

Appendix 2: Sites identified not subject to further assessment

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

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

Site Ref	Site Name	Settlement	Reason site not assessed further
ASH001	Land east of Sunny Side	Basingstoke	The site is a greenfield site lying outside of but adjacent to the Ashford Hill SPB. The site has been re-promoted using details included within the previous submission form, which refers to a yield of 4 dwellings. This yield is considered appropriate given the character of the area. Therefore, this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the methodology (section 3) and therefore the site has not been subject to further assessment.
ASH007	Land north of Galley Lane	Headley	The site is greenfield site located to the south of Headley. Since this site was first promoted, the southern portion has been granted permission in principle for residential development (24/02973/PIP) in February 2025. The result of this permission is that any remaining developable area is likely to fall below the threshold for inclusion in the SHELAA (i.e. cannot accommodate 5 or more homes) (section 3) and therefore the site has not been subject to further assessment.
ASH008	Land adjacent to the A339	Headley	The site is greenfield site located to the north west of Headley. There have been a number of recent planning applications which have been granted planning permission. These include 22/01504/PIP for two dwellings, which was allowed at appeal in November 2023. The result of this permission is that any remaining developable area is likely to fall below the threshold for inclusion in the SHELAA (i.e. cannot accommodate 5 or more homes) (section 3) and therefore the site has not been subject to further assessment.
BAS001	Land Shooters Way	Basingstoke	The site is within the Basingstoke SPB and is used as open space. It lies adjacent to Vyne and Dove Schools and is owned by Hampshire County Council, having formerly been part of the educational uses in this location. Given the sites use as open space, unless it is considered that it is no longer required it is unsuitable for development in line with the current adopted Local Plan Policy EM5 unless the relevant policy tests can be met. The site promoter suggests that whilst the site is used as open space this is a permissive use and is not managed as Public Open Space so it will be necessary to determine the nature of this use in order to assess this site further. Hampshire County Council, the landowner has advised that the site is surplus to requirements and promoted the land through the call for sites stating it is available for development. The site is also likely to be achievable. There is the potential that it could be developable for 33 dwellings in the future, but this would need to be demonstrated through compliance with Policy EM5 relating to the current open space use and therefore it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.

Site Ref	Site Name	Settlement	Reason site not assessed further
BAS002	Land at Queen Mary Avenue	Basingstoke	The site is within the Basingstoke SPB, it is an area of open space next to a play area. Given the sites use as open space, unless it is considered that it is no longer required it is unsuitable for development in line with current adopted Local Plan Policy EM5 unless the relevant policy tests can be met. The site promoter suggests that whilst the site is used as open space this is a permissive use and is not managed as Public Open Space so, it will be necessary to determine the nature of this use in order to assess this site further. Hampshire County Council, the landowner has advised that the site is surplus to requirements and promoted the land through the call for sites stating it is available for development. The site is also likely to be achievable. There is the potential that it could be developable for 12 dwellings in the future , but this would need to be demonstrated through compliance with Policy EM5 relating to the current open space use and therefore it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BAS008	Basingstoke Glebe, Glebe Farm, Churchill Way East	Basingstoke	The site is located within the Basingstoke SPB, in the Basingstoke Conservation Area, and next to Chute House, which is Grade II listed. The site also includes a historic building, which though not listed is likely to be a non-designated heritage asset. The site is located within Flood Zone 2/3. Therefore, it is not considered suitable for development unless it passes the sequential test and impact assessment requirements as set out in the PPG. There are also likely to be significant noise impacts associated with its proximity to Churchill Way East. The site has been promoted through the call for sites, and therefore is considered to be available. The development of the site is potentially achievable, depending on whether issues such as flood risk could be adequately mitigated. However, in light of the significant constraints identified above, there are significant concerns about the suitability of the site for housing and it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BAS015	Land rear of Brinkletts House	Basingstoke	The site is currently a car park which provides 24 car parking spaces for Brinkletts House, which is an office building. The land is located within the defined settlement policy boundary of Basingstoke town, falls within the town centre conservation area and is in close proximity to listed buildings. A planning application for 10 units (16/02208/FUL) was withdrawn in October 2016, an application for 6 units (17/00366/FUL) was refused in July 2017, and a permission in principle application for 6 units was refused in May 2020. The principle of development has been deemed to be acceptable, however, the proposals have not been acceptable in terms of design, impact on heritage assets, inadequate provision of amenity space for prospective residents and unacceptable refuse collection arrangements. The site is potentially available, as it appears that not all of the car park is required in connection with the

Site Ref	Site Name	Settlement	Reason site not assessed further
			existing office use of the site. The development of the site is also potentially achievable, although probably only for a relatively limited number of dwellings. Therefore, based on the above, it is considered that presently the evidence available in the form of the previous applications suggest that it has not yet been possible to demonstrate that the site is developable for 5 units or more, and hence this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment.
BAS052	Southern Field, Queen Mary's College	Basingstoke	The site is a portion of open space to the south west of Queen Mary's College (QMC). Policy EM5 of the current adopted Local Plan seeks to protect public and private open space from redevelopment. Furthermore, assuming that the land is currently a playing field, then the land would be classed as being part of a 'Community, Leisure and Cultural Facility' under Policy CN8 of the current adopted Local Plan which seeks to retain such facilities. Therefore, the general principle of residential development on this site would not be supported by the council's current planning framework and therefore it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BAS058	Land at Roman Way/Worting Road	Basingstoke	While the site is located within the Settlement Policy Boundary of Basingstoke Town, it is within an Open Area of Townscape Importance as identified in the Worting Conservation Area Appraisal (2003), which contributes positively to the setting of the Conservation Area and of listed buildings within it. While also part of the site allocation for Manydown (BAS037), the Manydown Development Brief Supplementary Planning Document 2016 also stresses the importance of the visual and physical gap between Basingstoke and Worting. This principle has been upheld in a recent appeal decision against the refusal of planning permission for erection of 20 dwellings (planning ref. 20/02582/FUL). It has not been demonstrated that a suitable layout could come forward that overcomes the above issues, and therefore it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BAS077	Pack Lane Playing Fields	Basingstoke	The site is an area of open space to the east, south and west of Coppice Spring School. The site is owned by Hampshire County council and was promoted for development through the call for sites consultation held in 2025. The promoter considers that the site offers the potential to support the wider regeneration of South Ham and Buckskin and that a mix of open space and residential would be suitable for this site. However, as Policy EM5 of the current adopted Local Plan seeks to protect public and private open space from redevelopment the general principle of residential development on this site would not be supported by the council's current planning

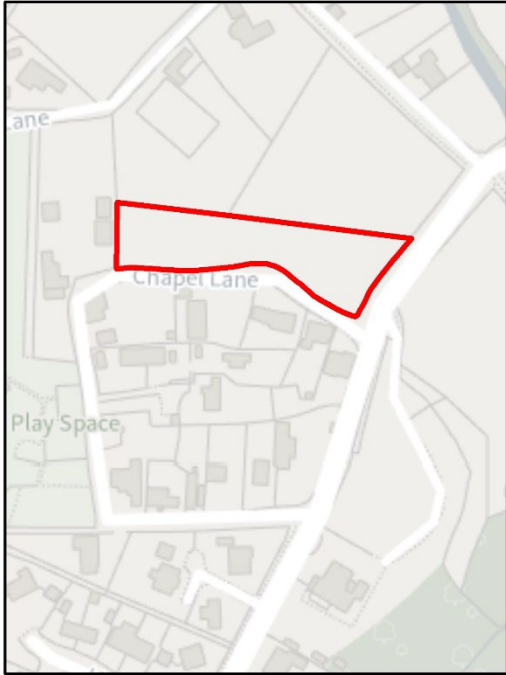
Site Ref	Site Name	Settlement	Reason site not assessed further
			framework and therefore it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BGH003	Land at 1 and 2 Inhurst Cottages	Baughurst	Following the refusal of planning permission for the erection of 14 no. dwellings and associated parking in July 2022 (ref. 20/01130/FUL) and subsequent appeal, it is considered that the site's location within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE), its potentially detrimental urbanising impact on the existing rural character and the need to fell boundary trees there are significant concerns about the suitability of the site for housing and it is not considered likely to be developable for housing at present and therefore the site has not been subject to further assessment.
BRAM002	The Byre, Lantern Courtyard, The Street	Bramley	The site is next to a group of what appear to be former agricultural buildings arranged around a courtyard. The buildings appear to now be in commercial use, presumably as offices. The site in question is a small, grassed area next to the group of the commercial buildings. There are concerns about the suitability of the site for housing, and in particular for 5 units or more, especially as the site plan which has been submitted shows a fairly tight development. In light of the above, as the site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) it has not been subject to further assessment.
BRAM009	Land West of Cufaude Lane	Bramley	The land comprises some former agricultural land which has been occupied by gypsies and travellers. The site has been promoted through the call for sites consultation held in 2019 for 6 pitches. An appeal has recently been dismissed in relation to the enforcement notices and planning applications pertaining to the site (planning references 17/00942/FUL, 17/04276/FUL and 18/00006/RET). The appeal set a compliance period of 1 year for the occupied parts of the site which has now expired. The site is entirely located within Flood Zone 3b; therefore, it is not considered suitable for development unless it passes the sequential test and impact assessment requirements as set out in the PPG, consequently the site has not been subject to further assessment.
BUR005	1 Coronation Close	Burghclere	The site comprises a semi-detached house on large plot with a front and back garden with access and parking on the road frontage. It is located in the centre of Burghclere at the end of a cul-de-sac of houses of similar age and character. To the north lies open farmland. Any redevelopment of the site will need to respect the character of the area, meaning high density development may be difficult to achieve. Therefore, in light of the character of the area it is considered that a conservative approach needs to be taken to the potential site yield and at present the council is not confident that 5 dwellings can be provided on the site and hence this site does not meet the minimum

Site Ref	Site Name	Settlement	Reason site not assessed further
			size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment.
DUM011	North West of Dummer Down Farm	Dummer	The site is being promoted for leisure uses, so is not within the scope of the SHELAA.
MWE002	The Red Lion	Mortimer West End	The site is outside any settlement policy boundary, in a countryside location. The site is also currently in use as a public house which is an essential community facility and service as per Policy CN7 in the current adopted Local Plan. The general principle of development on this site is therefore not supported by the council's current planning framework and compliance with Policy CN7 would need to be demonstrated. The building is also Grade II listed. Additionally, the site promoter has confirmed that the site does not have the capacity for 5 or more dwellings therefore the site does not meet the minimum size threshold for assessment as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment.
NEW003	Land off Blackstocks Lane	Newnham	The site is currently in use for grazing horses with the northern part of the site appearing to be a formalised paddock area. There have been a number of recent planning applications which have been granted planning permission, all in the middle part of the site. These include 20/01597/FUL for two dwellings, which was allowed at appeal in February 2022, while planning permission has also since been approved for a single dwelling on the site. The effect of these permissions has been to fragment the site as promoted in the SHELAA, with the result that any remaining developable area is likely to fall below the threshold for inclusion in the SHELAA (i.e. cannot accommodate 5 or more homes) and therefore the site has not been subject to further assessment.
OAK004	Sainfoin Lane (south)	Oakley	The site is located within the Oakley settlement policy boundary, where new housing is generally permitted, in line with current adopted Local Plan Policy SS1 (scale and distribution of new housing) provided it accords with the other policies of the current adopted Local Plan. However, the site is likely to be private open space and it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5 of the current adopted Local Plan. Given the current use, redevelopment of the site is not supported by the borough's current planning framework, and therefore the site has not been subject to further assessment.
PAM001	Land at Sandy Lane	Pamber	The site comprises a small piece of grazing land outside of, but immediately adjacent to, the defined SPB. As the site is in close proximity to the Aldermaston AWE the development of the site may have implications for the Detailed Emergency Planning

Site Ref	Site Name	Settlement	Reason site not assessed further
			Zone, and it will be necessary for any potential development of the site to be subject to consultation with the Office of Nuclear Regulation. The site area is 0.11ha, and it is considered very unlikely that a yield of 5 residential units can be achieved on the land available. Therefore, this site does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment.
PAM016	Long Acres, Berry Court Farm	Pamber	The site is agricultural land in Little London bordered to the north and south by mature trees. A planning application for 1 dwelling (19/02330/FUL) was refused in January 2020 and a subsequent appeal dismissed in November 2020. A second application for 1 dwelling (20/01640/FUL) was reused in February 2022. The site has been promoted through the call for sites consultation held in 2019 for 3 dwellings. As the site is promoted for 3 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment. .
PAM021	Land at New Road, Little London	Pamber	The site is agricultural land west of Little London and north of Berry Court Farm Business Park. The site has been promoted through the call for sites consultation held in 2019 for 3 dwellings. As the site is promoted for 3 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3). Furthermore, part of the site is also located within Flood Zone 2 and 3 rendering an area of the already small site inappropriate for development and therefore the site has not been subject to further assessment. The site is located immediately west of promoted SHELAA site PAM016.
SS001	Land next to Herriots Farm	Stratfield Saye	The site is in agricultural in the countryside. The site has been promoted through the call for sites consultation held in 2019 for 4 dwellings. As the site is promoted for 4 dwellings it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment. In January 2015 an outline application (13/02731/OUT) for up to 5 dwellings was refused and later dismissed at appeal.
SSJ008	Allotments at Cranes Road	Sherborne St John	The site is located on the northern side of the settlement, within the Sherborne St John Conservation Area and is currently in use as allotments. Given the current use, the site is protected by Policy EM5 of the current adopted Local Plan. Redevelopment of the site is not supported by the borough's current planning framework, and therefore the site has not been subject to further assessment.
SSJ009	Allotments at Elm Road	Sherborne St John	The site is located on the southern side of the settlement, and is currently in use as allotments. Given the current use, the site is protected by Policy EM5 of the current adopted Local Plan. Redevelopment of the site is not supported by the borough's

Site Ref	Site Name	Settlement	Reason site not assessed further
			current planning framework, and therefore the site has not been subject to further assessment.
WHIT009	Cricket Ground, Church Street, Whitchurch	Whitchurch	The site is a cricket ground designated as open space within the Whitchurch Neighbourhood Plan and located within the Whitchurch Conservation Area. Due to the sites designation as open space the site is protected by Policy EM5 of the current adopted Local Plan. Redevelopment of the site is not supported by the borough's current planning framework, and therefore the site has not been subject to further assessment.
WHIT017	Whitchurch Station Car Park	Whitchurch	The site is being promoted for a car park, so is not within the scope of the SHELAA.
WIN001	Land adjacent to Rectory Cottage	Winslade	The site is located on the western side of the A339 outside of any defined settlement policy boundary and consists of a double garage/store for Rectory Cottage. The site submission form only makes reference to 2 units being proposed on the site so it does not meet the minimum size threshold for assessment of 5 dwellings as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment. In 2007 an application for 1 dwelling on this site (BDB/66916) was refused.
WSL004	34-35 Ibworth Lane	Wootton St Lawrence	The site is located in the north-eastern part of Wootton St Lawrence and contains a pair of semi-detached houses. The site is outside any settlement policy boundary. The site is small and any redevelopment will need to respect the character of the area, meaning high density development may be difficult to achieve. At present the council is not confident that 5 additional dwellings can be provided on the site. Therefore, it is considered that the site, when considered in isolation of the other sites promoted as part of the Upper Farm/Manor Farm submission, does not meet the minimum size threshold for assessment as set out in the SHELAA methodology (Section 3) and therefore the site has not been subject to further assessment. .

ASH001 - Land East of Sunny Side



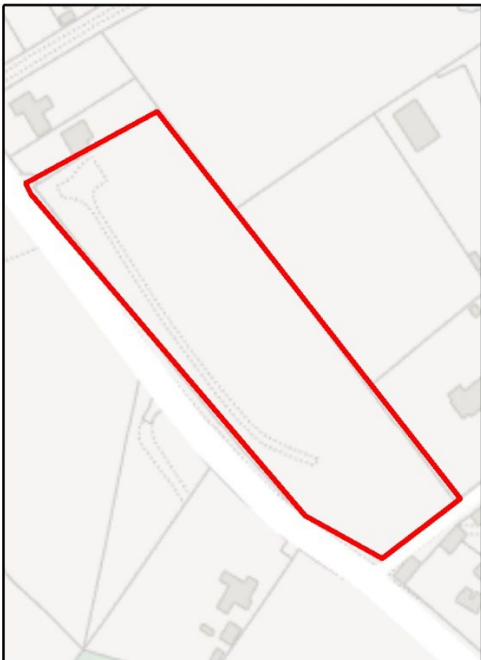
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ASH007 - Land at Galley Lane



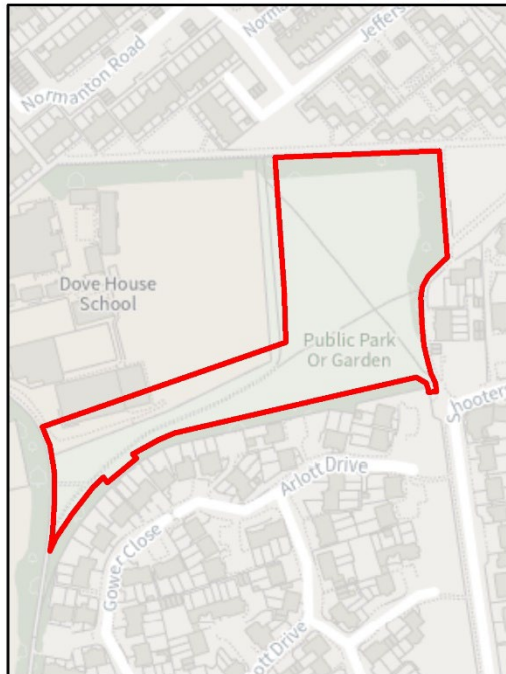
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ASH008 - Land adjacent to the A339



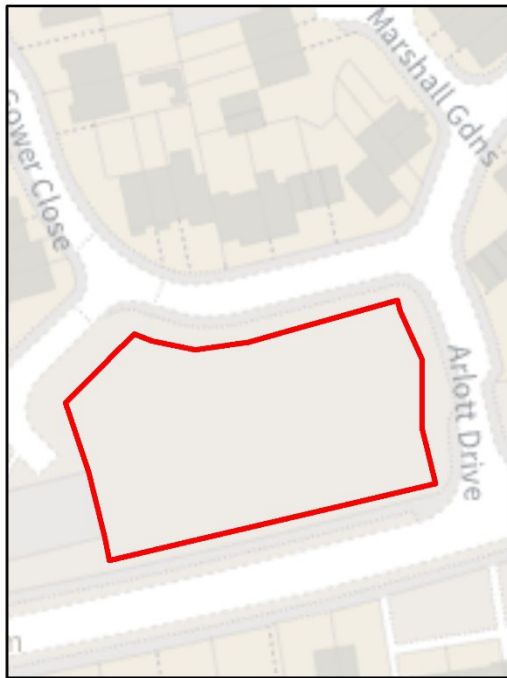
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BAS001- Land at Shooters Way



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BAS002- Land at Queen Mary Avenue



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BAS008- Basingstoke Glebe



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BAS015- Land rear of Brinkletts House BAS052- Southern Field, QMC

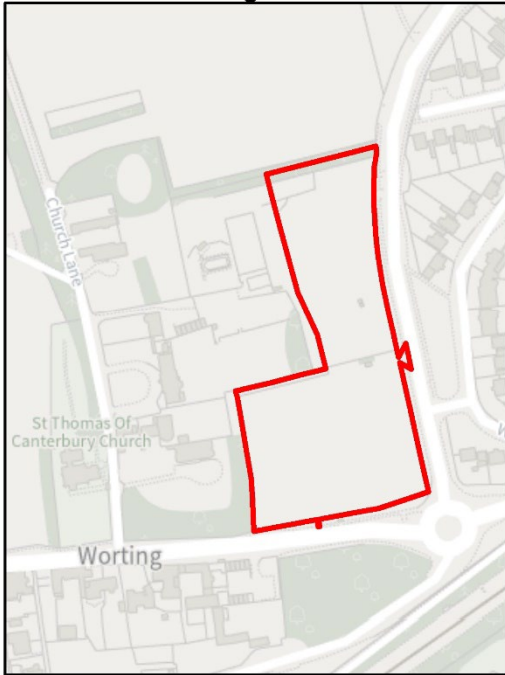


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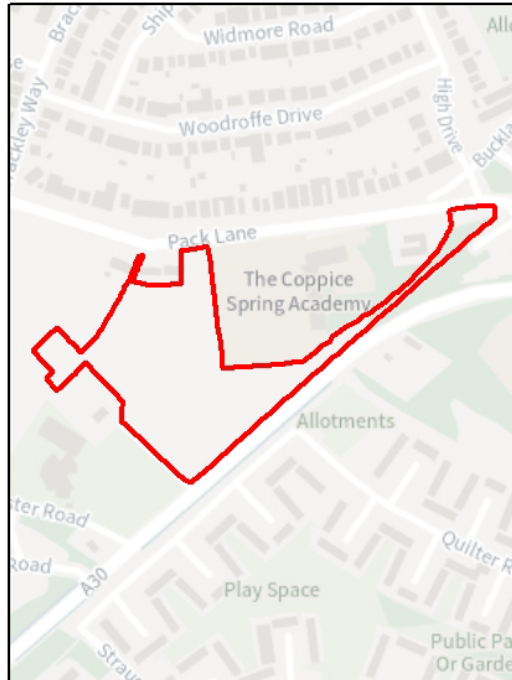
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BAS058 - Land at Roman Way /
Worting Road



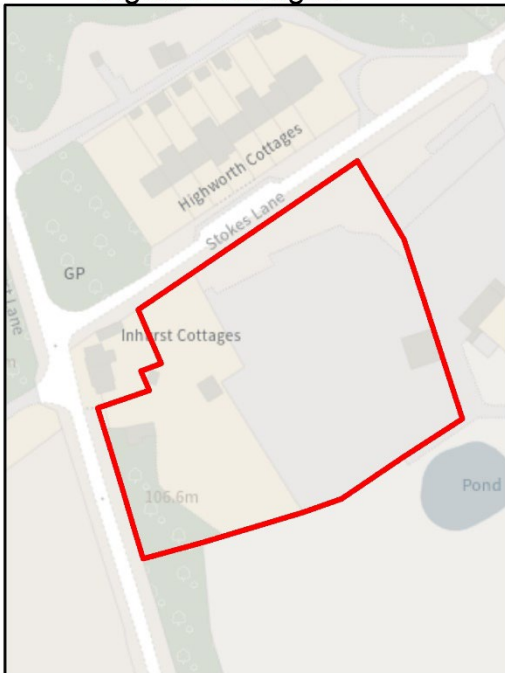
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BAS077 - Pack Lane Playing Field



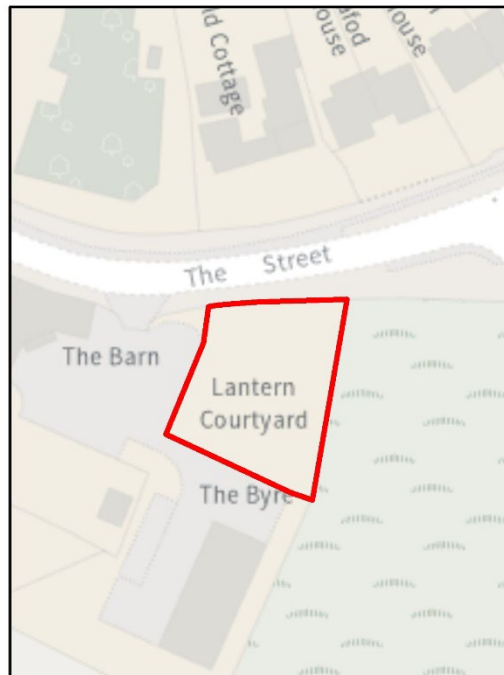
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BGH003 - Land 1 and 2
Inghust Cottages



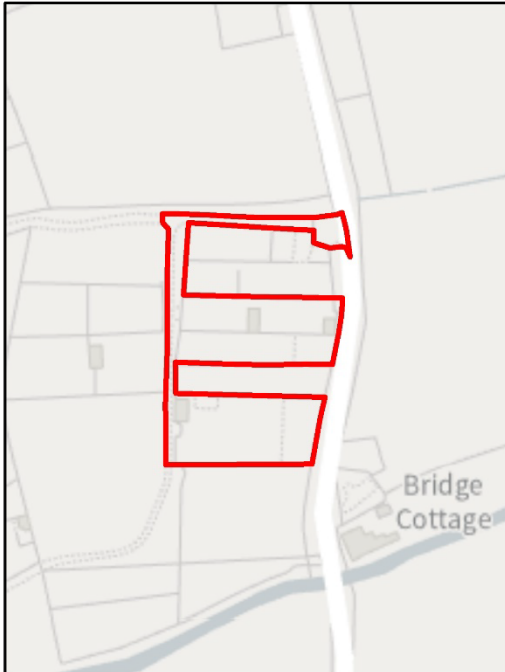
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BRAM002 - The Byre



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BRAM009 - Land West of
Caufade Lane



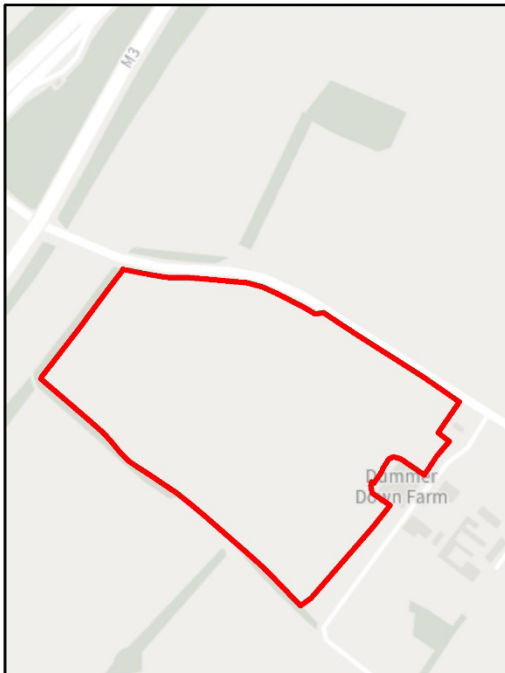
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BUR005 - Coronation Close



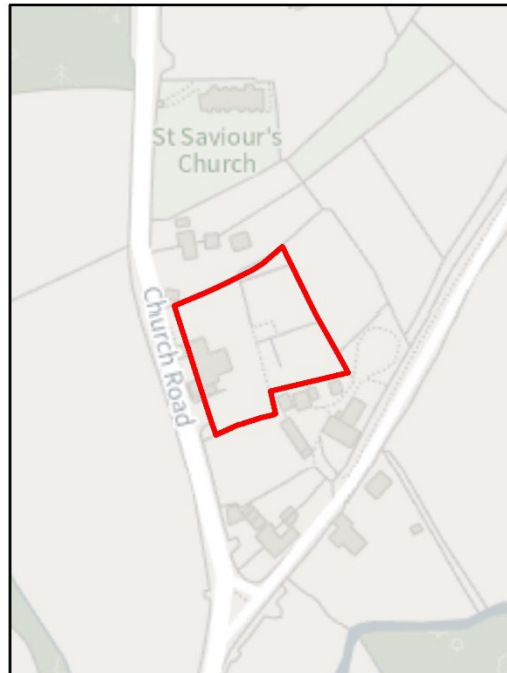
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DUM011 - North West of
Dummer Down Farm



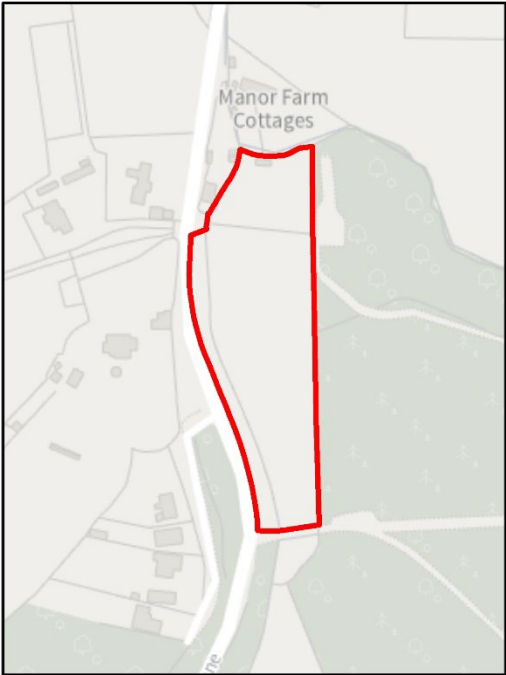
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MWE002 - The Red Lion



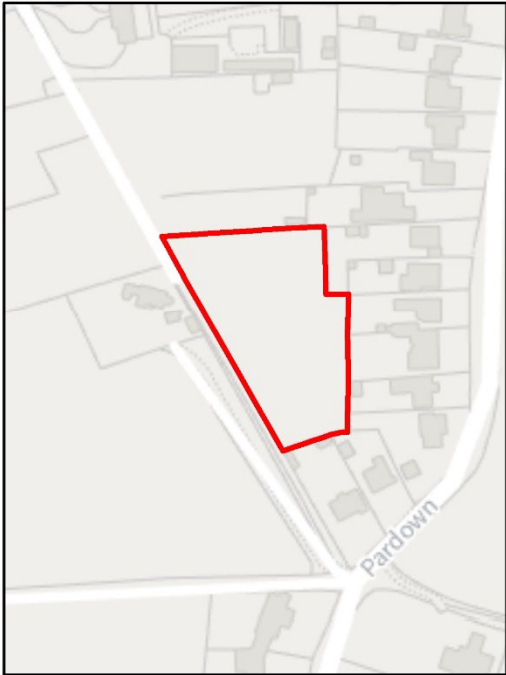
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NEW003 - Land Off Blackstocks Lane



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OAK004 - Sainfoin Lane (South)



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PAM001 - Land at Sandy Lane



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PAM016 - Long Acres, Berry Court Farm



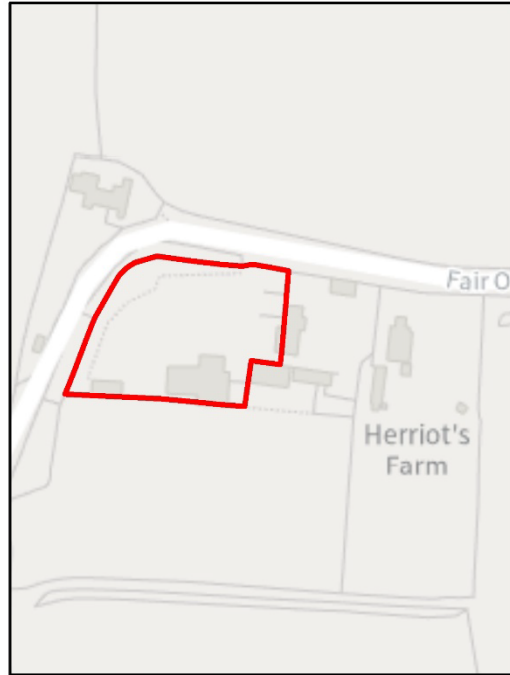
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PAM021- Land at New Road,
Little London



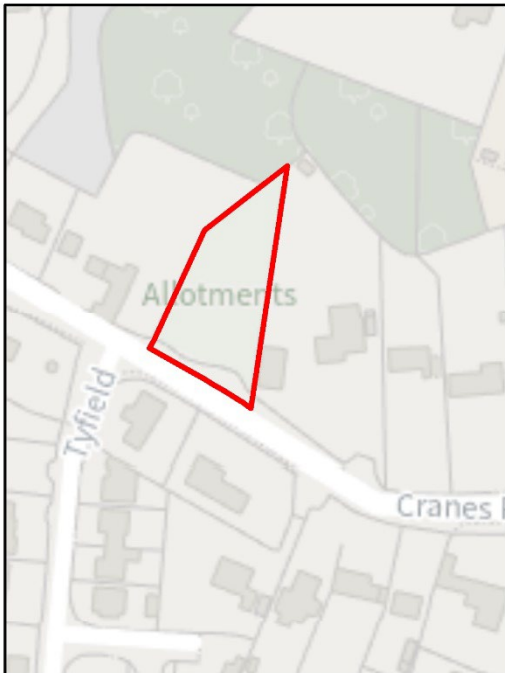
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SS001 - Land next to Herriots Farm



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SSJ008- Allotments at Cranes Road



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SSJ009 - Allotments at Elm Road



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WHIT009 - Cricket Ground



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WHIT017 - Whitchurch Railway Station Car Park



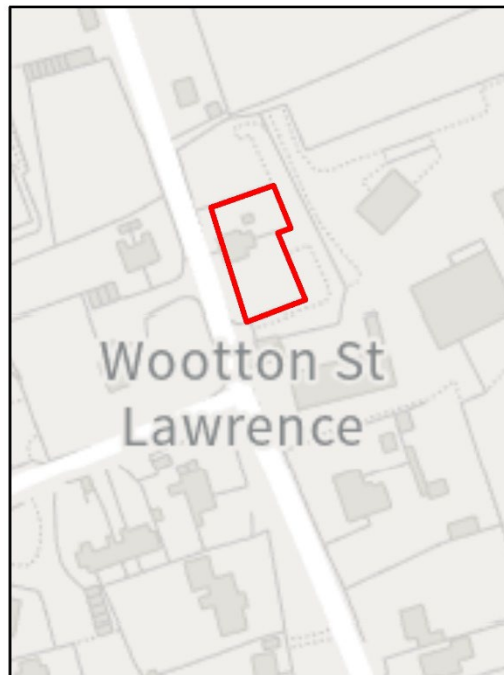
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WIN001 - Land Adjacent to Rectory Cottage



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WSL004 - 34-35 Ibworth Lane



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