. Road access would be directly on to the main through route, B3400. Sewerage disposal is potentially an issue for this site. Discussions with Southern Water are ongoing about connection to the nearest point of adequate capacity. Use of this site has strong public support.
J	The site is adjacent to the settlement boundary of Pond Close to the north. Landscape impact is low. Biodiversity impact is also low and access to public green space (Sapley Lane playing field) would be good. There would be no impact on Overton Conservation area, the AONB or heritage assets. The developer plans a road access direct to the C29. The site entrance is 1.1km to the village centre. The Village Bus (route 74) passes through Pond Close 50m from the N of the site. There is a convenience store within 600m. The site entrance is 1.1km to a Stagecoach bus stop and 2.4km from the train station. Connection to the southern sewer is seen to be a distinct advantage. This site has public support.
K	This is a SHLAA site fully assessed by BDBC and Landscape Capacity for development is high. The site is adjacent to the settlement boundary to the N and E. Biodiversity impact would be low. There is a PRoW adjacent to the north and part of the west of the site. There is a mineral deposit in the western half of the site but this is not considered to be a significant constraint to development. There would be no impact on Overton Conservation Area, the AONB or any heritage assets. The site is 1100m from village centre amenities but is close to the village bus route. There is a convenience store within 600m. The site is 2.4km from the train station. The developer plans a road access direct to the C29 and to Pond Close. Connection to the southern sewer is seen to be a distinct advantage. Use of this site has public support.
M	The site is related to existing development in Southington along the B3400. The site slopes upwards to the south with trees and hedgerows on the skyline. The developer's proposal is to place the dwellings towards the south of the site below the skyline which would mitigate the landscape impact. There is a listed building (Grade II) across the B3400 to the north but impact on its setting could be mitigated by screening. Distance to village amenities is 850m and 1.1km to Overton Primary School via Southington Lane. There is a Stagecoach bus stop close to the site entrance. The site is 2.3km from the train station.

	The site would connect to the southern sewer which is seen to be a distinct advantage. The developer considers that the site would only be viable if developed in conjunction with sites J and /or K.
AW	The site is remote from Overton settlement boundary. However, Ashe is a distinct settlement with its own parish church to the NE and E of Overton village. There are 17 dwellings within 500m of the site and development would not form an isolated settlement. The site lies within the AONB but the landowner's plans indicate that landscape impact would be minimal. Access to amenities and travel options would be by car but the effect on CO ₂ emissions would be offset by the landowner's intention to provide three affordable homes for agricultural workers who will not commute to work. There would be no impact on heritage assets and biodiversity impact would be low. Sewerage would be by cesspit without connection to a public sewer. This site satisfies the public desire for small developments.
WW	This site lies within the AONB but the landowner's plans indicate that landscape impact would be minimal. The landowner plans to provide three affordable homes. Biodiversity impact would be low. There would be no impact on heritage assets, the river Test SSSI or Overton conservation Area. Access to amenities and travel options would be by car. Sewerage would be by cesspit without connection to a public sewer. This site satisfies the public desire for small developments.
PB	The site is remote from village centre amenities but is 1.6km from Micheldever train station. The site is adjacent to Micheldever Spoil Heaps SSSI but any impact could be effectively mitigated by screening and landscape and biodiversity impact would be low. There would be no impact on other heritage assets. However, the landowner has yet to provide any site layout plans or confirmed that the site would provide any affordable housing. Although it satisfies the public desire for small developments, this site cannot be regarded as being deliverable at the present time or considered as a reasonable alternative for inclusion in the NP.

The reasonable alternatives

The Site Assessment Group reviewed this information and concluded that the following sites were reasonable alternatives for inclusion in the NP.

	Reasonable alternatives
A	NW of primary School
B	E of Court Drove
F	S of two Gate Lane
J	W of Sapley Lane Playing Field
K	W of Pond Close
AW	Ashe Warren
WW	Willesley Warren

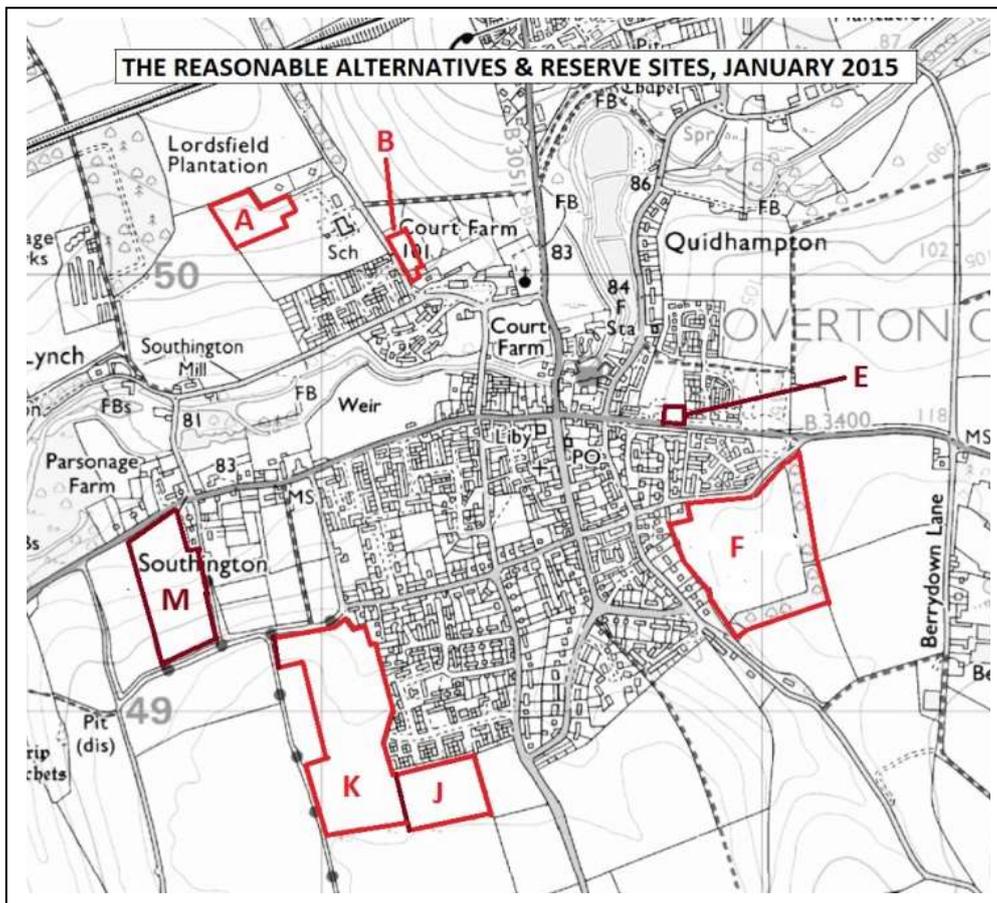
Reserve sites

The Site Assessment Group considered it prudent to nominate reserve sites in case

- other sites proved not to be deliverable, or
- if the adopted Local Plan were to allocate more dwellings to the Overton Neighbourhood Plan.

As described above, the following sites performed less well in terms of sustainability or deliverability but did not warrant being removed altogether. They were therefore retained as reserve sites.

	Reserve sites
E	E of Overton Hill Car Park
M	W of Vinn's Lane
PB	Popham Beacons



The sites marked in red were considered to be the reasonable alternatives not including the outlying sites AW and WW. Those marked in brown are the reserve sites E and M, not including the outlying site PB.

Landscape Capacity Study

A Landscape Capacity Study is needed to evaluate any limitations on the number of homes to be delivered on each site. Landscape Capacity Studies had been done by Basingstoke & Deane Borough Council (Terra Firma Consultancy Ltd) for OV002: Overton Hill, OV004: S of Two Gate Lane and OV006: Site K: W of Pond Close and OV007: Great North Field. They were desktop studies only. As **an additional check on the conclusions above concerning the reasonable alternatives** during January 2015, Landscape Capacity Studies were first carried out on these sites to check consistency with BDBC. Having established they were consistent, the Site Assessment Group went on to assess all the remaining sites using the same methodology backed up by site visits and photography. The results are tabulated below.

SHLAA site			
OV002	Overton Hill		HIGH
OV003	Great North Field	Site D	LOW
OV004	S of Two Gate Lane	Site F	HIGH
OV006	W of Pond Close	Site K	MEDIUM HIGH

The Site Assessment Group assessments shown above were in accordance with the BDBC assessments. The results of the Site Assessment Group Landscape Capacity Studies for all the remaining sites are given below.

A	NW OF PRIMARY SCHOOL	HIGH
B	E OF COURT DROVE	MEDIUM/LOW
E	E OF OVERTON HILL CAR PARK	HIGH
F	S OF TWO GATE LANE	HIGH
J	S OF SAPLEY PLAYING FIELD	HIGH
K	W OF POND CLOSE	MEDIUM/HIGH
M	W OF VINN'S LANE	MEDIUM HIGH
AW	ASHE WARREN	MEDIUM/HIGH
WW	WILLESLEY WARREN	MEDIUM
PB	POPHAM BEACONS	MEDIUM/LOW

At the densities of housing planned, the Site Assessment Group did not consider that landscape capacity of the remaining sites would be a significant constraint to development on any of these sites.

THE REASONABLE ALTERNATIVES: THREE SCENARIOS

It was clear that a total of 150 dwellings could be provided by various combinations of these sites. Three 'scenarios' were constructed to be tested by public consultation. Because of the known public preference for small sites all three scenarios included the smallest sites.

SMALL SITES	DWELLINGS
SITE B: E OF COURT DROVE	14
SITE A: NW OF PRIMARY SCHOOL	5
SITE WW: WILLESLEY WARREN	5
SITE AW: ASHE WARREN	5
	29

The choices to be made concerning the larger sites were their relative merits and whether

- to split the majority of the dwellings between Site F and Site J or
- to place 125 dwellings on Site F or on Site J and part of Site K.

Three scenarios were constructed to be put to public consultation.

SCENARIO A	DWELLINGS
SITE F: S OF TWO GATE LANE	70
SITE J: W OF SAPLEY PLAYING FIELD	55
4 SMALL SITES	29
	154

SCENARIO B	DWELLINGS
SITE F: S OF TWO GATE LANE	125
4 SMALL SITES	29
	154

SCENARIO C	DWELLINGS
COMBINATION OF SITE J: W OF SAPLEY PLAYING FIELD AND PART OF SITE K: W OF POND CLOSE	125
4 SMALL SITES	29
	154

The three scenarios were presented at a public event on 24th January 2015. Residents were asked to place them in rank order of their preference **with the added option of proposing a different Scenario D**, i.e. 'none of the above'. If selecting Scenario D, residents were asked to outline the content of their scenario.

The numbers of **first preference votes** cast were as follows;-

SCENARIO A	148	39%
SCENARIO B	118	31%
SCENARIO C	67	17%
SCENARIO D	51	13%
	384	100%

SCENARIO D

Of 51 votes,

40 rejected any use of small sites (10%).

23 proposed all 150 dwellings on site F.

6 proposed all 150 dwellings on Site F OR on Sites J&K.

10 proposed 150 dwellings on the Great North Field.

9 proposed various other combinations some of which did not add up to 150.

In case the first preferences did not give a clear result, residents were offered a second preference vote.

Of 148 giving SCENARIO A as their first choice, their second choice was	
SCENARIO B	65
SCENARIO C	72
SCENARIO D	1
NONE GIVEN	10

Of 118 giving SCENARIO B as their first choice, their second choice was	
SCENARIO A	85
SCENARIO C	9
SCENARIO D	7
NONE GIVEN	17

Of 67 giving SCENARIO C as their first choice, their second choice was	
SCENARIO A	35
SCENARIO B	14
SCENARIO D	10
NONE GIVEN	8

Of 51 giving SCENARIO D as their first choice, their second choice was	
SCENARIO A	6
SCENARIO B	22
SCENARIO C	6
NONE GIVEN	17

TOTAL 2ND PREFERENCE VOTES	
SCENARIO A	126
SCENARIO B	100
SCENARIO C	87
SCENARIO D	18

Public support for sites: first preference votes

Use of Site F: S of Two Gate Lane.

This site was proposed in Scenario A and Scenario B and by 46 voters as Scenario D. The total number in favour of allocating this site was therefore 312 (81%).

Use of Site J or J+K

This site was proposed in Scenario A and Scenario C and by 6 voters in Scenario D. The total number in favour of allocating this site was therefore 221 (57%).

Use of small sites

Scenarios A, B and C all propose the use of small sites. The total number in favour was therefore 333 (87%). 40 people voted against the use of any small sites (10%).

Scenario A was the most popular choice. The NP group therefore decided to allocate the sites in SCENARIO A in the Pre-submission Neighbourhood Plan and retain the 3 reserve sites.

SUSTAINABILITY APPRAISAL

BDBC gave notice that a Strategic Environmental Appraisal of the NP would be required in November 2014. The ONP Group decided it would be preferable for a full Sustainability Appraisal to be done and this would include all the environmental aspects required by SEA Regulations.⁸¹

National Planning Policy Guidance is that the first stage A should be informed by the evidence gathering and engagement to date. Thereafter, the two processes should proceed independently (NPPG, para 033).

A scoping report was contracted to URS Ltd (later taken over by AECOM Ltd) which was informed by the evidence base and plan-making activities to date and was produced in December 2014.

Production of the full report was contracted to AECOM Ltd who issued a preliminary report for the January 2015 public consultation. This included an assessment in principle of the sustainability of large versus small sites. In principle there was no significant difference.

AECOM Ltd then proceeded to appraise the pre-submission version of the Overton NP which was presented in February 2015. The appraisal included a comparison of the three scenarios presented at the January 2015 public consultation. The three scenarios were comparable in sustainability terms. The report also appraised the developer’s proposals for Site D: Great North Field against the reserve Sites E, M and PB. They were also comparable in sustainability terms.

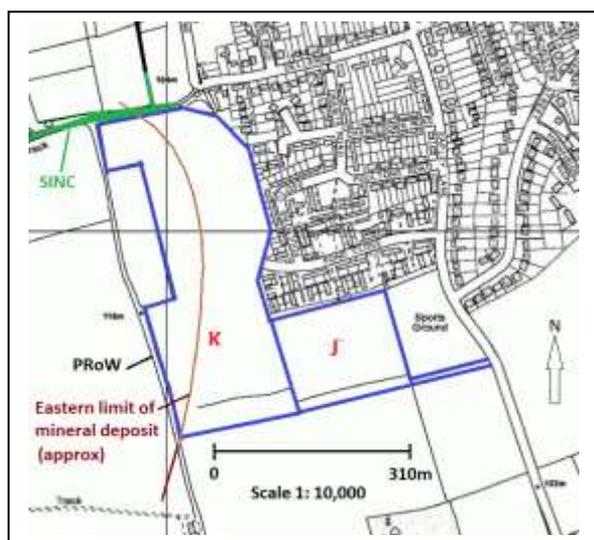
BDBC commented on the SA report in the statutory period of consultation on the Pre-submission Plan that it would be beneficial to have an appraisal of each of the allocated sites in addition to the appraisal of the three scenarios. This updated report was received by the ONP Group on 5th June 2015 and has informed the Submission version of the Plan.

CHANGES TO SITE ALLOCATIONS

Reserve sites

Three sites amounting to 45 dwellings in total were named in the pre-submission plan in case of unforeseen and insurmountable problems with the site allocated and possible increase in the Borough NP allocation. BDBC subsequently confirmed no increase to areas with an emerging NP. Therefore the only reason for including reserve sites would be if major problems emerged with the allocated sites. If such problems arose with Site F or J, the reserve sites would not make up the shortfall. This resulted in further discussions with the owner of Site K who also owns Site J. (It should be noted that there is no natural boundary between the two: they were considered separately for presentation purposes.) If Site F were not deliverable, 70 dwellings could be delivered on part of Site K forming a single site alongside Site J.

The reserve sites E, M and PB were proposed before the public consultation in January 2015 and before the decision to allocate the sites in Scenario A. Having reached that decision, Site K becomes more suitable as the reserve site because it is more sustainable and deliverable and also carries positive public support.



Site M, allocated as a reserve site, performed less well than the allocated sites in sustainability terms regarding landscape, proximity to listed buildings; it would be a somewhat isolated settlement and could adversely affect the rural nature of Southington. Use of Site K is therefore preferable.

Sites M, E and PB were therefore removed from consideration and the southern section of **Site K was adopted as the reserve Site** (this section of the site not abutting a SINC and out-with the mineral area).

Changes to allocated sites

Site WW: Willesley Warren

In the light of comments made by North Wessex Downs AONB, Natural England, BDBC and the Sustainability Appraisal this site was removed because of potential impact on the AONB, distance to travel options and village amenities and because there was no obligation to provide affordable homes on a site of only five dwellings;

Site A: NW of Primary School

Following discussion with the landowner, the numbers of dwellings to be placed on this site was adjusted upwards to accommodate 5 dwellings lost with the removal of site WW. 11 dwellings are allocated as the current minimum number to require affordable housing. The site has adequate space to accommodate 11 homes.

Site AW: Ashe Warren

In the light of comments made by North Wessex Downs AONB, Natural England, BDBC and the Sustainability Appraisal this site was removed because potential impact on the AONB, distance to travel options and village amenities and subsequent advice that 3 of the 5 proposed dwellings for agricultural workers would not count towards affordable housing. The 5 dwellings were not reassigned to another site as the total was now 150.

SITE ALLOCATION AFTER PRE-SUBMISSION CONSULTATION	DWELLINGS
SITE A: NW OF PRIMARY SCHOOL	11
SITE B: EAST OF COURT DROVE	14
SITE F: S OF TWO GATE LANE	70
SITE J: W OF SAPLEY PLAYING FIELD	55
TOTAL	150

RISK ASSESSMENT

Risk assessment was carried out for the remaining sites:

RISK	LEVEL OF RISK	CONSEQUENCES OF RISK	MITIGATION OF RISK
Large sites: no willing developer.	Very Low	High	Ensure that policies/infrastructure requirements do not imperil viability. Close co-operation.
Small sites: no willing developer.	Low	Low	Dwellings can be accommodated on larger sites.
Dwellings not delivered within time period.	Low	High	Start last phase in 2023.
Site F not achievable.	Low	Low	70 more dwellings on Site J+ part Site K.
Site J not achievable.	Low	Low	55 more houses on Site F.
Small sites not achievable.	Low	Low	Dwellings can be accommodated on larger sites.
BDBC increases the number of dwellings within the NP.	Low	Low	Accommodate the extra dwellings on Sites F or part of Site K.

CONCLUSION

The process of site assessment and allocation has been achieved in compliance with the NPPF and NPPG, with the co-operation of the developers and the approval of residents. All the allocated and reserve sites have been considered in the Sustainability Appraisal. The planned allocations are sufficiently flexible to allow for unforeseen circumstances.

APPENDIX A

Site Assessment Check List

1. Site Details		
1.1. What is the site name/reference?		
1.2. Where is the site located?		
1.3. What is the site description?		
1.4. What is the boundary to the site?		
1.5. What is the site size (hectares)?		
1.6. What is the existing land use?		
1.7. Who is the owner of the site?		
1.8. What is the site's planning history?		
2. Desktop research & planning policy considerations		
Relevant planning policy		
2.1. Are there any national policy considerations relevant to the site?		
2.2. Is the site allocated for particular use in the Local Plan?		
2.3. Do any Local Plan designations apply to the site? E.g.:		
2.3.1. Public Open Space		
2.3.2. Strategic Open Space		
2.3.3. Within or adjacent to existing Overton		

Settlement Policy Boundary		
2.3.4.Conservation Area		
2.3.5.Protected wildlife or habitat		
2.3.6.Landscape character area		
2.4. Do any other designations apply? E.g.		
2.4.1.AONB		
2.4.2.SSI (Site of Scientific Interest)		
2.4.3.SINC (Site of Importance for Nature Conservation)		
2.4.4.Local Green Space		
2.5. Does the site feature in or are there any relevant policies in other local planning documents? E.g.		
2.5.1.Supplementary planning document		
2.5.2.Village Design Statement		
2.5.3.Conservation Area Appraisal		
2.6. Does the site feature in assessments undertaken to support the Local Plan? E.g.		
2.6.1.Strategic Housing Land Availability Assessment (SHLAA)		
2.6.2.Sustainability Appraisal (BDBC Sustainability of Settlements)		
2.7. Are there parking standards in the Local Plan that would that would apply to this site?		
2.8. Are there any emerging local planning documents with relevant policies or designations?		
Desktop evidence review		
2.9. Is the site affected by flooding?		
2.10. Could the land be contaminated by a former use or activity?		
2.11. Are there any nearby sources of noise or air pollution which		

could affect the site?		
2.12. Does the site contain valuable mineral resource?		
2.13. What is the agricultural land value?		
2.14. Are there any listed buildings on or close to the site?		
2.15. Could the site contain any archaeological remains?		
2.16. Are there any issues of capacity on the local road network (congestion and/or parking)?		
2.17. Are there any legal considerations relevant to the site e.g. covenant?		

3. Information to record about neighbouring sites and the surrounding area

What are the neighbouring uses?		
Are there any of the adjacent uses, "bad neighbours" giving rise to noise or fumes that could impact the development?		
What is the local style of buildings – materials, scale, density?		
Could the development at the site cause any issues of overlooking or loss of privacy for neighbouring uses?		
Could the original site be expanded into neighbouring sites?		

4. Onsite Considerations (from site visit observations)

Access	How is the site accessed?		
	Is the site easily accessed from the highway?		
	Is the site accessible by public transport, cycling and walking?		
Existing features	Are there any physical constraints affecting the site? <i>e.g. access, slope, pylons etc.?</i>		
	What natural features are there? <i>e.g. trees, hedgerows, watercourse etc.?</i>		
	Are there features of particular biodiversity value? <i>e.g. Habitat connectivity, lowland mixed deciduous woodland, ponds, ancient hedgerows etc.</i>		
	Could the site be home to protected species? <i>e.g. bats, badgers, great crested newts, dormice etc.</i>		
	Are there any existing buildings that could be retained or converted?		
	Are there important views into or out of the site?		
	How might development at the site affect the skyline?		
	Are there any public rights of way affecting the site?		

5. Physical Infrastructure and Local Services

Infrastructure	Is the site connected to local utilities? <i>e.g. water, energy supply and sewerage disposal</i>		
	Does the site have high speed broadband connection?		
Local Services	How close are the following local services?		
	School (primary & secondary)		
	GP practice		
	Village centre for Pharmacy, Local shops, Post Office, Library		
	Play space		
	Sports centre and/or pitches		
	What is the capacity of local schools?		
	Are local services accessible by public transport, cycling and walking?		
Community Infrastructure Levy	How much CIL might be generated by development of the site?		
	What are the priorities for local infrastructure improvements linked to the development of this site?		

6. Deliverability

Starting to analyse whether development of site is deliverable and viable...

Suitability – potential constraints on development	Is the site affected by flooding?		
	Would the development require the remediation of contaminated land?		
	Will the topography of the site constrain development e.g. steep slopes?		
	Are there any power lines, pipelines, or other infrastructure crossing or affecting the site?		
	Are there any health and safety constraints? E.g. nearby major hazard site?		
	What is local opinion towards development of site?		
Availability	Is the landowner willing for their site to be developed?		
	Are there any other factors which may prevent or delay development e.g. tenancies, leases?		
	Over what time scale might the site become available for development? <i>E.g. 1-5 years, 6-10 years, 10+ years</i>		