

SHELAA Proformas for Sites Promoted (or Amended) through the Issues and Options Consultation on the Local Plan Update (2020)



Basingstoke and Deane Local Plan Update

February 2021

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Newly promoted sites

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Amended site promotion

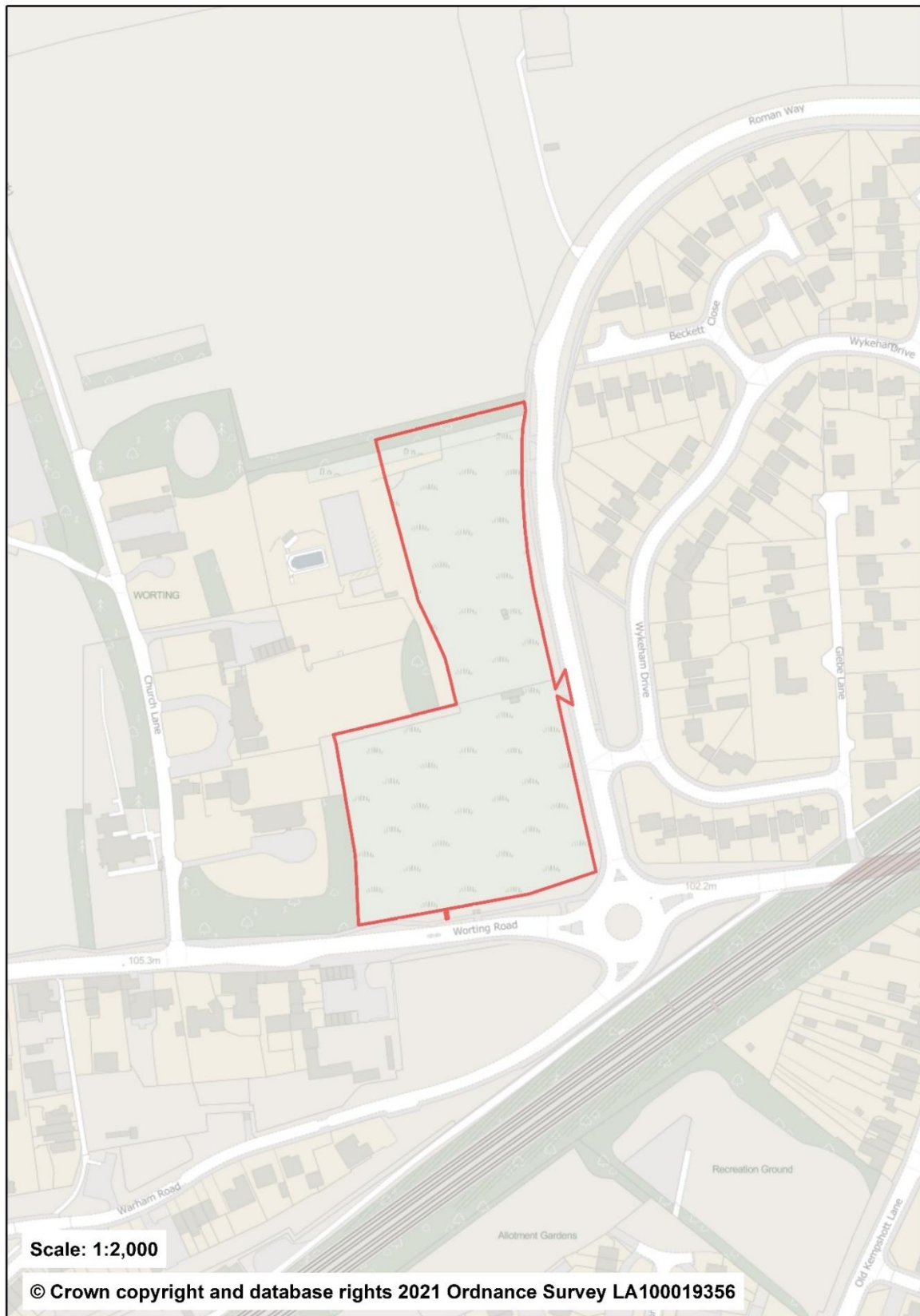
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1. Introduction

- 1.1 This document has been produced in order to provide the public with information concerning sites which have been newly promoted as part of the recent [Issues and Options Consultation](#). The assessments which have been produced and set out in this document are commensurate with those which comprise the council's [Strategic Housing and Economic Land Availability Assessment](#) (SHELAA). The assessments set out below will be incorporated into future versions of the SHELAA.
- 1.2 The information and analysis set out below does not comprise any part of the council's formal site assessment process for the Local Plan Update, nor does it form the basis for considering whether or not particular sites should be developed. The newly promoted sites will be assessed as part of the council's wider site assessment process. Details of this process formed part of the issues and options consultation, and are accessible via the link below:
- [Site Assessment Methodology Report \(basingstoke.gov.uk\)](http://basingstoke.gov.uk)
- 1.3 This document also contains details of one site which has been amended via additional material submitted via the issues and options consultation – STE001, Popham Airfield. The amendment in question relates to an enlarged site area and commensurate increase in amount of housing proposed on the site. This site will continue to be assessed via the detailed site assessment process referred to above on the basis of the updated version of the promotion.

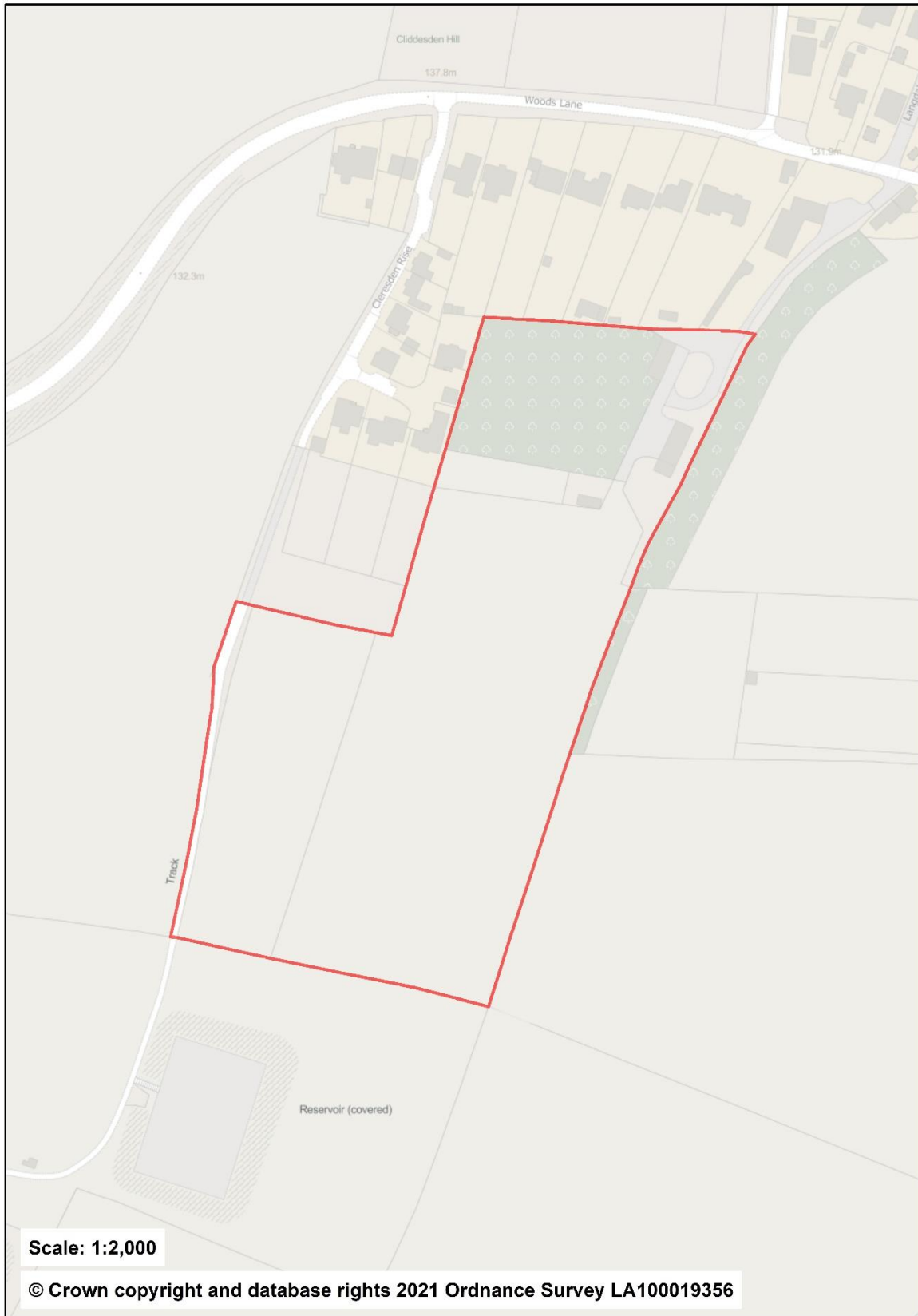
Site Ref.	Site Address	Parish	Site Area (ha)
BAS058	Land at Roman Way/Worting Road	Basingstoke	1.51
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is located within the Settlement Policy Boundary of Basingstoke Town. The site promoter has noted that the site is currently vacant, undeveloped land. The northern boundary contains a row of mature trees/hedgerow, with the western and northern half of the eastern boundary similarly defined. There are a number of residential properties on the eastern and western boundary of the site. The site is also bound on two sides by roads including the B34000 Worting Road which runs along the southern boundary and Roman Way running north/south along the length of the eastern site boundary. Further to the south of the site lies an open area of grass which provides the setting to the entrance of the recently developed Becketts Rise residential development. The site is located within the wider boundary of the site allocation of Manydown (Policy SS3.10) as designated in the Local Plan 2011-2029. The site is also located within the Conservation Area of Worting and there are a number of listed buildings close to the western boundary of the site.</p>			
Relevant Planning History			
20/02582/FUL – Erection of 20 dwellings – refused December 2020.			
Suitability and Constraints (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 where new residential development is generally acceptable in principle. The general principle of development in this location is supported by the council's current planning framework. The site also falls within the wider boundary of the Local plan 2011-2029 site allocation Policy SS3.10 (Manydown), although the proposed site itself has not been included within the boundary of the submitted Manydown planning application, for approximately 3,200 homes (17/00818/OUT).</p> <p><u>Physical problems:</u> There are no known physical constraints, however, the site itself does not currently appear to benefit from vehicular access, though it is anticipated that access could be provided from Roman Way, which is located along the eastern boundary of the site.</p> <p><u>Potential impacts:</u> The proposed development site is located within the eastern edge of the Worting Conservation Area. As such, the redevelopment of the site will potentially impact upon heritage assets. The site is also located next to a number of listed properties on its western boundary including Grade II listed, The Old Rectory, Hatchetts (with attached garden wall), and Hillside. A Site of Importance for Nature Conservation (SINC) named Lambs Field is located adjacent to the northern boundary and there is potential for development to impact upon this area. The planning application referred to above has also revealed a number of additional potential impacts, including with regard to impacts on the character of the area, landscape, trees, and drainage.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowners and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. A housebuilder already has an interest in the site and has recently pursued a planning application to develop the site. There is a reasonable prospect that the site would be developed at a particular point in time, particularly given the location in relation to the Manydown site. The promoter has suggested that the site could be delivered immediately. However, clearly, the recent refusal of planning permission does call into question the achievability potential of the site.			
Conclusion			
The site is considered to be available now and is likely to be achievable in the event that planning permission is granted. However, in light of the recent refusal of planning permission there are significant concerns regarding the suitability of the site for development.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.			
Current Estimated Yield		20 dwellings	

BAS058: Land at Roman Way/ Worting Road



Site Ref.	Site Address	Parish	Site Area (ha)
CLID012	Land to the South of Myhaven	Cliddesden	3.8
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located to the south west of the settlement of Cliddesden and it is located adjacent to the Settlement Policy Boundary of Cliddesden. The majority of the site is an undeveloped parcel of land. The main part of the site is currently laid to pasture and is grazed on by alpacas with a loosely treed paddock immediately to the north. A small section of the site to the north appears to be in residential use and contains a small number of outbuildings and vehicular parking. The site is surrounded mainly by fields with some residential properties located along on the western boundary. The site is located outside of the Cliddesden Village Conservation Area, which is located to the east of the site, sharing the eastern boundary.			
Relevant Planning History			
BDB/71532 – Application for certificate of lawfulness for use of land as residential land – refused December 2009. BDB/74610 – erection of outbuilding following demolition of existing – allowed on appeal – August 2011.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.</p> <p>The site is located within the designated Cliddesden Neighbourhood Plan Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.</p> <p><u>Physical problems:</u> There are no known physical problems with the site itself, the M3 motorway runs close to the site and the site may therefore be impacted upon by road noise.</p> <p><u>Potential impacts:</u> The site is located adjacent to the Cliddesden Conservation Area. As such the redevelopment of the site will potentially impact upon heritage assets. The site is located within the National Character Area of the Hampshire Downs, and any development would need to be appropriate for the landscape. The site is located within a SSSI impact risk zone.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the sole landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time. The site is owned by a sole landowner and the promoter has suggested that the site is immediately deliverable/available for development. The Upper Swallick Garden Community proposal is located around the east, south and west of the site and the agent has noted that the site could be considered as part of an extension of that proposed development.			
Conclusion			
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of between 20 – 34 dwellings, a midpoint of 27 has been used for the purposes of the SHELAA.			
Current Estimated Yield		27 dwellings	

CLID012: Land to the South of Myhaven



Site Ref.	Site Address	Parish	Site Area (ha)
DUM011	North West of Dummer Down Farm	Dummer	10.7
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site comprises of an agricultural field. The site lies south of, and separate from, the village of Dummer and the M3 motorway runs to the west. There is an existing indoor cricket centre and shop situated to the south east of the field which is in the same ownership. The site area also appears to be close to Grade II Listed 'Dummer Down House' which is situated to the sites' eastern boundary. The SHELAA site DUM008 'Dummer Down Farm' which was promoted to the council via the Call for Sites process in 2019 is located to the east of the site and a small section of the DUM008 boundary is included within DUM011.</p>			
Relevant Planning History			
<p>BDB/70887 – change of use to cricket ground – granted July 2010 BDB/69192 - change of use from agricultural land to cricket ground – withdrawn November 2008 BDB/69220 – construction of new cricket ground – withdrawn October 2008 BDB/70901 – construction of new cricket ground – approved June 2009</p>			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is outside any defined settlement policy boundary, in a countryside location. The site promoter is proposing the site for community or leisure uses, which would need to be assessed against the relevant policies, namely CN7/CN8. 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). The site may be deemed to be in an isolated location and therefore the suitability of this site for a community facility will need to be considered.</p> <p><u>Physical problems:</u> The site is located within an existing farm business/complex (though which now incorporates some other uses), with the agent noting that the site has suitable access via the existing premises. The roads in closest proximity to the site are rural in nature and it is unknown whether they are suitable for the traffic that would be created by new development. There are limited public transport links to and from the site at present.</p> <p><u>Potential impacts:</u> Development of the site may impact upon the significance of heritage assets within and in close proximity to the site including the Grade II listed property of Dummer Down House.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted to the council for development with permission from the sole landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. There is a reasonable prospect that the site would be developed at a particular point in time. The site is owned by a sole landowner and is promoted for a number of uses including for community and health infrastructure. The promoter has noted that they have completed a needs assessment which shows a need for a mixed sports facility and the wider business already has an existing viable leisure/sport use. The promoter has suggested that the site could be delivered within the next 5 years.</p>			
Conclusion			
<p>This site is available and may be achievable, however, due to its location in the countryside its development for community uses would need to be justified in line with the borough's current planning framework.</p>			
Potential Density and Yield (including development type)			
<p>The site promoter has suggested the site could be used for community facilities, leisure uses, health uses or green spaces, although no indicative figure for the amount of floorspace has been provided. Furthermore, small scale agricultural/horticulture has also been noted as a potential use by the agent.</p>			
Current Estimated Yield		n/a	

DUM011: Dummer Down Farm, Dummer, 10.7ha



Site Ref.	Site Address	Parish	Site Area (ha)
EC003	Land to the East of Ecchinswell Road	Ecchinswell, Sydmonton and Bishops Green	22.5
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is located to the north east of the settlement of Bishops Green which has a community hall and convenience store. The site is currently in agricultural use. The site is boarded to the west by the Ecchinswell Road; to the north by the River Enborne; to the east and south by Hyde Lane and a plant nursery / caravan site. The site is located within the parish of Ecchinswell, Sydmonton and Bishops Green. Bishops Green (Greenham Common) sewage treatment works has been excluded from the site area, but the development site area surrounds this. The site is located to the north of the borough and is located in close proximity to the administrative boundary of West Berkshire Council. Two Public Right of Ways (PRoW) run through the site, one along the boundary of the Sewage Treatment Works and the other in the south close to the residential dwellings in Bishops Green. The A339 is located to the east of the site, which provides a link between the towns of Basingstoke and Newbury, and wider links to the M4 and M3. Greenham Business Park is located to the north of the site in West Berkshire, and this is a short drive away from the site.</p>			
Relevant Planning History			
<p>No relevant planning history within the submitted site boundary. BDB/24552 – Sewage Treatment Works (elevated inlet works) – approved 1988.</p>			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Development of such a large-scale site in this location would not comply with the spatial strategy contained within the current adopted Local Plan 2011 – 2029. Therefore, any potential for the site to be developed would need to be considered through the process of preparing the Local Plan Update, which will consider the potential for the allocation of land for new development.</p> <p>Much of the northern part of the site is listed as a Minerals Safeguarding Area (MSA) for river terrace deposits, which also appears to run along the River Enborne. Hampshire County Council will need to be consulted upon any future development plans for the site.</p> <p><u>Physical problems:</u></p> <p>The majority of the site is in Flood Zone 1 (i.e. areas at least risk of flooding), but the northern boundary of the site (which runs along the River Enborne) and part of the eastern boundary, where there is a large waterbody, are in Flood Zones 2 and 3.</p> <p>A Sewage Treatment Works has been excluded from the site boundary, however the site wraps around this. The agent has suggested that the use of the areas which would be more impacted by odour constraints will be used for low risk activities such as recreation and biodiversity offsetting, and much of the area in flood zones 2 and 3 would also be covered by landscape buffering (a cordon sanitaire) to the WwTW.</p> <p>There are three copses within the site, which are all designated Sites of Importance for Nature Conservation (SINCs), these are named Bishops Green Farm Copse, Bishops Green Farm Woodland Strip and Bishops Green Farm Alder Coppice.</p> <p>The site does not appear to have a vehicular access at present, however, it may be possible to create a connection via a new priority T junction from Ecchinswell Road, with secondary access proposed to the south from Ecchinswell Road via an existing junction which would need to be upgraded to facilitate the secondary access.</p> <p><u>Potential impacts:</u> There are three copses of trees within the site, which are designated Sites of Importance for Nature Conservation (SINCs) and consequently there could be ecological implications associated with the development of the site. There are also a number of SINCs located adjacent to the site on the southern and eastern boundaries. The impact of the Sewage Treatment Works will also need to be considered through the design process.</p>			
Availability (legal/ownership issues)			

The site was promoted to the council for development with permission from the landowner/s and there are no known legal or ownership problems. The agent has noted that the site is likely to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development, although a new junction and upgrading of the existing junction could affect this. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time, and the promoter has noted that there is known developer interest in the site. The promoter has suggested that the site could be delivered within the next 5-10 years.

Conclusion

This site is likely to be available for development in the next 5 years and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of up to 500 dwellings, however, within the additional material submitted by the promoter a yield of 400 has been noted which has been used for the purposes of the SHELAA. The promoter has also noted that retail, community and leisure uses, health and greenspace could be included as part of a comprehensive scheme.

Current Estimated Yield | **400 dwellings**

EC003: Land to the East of Ecchinswell Road, 22.5 ha



Site Ref.	Site Address	Parish	Site Area (ha)
MWE003	Land at Turk's Lane	Mortimer West End	0.97
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located to the northern edge of the borough and borders the neighbouring authority of West Berkshire Council. The site in question is situated to the south of the settlement of Mortimer. The site currently appears to be in equestrian use and is bounded by a hedgerow on the east, south and west side, with fencing along the northern boundary. To the north and east of the site are a number of residential properties, with a field adjoining part of the northern boundary. Turks Lane runs to the east of the site from the settlement of Mortimer West End.			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.</p> <p>Physical problems: The site appears to be relatively flat and there are no obvious significant physical problems with the site. The majority of the site is located within a Mineral Safeguarding Area (MSA) for river terrace deposits as identified on the Hampshire Minerals and Waste Plan Policies Map. The site does not appear to have a vehicular access at present, however, it may be possible to create a connection onto Turk's Road, though this appears to be narrow in some places.</p> <p>Potential impacts: There is no evidence currently available of any particular environmental designations pertaining to this area which would act as a constraint to development.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowner. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site. The Mineral Safeguarding Area may affect the viability of the development, and further information in relation to this issue may be necessary with respect to any future planning application. 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.			
Conclusion			
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.			
Potential Density and Yield (including development type)			
The site promoter has not suggested a yield for the site. A yield of 25 dwellings has been used when assessed against the site area for the purposes of the SHELAA, predicated on the standard density applied in many areas of 30 dph, but with a slight reduction owing the rural nature of the site.			
Current Estimated Yield		25 dwellings	

MWE003: Land at Turk's Lane

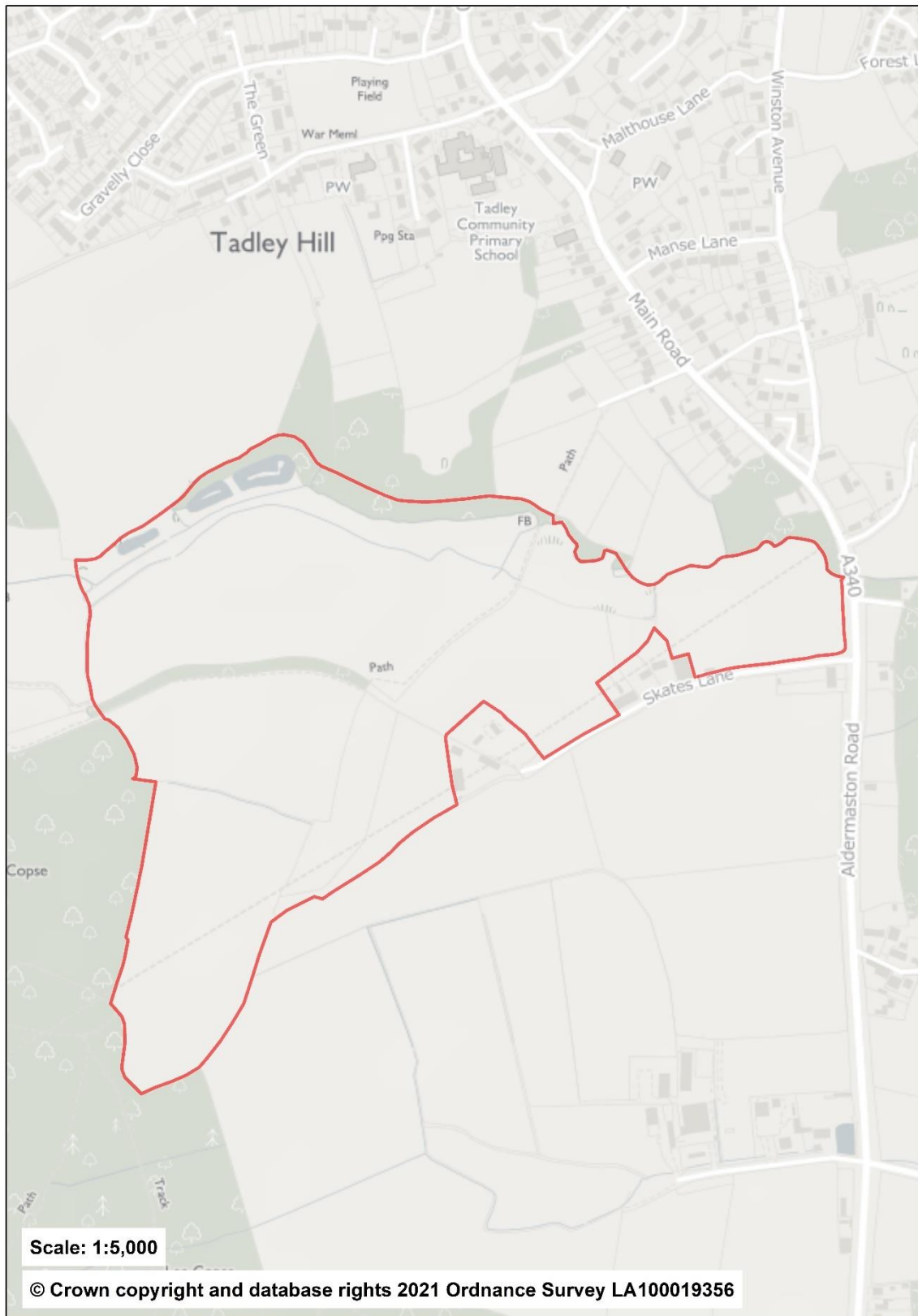


Site Ref.	Site Address	Parish	Site Area (ha)
TAD016	Skates Lane	Tadley	25.4
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site comprises of a number of fields which are located to the south west of the settlement of Tadley. The site itself it is located outside of the Settlement Policy Boundary but close to the boundary. The promoter has noted that site is currently in agricultural use. There are a number of trees located within the site itself and an area of woodland is located to the north of the site and forms part of its northern boundary. To the south of the site are a small number of residential properties and a Plant Hire facility, however, the majority of the site is surrounded by fields. Three small ponds are located to the north of the site and a path runs through the side of these. There is also a footpath running through the centre of the site.</p>			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is positioned outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, a small section of land to the north of the site is located within the Aldermaston DPEZ.</p> <p><u>Physical problems:</u> There appears to be no direct vehicular access to the site at present, though the site does adjoin the A340. Part of the site is also accessed via Skates Lane which appears to be a narrow road which is used by a small number of cars to access dwellings and the Plant Hire business.</p> <p><u>Potential impacts:</u> Due to the nature and location of the site, development would likely result in landscape and ecological impacts. Two Sites of Importance for Nature Conservation (SINCs) are located within the boundary of the site, these are Ron Wards' Meadow South which is located to the north of the site, and Skates Lane which is a smaller SINC. A further SINC is located to the west of the site named Lee and Moor Copses which is also an area of ancient and semi ancient woodland which is located on the western boundary of the site. Pamber Forest which is a large Local Nature Reserve and Site of Special Scientific Interest (SSSI) is located close to the eastern boundary of the site. The boundary of an SSSI for Ron Wards Meadow with Tadley Pastures is located to the north and north eastern boundary of the site. Consequently, the site falls within a SSSI Impact Risk Zone as development has the potential to impact on the SSSIs.</p> <p>Two listed buildings immediately abut the southern boundary, these are Grade II listed Skates Farmhouse and the barn immediately south west of Skates Farmhouse. The conservation area of Tadley is located to the east of the site, which abuts the boundary to the east. To the west of the site is the conservation area of Tadley Church Road.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time. The site has also been promoted by a regional housebuilder through the Local Plan Update. The promoter has suggested that the site could be delivered within the next 5-10 years.			
Conclusion			
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. There are some concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ) although it is noted that only a small section of the site is located within the DPEZ.			
Potential Density and Yield (including development type)			

The original site promotion material did not specify a number of units, but having liaised with the agent representing the prospective developer, they have suggested a yield of 300 units.

Current Estimated Yield	300 dwellings
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TAD016: Skates Lane



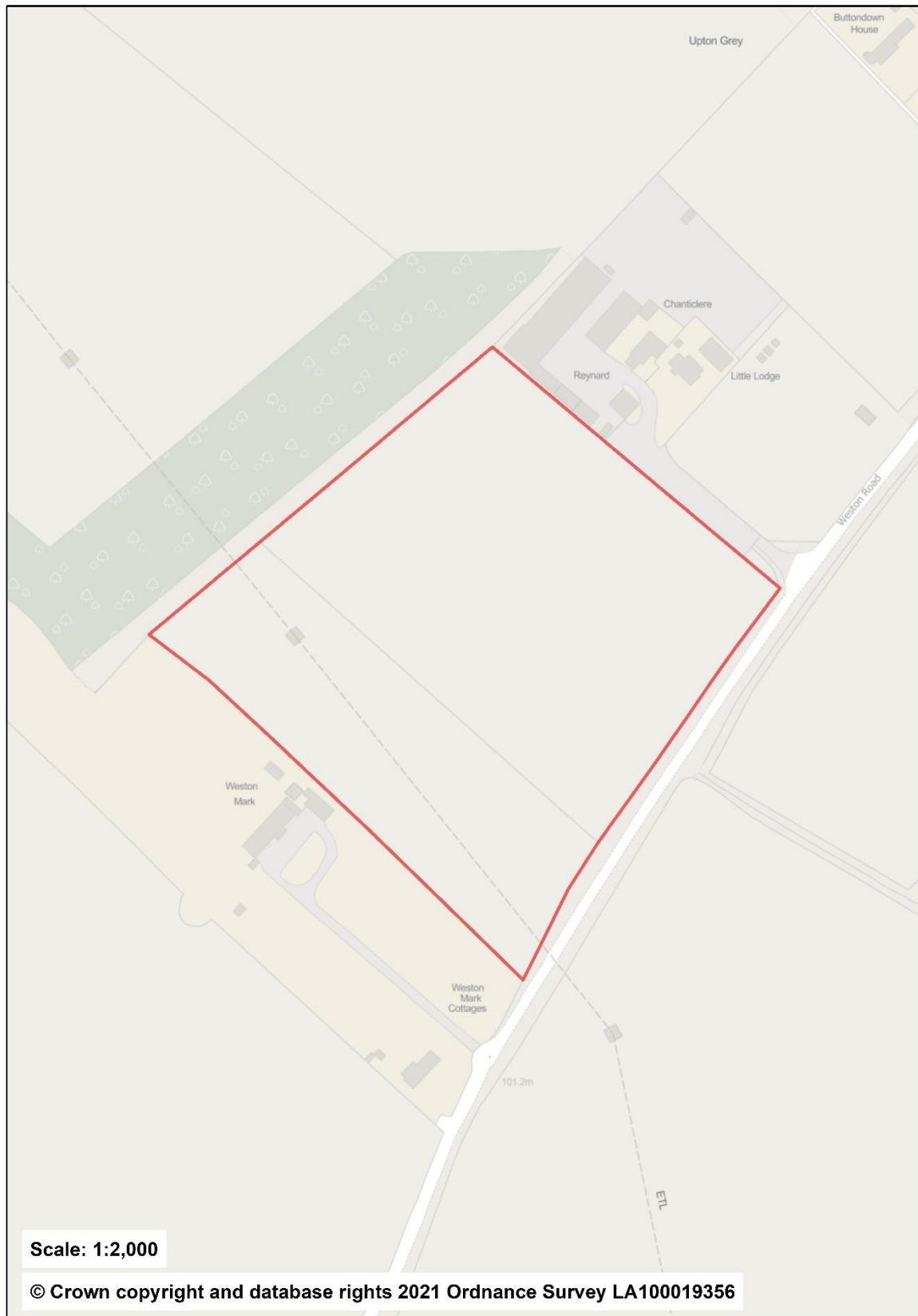
Site Ref.	Site Address	Parish	Site Area (ha)
TAD017	Land at West Street	Tadley	0.42
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located within the settlement of Tadley. The site benefits from frontage onto West Street/Broadhalfpenny Lane to the east, where access is feasible directly onto the public highway. The site promoter has noted that the site is currently being used as a forestry maintenance yard. It appears to be predominantly a grassed area with a small wooden structure to the north of the site. The site has an established boundary of vegetation. Residential properties surround the site on the eastern and western boundary. Tadley Common lies immediately north of the site, which forms part of a larger protected area known as Pamber Forest and Silchester Common (nationally designated Site of Special Scientific Interest (SSSI)). A play area lies to the south of the site.</p>			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located within the Tadley settlement policy boundary, where new residential development is generally acceptable in principle. However, as the site is deemed to constitute private open space then any application to develop the site would need to accord with the requirements of policy EM5. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE).</p> <p><u>Physical problems:</u> There are no known physical problems with the site.</p> <p><u>Potential impacts:</u> Pamber Forest and Silchester Common, which is a designated Site of Special Scientific Interest (SSSI) is located to the north of the site and therefore the site is within a SSSI Impact Risk Zone, which will be relevant for any residential development on site. Relevant buffers for protecting such environmental designations, as set out in the Landscape, Biodiversity and Trees SPD could have a significant impact upon any potential development of the site.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is an undeveloped piece of land within the settlement policy boundary. This location is likely to be attractive to developers and the promoter is in discussions to bring the site forward. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
The site is potentially suitable for residential development, subject to compliance with the borough's current planning framework. The site is considered to be available now as the site is vacant. The development of the site for residential use is considered to be achievable, however, the location within the DPEZ may impact upon this, as may the nearby environmental designations.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 20 dwellings, which has been used for the purposes of the SHELAA. However, this would need to be carefully considered as part of any future planning application.			
Current Estimated Yield		20 dwellings	

TAD017: Land at West Street



Site Ref.	Site Address	Parish	Site Area (ha)
UG004	Land at Weston Road	Upton Grey	3.7
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is located close to, but outside of, the settlement of Upton Grey. The promoter has noted that the site is currently in use as agricultural land, and it appears to be bounded by hedgerows. There also appears to be some trees and hedging within the site boundary as well as a pylon within the western portion of the site. In terms of neighbouring land uses, a residential property is located on the southern boundary of the site, a haulage company is located to the north of the site, with a wooded copse and field on the eastern and western site boundaries. Planning permission has been granted near to the site for 17 dwellings on a site adjacent to the SPB along Weston Road (16/03058/FUL). The site promoter has noted that vehicular access for this site could be achieved from Weston Road.</p>			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.</p> <p><u>Physical problems:</u> There are limited known physical constraints pertaining to the site. There is a pylon and overhead powerline in the western field which may need to be put underground and there is currently no vehicular access to the site from Weston Road.</p> <p><u>Potential impacts:</u> The Upton Grey conservation area is located to the north of the site and is separated via the haulage yard and a recently constructed development. The site is also located within a SSSI impact zone</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the sole landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable, especially as it is a greenfield site, and Upton Grey is a desirable location in commercial terms. The viability of the site may be affected by the cost associated with undergrounding the pylon and associated powerline crossing the western part of the site, though such costs are unlikely to be prohibitive to any future development. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 50 dwellings, which has been used for the purposes of the SHELAA.			
Current Estimated Yield		50 dwellings	

UG004: Land at Weston Road



Amended site promotion

The amendment in question relates to an enlarged site area and commensurate increase in amount of housing proposed on the site. This site will continue to be assessed via the detailed site assessment process referred to in the introduction on the basis of the updated version of the promotion.

Site Ref.	Site Address	Parish	Site Area (ha)
STE001	Popham Airfield	Steventon	137.64
Description of site (neighbouring uses; present use) Previously Developed Land: Partly			
<p>The site is a light aircraft airfield. The nearest settlements are North Waltham which lies some distance to the north east and Micheldever Station to the south west. The surrounding area is characterised by open agricultural land punctuated by blocks of woodland of varying size. The woodland delineating the site to the east is of significant size and is an Ancient Woodland. Along the northern boundary there is an additional pocket of Ancient Woodland. The southern site perimeter is bordered by the A303 where two small service areas and a container storage facility are located. There are a cluster of aircraft hangars in the central western part of the site, however, the site is mostly undeveloped greenfield land serving as mown runways for light aircraft. The south eastern corner of the site is currently in use as a dirt bike track. Within the site boundary lie two small portions of woodland in the south eastern corner and south western corner of the site. A Public Right of Way (PRoW) runs through the site (north to south) to the north-side service station along the A303.</p>			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The nearest settlement with an SPB, North Waltham, is approximately 2.5km from the site. The general principle of development on this site is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is also positioned between two Neighbourhood Plan Areas (Overton to the north-west and North Waltham to the north-east). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</p> <p><u>Physical problems:</u> The existing access for the site is in close proximity to the slip road joining the A303 main carriageway and it is therefore likely to require upgrade to accommodate the number of vehicles that would be generated by a mixed use development of this size including potential HGV's serving the employment uses. The southern part of the site is within a groundwater protection zone.</p> <p><u>Potential impacts:</u> The development of this site would have a landscape impact given the open character of the surrounding landscape and the scale of the development proposed. There are also likely to be ecological impacts as the woodland forming the eastern site boundary and the woodland north of the hanger buildings (which lies within the site) are ancient woodland and designated SINC (Misholt Copse & Cocksford Firs and Oaken Copse). Two SINC surveys and a Habitat Survey have been undertaken on site and submitted to accompany the promotion of the site. There are instances of archaeological potential across the site and the Scheduled Monument (Popham Beacons Round Barrow Cemetery) lies adjacent to the site on the eastern boundary. Given the close proximity of the A303 to the southern boundary the potential noise implications would also need to be considered.</p>			
Availability (legal/ownership issues)			
Whilst the site is currently in active use as an airfield it was promoted for development through the call for sites consultation held in 2019 by the landowner. A revised, larger site area was			

subsequently submitted by the site promoter through the Local Plan Update, Issues and Options consultation in September 2020. The revised area included additional land located to the north of the site. It is therefore considered that the land can be made available for development within 5-10years.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-10years.

Conclusion

The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration

Potential Density and Yield (including development type)

The site promoter has suggested a yield of approximately 3,000 dwellings depending on the potential for some employment use on site. As no yield has been provided for employment space, the residential only yield of 3,000 has been used for the purposes of the SHELAA. If commercial premises are to be incorporated, then this would impact upon the amount of residential development which can be delivered.

Current Estimated Yield	3,000 dwellings
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STE001: Popham Airfield

