

Appendix 2: Sites identified not subject to further assessment

This appendix includes the sites which have not been subject to further assessment. The maps showing the location and extent of these sites follow the table.

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

Site Ref	Site Name	Settlement	Reason site not assessed further
ASH001	Land east of Sunny Side	Basingstoke	The site is a greenfield site lying outside of but adjacent to the Ashford Hill SPB. The site has been re-promoted using details included within the previous submission form, promoting this land for inclusion in the SHELAA and referring to a yield of 4 dwellings. This yield is considered appropriate given the character of the area. Therefore, this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the methodology.
BAS001	Land Shooters Way	Basingstoke	The site is within the Basingstoke SPB and is used as open space. It lies adjacent to Vyne and Dove Schools and is owned by Hampshire County Council, having formerly been part of the educational uses in this location. Given the sites use as open space, unless it is considered that it is no longer required it is unsuitable for development in line with the current adopted Local Plan Policy EM5 unless the relevant policy tests can be met. The site promoter suggests that whilst the site is used as open space this is a permissive use and is not managed as Public Open Space so it will be necessary to determine the nature of this use in order to assess this site further. Hampshire County Council, the landowner have advised that the site is surplus to requirements and promoted the land through the call for sites stating it is available for development. The site is also likely to be achievable. There is the potential that it could be developable for 33 dwellings in the future (within 5 years), but this would need to be demonstrated through compliance with Policy EM5 relating to the current open space use and therefore it is not considered likely to be developable for housing at present.
BAS002	Land at Queen Mary Avenue	Basingstoke	The site is within the Basingstoke SPB, it is an area of open space next to a play area. Given the sites use as open space, unless it is considered that it is no longer required it is unsuitable for development in line with current adopted Local Plan Policy EM5 unless the relevant policy tests can be met. The site promoter suggests that whilst the site is used as open space this is a permissive use and is not managed as Public Open Space so, it will be necessary to determine the nature of this use in order to assess this site further. Hampshire County Council, the landowner have advised that the site is surplus to requirements and promoted the land through the call for sites stating it is available for development. The site is also likely to be achievable. There is the potential that it could be developable for 12 dwellings in the future (within 5 years), but this would need to be demonstrated through compliance with Policy EM5 relating to the current open space use and therefore it is not considered likely to be developable for housing at present.
BAS008	Basingstoke Glebe, Glebe Farm, Churchill Way East	Basingstoke	The site is located within the Basingstoke SPB, in the Basingstoke Conservation Area, and next to Chute House, which is Grade II listed. The site also includes a historic building, which though not listed is likely to be a non-designated heritage asset. The site is located within a Flood Zone 2/3. Therefore, it is not considered suitable for

			development unless it passes the sequential test and impact assessment requirements as set out in the PPG. There are also likely to be significant noise impacts associated with its proximity to Churchill Way East. The site has been promoted through the call for sites, and therefore is considered to be available. The development of the site is potentially achievable, depending on whether issues such as flood risk could be adequately mitigated. However, in light of the significant constraints identified above, there are significant concerns about the suitability of the site for housing and it is not considered likely to be developable for housing at present.
BAS015	Land rear of Brinkletts House	Basingstoke	The site is currently a car park which provides 24 car parking spaces for Brinkletts House, which is an office building, partially occupied by Lamron Estates and London Clancy. The land is located within the defined settlement policy boundary of Basingstoke town, falls within the town centre conservation area and is in close proximity to listed buildings. A planning application for 10 units (16/02208/FUL) was withdrawn in October 2016, an application for 6 units (17/00366/FUL) was refused in July 2017, and a permission in principle application for 6 units was refused in May 2020. The principle of development has been deemed to be acceptable, however, the proposals have not been acceptable in terms of design, impact on heritage assets, inadequate provision of amenity space for prospective residents and unacceptable refuse collection arrangements. The site is potentially available, as it appears that not all of the car park is required in connection with the existing office use of the site. The development of the site is also potentially achievable, though probably only for a relatively limited number of dwellings. Therefore, based on the above, it is considered that presently the evidence available in the form of the previous applications suggest that it has not yet been possible to demonstrate that the site is developable for 5 units or more, and hence this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3).
BAS051	65 New Road	Basingstoke	The site is currently in use as charity offices and a workshop and can be accessed via New Road. The site is located within Basingstoke and Deane Town Settlement Policy Boundary, therefore, residential development could be considered acceptable in principle subject to compliance with the loss of office space as set out within Policy EP2 of the current adopted Local Plan. The site promoter suggests a development density of 60-100dph. Taking a mid-point of this range (80dph) would provide for 4 dwellings. At present the council considers a yield of 5 dwellings could not be achieved at this site and hence this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3).
BAS052	Southern Field, Queen Mary's College	Basingstoke	The site is a portion of open space to the south west of Queen Mary's College (QMC). Policy EM5 of the current adopted Local Plan seeks to protect public and private open space from redevelopment, Furthermore, assuming that the land is currently a playing

			field, then the land would be classed as being part of a 'Community, Leisure and Cultural Facility' under Policy CN8 of the current adopted Local Plan which seeks to retain such facilities. Therefore, the general principle of residential development on this site would not be supported by the council's current planning framework.
BRAM002	The Byre, Lantern Courtyard, The Street	Bramley	The site is next to a group of what appear to be former agricultural buildings arranged around a courtyard. The buildings appear to now be in commercial use, presumably as offices. The site in question is a small grassed area next to the group of the commercial buildings. There are concerns about the suitability of the site for housing, and in particular for 5 units or more, especially as the site plan which has been submitted shows a fairly tight development. In light of the above, whilst the site is available and potentially achievable the council cannot be confident that the site is developable for 5 or more units and hence this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3).
BRAM009	Land West of Cufaude Lane	Bramley	The land comprises some former agricultural land which has been occupied by gypsies and travellers. The site has been promoted through the call for sites consultation held in 2019 for 6 pitches. An appeal has recently been dismissed in relation to the enforcement notices and planning applications pertaining to the site (planning references 17/00942/FUL, 17/04276/FUL and 18/00006/RET). The appeal set a compliance period of 1 year for the occupied parts of the site which has now expired. The site is located with Flood Zone 3b.
BUR005	1 Coronation Close	Burghclere	The site comprises a semi-detached house on large plot with a front and back garden with access and parking on the road frontage. It is located in the centre of Burghclere at the end of a cul-de-sac of houses of similar age and character. To the north lies open farmland. Any redevelopment of the site will need to respect the character of the area, meaning high density development may be difficult to achieve. Therefore, in light of the character of the area it is considered that a conservative approach needs to be taken to the potential site yield and at present the council is not confident that 5 dwellings can be provided on the site and hence this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3).
HI005	Land to the rear of Little Flexford	Highclere	The site is outside any defined settlement policy boundary within the North Wessex Downs AONB. There are a number of out buildings across the site along with a number of trees. Flexford House (to the east of the site) is locally listed (a non-designated heritage asset). Given that the site is 0.33ha, includes a number of trees and lies within the AONB high density development is likely to be difficult to achieve. At present the council isn't confident that a yield of 5 dwellings can be achieved and hence this site does not meet the minimum size threshold for assessment of 5

			<p>dwelling as set out in the SHELAA methodology (Section 3). Promoted SHELAA sites HI003 (South of Burfield) and HI004 (Land at Westridge) are situated adjacent to the sites western and northern boundaries.</p>
MWE002	The Red Lion	Mortimer West End	<p>The site is outside any settlement policy boundary, in a countryside location. The site is also currently in use as a public house which is an essential community facility and service as per Policy CN7 in the current adopted Local Plan. The general principle of development on this site is therefore not supported by the council's current planning framework and compliance with Policy CN7 would need to be demonstrated. The building is also Grade II listed. Additionally, the site promoter has confirmed that the site does not have the capacity for 5 or more dwellings therefore the site does not meet the minimum size threshold for assessment as set out in the SHELAA methodology (Section 3). Whilst the site is available as it was promoted through the call for sites and is likely to be achievable, given that the site currently comprises an essential community facility and service use in a countryside location and would yield less than 5 dwellings, whilst the site may be developable in the future it is not considered likely to be developable for housing at present.</p>
OAK004	Sainfoin Lane (south)	Oakley	<p>The site is a field which appears to be pasture with a number of large trees throughout the site. The site is within Oakley SPB and is bordered to the east and south by large detached residential properties. The land to the north and west is characterised by small fields. The site is adjacent to Oakley and Deane Neighbourhood Plan housing site allocation 'Sainfoin Lane' which is on the opposite side of Sainfoin Lane. The site is located 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 site is likely to be private open space and it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5 of the current adopted Local Plan. Whilst the site is available and likely to be achievable this would need to be demonstrated through compliance with Policy EM5 relating to the current open space use and therefore it is not considered likely to be developable for housing at present.</p>
PAM001	Land at Sandy Lane	Pamber	<p>The site comprises a small piece of grazing land outside of, but immediately adjacent to, the defined SPB. As the site is in close proximity to the Aldermaston AWE the development of the site may have implications for the Detailed Emergency Planning Zone, and it will be necessary for any potential development of the site to be subject to consultation with the Office of Nuclear Regulation. The site area is 0.11ha, and it is considered very unlikely that a yield of 5 residential units can be achieved on the land available. Therefore, this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3).</p>

PAM016	Long Acres, Berry Court Farm	Pamber	The site is a portion of agricultural land in Little London bordered to the north and south by mature trees. The site has been promoted through the call for sites consultation held in 2019 for 3 dwellings. As the site is promoted for 3 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3). A planning application for 1 dwelling (19/02330/FUL) was refused in January 2020 and an appeal has been lodged and is in progress. A second application for 1 dwelling (20/01640/FUL) is currently pending consideration.
PAM021	Land at New Road, Little London	Pamber	The site is a portion of agricultural land west of Little London and north of Berry down Business Park. The site has been promoted through the call for sites consultation held in 2019 for 3 dwellings. As the site is promoted for 3 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3). Furthermore, part of the site is also located within Flood Zone 2 and 3 rendering an area of the already small site inappropriate for development. The site is located immediately west of promoted SHELAA site PAM016.
SS001	Land next to Herriots Farm	Stratfield Saye	The site is a portion of agricultural land. The site has been promoted through the call for sites consultation held in 2019 for 4 dwellings. As the site is promoted for 4 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3). In January 2015 an outline application (13/02731/OUT) for up to 5 dwellings was refused and later dismissed at appeal.
SSJ008	Allotments at Cranes Road	Sherborne St John	The site is located on the northern side of the settlement, within the Sherborne St John Conservation Area and is currently in use as allotments. Given the current use, the site is protected by Policy EM5 of the current adopted Local Plan. Redevelopment of the site is not supported by the borough's current planning framework, and therefore the site has not been subject to further assessment.
WHIT009	Cricket Ground, Church Street, Whitchurch	Whitchurch	The site is a cricket ground designated as open space within the Whitchurch Neighbourhood Plan and located within the Whitchurch Conservation Area. Due to the sites designation as open space the site does not meet the criteria for assessment as set out in the SHELAA methodology (Section 3).
WIN001	Land adjacent to Rectory Cottage	Winslade	The site is located on the western side of the A339 outside of any defined settlement policy boundary and consists of a double garage/store for Rectory Cottage. The site is separated by St Mary's Church from Rectory Cottage (to the south). To the west are agricultural fields and to the east is a thick belt of woodland which runs along the length of this part of the A339, with dispersed farm buildings and Winslade Farmhouse along Longroden Lane spreading east and forming the Winslade Farm estate. The site is bound by trees and hedgerow on all sides. There is an existing

			<p>access to the site via the A339, however, this may need upgrading/widening to accommodate new residential development based upon historic application ref: BDB/66916. The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the site, and this may require further investigation. The site submission form only makes reference to 2 units being proposed on the site. Therefore, the proposed yield would not meet the requirement for units as set out in the SHELAA methodology (Section 3). In 2007 an application for 1 dwelling on this site (BDB/66916) was refused.</p>
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ASH001



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BAS001



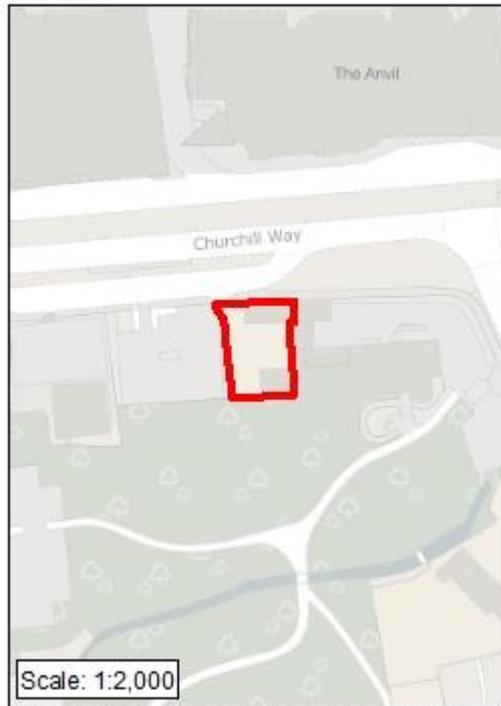
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BAS002



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BAS008



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BAS015



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BAS051



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BAS052



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BRAM002



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BRAM009



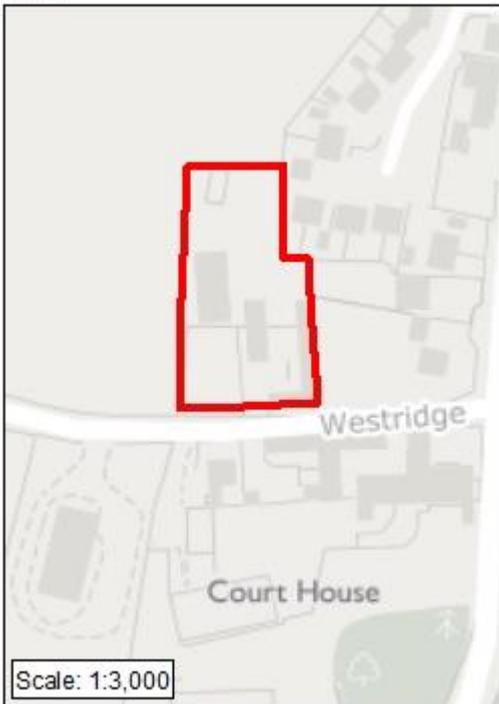
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BUR005



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HI005



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MWE002



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OAK004



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PAM001



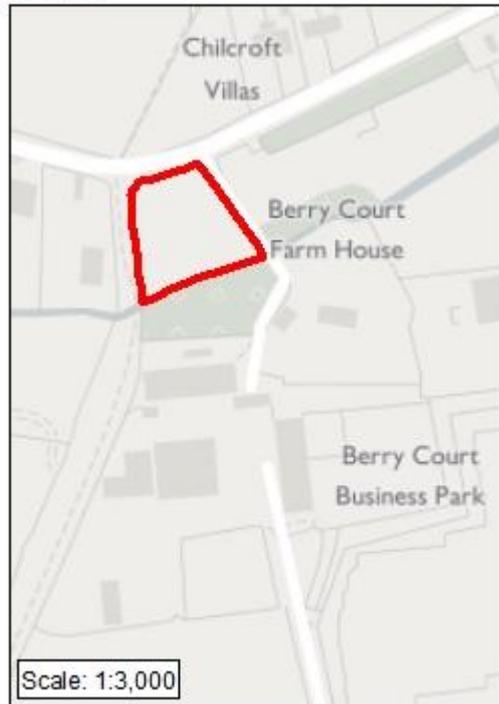
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PAM016



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PAM021



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SS001



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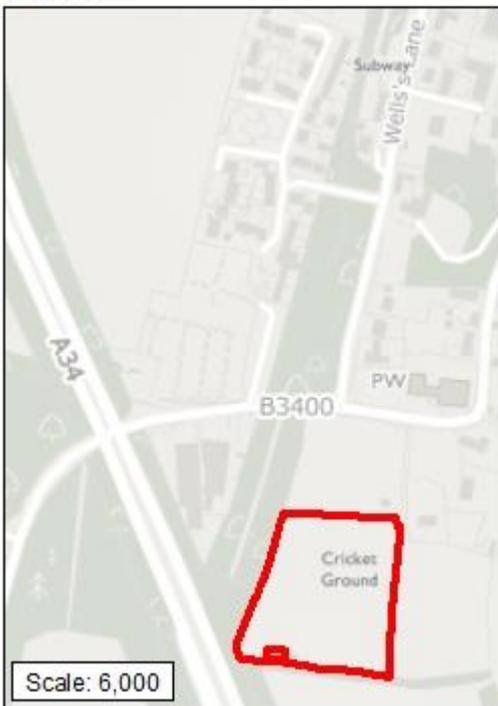
SSJ008



Scale: 2,500

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WHIT009



Scale: 6,000

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WIN001



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