

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

This appendix includes the sites which are allocated in either the current Adopted Local Plan (ALP) or 'made' neighbourhood plans. Allocations which already had planning permission as of 1 April 2020 are now 'commitments' and therefore appear within Appendix 1 of this document.

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

Basingstoke and Deane Local Plan 2011-29: <http://www.basingstoke.gov.uk/planningpolicy>

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

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

| Site Ref.  | Site Address                | Settlement/<br>Parish                 | Site Area (ha) |
|--|-----------------------------|---------------------------------------|----------------|
| BAS004   | Basing View,<br>Basingstoke | Basingstoke                           | 25.86          |
| <b>Description of site</b> (neighbouring uses; present use)  |                             | <b>Previously Developed Land:</b> Yes |                |
| <p>The site is linear in configuration, stretching west to east, with an internal loop road dividing the site into 3 linear tiers. The site is located immediately to the east of the town centre, in close proximity to the railway and bus stations. The site is bounded by the railway line to the north, and Churchill Way East to the south. The area currently comprises a number of significant commercial buildings, interspersed with areas of planting and public open space. The quality of the existing buildings on the site varies, and a large number of the buildings are currently vacant or underutilised. The site slopes gently in a southerly direction.</p>  |                             |                                       |                |
| <b>Relevant Planning History</b>   |                             |                                       |                |
| <p>As Basing View is a strategic employment site of over 25 hectares the planning history covering the site is extensive. There are a number of historic planning consents relating to the employment premises on the site as a result of the office buildings having reached the end of their lives. There is no planning history relating to residential uses on the site. However, in June 2018 permission was granted on site for the erection of a 6 storey hotel with associated leisure uses, car parking and landscaping on an area in the north east of the site (17/04186/FUL).</p>  |                             |                                       |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)   |                             |                                       |                |
| <p><u>Policy restrictions/constraints:</u> The site is located within the Basingstoke Town Settlement Policy Boundary. Policy SS8 in the current adopted Local Plan supports the delivery of approximately 300 dwellings on Basing View. The initial landowner masterplan review of Basing View has previously highlighted the contribution that residential development would make to the regeneration objectives for the site.</p> <p>A comprehensive landowner masterplan was adopted in spring 2018 which, although employment led, includes residential development in the uptown area (referred to as the neighbourhood quarter), at a potential capacity of up to 500 units including family housing and apartments. However, as this is a landowner masterplan, rather than a planning document, it does not currently hold any significant weight in a planning context.</p> <p><u>Physical problems:</u> The site itself is generally in Flood Zone 1, though to the south there are areas of Flood Zones 2 and 3 bordering the site. Given the historic use of the site, there is the potential that the land could be contaminated.</p> <p><u>Potential impacts:</u> The inclusion of residential development is likely to have some impact on the nature of the redevelopment of Basing View, principally in terms of the types of uses which can be accommodated and where those could be located. There are likely to be highways implications associated with the inclusion of the residential development. Overall though, it is considered that the impacts associated with the inclusion of a residential element within the overall re-development of Basing View is not likely to be detrimental when viewed in the context of the overall scheme, and is likely to be beneficial in viability terms.</p> |                             |                                       |                |
| <b>Availability</b> (legal/ownership issues)   |                             |                                       |                |
| <p>The site is owned by Basingstoke and Deane Borough Council and is considered available for redevelopment for a mix of uses, including an element of residential development.</p>  |                             |                                       |                |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |                             |                                       |                |
| <p>The site is likely to be achievable and subject to the utilisation of an appropriate, design, scale, layout and mix of uses, no particular factors have been identified that would affect the viability of development. The provision of residential units is likely to be achievable in the medium term and the borough council is actively progressing the regeneration of Basing View generally.</p>   |                             |                                       |                |
| <b>Conclusion</b> (deliverable/developable)  |                             |                                       |                |
| <p>The site's redevelopment is an important council priority and is being actively pursued by the borough council in conjunction with its development partner MUSE. The site is available for the incorporation of some residential development, and the provision of residential is likely to be achievable and would be suitable in line with policy SS8, provided it complies with the borough's current planning framework. Therefore, the site is considered potentially developable for the amount of housing specified in Policy SS8 of the ALP.</p>  |                             |                                       |                |
| <b>Potential Density and Yield</b> (including development type)  |                             |                                       |                |

Based upon the studies completed to date to inform the masterplan, a yield of 300 units is considered to be achievable within the 5-9 year period. This yield has been used for the purposes of the SHELAA.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>0</b>         | <b>300</b>       | <b>0</b>                  |

| Site Ref.  | Site Address | Parish      | Site Area (ha)                       |
|--|--------------|-------------|--------------------------------------|
| BAS037   | Manydown     | Basingstoke | 284.93                               |
| <b>Description of site</b> (neighbouring uses; present use)  |              |             | <b>Previously Developed Land:</b> No |
| <p>The Manydown allocation is a site on the western edge of Basingstoke, adjoining existing residential communities. The majority of the site is agricultural land, stretching from the A339 at the north of the site down to Pack Lane in the south. It includes a Scheduled Monument and a Site for Importance for Nature Conservation, and is adjacent to a number of areas of woodland, some of which are designated as Sites of Importance for Nature Conservation (SINCs). To the north west of the site is the North Wessex Downs Area of Outstanding Natural Beauty. The majority of the allocation is in the control of the borough council (BDBC) and Hampshire County Council (HCC) (formerly BAS098) but it also includes a number of smaller sites encompassing land in the vicinity of Worting, which are in different ownerships (Scrapps Hill, formerly BAS099; Worting Park, formerly BAS115; Land to the east of Roman Way, formerly BAS116 and BAS106).</p>   |              |             |                                      |
| <b>Relevant Planning History</b>   |              |             |                                      |
| <p>The site is allocated for housing (3,400 units) in the current adopted Local Plan (policy SS3.10). The council, as LPA, has produced a Manydown Development Brief SPD, which will guide future development within the allocation area. This was adopted in December 2016.</p> <p>The majority of the land is included within the outline planning application 17/00818/OUT for residential-led development for 3,200 dwellings (up to a maximum of 3,520 dwellings) with all matters reserved except the primary means of vehicular access which was submitted in March 2017. This application received a resolution to grant consent (subject to legal agreement) at development control committee in July 2020. The part of the site which lies south of the railway line within the ALP allocation (Parcel 6a) does not form part of the submitted planning application.</p> <p>There are also a number of smaller sites in and around Worting. Within this area, an application for EIA screening/scoping has been submitted for 300 dwellings and 2,500sqm of office space within Worting Park (16/02559/ENSC, decision September 2016).</p>   |              |             |                                      |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |              |             |                                      |
| <p><b>Policy restrictions/constraints:</b> The site is allocated in the current adopted Local Plan for approximately 3,400 units and included within the Basingstoke Town Settlement Policy Boundary as defined by the current adopted Local Plan. The northern part of the site allocation (including the majority of the Manydown Country Park) falls within the Wootton St Lawrence Neighbourhood Plan Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to the site. Further to this, part of the site (along the south-western boundary) also falls within the Oakley and Deane Neighbourhood Plan Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016 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).</p> <p><b>Physical problems:</b> Development will require reinforcement of the existing sewerage infrastructure. The council's Transport Assessment for the current adopted Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area, and development will need to include mitigation measures and interventions to minimise the impact of development on both the local and strategic highway network.</p> <p><b>Potential impacts:</b> The boundary of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) lies in relatively close proximity to the northern and western boundary of the site and the potential landscape impact on the AONB would need to be mitigated. There are a number of heritage assets within the site boundary, including the Worting conservation area which lies within the centre of the site allocation (which includes a number of listed buildings) and there is also potential for significant sub-surface heritage assets. These will need to inform the development of the site. The landscape impacts will be assessed in detail as part of relevant planning applications. In terms of biodiversity, the main constraints are the ancient woodlands (adjacent to the site), Sites of Importance for Nature Conservation (SINCs) (within and adjacent to the site), and areas of importance for rare arable flora. There are likely to be indirect impacts</p> |              |             |                                      |

on habitats and species. However, there are also significant opportunities for improving habitat linkages between existing woodlands through the creation of new woodland and improved management of areas of importance for rare arable flora, subject to farming of these areas remaining viable. Further work to assess the scope for mitigation and compensation will be required through the relevant planning applications. The site allocation policy contains specific criteria which will address the potential impacts and constraints identified above, and more detailed requirements are set out in the Manydown Development Brief SPD. The policy framework will therefore ensure that these issues are appropriately addressed through the planning application process.

**Availability** (legal/ownership issues)

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

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

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

**Conclusion** (deliverable/developable)

This site is available and has been allocated for development in the current adopted Local Plan for approximately 3,400 units. A development brief SPD was adopted by the LPA in December 2016. BDBC/HCC as landowners are actively progressing the development of the majority of the site, having submitted a planning application for the majority of the site in March 2017, and which has now received a resolution to grant consent (subject to the completion of the s.106 agreement). Some of the site is deliverable within 5 years, with the remainder constituting developable land. The landowners for the remaining part of the site around Worting village continue to promote their land for development.

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

The allocation policy for the site provides for approximately 3,400. However, a yield of 1,650 units is anticipated within the plan period due to relevant lead in times.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>170</b>       | <b>1480</b>      | <b>1750</b>               |

| Site Ref.  | Site Address       | Parish                               | Site Area (ha) |
|--|--------------------|--------------------------------------|----------------|
| BRAM005  | Upper Cufaude Farm | Bramley                              | 26.65          |
| <b>Description of site</b> (neighbouring uses; present use)  |                    | <b>Previously Developed Land:</b> No |                |
| <p>The site is located on the northern edge of Basingstoke and is currently in agricultural use. It is bisected by Cufaude Lane, with the majority of the site located on the western side of the lane, and small parcel of land located on the eastern side. The Reading-Basingstoke railway line forms part of the eastern boundary. The site lies immediately north of Razors Farm, which is another Local Plan housing allocation where planning consent has already been granted and development is underway. The site comprises a number of farm buildings, arable farmland, with mature hedgerow trees in places on both sides of Cufaude Lane. There is also a small watercourse running through the site from south to north, which is joined in the centre by another water course that runs from the west. To the immediate north-east on Cufaude Lane, there are a number of large detached dwellings, while the character of the surrounding area is predominantly rural countryside, with more arable land to the east and west.</p>   |                    |                                      |                |
| <b>Relevant Planning History</b>   |                    |                                      |                |
| <p>The site is allocated for housing (390 units) in the current adopted Local Plan. The council, as LPA, has produced an Upper Cufaude Farm Development Brief SPD, which will guide future development within the allocation area which was adopted in March 2019.</p> <p>An outline planning application for 350 dwellings (19/00018/OUT) was submitted in January 2019 covering the majority of the site which lies to the west of Cufaude Lane and received a resolution to grant consent (subject to legal agreement) at development control committee in August 2019</p>  |                    |                                      |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |                    |                                      |                |
| <p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 390 units in the ALP and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the ALP. 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.</p> <p><u>Physical problems:</u> The topography and landscape setting of the site will need to inform the detailed masterplanning of the site. The effectiveness of infiltration may be limited in this area due to its geology and drainage assessments are required. There is no capacity in the drainage network at this site and development would need to drain through a new connection to the strategic sewer or ensure upgrades to the local network. Development must not be allowed to drain to the Sherfield on Loddon Sewage Treatment Works, unless a quality improvement plan is developed. Given the sites current agricultural uses there is potential for contaminated land particularly in the vicinity of the farm buildings. The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area will need to be taken into account. Primary access will need to be provided through the adjacent Razors Farm development.</p> <p><u>Potential impacts:</u> There are seven Grade II listed buildings and a Building of Local Interest which lie within close proximity of the site, on the north eastern side of Cufaude Lane within a farm complex. These consist of a granary, outbuilding and cart shed and any scheme will need to have regard to the setting of the listed buildings. The Grade I listed Vyne House and historic park and garden is also located to the north of the site. There is also another un-designated heritage feature within the site, the Roman road which runs diagonally along the western side of the site. There are also four SINCs wholly or partly within 400m zone of the site which must be suitably considered through detailed site planning. The area to the north of the site is Ministry of Defence land and there may be noise pollution and other impacts on the site from this area and from the adjacent railway line which will need to be mitigated through the detailed design and layout of the future development of the site.</p> |                    |                                      |                |
| <b>Availability</b> (legal/ownership issues)   |                    |                                      |                |
| <p>The site is allocated in the current adopted Local Plan and was re-promoted for development by Hampshire County Council (HCC) through the call for sites consultation held in 2019. Croudace Homes have an option agreement on the majority of the site and submitted a planning</p>  |                    |                                      |                |

application in early 2019. The site is therefore considered to be available for development. There are a number of agricultural tenancies on the site which require one year notices.

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

In line with policies SS3.3 and SS3.8 of the current adopted Local Plan a development brief SPD is has been adopted.. The preparation of the SPD has enabled issues associated with the site to be considered by the council, developer and other stakeholders upfront ahead of a planning application being submitted for the majority of the site in early 2019. The land to the south, the Razors Farm allocation site, is currently in the process of being developed finishing in 2021/22. This is likely to facilitate the development of this site, as there will need to coordinate the development of the two sites. House prices in the neighbouring Sherfield Park/Taylors Farm development are relatively high, which suggest that the development of this site will be attractive commercially.

**Conclusion** (deliverable/developable)

The site is available, it has been promoted for development by the landowner, HCC and a planning application has been submitted by Croudace Homes who have an option agreement on the majority of the site. The site has been allocated in the current adopted Local Plan and its development is considered to be achievable. Part of the site is likely to be deliverable in the next 5 years, as it will follow on from development already taking place on Razors Farm to the south.

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

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

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>150</b>       | <b>240</b>       | <b>0</b>                  |

| Site Ref.   | Site Address                     | Parish                               | Site Area (ha) |
|---|----------------------------------|--------------------------------------|----------------|
| DUM002  | Basingstoke Golf Club, Kempshott | Dummer                               | 44.54          |
| <b>Description of site</b> (neighbouring uses; present use)   |                                  | <b>Previously Developed Land:</b> No |                |
| <p>The site lies to south west of Basingstoke. It is currently in use as a golf course for Basingstoke Golf Club. The site is bounded to the east and south east by the Beggarwood Lane development, in addition to the recently approved mixed use scheme on the Kempshott Park Industrial Estate. Land immediately to the west is allocated in the current adopted Local Plan for 750 homes and benefits from outline planning permission. The site lies to the south of the A30 and to the north of the M3 motorway, and adjacent to Peak Copse (promoted SHELAA site DUM003) to the south of the site.</p>  |                                  |                                      |                |
| <b>Relevant Planning History</b>  |                                  |                                      |                |
| <p>The site is allocated for housing (1,000 units) (policy SS3.11) in the current adopted Local Plan. A development brief SPD for Basingstoke Golf Course has been prepared and was adopted in October 2019.</p> <p>19/00971/OUT - Outline planning application for the demolition of all existing building and removal of existing hardstanding and development of up to 1,000 home (C3), local centre (comprising a community facility (D1 / D2), a day nursery (D1), and local retail uses A1-5), formal and informal open space, sports provision, a Gypsy and Traveller pitch, pedestrian and cycle links, noise barriers, and vehicular access from Winchester Road (all matters reserved except for access). The application received a resolution to grant consent, subject to completing the legal agreement, at development control committee July 2020.</p>  |                                  |                                      |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |                                  |                                      |                |
| <p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 1000 units in the current adopted Local Plan and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific Policy SS3.11. 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).</p> <p><u>Physical problems:</u> The Water Cycle Study indicates that in this area there is insufficient sewerage infrastructure capacity within the existing network and any development would need additional sewerage infrastructure. In addition, given that a small part of the site includes flood zone 3a, this will need to be considered in designing any scheme.</p> <p>Indicative access arrangements for vehicular traffic and connections in relation to pedestrians and cyclists were established through the process of examining the current adopted Local Plan and are identified on the inset map which has been included within the current adopted Local Plan. It is noted that the proposed access junction into the Hounsome Fields site from the A30 has been future-proofed to accommodate access to Basingstoke Golf Course at a later date.</p> <p><u>Potential impacts:</u> The topography and landscape setting of the site will need to inform the detailed masterplanning of the site. The conclusions of the Biodiversity Assessment indicate that the area is relatively unconstrained by biodiversity, but the potential for indirect pressure on the adjacent Peak Copse SINC will need to be addressed through mitigation measures as part of any scheme. The site also features lowland mixed deciduous woodland and hedgerows which are identified for importance for priority Biodiversity Action Plan species.</p> |                                  |                                      |                |
| <b>Availability</b> (legal/ownership issues)  |                                  |                                      |                |
| <p>The site is allocated for development in the current adopted Local Plan and 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.</p>   |                                  |                                      |                |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)   |                                  |                                      |                |
| <p>The site is likely to be achievable as it is primarily a greenfield site and no particular factors have been identified that would affect the viability of the development. The golf club have signed an option agreement with a housing developer to bring forward the site and there is a reasonable prospect that the site would be developed at a particular point in time. Whilst the Club has not yet relocated, they have now voted and agreed to move to another nearby golf course when improvements have been made to the facilities.</p>  |                                  |                                      |                |
| <b>Conclusion</b> (deliverable/developable)   |                                  |                                      |                |

Bloor Homes signed an agreement with the club to develop out the site in late 2018 and they are now actively taking the site forward quickly in light of contractual arrangements. A Development Brief SPD has been developed for the site by the council and was adopted in October 2019. Through the site monitoring consultation, the agent (Boyer Planning) has, on behalf of the developer, confirmed that the site is deliverable. They stated that the developer is committed to delivery on the site as soon as possible and hope to be delivering the initial phase in Spring 2021. The site meets the deliverability tests and there is clear evidence that the site is being taken forward quickly and proactively. Therefore, the site is considered to be achievable and deliverable within the next 5 years.

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

The site has been allocated for approximately 1000 units in the current adopted Local Plan. The delivery of the site is expected in the later years of the plan (and beyond) and mostly outside of the 5 year period, which reflects the characteristics of the site, including its current ownership by the club members. A yield of 455 dwellings is expected to be delivered within the plan period.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>175</b>       | <b>280</b>       | <b>545</b>                |

|   |   |                  |                           |
|---|---|------------------|---------------------------|
| <b>Site Ref.</b>  | <b>Site Address</b>                     | <b>Parish</b>    | <b>Site Area (ha)</b>     |
| KING001   | Land north of Strokins Road, Kingsclere | Kingsclere       | 1.01                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No  |   |                  |                           |
| <p>This site lies immediately to the north of the existing Settlement Policy Boundary of Kingsclere between the village and the A339 which runs along the northern boundary. To the south of the site are situated a number of two storey blocks of flats with large communal grassed areas and play area. The garage blocks associated with these flats are included within the site providing the access from Strokins Road. With the exception of the area where the garages are currently located the majority of the site is characterised by scrub with trees interspersed throughout the site and bordered by a strong tree lined boundary adjacent to the A339. Public rights of ways run through the site. A significant proportion of the southern extent of site is designated Kingsclere Fen Meadow Remnants SINC. The site is generally flat.</p>  |   |                  |                           |
| <b>Relevant Planning History</b>  |   |                  |                           |
| None.   |   |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |   |                  |                           |
| <p><u>Policy restrictions/constraints:</u> The land has been allocated for at least 12 residential units in Policy KHA3 (Site allocations) of the Kingsclere Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Kingsclere (as revised by the Kingsclere Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council in October 2018 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.</p> <p><u>Physical problems:</u> The proximity of the A339 running the length of the northern boundary results in noise pollution, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered for future occupiers.</p> <p><u>Potential impacts:</u> The south eastern part of the site is designated as part of the Fen Meadow Remnants SINC through which it is suggested in Policy KHA3 that the road to serve the development would need to be delivered. Part of the SINC also lies adjacent to the western site boundary. Suitable mitigation/compensatory proposals would need to be provided for any impacts on the SINC.</p> |   |                  |                           |
| <b>Availability</b> (legal/ownership issues)  |   |                  |                           |
| The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council as the site is allocated in the Neighbourhood Plan. There are no known legal or ownership problems. The site is therefore considered to be available for development.  |   |                  |                           |
| <b>Achievability</b> (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 presence of the SINC within the site and the noise from the adjacent road which will require mitigation may have the potential to increase the cost of development. However, this location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.  |   |                  |                           |
| <b>Conclusion</b> (deliverable/developable)   |   |                  |                           |
| The site is allocated for development in the made KNP. The availability of the site and the achievability of development have been confirmed by the agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5 years.  |   |                  |                           |
| <b>Potential Density and Yield</b>  |   |                  |                           |
| The neighbourhood plan allocates the site for 14 units and this quantum of development is considered to be a reasonable basis for the expected site yield.  |   |                  |                           |
| <b>Phasing:</b>   | <b>0-5 years</b>                        | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|   | <b>14</b>                               | <b>0</b>         | <b>0</b>                  |

|   |                                      |                  |                           |
|---|--------------------------------------|------------------|---------------------------|
| <b>Site Ref.</b>  | <b>Site Address</b>                  | <b>Parish</b>    | <b>Site Area (ha)</b>     |
| KING002   | Rear of Fawconer Road,<br>Kingsclere | Kingsclere       | 0.60                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No  |                                      |                  |                           |
| This site lies immediately to the north of the existing Settlement Policy Boundary of Kingsclere between the village and the A339 which runs along the northern boundary. The B3051 provides the eastern extent, residential development built in the 1990's lies to the south and the western boundary abuts the Kingsclere Fen Meadow Remnants SINC. The site is currently scrub land containing a number of trees bound by mature hedgerows. The topography is generally flat. A belt of trees to the north of the site and a number of trees within the site are subject to Tree Preservation Orders (TPOs).  |                                      |                  |                           |
| <b>Relevant Planning History</b>  |                                      |                  |                           |
| 19/02370/OUT - Outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking. Application Pending Consideration.   |                                      |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |                                      |                  |                           |
| <p><b>Policy restrictions/constraints:</b> The land has been allocated for at least 12 residential units in Policy KHA1 (Site allocations) of the Kingsclere Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Kingsclere (as revised by the Kingsclere Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council in October 2018 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.</p> <p><b>Physical problems:</b> The proximity of the A339 running the length of the northern boundary has the results in noise pollution and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered for future occupiers</p> <p><b>Potential impacts:</b> Part of the Fen Meadow Remnants SINC lies directly to the west. Suitable mitigation/compensatory proposals would need to be provided for any impacts on the SINC. Development of the site is likely to have arboricultural impacts.</p> |                                      |                  |                           |
| <b>Availability</b> (legal/ownership issues)  |                                      |                  |                           |
| The site was promoted for development through the call for sites consultation held in June/July 2017 by Kingsclere Parish Council. The housebuilder with an option on this land put forward the site for allocation through the Neighbourhood Plan. The site is therefore considered to be available for development.   |                                      |                  |                           |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)   |                                      |                  |                           |
| The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The adjacent road is likely to require mitigation for the noise impacts which may have the potential to increase the cost of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.   |                                      |                  |                           |
| <b>Conclusion (deliverable/developable)</b>   |                                      |                  |                           |
| The site is allocated for development in the made KNP. The availability of the site and the achievability of development have been confirmed by the agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5 years.  |                                      |                  |                           |
| <b>Potential Density and Yield</b>  |                                      |                  |                           |
| The neighbourhood plan allocates the site for 12 units and this quantum of development is considered to be a reasonable basis for the expected site yield.  |                                      |                  |                           |
| <b>Phasing:</b>   | <b>0-5 years</b>                     | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|   | 12                                   | 0                | 0                         |

| Site Ref.  | Site Address                        | Parish           | Site Area (ha)            |
|--|-------------------------------------|------------------|---------------------------|
| KING003  | Land at Coppice Road,<br>Kingsclere | Kingsclere       | 1.89                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No   |                                     |                  |                           |
| <p>This site forms a strip of land immediately to the north of the existing Settlement Policy Boundary of Kingsclere. It is a narrow linear site which forms a buffer between the village and the A339. The site is particularly narrow in the eastern section. Long residential gardens back onto the southern boundary of the site, the western boundary is demarcated by George Street/B3051 where the site promoter suggests an access could be provided and the A339 runs along the northern boundary. The site is characterised by scrubland and bound by mature vegetation and hedgerows. The western end of the site includes a pond and is designated as Kingsclere Fen Meadow Remnants Site of Importance for Nature Conservation (SINC). A cluster of trees to the south eastern edge of the site are subject to Tree Preservation Orders (TPOs).</p>   |                                     |                  |                           |
| <b>Relevant Planning History</b>   |                                     |                  |                           |
| <p>No planning history on site.<br/>19/02370/OUT – Adjacent to site (west): Outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking. Application Pending Consideration.</p>   |                                     |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |                                     |                  |                           |
| <p><u>Policy restrictions/constraints:</u> The land has been allocated for at least 26 residential units in Policy KHA2 (Site allocations) of the Kingsclere Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Kingsclere (as revised by the Kingsclere Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council on October 2018 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.</p> <p><u>Physical problems:</u> Part of the eastern end of the site falls within the Mineral Consultation Area (brick clay) as defined in the Hampshire Minerals and Waste Plan Policies Map. The proximity of the A339 running the length of the northern boundary has the potential to result in noise pollution for future occupiers and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered.</p> <p><u>Potential impacts:</u> The north western portion of the site is designated as part of the Fen Meadow Remnants SINC through which the site promoter suggests that the road to serve the development would need to be delivered. Suitable mitigation/compensatory proposals would need to be provided for any impacts on the SINC.</p> |                                     |                  |                           |
| <b>Availability</b> (legal/ownership issues)   |                                     |                  |                           |
| <p>The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council. There are no known legal or ownership problems. The site is therefore considered to be available for development.</p>   |                                     |                  |                           |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |                                     |                  |                           |
| <p>The site is likely to be achievable as it is a greenfield site. The presence of the SINC within the site and the adjacent road which will require mitigation may have the potential to increase cost of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.</p>  |                                     |                  |                           |
| <b>Conclusion</b> (deliverable/developable)  |                                     |                  |                           |
| <p>The site is allocated for development in the made KNP. The availability of the site and the achievability of development have been confirmed by the agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5 years.</p>  |                                     |                  |                           |
| <b>Potential Density and Yield</b>   |                                     |                  |                           |
| <p>The neighbourhood plan allocates the site for 26 units and this quantum of development is considered to be a reasonable basis for the expected site yield.</p>  |                                     |                  |                           |
| <b>Phasing:</b>  | <b>0-5 years</b>                    | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|  | <b>10</b>                           | <b>16</b>        | <b>0</b>                  |

| Site Ref.  | Site Address     | Parish           | Site Area (ha)            |
|--|------------------|------------------|---------------------------|
| OAK005   | Sainfoin Lane    | Oakley and Deane | 2.41                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No   |                  |                  |                           |
| The site is located to the west of Pardown at the southern end of the village and is accessed through Sainfoin Lane/Hill Road. The site currently comprises undeveloped agricultural land, which has been subdivided into small fields, and appears to have been last used for grazing horses. The site is located within a semi-rural area, with a ploughed field to the west and low density housing to the north, east and south of the site. There is a small sewage works to the west. A public right of way runs along the southern boundary. To the west, north-west and south and a number of promoted sites which, together, make up a large SHELAA site promotion (OAK009).  |                  |                  |                           |
| <b>Relevant Planning History</b>   |                  |                  |                           |
| The land has been allocated for approximately 35 residential units in Policy 3 - Site allocations (Site 4) of the Oakley and Deane Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Oakley (as revised by the Oakley and Deane Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council in May 2016 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.  |                  |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |                  |                  |                           |
| <p><b>Policy restrictions/constraints:</b> The site is allocated for approximately 35 units in the Oakley and Deane Neighbourhood Plan (Policy 3 and 4) and falls within the Oakley and Deane Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy (Policy 3) in the neighbourhood plan. 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).</p> <p><b>Physical problems:</b> The issue of achieving suitable highways access will need to be resolved through any future planning application. The proximity of the sewerage works to the west may also need to be considered with regards to potential noise and odour impacts and access arrangements.</p> <p><b>Potential impacts:</b> The site lies within the SSSI Impact Risk Zone. As such any discharge from the site should ideally be achieved via the main sewer connection. The vegetation present on the site is likely to require any future planning application to be supported by appropriate ecological surveys. The sewerage works to the south of the site will require assessment to determine any potential odour issues.</p> |                  |                  |                           |
| <b>Availability</b> (legal/ownership issues)   |                  |                  |                           |
| The council is not aware of any legal or ownership constraints associated with the site. Cooper Estates Strategic Land (CESL) have now purchased the site and are the sole land owner.   |                  |                  |                           |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |                  |                  |                           |
| The landowner is progressing the site and has commenced survey's to support a planning application. The development is expected to be completed within the next 5 years. The local housing market is generally strong in this area and hence likely to support the economic viability of the proposal.   |                  |                  |                           |
| <b>Conclusion</b> (deliverable/developable)  |                  |                  |                           |
| It is considered that the site is deliverable within the next 5-9 years. The site is allocated in a 'made' neighbourhood plan. Progress is being made towards the submission of an application and site assessment work is underway.   |                  |                  |                           |
| <b>Potential Density and Yield</b> (including development type)  |                  |                  |                           |
| The site has been allocated in a recently 'made' neighbourhood plan for approximately 35 units. Therefore, it is considered that 35 units is a reasonable expectation in terms of the likely yield.  |                  |                  |                           |
| <b>Phasing:</b>  | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|  | <b>0</b>         | <b>35</b>        | <b>0</b>                  |

| Site Ref.   | Site Address | Parish           | Site Area (ha) |
|---|--------------|------------------|----------------|
| OAK016  | Oakley Hall  | Oakley and Deane | 19.19          |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No  |              |                  |                |
| <p>The site is located within the countryside to the west of the village of Oakley. Situated within the site is Oakley Hall, a Grade II Listed Building. The Hall is located approximately 600 metres from the Andover Road and is accessed via a tarmac lane. It is a three storey mansion dating from 1795 and is predominately brick and slate, with decorative render and stone detailing. Oakley Hall has a hotel and conference facilities and there is a care home located within its western wing. Overnight accommodation for the hotel and conference centre is also provided within a converted stable block which is located to west of the main building.</p>  |              |                  |                |
| <b>Relevant Planning History</b>  |              |                  |                |
| <p>BDB/71124 - Change of use, alterations, extensions and part demolition of existing agricultural buildings to provide a 60 no. bedroom care home at Home Farm; and the subsequent change of use of the West Wing of Oakley Hall from care home to provide 25 no. bedrooms of overnight accommodation in association with the existing conference centre in Oakley Hall. Granted November 2009.</p> <p>18/03558/OUT – Application for up to 33 dwellings. Submitted December 2018. Pending Consideration.</p> <p>20/01586/OUT - Outline planning application for the development of a Continuing Care Retirement Community (Use Class C2) of up to 150 units of accommodation and associated community facilities, open space, landscaping, drainage measures and foul pumping station (all matters reserved except for the access into the site). Application Pending Consideration.</p>  |              |                  |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |              |                  |                |
| <p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 30 residential units in the Oakley and Deane Neighbourhood Plan (Policy 3). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy in the Neighbourhood Plan. 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).</p> <p><u>Physical problems:</u> There are no known physical problems with the site.</p> <p><u>Potential impacts:</u> There are significant heritage assets relevant to the site. Oakley Hall itself is Grade II listed, whilst Home Farm House (which falls within the site area) is locally listed. In addition, the site is part of a Registered Park and Garden. There are also records of archaeological remains to the south of the site, but these fall outside of the neighbourhood plan allocation area. The southern part of the neighbourhood plan allocation area falls within a Groundwater Protection Zone 3, however, it is considered that this is unlikely to be a constraint which would prevent the delivery of the site for housing, subject to appropriate mitigation measures being provided if necessary.</p> |              |                  |                |
| <b>Availability</b> (legal/ownership issues)  |              |                  |                |
| <p>The site has been promoted by the landowner since 2013, most recently in the call for sites undertaken in 2019. A planning application was submitted in December 2018 for the construction of 33 dwellings, and more recently a further application for up to 150 units of continuing care retirement accommodation has been submitted but is pending consideration. The site has been assessed for the development of the additional units above that allocated in the Oakley and Deane Neighbourhood Plan in Appendix 5 of the SHELAA.</p>   |              |                  |                |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)   |              |                  |                |
| <p>The site has been promoted on the basis that it would consolidate the existing nursing home, and the new accommodation would benefit from access to the high quality existing facilities already available at the site. The distinctive character of the site is likely to be very effective commercially and supports the achievability of the development.</p>   |              |                  |                |
| <b>Conclusion</b> (deliverable/developable)   |              |                  |                |
| <p>It is considered that the site is deliverable within the next 5 years. The site is allocated in a 'made' neighbourhood plan for 30 units and the council is not aware of any clear evidence that the site would not be developed within the next 5 years. The site promoter suggested through the call for sites that a significantly larger number of dwellings (120-150 dwellings) could be accommodated which would need to be carefully considered due to the sites location in the</p>  |              |                  |                |

countryside. It is also recognised that a planning application has been submitted for up to 150 dwellings on site. A proforma assessing the site for the additional 90-120 units (above the allocated 30 units) is located in SHELAA Appendix 5.

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

Whilst the site promoter suggests a higher yield in their recent call for sites submission the as of April 1 2020 a planning application proposes 33 units and the site has been allocated in a recently 'made' neighbourhood plan for approximately 30 units. Therefore, 30 units is a reasonable expectation in terms of the likely yield at this stage.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>30</b>        | <b>0</b>         | <b>0</b>                  |

| Site Ref.   | Site Address        | Parish                               | Site Area (ha) |
|---|---------------------|--------------------------------------|----------------|
| OLD001  | East of Basingstoke | Old Basing and Lychpit               | 68.02          |
| <b>Description of site</b> (neighbouring uses; present use)   |                     | <b>Previously Developed Land:</b> No |                |
| <p>A large site comprising open arable farmland lying immediately to the east of the urban area of Basingstoke (Chineham), within the Settlement Policy Boundary and to the west of the SHELAA site OLD002, and south of site SOL009. The site is bisected from east to west by Whitmarsh Lane which connects the A33 with the Chineham Energy Recovery Facility (ERF) and Basingstoke Sewage Treatment Works (STW) to the east of the site. To the east is also open farmland. A public right of way runs along the western boundary, north to south. A small watercourse (Petty's Brook) and Whitmarsh Lane naturally divide the site into a smaller northern and larger southern area of open land.</p>  |                     |                                      |                |
| <b>Relevant Planning History</b>  |                     |                                      |                |
| <p>The site is allocated for housing (450 units) in the current adopted Local Plan. The council, as per the current adopted Local Plan, has produced an 'East of Basingstoke and Redlands' Development Brief SPD, which will guide future development within the allocation area. This was adopted in July 2017.</p> <p>16/02457/OUT – Adjacent to site (North): Outline application for up to 150 new homes and to include access. Granted September 2017.</p> <p>19/02773/RES – Adjacent to site (North): 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. Permission Granted July 2020.</p>  |                     |                                      |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |                     |                                      |                |
| <p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 450 units in the current adopted Local Plan and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (Policy SS3.9). 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, protection of the historic environment and housing mix (Policies 6, 7 and 8).</p> <p><u>Physical problems:</u> A watercourse, Petty's Brook, flows through the north of the site and approximately 10% of the site lies within Flood Zones 2, 3a and 3b. Policy criteria require development and points of access to avoid Flood Zones 2 and 3. Therefore the level of residential development that can be accommodated on the site is limited by that zoning. Due to the geology of the area, the site naturally drains into the River Loddon Catchment and development will need attenuation storage on site and outside of the existing floodplain. The site would not require significant sewerage reinforcements, provides opportunities for attenuation storage of additional foul effluent discharge from STW, and, with good management, offers opportunities to manage exceedance flows. The council's Transport Assessment for the current adopted Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area will need to be taken into account. Noise from the A33 will also need to be considered in the detailed masterplanning of the site, as will any impacts associated with the STW and ERF.</p> <p><u>Potential impacts:</u> The Pyotts Hill entrenchment Scheduled Monument (The Park Pale) runs along the western side of the site. A Roman road also runs through the southern part of the site. The Old Basing Conservation Area is to the south-west of the site and there are Grade II listed buildings outside the site, including Toll House (adjacent to the site boundary to the south of the Park Pale and Whitmarsh Lane junction), Lodge Farmhouse and Barn (44m to the south-east), and Hill Rise Cottage (18m to the south-west). These heritage assets will need to inform the detailed masterplanning of the site. The section of Petty's Brook and its floodplain that flows through the site forms part of the River Loddon Biodiversity Priority Area (BPA) and Loddon Catchment Biodiversity Opportunity Area. Part of the Whitmarsh Lane and Piece Site of Importance for Nature Conservation (SINC) is within the site. Also, a number of ancient</p> |                     |                                      |                |

woodlands designated as SINCs adjoin the site. The site has the potential for a number of key species/habitats. These matters will need to inform the detailed masterplanning of the site. The local landscape pattern is characterised by smaller scale enclosed farmland with a strong hedgerow and woodland structure with the site lying within the Loddon and Lyde Valley Character Area as identified in the BDBC Landscape Character Assessment (2010). The landform changes across the area with a prominent ridge at the boundary of this site with the adjacent site allocation of Redlands. The topography and landscape setting of the site will need to inform the detailed masterplanning of the site.

**Availability** (legal/ownership issues)

The land is largely within the control of Hampshire County Council (HCC), who continue to indicate their intention to develop the site, most recently through the call for sites in June/July 2019. During the production of the current Local Plan HCC made the decision to promote the land in two phases, with the first phase of 450 dwellings (comprising of the northern section of the site), being in the current adopted Local Plan period up to 2029 and the remainder being delivered outside of the Plan period. The site boundary, as defined on current adopted Local Plan Policies Map, ensures maximum flexibility in the masterplanning of the 450 dwellings. The overall capacity of the allocated site is considered to be approximately 900 dwellings. Local Plan Policy SS3.9 states that a potential later phase for 450 dwellings may be delivered beyond the plan period, but this will need to be considered through the course of preparing the Local Plan Update.

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

The borough council is working closely with the landowners in order to progress the delivery of the site. The site is likely to be achievable as it is a greenfield site. There is a reasonable prospect that the site would be developed at a particular point in time.

**Conclusion** (deliverable/developable)

The site has been allocated for development in the current adopted Local Plan and a development brief has been prepared for the site. The availability of the site has been confirmed by the landowners. The council continues to work with HCC in order to support this progress and ensure the site is delivered in a timely manner. Given the timescales which have been agreed with the landowner it is considered that the site is deliverable in the 5-9 year period.

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

The site promoter has suggested a yield of 900 dwellings. The allocation policy for the site provides for approximately 450 units which has been used for the purposes of the SHELAA. The further 450 promoted units are presented in SHELAA Appendix 5. The phasing position has been agreed with HCC through the site monitoring consultation, and takes account of disposal policies and typical delivery rates. The yield is based upon 350 units being delivered within the Plan period with further development to come forward beyond 2029.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>0</b>         | <b>350</b>       | <b>100</b>                |

| Site Ref.  | Site Address        | Parish  | Site Area (ha) |
|--|---------------------|---------|----------------|
| OV003  | East of Court Drove | Overton | 0.39           |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No   |                     |         |                |
| <p>The site is located approximately 0.6km north-west of the village centre. The site is fairly narrow and runs longitudinally adjacent to Court Drove, with a mature hedge running along the boundary with the road. The southern-most part of the site lies within the Overton Conservation Area. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is part of a series of subdivided fields, which are currently in equestrian use. There is an existing vehicular access at the southern end of the site. To the east a site has been promoted through the SHELAA for 34 dwellings (OV002).</p>   |                     |         |                |
| <b>Relevant Planning History</b>   |                     |         |                |
| <p>The land has been allocated for approximately 14 residential units in the Overton Neighbourhood Plan (Site B) which was 'made' by the borough council in July 2016 and consequently now forms part of the Development Plan.</p> <p>18/00412/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and outline application for the erection of 6 no. self-build detached houses. Refused August 2018. Appeal dismissed June 2019.</p> <p>19/02083/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works, and Outline application for the erection of 6 no. self-build detached houses. Pending Consideration.</p>  |                     |         |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |                     |         |                |
| <p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 14 residential units in the Overton Neighbourhood Plan (Site B). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (page 45 of 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).</p> <p><u>Physical problems:</u> There are no known physical problems with the site, though it is not clear whether the existing vehicular access to the site would require improvement as part of a future planning application. The site falls within a mineral consultation area as defined in the Hampshire Minerals and Waste Plan Policies Map.</p> <p><u>Potential impacts:</u> The southern part of the site falls within the Overton Conservation Area, and this will need to inform the development of the site in design terms. A number of historic buildings some of which are listed lie to the south. There appears to be some potential archaeological interest associated with the site. Given the amount of vegetation running along the boundary of the site there are likely to be some implications to developing the site in biodiversity terms.</p> |                     |         |                |
| <b>Availability</b> (legal/ownership issues)   |                     |         |                |
| <p>The site has been made available through the neighbourhood planning process and has now been allocated for development in the Overton Neighbourhood Plan. The council has liaised with the landowner as part of the housing monitoring process and the council is not aware of any legal/ownership constraints which would impinge on availability.</p>   |                     |         |                |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |                     |         |                |
| <p>The site is likely to be achievable as it is a greenfield site allocated in the Overton Neighbourhood Plan and no particular factors have been identified that would affect the viability of development. Property prices in the area are healthy, which is likely to support the delivery of the site.</p>   |                     |         |                |
| <b>Conclusion</b> (deliverable/developable)  |                     |         |                |
| <p>The site is allocated in a 'made' neighbourhood plan, and its development is considered to be achievable. As there is currently no planning permission for development on site, to move the site out of the 5 year period until this position is resolved.</p>  |                     |         |                |
| <b>Potential Density and Yield</b> (including development type)  |                     |         |                |
| <p>The site has been allocated in a recently 'made' neighbourhood plan for approximately 14 units. Therefore, it is considered that 14 units is a reasonable expectation in terms of the likely yield.</p>   |                     |         |                |

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>0</b>         | <b>14</b>        | <b>0</b>                  |

| Site Ref.   | Site Address                         | Parish           | Site Area (ha)            |
|---|--------------------------------------|------------------|---------------------------|
| OV004   | North-west of Overton Primary School | Overton          | 1.28                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No  |                                      |                  |                           |
| <p>The site is located approximately 1km to the north-west of the village centre. The land is situated behind two adjacent properties next to Court Drove. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is undeveloped and the Sustainability Appraisal prepared in relation to the Overton Neighbourhood Plan states that it has not been used since 1964. There is dense vegetation running around the periphery of the site. The trees to the north are subject to a Tree Preservation Order (TPO). The site is in close proximity to the railway line and North Wessex Downs AONB which is located to the north. There is a solar farm next to the site to the north. To the west is a separate site promoted through the SHELAA for 200 dwellings (OV005).</p>   |                                      |                  |                           |
| <b>Relevant Planning History</b>  |                                      |                  |                           |
| None  |                                      |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |                                      |                  |                           |
| <p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 11 residential units in the Overton Neighbourhood Plan (Site A). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements. 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).</p> <p><u>Physical problems:</u> There are no known physical problems with the site. The site access appears narrow and may require improvement as part of a future planning application.</p> <p><u>Potential Impacts:</u> The trees running along the northern boundary are protected by a TPO. Given the amount of vegetation on the site it is likely that there will be some implications to developing the site in terms of biodiversity. Therefore, a future planning application will need to be supported by appropriate ecological surveys (which will need to set out any necessary mitigation measures). The ANOB boundary is located approximately 260m to the north of the site. However, the separation distance and intervening railway line are likely to minimise the impact of developing the site on the AONB.</p> |                                      |                  |                           |
| <b>Availability</b> (legal/ownership issues)  |                                      |                  |                           |
| <p>The landowner has promoted the development of the site through previous versions of the SHELAA. The site has also continued to be made available through the neighbourhood planning process and has now been allocated for development in the Overton Neighbourhood Plan. Whilst the land is currently vacant, there is an outstanding covenant on the land which could hinder the development of the site. In light of this issue the site has been moved out of the 5 year land supply at this stage.</p>  |                                      |                  |                           |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)   |                                      |                  |                           |
| <p>Property prices in the area are healthy, which is likely to support the delivery of the site. There do not appear to be any significant physical or environmental constraints associated with the development of the site.</p>   |                                      |                  |                           |
| <b>Conclusion</b> (deliverable/developable)   |                                      |                  |                           |
| <p>The site is allocated in a 'made' neighbourhood plan and its development is considered to be achievable. However the ongoing uncertainty in relation to the covenant covering the land affects the deliverability of the site. In order to have a robust land supply position it is therefore considered suitable to move the site out of the 5 year period until this position is resolved.</p>   |                                      |                  |                           |
| <b>Potential Density and Yield</b> (including development type)   |                                      |                  |                           |
| <p>The site has been allocated in a recently 'made' neighbourhood plan for approximately 11 units. Therefore, it is considered that 11 units is a reasonable expectation in terms of the likely yield.</p>  |                                      |                  |                           |
| <b>Phasing:</b>   | <b>0-5 years</b>                     | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|   | <b>0</b>                             | <b>11</b>        | <b>0</b>                  |

| Site Ref.  | Site Address           | Parish  | Site Area (ha)                       |
|--|------------------------|---------|--------------------------------------|
| OV008  | South of Two Gate Lane | Overton | 4.63                                 |
| <b>Description of site</b> (neighbouring uses; present use)  |                        |         | <b>Previously Developed Land:</b> No |
| The site is located to the east of Overton outside of but adjacent to the village's Settlement Policy Boundary, as defined in the current adopted Local Plan 2011-2029. It currently comprises agricultural land. The eastern and southern boundaries of the site have wide, densely planted tree belts, with open countryside beyond. There is housing directly to the west and also to the north beyond a further tree belt and Two Gate Lane.   |                        |         |                                      |
| <b>Relevant Planning History</b>   |                        |         |                                      |
| 20/00789/FUL – Erection of 82 dwellings, with vehicular access from the B3400, and the provision of public open space, landscaping and other associated works. Application Pending Consideration.  |                        |         |                                      |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |                        |         |                                      |
| <p><u>Policy restrictions/constraints:</u> The site has been allocated for approximately 70 units in the Overton Neighbourhood Plan. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements. 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).</p> <p><u>Physical problems:</u> The northern-most part of the site falls within Groundwater Protection Zone 2. Access to the site could be achieved from the B3400 but may have implications in terms of junction signing and lighting. Limitations with the existing sewage infrastructure in the vicinity of the site and Overton more generally will need to be addressed by the utility provider during the course of a future planning application.</p> <p><u>Potential impacts:</u> The Landscape Capacity Study 2010 concludes that the site has a high landscape capacity and that the development could be readily accommodated due to the strong existing screening and opportunities to enhance it. The design of any new development would need to accord with the Overton Village Design Statement and specific policies set out within the Overton Neighbourhood Plan. The Biodiversity Assessment concludes that the site is predominantly a grass ley of very low biodiversity value, and there are no designated areas within the site and few constraints to its development. The site comprises agricultural land which has been assessed as being Grade 3a (good) quality.</p> |                        |         |                                      |
| <b>Availability</b> (legal/ownership issues)   |                        |         |                                      |
| The wider site was promoted for development in previous versions of the SHELAA. The site has also continued to be made available through the neighbourhood planning process and has now been allocated for development in the Overton Neighbourhood Plan. Through the site monitoring consultation, Moundsmere Estates (the agent) have confirmed that their clients' are now in advanced talks with a new potential developer. Therefore, it is considered that the site is available for development. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts.  |                        |         |                                      |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |                        |         |                                      |
| Agents on behalf of the landowner have confirmed during the course of the council's housing monitoring process that the site is achievable. In addition, house prices in the area are healthy, which is likely to support the achievability of developing the site. A planning application has now been submitted for the development of the allocated part of the site, which is indicative that the site is likely to be deliverable.  |                        |         |                                      |
| <b>Conclusion</b> (deliverable/developable)  |                        |         |                                      |
| The site is allocated for development in the Overton Neighbourhood Plan. The availability of the site and the achievability of development have been confirmed by agents representing the landowner. A planning application for the development of the site has also now been submitted. It is therefore considered that the site is deliverable within the next 5 years.  |                        |         |                                      |
| <b>Potential Density and Yield</b> (including development type)  |                        |         |                                      |
| The site is allocated for 70 units in the Overton Neighbourhood Plan, and this is the number of dwellings expected to be delivered by the landowner's agents. The phasing timescale set out below accords with information provided by the agents as part of the council's housing monitoring process. Although an application has now been submitted for a slightly higher number of units, the   |                        |         |                                      |

NP allocation figure will continue to be used until that application has been determined, as the suitability of that figure will need to be established through the application process.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>70</b>        | <b>0</b>         | <b>0</b>                  |

| Site Ref.  | Site Address                              | Parish           | Site Area (ha)            |
|--|---|------------------|---------------------------|
| WHIT004  | Whitchurch Police Station,<br>Dances Lane | Whitchurch       | 0.43                      |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> Yes  |   |                  |                           |
| The site is located towards the north-east edge of the Whitchurch. The site comprises a two storey flat roofed brick built building within a relatively generous plot. The site is located within a predominantly residential area, characterised by fairly low density suburban housing. To the rear of the police station building is an enclosed car park. There is also additional car parking to the front of the building. Various mature trees are located along the frontage of the site and along the eastern boundary, which are subject to a Tree Preservation Order (TPO).   |   |                  |                           |
| <b>Relevant Planning History</b>   |   |                  |                           |
| BDB/77098 – Change of use of land from private open space to car park and provision of 19 car parking spaces and removal of two trees. Permission Granted December 2012.   |   |                  |                           |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)  |   |                  |                           |
| <p><b>Policy restrictions/constraints:</b> The site is allocated for 15 residential units in the Whitchurch Neighbourhood Plan (HA1) and falls within the settlement policy boundary for Whitchurch. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. As a result it is considered that the principle of developing the site for residential use is acceptable. 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).</p> <p><b>Physical problems:</b> There are no known physical problems with the site.</p> <p><b>Potential impacts:</b> There are a number of mature trees to the front of the site which are subject to a TPO and these will influence the manner in which the site is redeveloped. There are a number of residential properties in close proximity to the site and the impact upon them will need to be considered during the course of the planning application process.</p> |   |                  |                           |
| <b>Availability</b> (legal/ownership issues)   |   |                  |                           |
| The police station is still in use, and therefore the land is not considered to be available immediately. However, the Whitchurch Neighbourhood Plan states that Police Commissioners have confirmed that the site will cease to be used for its current purpose and will be available for housing development within the next 5-9 years.  |   |                  |                           |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)  |   |                  |                           |
| The site is visually attractive, largely owing to the mature trees located around the edge of the site. The land is situated within a predominantly rural area and is in close proximity to the railway station. Therefore, the site is likely to be commercially attractive and hence the development of the site for housing is considered to be achievable.   |   |                  |                           |
| <b>Conclusion</b> (deliverable/developable)  |   |                  |                           |
| The site is considered to be suitable for housing and it is likely that the development will be achievable. The Whitchurch Neighbourhood Plan clearly indicates that the site will be available for housing at some point before 2029 and the site monitoring response from the Police Commissioners confirms this, and therefore it is considered to be developable. However, as the site is not available now, it is not considered to be deliverable at present.  |   |                  |                           |
| <b>Potential Density and Yield</b> (including development type)  |   |                  |                           |
| The site has been allocated for 15 units in the Whitchurch Neighbourhood Plan and this quantum of development is considered to be reasonable.  |   |                  |                           |
| <b>Phasing:</b>  | <b>0-5 years</b>                          | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|  | <b>0</b>                                  | <b>15</b>        | <b>0</b>                  |

| Site Ref.   | Site Address   | Parish     | Site Area (ha) |
|---|--|------------|----------------|
| WHIT007   | 57 Winchester Road<br>(Whitchurch Car Centre),<br>Whitchurch | Whitchurch | 0.17           |
| <b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> Yes   |  |            |                |
| This site is currently used as a car showroom and is located on Winchester Road, south of the Greater Town Bridge. There is a covered forecourt at the front of the site which is used for the display of vehicles. There are some fairly modest buildings to the rear of the site, which are the equivalent of two storeys tall. The surroundings of the site appear to be almost entirely residential. The buildings opposite comprise an attractive Victorian terrace, while the neighbouring houses are later, more suburban style properties. There is a large area of open space to the rear of the site which is designated as a Local Green Space within the Whitchurch Neighbourhood Plan. A group of trees positioned to the north-west of the northern boundary are subject to a Tree Preservation Order.  |  |            |                |
| <b>Relevant Planning History</b>  |  |            |                |
| No relevant planning history on site.   |  |            |                |
| <b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)   |  |            |                |
| <p><u>Policy restrictions/constraints:</u> The site is allocated for 10 residential units in the Whitchurch Neighbourhood Plan (Policy HA3) and falls within the settlement policy boundary for Whitchurch. The Whitchurch Neighbourhood Plan was 'made' in October 2017. As a result it is considered that the principle of developing the site for residential use is acceptable. The large area of open space to the rear of the site is designated as a Local Green Space within the Whitchurch Neighbourhood Plan (Policy LD1). 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).</p> <p><u>Physical problems:</u> Due to previous land uses, the site may be subject to contamination, therefore, any future planning application is likely to need to be informed by a contaminated land report. A small part of the site frontage is within Flood Zone 2/3, and hence some mitigation measures in relation to this issue are likely to be necessary. The south-western portion of the site is within a Groundwater Protection Zone.</p> <p><u>Potential impacts:</u> While the site is located adjacent to the Whitchurch Conservation Area, due to the existing land uses on the site, small scale residential development has significant potential to deliver enhancements to the setting of the conservation area. There are a number of listed buildings located to the north of the site towards Great Town Bridge.</p> |  |            |                |
| <b>Availability</b> (legal/ownership issues)  |  |            |                |
| The site is currently in use as a car sales business. However, the Whitchurch Neighbourhood Plan makes it clear that consultation with the landowner has confirmed that the site will be available for housing development within the plan period. Through the site monitoring consultation the owners confirmed that the lease of the site as a garage / car sales unit comes to an end in time for delivery in 2022/23.   |  |            |                |
| <b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)   |  |            |                |
| The site is located within an attractive residential area, with good access to the town centre and a range of facilities and services. There is also a large area of public open space to the rear of the site. Consequently, it is considered that this is likely to be a commercially attractive site for residential development. There may be some additional costs associated with potential contaminated land resulting from the previous use.  |  |            |                |
| <b>Conclusion</b> (deliverable/developable)   |  |            |                |
| The neighbourhood planning process has shown that the site is suitable and it is likely that the development will be achievable. The Whitchurch Neighbourhood Plan clearly indicates that the site will be available for housing at some point before 2029 and the site monitoring response from the owners confirms this. Therefore it is considered to be developable. However, as the site is not available now, it is not considered to be deliverable at present.  |  |            |                |
| <b>Potential Density and Yield</b> (including development type)   |  |            |                |
| The site has been allocated for 10 units in the Whitchurch Neighbourhood Plan. The site promoter has suggested a yield of between 4-6 dwellings. Whilst this is noted, as the site has  |  |            |                |

been allocated for 10 dwellings within the Neighbourhood Plan this yield has been used for the purposes of the SHELAA.

| <b>Phasing:</b> | <b>0-5 years</b> | <b>5-9 years</b> | <b>Beyond Plan Period</b> |
|-----------------|------------------|------------------|---------------------------|
|                 | <b>0</b>         | <b>10</b>        | <b>0</b>                  |