

Kingsclere Neighbourhood Plan

Site Options and Assessment

Final Report

November 2023

Quality information

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Abbreviations used in the report

Abbreviation Definition

AONB	Area of Outstanding Natural Beauty
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
B&DBC	Basingstoke and Deane Borough Council
Ha	Hectare
KNPG	Kingsclere Neighbourhood Planning Group
LAA	Land Availability Assessment
LPA	Local Planning Authority
NP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPG	Neighbourhood Plan Group
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
QB	Qualifying Body
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

Executive Summary

The Kingsclere Neighbourhood Plan, which will cover the whole of Kingsclere Parish, is being prepared in the context of the adopted Basingstoke and Deane Local Plan 2011-2029 (adopted May 2016) and the emerging Local Plan. The parish, which is centred on the village of Kingsclere, lies between Basingstoke and Newbury and the neighbourhood area was designated in July 2013.

The southern half of the parish, immediately south of the built-up area of Kingsclere, falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and there are views of the dramatic scarp which rises to the south from several points outside the AONB. There are, however, relatively few environmental constraints to development other than small pockets of Ancient Woodland and areas of flood risk associated with watercourses and field drains.

The Kingsclere Conservation Area covers a large part of the village itself, with a significant cluster of listed buildings in the historic core of Kingsclere, including the Grade II* St Mary's Church and 20 Swan Street and a large number of Grade II buildings on North Street, George Street, Newbury Road and Swan Street. There are also isolated groups of listed buildings at farm and former mill complexes outside the village.

Kingsclere is skirted to the north by the A339, which provides access to Basingstoke and Newbury for rail services to London, Reading, the South Coast and South West England. There are hourly bus services to both Basingstoke and Newbury from various locations in the village. There is no public transport linking settlements to the north or south. Kingsclere has a wide range of local services, including a health centre and dentist, several shops, pubs, community library, primary school, community buildings and recreational facilities.

Kingsclere Neighbourhood Planning Group (KNPG) is reviewing the Kingsclere Neighbourhood Plan, which was 'made' in October 2018. The Neighbourhood Plan allocates three sites for a total of at least 52 homes to meet the minimum requirement of 50 new homes set out in the adopted Local Plan. While Basingstoke and Deane Borough Council (B&DBC) has yet to confirm the final housing requirement for the neighbourhood area to cover the period of the emerging Local Plan, an indicative figure of 175 homes has been provided, which is in addition to the 50 home requirement set out in the adopted Local Plan. KNPG is seeking to identify suitable sites for allocation in the updated Neighbourhood Plan to meet this indicative requirement.

This report provides a suitability assessment of eight sites from the Basingstoke and Deane Strategic Housing and Economic Land Availability Assessment (SHELAA), a Neighbourhood Plan call for sites, and a site identification exercise conducted by KNPG which was followed by landowner checks to confirm availability.

Of the eight sites assessed, five sites are potentially suitable for allocation (either in full or in part) in the Neighbourhood Plan, subject to the identified constraints being addressed. These sites are:

- Site NP1 – Land west of Coldridge Farm
- Site NP2 – Land at Union Lane

- Site NP11 – Yew Tree Farm
- Site NP12 – Land north of Gailey Lane
- Site NP13 – Porch Farm

Three of these sites (NP1, NP2 and NP11) are only suitable for partial allocation, as development of the entire site would result in significant adverse impacts on the landscape or setting of the North Wessex Downs AONB or on the character of the settlement. The availability of Sites NP1 and NP2 for development is currently unclear, and they could not be considered for allocation unless availability is confirmed.

The remaining three sites are unsuitable for allocation.

From the list of potentially suitable sites, the Neighbourhood Planning Group should engage with B&DBC, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Kingsclere Neighbourhood Plan on behalf of Kingsclere Neighbourhood Planning Group (KNPG). The work undertaken was agreed with KNPG and the Department for Levelling Up, Housing and Communities (DLUHC) in March 2023 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria.

Local context

- 1.4 Kingsclere is a parish with a population of approximately 2,963 residents (based on mid-year 2020 population estimates¹) in the district of Basingstoke and Deane. The designated neighbourhood area (see **Figure 1.1**) was approved by Basingstoke and Deane Borough Council (B&DBC) on 24th July 2013. The parish covers approximately 2,166 hectares (Ha) and lies midway between the towns of Basingstoke and Newbury.
- 1.5 The village of Kingsclere is surrounded by three Landscape Character Areas identified in the Basingstoke and Deane Landscape Character Assessment (May 2021)². To the north of the village, Character Areas 02 (Ecchinswell) and 03 (Wolverton) are characterised by gently undulating landforms composed primarily of small- to medium-scale mixed farmland, whilst Character Area 07 (The Clere Scarp) comprises arable fields immediately south of Kingsclere which end below a steep chalk escarpment in the far south of the neighbourhood area.
- 1.6 The land to the south of the village is designated as part of the North Wessex Downs Areas of Outstanding Natural Beauty (AONB) and a large part of the village including its historic core is designated as a Conservation Area. There is a significant cluster of listed buildings within the village centre, as well as smaller groups at farm and mill complexes outside the main settlement.
- 1.7 The village has a range of local services and local facilities, including a primary school and nursery, health centre and dentist, several shops including convenience retail, post office, butcher, chemist, three public houses and restaurants, allotments, a community orchard, community library, two community buildings and recreational facilities. Kingsclere has hourly bus services to Basingstoke, where there are onward rail services to London and Southampton.

¹ Available at <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/13843parishpopulationestimatesformid2011tomid2020basedonbestfittingofoutputareastoparishes>

² Available at <https://www.basingstoke.gov.uk/content/doclib/3246.pdf>

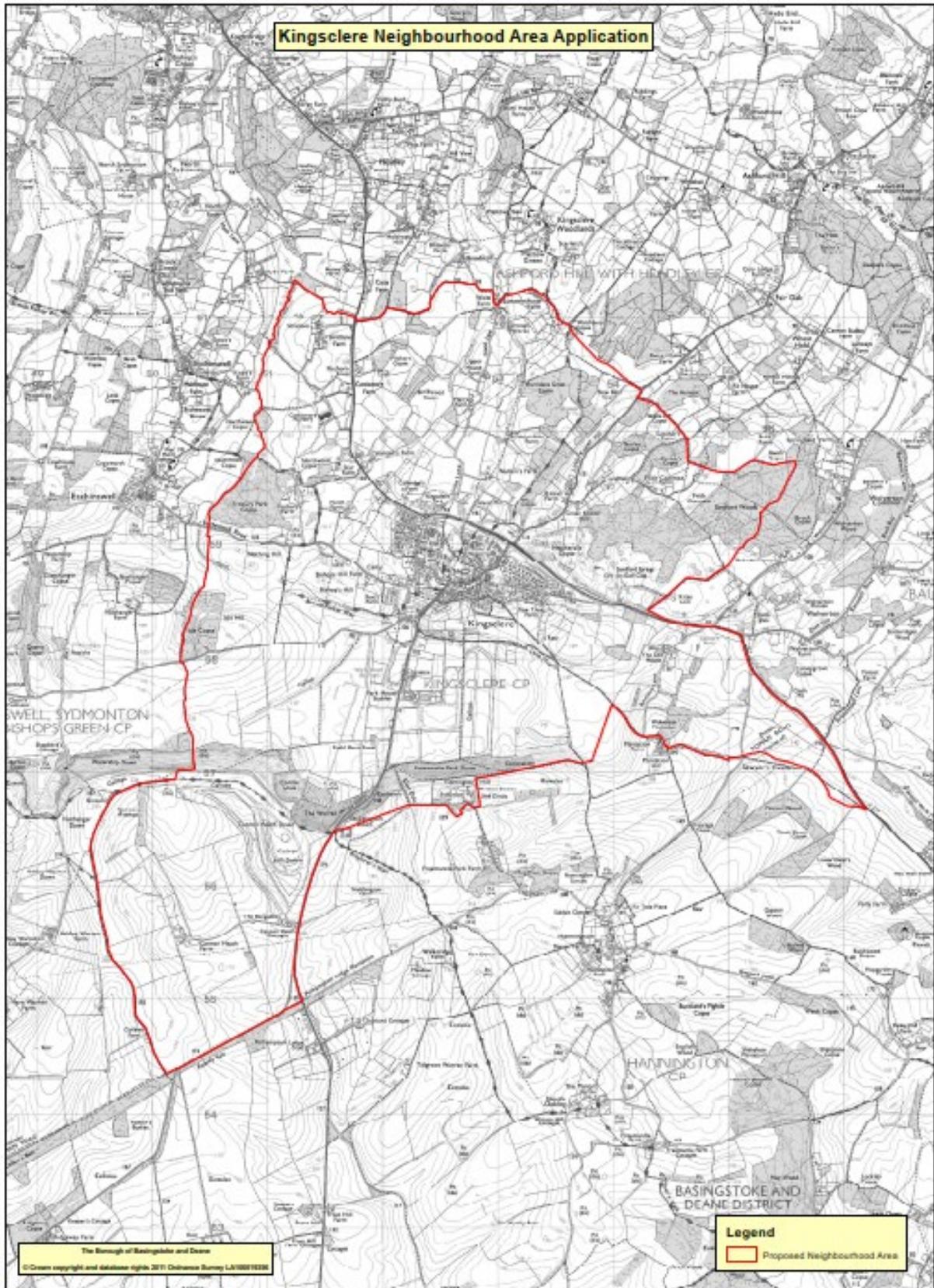


Figure 1.1 Kingsclere neighbourhood area (source: B&DBC)

The Neighbourhood Plan

- 1.8 The Kingsclere Neighbourhood Plan was 'made' on 18 October 2018 and now forms part of the development plan for the parish. The Neighbourhood Plan allocates three sites for residential development of at least 12, 26 and 14 dwellings respectively to meet the minimum requirement of 50 new homes set out in the adopted Local Plan (Policy SS5). At the time of writing, these sites had not been delivered.
- 1.9 While B&DBC is still in the process of confirming the final housing requirement for the neighbourhood area to cover the period of the emerging Local Plan, the council has provided an indicative figure of 175 homes. This is in addition to the 50 home requirement set out in the adopted Local Plan.
- 1.10 A review of the made Neighbourhood Plan is currently underway, and KNPG is seeking to identify potential sites for allocation in the Neighbourhood Plan in order to meet the updated indicative housing requirement. It is expected that the three sites allocated in the made Neighbourhood Plan will be retained.
- 1.11 KNPG has undertaken a site identification exercise which has identified 10 sites with potential for allocation in the Neighbourhood Plan. This includes sites identified through landowner engagement as well as sites without planning permission from the B&DBC Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 1.12 The purpose of AECOM's site appraisal is to assess whether the sites identified during the preparation of the draft Neighbourhood Plan are appropriate for allocation in the Neighbourhood Plan. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment³ and Neighbourhood Planning⁴, as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)⁵. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Kingsclere Neighbourhood Plan, sites were identified from the following sources:
- Sites identified by KNPG; and
 - Basingstoke and Deane District Plan Strategic Housing and Economic Land Availability Assessment (SHELAA) (December 2022)⁶
- 2.5 Where sites were identified through more than one source, a single assessment was undertaken to ensure that there was no duplication of assessment results for the same site. This resulted in eight sites being taken forward for assessment.
- 2.6 For sites which had previously been assessed through the SHELAA, the B&DBC conclusions on suitability were reviewed to determine if these conclusions remained appropriate in the context of the Neighbourhood Plan. Sites which had not been previously assessed by B&DBC were assessed using a site appraisal pro-forma (see Task 2). The results of the assessment are discussed in more detail in **Chapter 4** of this report.

Task 2: Site Assessment

- 2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ Available at <https://www.basingstoke.gov.uk/content/page/72668/SHELAA%20Report%202022%20and%20Appendix%201-checked.pdf>

- Context (including planning policy)
- Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
- Availability of sites for development.
- Any issues that may affect site delivery/viability.

- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁷, Natural England's Magic Map Tool⁸ and other sources of evidence, including the Strategic Environmental Assessment prepared in 2017 for the made Kingsclere Neighbourhood Plan⁹.
- 2.10 Following the initial desktop study, a site visit to Kingsclere was undertaken in May 2023. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desktop study.

Task 3: Consolidation of Results

- 2.11 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative Housing Capacity

- 2.12 The housing capacity figure is an indicative number of homes that could be accommodated on each site taking into account Local Plan Policies, the density of the surrounding area and the site-specific constraints and opportunities.
- 2.13 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developer, this figure has been used if appropriate.
- 2.14 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity figure exists, an indicative capacity has been provided.
- 2.15 This is applied to a net developable area which takes into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development. The calculation also reflects site specific

⁷ Available at <https://www.basingstoke.gov.uk/planning-policy-and-local-plan>

⁸ Available at <https://magic.defra.gov.uk/MagicMap.aspx>

⁹ Available at <https://www.basingstoke.gov.uk/content/page/66677/KNP%20SEA%20Reg%2015.pdf>

constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.

- 2.16 The SHELAA methodology provides a range of potential density assumptions based on site context. For sites within Settlement Policy Boundaries, the starting point for density calculations should be 30 dwellings per hectare (dph) or above. For sites adjacent to Settlement Policy Boundaries, 30dph should be applied, and for sites which are some distance from the nearest Settlement Policy boundary, a density of 20dph should be applied. These ranges have been used to inform the calculation of indicative capacity in the site assessment report.
- 2.17 The number of dwellings per site is indicative only and will depend on the intentions of the landowner and the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.18 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate the indicative number of homes.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dwellings per hectare)
Up to 0.4 ha	90%	20 to 30 (subject to location) ¹⁰
0.4 ha to 2 ha	80%	20 to 30 (subject to location)
2 ha to 10 ha	75%	20 to 30 (subject to location)
Over 10 ha	50%	20 to 30 (subject to location)

¹⁰ See Paragraph 2.16 for further details on density range.

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations should be in general conformity with the strategic policies of the adopted Development Plan and should also have regard to any emerging development plan so that neighbourhood plan policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2021)¹¹ and is supported by Planning Practice Guidance (PPG)¹². The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is B&DBC. The key document making up the adopted statutory development plan for Kingsclere is the Basingstoke and Deane Local Plan (May 2016)¹³ which sets out the planning framework for the Borough for the period of 2011-2029 and will deliver sustainable development.
- 3.5 B&DBC is currently preparing a new Local Plan, and an Issues and Options consultation took place between September and November 2020¹⁴. The most recent Local Development Scheme, which sets out the timetable for production of the new Local Plan, states that a further consultation on the draft plan will take place in Autumn 2023, with consultation on the pre-submission draft to follow in Autumn 2024. The expected adoption date for the Local Plan is Autumn 2025.
- 3.6 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.7 The policies of particular relevance to development in Kingsclere are set out below:
- 3.8 **Paragraph 13** states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.9 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.10 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this

¹¹ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹² Available at www.gov.uk/government/collections/planning-practice-guidance

¹³ Available at <https://www.basingstoke.gov.uk/planningpolicy>

¹⁴ Available at <https://www.basingstoke.gov.uk/issues-and-options>

would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

- 3.11 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.12 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.13 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.14 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding. Where this is not possible, **paragraphs 163 and 164** set out the process for applying an exception test.
- 3.15 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.16 **Paragraph 176** states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas
- 3.17 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.18 **Paragraph 201** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Basingstoke and Deane District Plan (May 2016)

- 3.19 **Policy SS1 Scale and Distribution of New Housing** sets out that in the period 2011 to 2029 the Local Plan will make provision to meet 15,300 dwellings and associated infrastructure.
- 3.20 **Policy SS5 Neighbourhood Planning** sets out minimum requirements for housing delivery in areas engaged in neighbourhood planning, including at least 50 new homes in Kingsclere.
- 3.21 **Policy SS6 New Housing in the Countryside** sets out the criteria under which development proposals for new housing outside Settlement Policy Boundaries (identified on the policies map) will be permitted. This includes housing on sites allocated in made neighbourhood plans. Land outside the Settlement Policy Boundaries is defined in the Local Plan as open countryside.
- 3.22 **Policy EM1 Landscape** states that development will only be permitted where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals within the North Wessex Downs AONB or its setting will be determined in accordance with national planning policy and the criteria set out in the North Wessex Downs AONB Management Plan.
- 3.23 **Policy EM4 Biodiversity, Geodiversity and Nature Conservation** sets out that proposals will only be permitted if significant harm to biodiversity and/or geodiversity can be avoided or, if that is not possible, adequately mitigated and it can be clearly demonstrated that: there would have no adverse impact on the conservation status of key species or on the integrity of designated and proposed European designated sites; there will be no harm to nationally or locally designated sites; there will be no loss or deterioration of a key habitat type; and there will be no harm to the integrity of linkages between designated sites and key habitats.
- 3.24 **Policy EM5 Green Infrastructure** states that proposals for the redevelopment of public and private open spaces will only be permitted where it can be clearly demonstrated that replacement areas will be at least equivalent in terms of quality, quantity and accessibility or that the space is surplus to local requirements and will not be needed in the long term.
- 3.25 **Policy EM7 Managing Flood Risk** states that development within areas of flood risk from any source of flooding will only be acceptable if it is clearly demonstrated that it is appropriate at that location and that there are no suitable available alternative sites at a lower flood risk.
- 3.26 **Policy EM11 The Historic Environment** sets out that all development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.
- 3.27 **Policy EP3 Town, District and Local Centres** classifies Kingsclere as a 'Local Centre' which falls in the third tier in the hierarchy of centres across the borough. Local Centres include a range of small shops serving a small catchment, and in rural areas large villages may perform the role of a Local Centre.

3.28 The spatial extent of adopted Local Plan policies, including those which apply to Kingsclere, can be viewed online using B&DBC's mapping system ¹⁵.

Basingstoke and Deane Local Plan Update Issues and Options Consultation (2020)

3.29 B&DBC is preparing a new Local Plan which, when adopted, will replace the adopted Local Plan. A consultation on the potential Issues and Options consultation for the emerging Local Plan took place between September and November 2022. No draft policies were available at the time of writing, but the consultation indicates that Kingsclere will continue to be classified as a Local Centre in the emerging Local Plan.

Evidence base documents

3.30 A range of Local Plan evidence base and other documents were taken into consideration as part of the site assessment, including the following:

- Basingstoke and Deane SHELAA (December 2022) ¹⁶;
- Basingstoke and Deane Landscape Sensitivity Study (April 2021) ¹⁷;
- Basingstoke and Deane Landscape Character Assessment (May 2021) ¹⁸;
- Kingsclere Conservation Area Appraisal Management Plan SPD (2017) ¹⁹;
- North Wessex Downs AONB Management Plan 2019-2024 (2019) ²⁰; and
- Strategic Environmental Assessment for the Kingsclere Neighbourhood Plan (2017) ²¹

¹⁵ Available at <https://www.basingstoke.gov.uk/planningpolicy>

¹⁶ Available at https://www.basingstoke.gov.uk/content/page/72668/SHELAA%20Report%202022%20and%20Appendix%201_checked.pdf

¹⁷ Available at <https://www.basingstoke.gov.uk/local-plan-update-evidence>

¹⁸ Available at <https://www.basingstoke.gov.uk/content/doclib/3246.pdf>

¹⁹ Available at <https://www.basingstoke.gov.uk/conservationappraisals>

²⁰ Available at <https://www.northwessexdowns.org.uk/our-work/management-plan/>

²¹ C

4. Site Assessment

4.1 As set out in Task 2 of the methodology, sites were identified through the Neighbourhood Plan Call for Sites and the Basingstoke and Deane SHELAA. Eight sites were identified for assessment, of which three had been assessed in the B&DBC SHELAA and five had not been previously assessed. The sites are listed in **Table 4.1** and shown on the map in **Figure 4.1**.

Table 4.1 Sites identified for assessment

Site Ref	Address	Site Size (ha)	Source	Notes and relevant Planning History
NP1	Land west of Coldridge Farm	12.4	Call for Sites	Availability not yet confirmed
NP2	Land at Union Lane	10.5	Call for Sites	Availability not yet confirmed
NP4	Land south of Island Mill, Union Lane	0.64	Call for Sites	
NP5	Land north of the A339	1.67	Call for Sites	Permission in Principle granted February 2022 for the demolition and clearance of outbuildings and the development of a single dwelling (ref: 21/02996/PIP) with technical details consent granted November 2022 (ref: 22/02614/TDC)
NP7	Moor Cottage, Little Knowl Hill	1.92	Call for Sites	
NP11	Land at Yew Tree Farm	11.42	SHELAA	SHELAA ref: KING004
NP12	Land north of Gaily Mill	1.95	SHELAA	SHELAA ref: KING005
NP13	Land at Porch Farm	14.94	SHELAA	SHELAA ref: KING007 Hybrid planning application for a residential development comprising: Outline planning for up to 200 dwellings, public open space and cemetery (all matters reserved except for means of access); and Details of the development of Phase 1 comprising 63 dwellings (ref: 22/01856/FUL). Registered Jun 2022. Amendment to above application registered 8 September 2023. Outline planning application for up to 165 dwellings, public open space and cemetery, alongside landscaping, SUDS, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses (all matters reserved except for means of access); and Details of the development of Phase 1 comprising 63 dwellings. Awaiting a decision.



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PROJECT
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LEGEND

- Kingsclere Parish Boundary
- Sites Identified for Assessment**
- Site identified by KNPG
- Site identified in Basingstoke & Deane SHELAA

NOTES
Esri, Maxar, Earthstar Geographics, and the
GIS User Community.

ISSUE PURPOSE
DRAFT
PROJECT NUMBER
60571087

FIGURE TITLE
Sites Identified for Assessment

FIGURE NUMBER
Figure 4.1

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Figure 4.1 Map of all assessed sites (source: AECOM)

5. Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the assessment findings. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for allocation if certain issues can be resolved or constraints mitigated.
- 5.2 In summary, the assessment found that of the eight sites assessed, five are potentially suitable for allocation subject to mitigation of identified constraints, of which three are only suitable for partial allocation due to potential landscape and settlement character impacts if developed in full. The remaining three sites are unsuitable for allocation.
- 5.3 The results of the site assessment are shown in the map in **Figure 5.1**. Where sites are considered partially suitable for allocation (amber), the developable extent of the site is shown in lighter shading. Detailed proformas for sites NP1 to NP7 are contained in **Appendix A**, while **Appendix B** contains reviews of the SHELAA conclusions for sites NP11 to NP13.

Table 5.1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
NP1	Land west of Coldridge Farm	12.4	19 (based on development of approx. 0.8ha at 30 dph)	Residential including older persons' housing		<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to confirmation of availability.</p> <p>It is adjacent to the Settlement Policy Boundary, and to a business park designated as a Strategic Employment Area in the adopted Local Plan. It is a large site, comprised of agricultural buildings, fields and woodland which, if developed in full, would lead to an uncharacteristic extension of Kingsclere into the open countryside north of the A339. A smaller-scale development of the two fields closest to the southern boundary (approx. 0.8 ha) would be more in keeping with the existing settlement pattern. It is poorly related to the settlement, and a considerable distance from local services, although it is within walking distance of bus stops with links to the village centre, Basingstoke and Newbury and there is convenience retail at the adjacent petrol station.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. The woodland in the south-west corner of the site is a Priority Habitat (Deciduous Woodland) and ecological surveys may be required to understand the potential impact of development on biodiversity.</p> <p>The Grade II Coldridge Farmhouse is within the site, and a Grade II barn lies just to the south-east. Development may therefore have adverse impacts on the setting of these listed buildings, although this could potentially be addressed through site layout, design and landscaping.</p> <p>The site is crossed by power lines, including high voltage lines, that may require either relocation or the provision of safeguarding zones in any development proposal. This has the potential to increase the cost of development and would need to be discussed with the utilities providers.</p>

²² Amber indicates sites are potentially suitable, subject to the mitigation of identified constraints. Red indicates sites are unsuitable for allocation.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
NP2	Land at Union Lane	10.5	44 (based on development of approx. 1.86ha at 30 dph)	Residential including older persons' housing		<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to confirmation of availability.</p> <p>It is adjacent to the Settlement Policy Boundary, and to a business park designated as a Strategic Employment Area in the adopted Local Plan. It is a large site, comprised of two agricultural fields. If developed in full, it would lead to an uncharacteristic extension of Kingsclere into the open countryside north of the A339. It is poorly related to the existing settlement, and a considerable distance from local services, although it is within walking distance of bus stops with links to the village centre, Basingstoke and Newbury. There is no footway on Union Lane, and little potential to create one along this narrow road. Vehicular access is similarly restricted by the width of Union Lane. Development of the site is likely to require the creation of a new access from the business park, which would allow for two-way vehicle movements and provision of a footway.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. There are areas at high risk of surface water flooding along the field drain which separates the two fields and flood mitigation is likely to be required, potentially limiting the developable area.</p> <p>The northernmost field is at a higher elevation than the smaller southern field, and there are views across this part of the site towards the Clere Scarp within the North Wessex Downs AONB. The Landscape Character Assessment identifies the importance of retaining these views, and therefore development should avoid this part of the site to reduce the potential for adverse landscape impacts. The southern field is better related to the existing built-up area and settlement boundary and would be more appropriate for a smaller development.</p>
NP4	Land south of Island Mill, Union Lane	0.64	N/A	Residential including older		<p>The site is unsuitable for allocation in the Neighbourhood Plan.</p> <p>It is a greenfield site accessed from Union Lane. It is outside and unconnected to the settlement boundary, and poorly located for local</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
				persons' housing		<p>services although there are bus stops within walking distance of the site providing links to the village centre, Basingstoke and Newbury.</p> <p>There is no footway on Union Lane or on the A339 which runs just south of the site, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary. Vehicular access is also constrained by the width of Union Lane and it is likely to be challenging to establish access from the A339 due to the 50mph speed limit and the nearby roundabout.</p> <p>A Public Right of Way runs north-south just outside the western boundary, and development of the site may have adverse impacts on visual amenity for users of the footpath.</p>
NP5	Land north of the A339	1.67	N/A	Residential including older persons' housing		<p>The site is unsuitable for allocation in the Neighbourhood Plan.</p> <p>It is a greenfield site accessed from the A339. It is outside and unconnected to the settlement boundary, and poorly located for local services.</p> <p>Although there is existing vehicular access from the A339, there is no footway leading to the site entrance, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary and the provision of suitable crossing points on the 50mph road.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. There are areas at high risk of surface water flooding along the hedgerow which separates the field in the south of the site from the former nursery in the north. Flood mitigation is likely to be required, potentially limiting the developable area.</p> <p>A Public Right of Way runs north-south just inside the western boundary, and development of the site may have adverse impacts on visual amenity for users of the footpath.</p> <p>The site has permission in principle granted in February 2022 (ref: 21/02996/PIP) for a single dwelling on the northern part of the site. This</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
						development could come forward without an allocation in the Neighbourhood Plan.
NP7	Moor Cottage, Little Knowl Hill	1.92	N/A	Residential including older persons' housing		<p>The site is unsuitable for allocation in the Neighbourhood Plan. It is a greenfield site accessed from the Little Knowl Hill. It is outside and unconnected to the settlement boundary, and poorly located for local services.</p> <p>Although there is existing vehicular access from Little Knowl Hill, the width of the road is likely to restrict the site's capacity. There is no footway leading to the site entrance, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary and the provision of suitable crossing points on the A339 to connect the site to Kingsclere.</p> <p>Two Public Rights of Way cross the site, and development of the site is likely to have adverse impacts on visual amenity for users of the footpath.</p>
NP11	Land at Yew Tree Farm	11.42	15-20 (based on development of approx. 0.9 ha at 30dph)	Residential including older persons' housing		<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan.</p> <p>It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary.</p> <p>However, the site is almost entirely within the AONB, with the exception of the westernmost field immediately south of Queens Road/Poveys Mead. Due to the lack of screening and the sloping nature of the site, this part of the site is within the setting of the AONB and development is likely to result in significant landscape and visual amenity impacts. Development on the remainder of the site outside the built-up area may constitute major development in an AONB and would also result in significant landscape impact. Development of the whole site is also likely to result in biodiversity impacts and the loss of Grade 3 agricultural land (it is not clear if this is Grade 3a or 3b).</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
						<p>Access to the land south of Queens Road via Poveys Mead is constrained, and unlikely to be suitable for development of the western field. Poveys Mead is narrow, with limited capacity, and is separated from the site entrance by a strip of land which appears to be in private ownership and is not wide enough to accommodate two-way traffic and a footway.</p> <p>Subject to discussion with the Local Planning Authority and the AONB Management Board, it may be possible to accommodate a limited amount of development (15-20 dwellings) in the north-west corner adjacent to Basingstoke Road (approx. 0.9ha), which is screened from the rest of the AONB by existing development and mature vegetation. However, this is comprised of residential gardens, and it is unclear if this part of the site is proposed for development.</p>
NP12	Land north of Gaily Mill	1.95	40 (taken from SHELAA)	Residential including older persons' housing		<p>The site is potentially suitable for allocation in the Neighbourhood Plan. It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary. However, as noted in the SHELAA, the site is subject to several significant constraints.</p> <p>It is within the Kingsclere Conservation Area and is identified as an Important Open Space in the Conservation Area appraisal. Whilst this does not preclude development, it is likely that development of the site would result in adverse impacts on a designated heritage asset. It may also have adverse impacts on the adjacent listed and undesignated historic buildings identified in the SHELAA. These impacts should be discussed with the Local Planning Authority's Conservation Officer.</p> <p>Development may also have adverse impacts on the setting of the AONB, although the site is well-screened from view by existing vegetation on most sides. Further assessment may be required to understand potential impact on long-range views from within the AONB.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
						<p>Access is currently restricted, and a new access is proposed from the south-east corner of the site onto Winchester Road. This would be just outside the 30mph speed limit, and consultation with the highways authority is recommended to determine whether the limit should be extended in order to provide safe access. Access from this point would also require a bridge over the brook, with potential ecological impacts. Development of the site would result in the loss of Grade 3 land – it is unknown if this is Grade 3a (Best and Most Versatile agricultural land) or Grade 3b.</p> <p>There are small areas of the site within Flood Zones 2 and 3 along the eastern and southern boundary (adjacent to the brook). Development should be directed towards the parts of the site at lower risk of flooding. On-site flood mitigation measures may be required.</p>
NP13	Land at Porch Farm	14.94	165 (taken from amended planning application)	Residential, open space, cemetery		<p>The site is potentially suitable for allocation in the Neighbourhood Plan. It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary. However, it is physically separate from the established settlement boundary and from the existing residential development along the A339.</p> <p>The site lies immediately north of the AONB and is visually open, with views southwards across the site towards the AONB from the A339. There are likely to be significant landscape impacts if the site were developed, including adverse impacts on the setting of the AONB, and consultation with the AONB board would be required to understand whether this could be addressed through site layout and landscaping. Development is also likely to result in adverse visual amenity impacts for users of the Public Rights of Way which cross the site.</p> <p>The site is largely comprised of Grade 3 agricultural land. It is unknown whether this is Grade 3a or 3b, but there is potential for development of the site to result in the loss of the Best and Most versatile agricultural</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ²²	Justification
						<p>land. There may also be impacts on biodiversity given the presence of established hedgerows and mature trees, although these could be retained as part of any development.</p> <p>There may also be adverse impacts on the Grade II listed Porch Farmhouse and barn to the west of the site and their setting, although the site is of a scale which means that these impacts could be mitigated through design, layout and landscaping.</p> <p>There is direct access to the site from the A339, although this is a busy road and the existing access is close to a bend with limited visibility. Consultation would be required with the highways authority to determine whether this access can support the additional traffic movements associated with 165 new dwellings.</p> <p>The site is subject to a live application (22/01856/FUL) for outline permission for up to 165 homes, public open space and a cemetery. The application (originally for up to 200 homes) was validated in June 2022, with the quantum of development reduced to 165 via an amendment registered in September 2023. It is currently awaiting a decision.</p>



LEGEND

- Kingsclere Parish Boundary
- Sites Identified for Assessment**
- Potentially Suitable for Allocation or Partial Allocation
- Unsuitable for Allocation
- Developable Area of Site

NOTES
Esri, Maxar, Earthstar Geographics, and the GIS User Community.

ISSUE PURPOSE
DRAFT
PROJECT NUMBER
60571087
FIGURE TITLE
Site Assessment Suitability
Conclusions

FIGURE NUMBER
Figure 5.1

Figure 5.1 Map of site suitability (source: AECOM)

6. Conclusions

Site Assessment Conclusions

- 6.1 Of the 10 sites assessed, five sites are potentially suitable for allocation for residential development, subject to the identified constraints being addressed. These sites are:
- Site NP1 – Land west of Coldridge Farm
 - Site NP2 – Land at Union Lane
 - Site NP11 – Land north of Yew Tree Farm
 - Site NP12 – Land north of Gailey Lane
 - Site NP13 – Land at Porch Farm
- 6.2 Three of these sites (NP1, NP2 and NP11) are only suitable for partial allocation, as development of the entire site would result in significant adverse impacts on the landscape or setting of the North Wessex Downs AONB or on the character of the settlement. The availability of Sites NP1 and NP2 for development is currently unclear and they could not be considered for allocation unless availability is confirmed.
- 6.3 The remaining three sites are unsuitable for allocation. In the case of sites NP4 and NP5, suitability is restricted by the lack of a suitable crossing point of the A339 and the lack of a footway along this road. If these were provided, the sites may become suitable for development, although this would result in the settlement expanding north of the bypass which currently acts as a limit to residential development.
- 6.4 The assessed capacity of the suitable and potentially suitable sites is between 283 and 288 dwellings. This is potentially sufficient to exceed the indicative housing requirement provided by B&DBC, subject to the outcome of the planning application for 165 dwellings on Site NP13. The choice of sites for allocation should be informed by a site selection process linked to Neighbourhood Plan objectives.

Next Steps

- 6.5 Should Kingsclere Neighbourhood Planning Group decide to recommend allocation of a site or sites, the next steps will be to select the sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
 - an assessment of viability;
 - community consultation and consultation with landowners;
 - confirmation of site availability for the proposed use;
 - discussions with B&DBC;
 - any other relevant evidence that becomes available; and
 - other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 6.6 As part of the site selection process, it is recommended that the Neighbourhood Planning Group discusses site viability with B&DBC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.7 Five of the eight sites considered in this assessment are potentially suitable for allocation for residential development. Five of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing²³. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²⁴), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

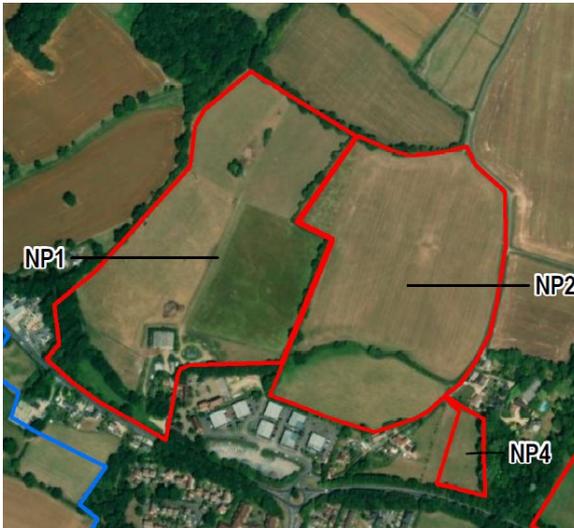
²³ see NPPF para 63-65

²⁴ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

NP1

1. Site Details	
Site Reference / Name	NP1
Site Address / Location	Land west of Coldridge Farm
Gross Site Area (Hectares)	12.40
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for sites
Planning history	N/A
Neighbouring uses	Agricultural / Farm / Filling Station / Business Park



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - some areas of high surface water flood risk in southern part of site</p>

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unclear if 3a or 3b</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - priority habitat deciduous woodland in south-west corner of site.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p><i>Yes - access could be established onto A339 via existing entrance to Coldridge Farm to the east.</i></p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p><i>Yes - footway on A339 opposite site</i></p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p><i>Yes - no dedicated provision but site can be accessed from A339</i></p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown - potential ground contamination related to large agricultural buildings in south-east of site.</p>

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - high voltage power lines cross site</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is well-contained and development could be arranged within existing field boundaries to limit its impact on the rural character.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity - the site is visually enclosed and has low intervisibility with its surroundings.</p>

Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Grade II listed Coldridges Farmhouse within site, and Grade II listed barn immediately east of site.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Adopted policy EP2 designates Kingsclere Business Park immediately to east as a Strategic Employment Area</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	No
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	19 (based on development of 0.8ha at 30 dph)
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	Amber: the site is potentially suitable for partial allocation.
<p>Are there any known viability issues? <i>Yes / No</i></p>	No

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to confirmation of availability.</p> <p>It is adjacent to the Settlement Policy Boundary, and to a business park designated as a Strategic Employment Area in the adopted Local Plan. It is a large site, comprised of agricultural buildings, fields and woodland which, if developed in full, would lead to an uncharacteristic extension of Kingsclere into the open countryside north of the A339. A smaller-scale development of the two fields closest to the southern boundary (approx. 0.8 ha) would be more in keeping with the existing settlement pattern. It is poorly related to the settlement, and a considerable distance from local services, although it is within walking distance of bus stops with links to the village centre, Basingstoke and Newbury and there is convenience retail at the adjacent petrol station.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. The woodland in the south-west corner of the site is a Priority Habitat (Deciduous Woodland) and ecological surveys may be required to understand the potential impact of development on biodiversity.</p> <p>The Grade II Coldridge Farmhouse is within the site, and a Grade II barn lies just to the south-east. Development may therefore have adverse impacts on the setting of these listed buildings, although this could potentially be addressed through site layout, design and landscaping.</p> <p>The site is crossed by power lines, including high voltage lines, that may require either relocation or the provision of safeguarding zones in any development proposal. This has the potential to increase the cost of development and would need to be discussed with the utilities providers.</p>
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NP2

1. Site Details

Site Reference / Name	NP2
Site Address / Location	Land at Union Lane
Gross Site Area (Hectares)	10.50
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for sites
Planning history	N/A
Neighbouring uses	Agricultural / residential / business park



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk - some areas of high surface water flood risk along field boundary in southern part of site</p>

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unclear if 3a or 3b</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - direct access onto Union Lane, but this is a single-track lane which is likely to limit site capacity. Potential to create access from business park to the south.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - no footway on Union Lane</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated provision but site can be accessed from Union Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the Landscape Character Assessment identifies views of the Clere Scarp looking south from Union Lane as being vulnerable to the impact of built development. Development of the northern field would directly affect these views. The southern field, closer to Kingsclere, is at a slightly lower elevation and southward views are limited by the trees along the A339.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visually open and development would impinge on views of the Clere Scarp from Union Lane.</p>
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Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Adopted policy EP2 designates Kingsclere Business Park immediately to south as a Strategic Employment Area
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	No
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5. Conclusions

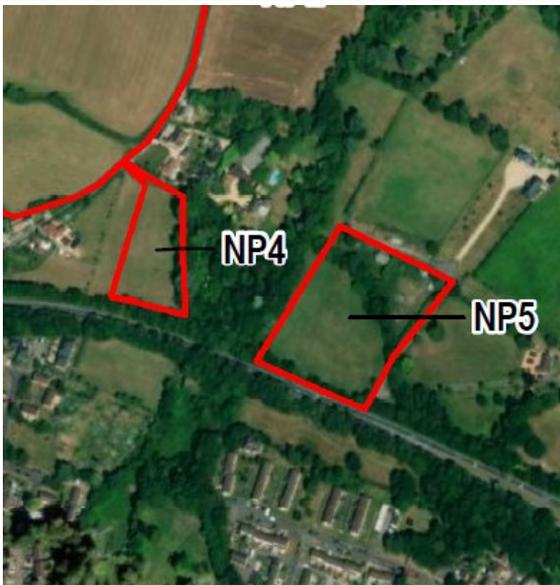
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	44 (based on development of 1.86ha at 30 dph)
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber: the site is potentially suitable for partial allocation.</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan, subject to confirmation of availability.</p> <p>It is adjacent to the Settlement Policy Boundary, and to a business park designated as a Strategic Employment Area in the adopted Local Plan. It is a large site, comprised of two agricultural fields. If developed in full, it would lead to an uncharacteristic extension of Kingsclere into the open countryside north of the A339. It is poorly related to the existing settlement, and a considerable distance from local services, although it is within walking distance of bus stops with links to the village centre, Basingstoke and Newbury. There is no footway on Union Lane, and little potential to create one along this narrow road. Vehicular access is similarly restricted by the width of Union Lane. Development of the site is likely to require the creation of a new access from the business park, which would allow for two-way vehicle movements and provision of a footway.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. There are areas at high risk of surface water flooding along the field drain which separates the two fields and flood mitigation is likely to be required, potentially limiting the developable area.</p> <p>The northernmost field is at a higher elevation than the smaller southern field, and there are views across this part of the site towards the Clere Scarp within the North Wessex Downs AONB. The Landscape Character Assessment identifies the importance of retaining these views, and therefore development should avoid this part of the site to reduce the potential for adverse landscape impacts. The southern field is better related to the existing built-up area and settlement boundary and would be more appropriate for a smaller development.</p>
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NP4

1. Site Details

Site Reference / Name	NP4
Site Address / Location	Land south of Island Mill, Union Lane
Gross Site Area (Hectares)	0.64
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for sites
Planning history	N/A
Neighbouring uses	Residential / agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unclear if 3a or 3b</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - direct access onto Union Lane, but this is a single-track lane which is likely to limit site capacity.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - no footway on either Union Lane or A339 south of the site</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated provision but site can be accessed from Union Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site has no identified valued features and can accommodate change.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - there is the potential for development of the site to result in adverse visual impacts for users of the PRow which runs along the western boundary of the site.</p>
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Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

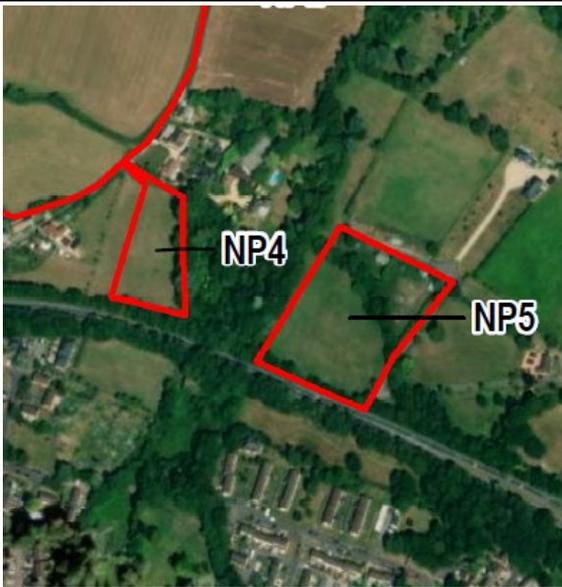
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable or achievable No</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation in the Neighbourhood Plan. It is a greenfield site accessed from Union Lane. It is outside and unconnected to the settlement boundary, and poorly located for local services although there are bus stops within walking distance of the site providing links to the village centre, Basingstoke and Newbury. There is no footway on Union Lane or on the A339 which runs just south of the site, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary. Vehicular access is also constrained by the width of Union Lane and it is likely to be challenging to establish access from the A339 due to the 50mph speed limit and the nearby roundabout. A Public Right of Way runs north-south just outside the western boundary, and development of the site may have adverse impacts on visual amenity for users of the footpath.</p>

NP5

1. Site Details	
Site Reference / Name	NP5
Site Address / Location	Land north of the A339
Gross Site Area (Hectares)	1.67
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for sites
Planning history	22/02614/TDC- Technical Details Consent pursuant to Permission in Principle (Ref: 21/02996/PIP) for the demolition and clearance of outbuildings and the development of a single dwelling. Granted Nov 2022. 21/02996/PIP - Permission in principle for the demolition and clearance of outbuildings and the development of a single dwelling. Granted Feb 2022. 19/00708/FUL - Erection of 1 no detached dwelling and garage following demolition of two sheds. Refused Oct 2019. 18/03273/GPDADW - Notification of proposed change of use from Agricultural Building to 4 no. dwellinghouses (Class C3). Withdrawn Dec 2018.
Neighbouring uses	Agricultural / Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - some areas of high surface water flood risk hedgerow which bisects the site</p>

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - mix of Grade 3 (unclear if 3a or 3b) and Grade 4</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - access could be established onto A339 via existing lane to the east of the site. Safety of additional vehicle movements onto the A339 should be discussed with the highways authority</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - no footway on A339 south of the site</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated provision but site can be accessed from A339</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>Yes - footpath 131/53a/1 runs just inside western boundary</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown – the site is a former nursery and ground surveys may be required</p>

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power line crossing site</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site has no identified valued features and can accommodate change.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - there is the potential for development of the site to result in adverse visual impacts for users of the PRow which runs inside the western boundary.</p>
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Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield. Former horticultural nursery (classed as agricultural use) and there are no visible structures so the site is not considered to be previously developed land.
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable or achievable No</p>

<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation in the Neighbourhood Plan.</p> <p>It is a greenfield site accessed from the A339. It is outside and unconnected to the settlement boundary, and poorly located for local services.</p> <p>Although there is existing vehicular access from the A339, there is no footway leading to the site entrance, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary and the provision of suitable crossing points on the 50mph road.</p> <p>Development has the potential to result in the loss of the Best and Most Versatile agricultural land, and further investigation is required to determine if it is Grade 3a or 3b land. There are areas at high risk of surface water flooding along the hedgerow which separates the field in the south of the site from the former nursery in the north. Flood mitigation is likely to be required, potentially limiting the developable area.</p> <p>A Public Right of Way runs north-south just inside the western boundary, and development of the site may have adverse impacts on visual amenity for users of the footpath.</p>
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NP7

1. Site Details

Site Reference / Name	NP7
Site Address / Location	Moor Cottage, Little Knowl Hill
Gross Site Area (Hectares)	1.92
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential / agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for sites
Planning history	N/A
Neighbouring uses	Residential / agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - Moor Copse Ancient Woodland to north/north-east</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>

<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unclear if 3a or 3b</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - direct access from B3051 (Little Knowl Hill). Visibility is restricted by a sharp bend and the B3051 is a narrow lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - no footway on either A339 south of the site</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - no dedicated provision but site can be accessed from Little Knowl Hill</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>Yes - footpaths 131/56/3 and 131/56/4 both cross the site</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site has no identified valued features and can accommodate change.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - there is the potential for development of the site to result in adverse visual impacts for users of the two PRowS which cross the site.</p>
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Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable or achievable No</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation in the Neighbourhood Plan. It is a greenfield site accessed from Little Knowl Hill. It is outside and unconnected to the settlement boundary, and poorly located for local services. Although there is existing vehicular access from Little Knowl Hill, the width of the road is likely to restrict the site's capacity. There is no footway leading to the site entrance, and it is unlikely that suitable pedestrian access could be established without a significant amount of additional land outside the site boundary and the provision of suitable crossing points on the A339 to connect the site to Kingsclere. Two Public Rights of Way cross the site, and development of the site is likely to have adverse impacts on visual amenity for users of the footpath.</p>

Appendix B SHELAA review tables

NP11 – Land at Yew Tree Farm	
SHELAA Site Reference	KING004
Site Address	Land at Yew Tree Farm, Yew Tree Farm, Basingstoke Road, Kingsclere
Gross Site Area (Hectares)	11.42
SHELAA conclusions	
Suitability/constraints	<p>Policy restrictions/constraints: The site is adjacent to but outside Kingsclere 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. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the AONB. Given the size of the site it would presumably constitute major development within the AONB.</p> <p>Physical problems: Most of the site lies within the mineral consultation area (brick clay) and parts of the site are covered by the minerals safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. The southern portion of the site is covered by Groundwater protection zones 2 and 3. There is a critical drainage area covering the residential area north of the site on the opposite side of Basingstoke Road.</p> <p>Potential impacts: The majority of the site falls within the North Wessex AONB. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. There is also a tree with a TPO in the north western corner of the site.</p>
Availability	The site was promoted for development through the call for sites consultation held in 2019 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	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 five 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.
Housing Yield	120 dwellings (proposed by site promoter)

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?

Has the site been excluded or assessed as unsuitable due to size?	No, although the SHELAA notes that development is likely to constitute major development in an AONB.
Does more recent or additional information now exist which could change the SHELAA findings?	No
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No – the site is assessed as unsuitable on the basis that it lies outside the settlement policy boundary. Amendments to the settlement policy boundary can be made through the Neighbourhood Plan.
Neighbourhood Plan Site Assessment conclusion	<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan.</p> <p>It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary.</p> <p>However, the site is almost entirely within the AONB, with the exception of the westernmost field immediately south of Queens Road/Poveys Mead. Due to the lack of screening and the sloping nature of the site, this part of the site is within the setting of the AONB and development is likely to result in significant landscape and visual amenity impacts. Development on the remainder of the site outside the built-up area may constitute major development in an AONB and would also result in significant landscape impact. Development of the whole site is also likely to result in biodiversity impacts and the loss of Grade 3 agricultural land (it is not clear if this is Grade 3a or 3b).</p> <p>Access to the land south of Queens Road via Poveys Mead is constrained, and unlikely to be suitable for development of the western field. Poveys Mead is narrow, with limited capacity, and is separated from the site entrance by a strip of land which appears to be in private ownership and is not wide enough to accommodate two-way traffic and a footway.</p> <p>Subject to discussion with the Local Planning Authority and the AONB Management Board, it may be possible to accommodate a limited amount of development (approx. 15-20 dwellings) in the north-west corner adjacent to Basingstoke Road (approx. 0.9 ha), which is screened from the rest of the AONB by existing development and mature vegetation. However, this is comprised of residential gardens, and it is unclear if this part of the site is proposed for development.</p>

NP12 - Land North of Gaily Mill	
SHELAA Site Reference	KING005
Site Address	Land North of Gaily Mill
Gross Site Area (Hectares)	1.95
SHELAA conclusions	
Suitability/constraints	<p>Policy restrictions/constraints: The site is outside but adjacent to Kingsclere 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. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site.</p> <p>Physical problems: The southern and eastern portions of the site are partly within Flood Zones 2 and 3. The site is also located in Groundwater protection zones 1, 2 & 3.</p> <p>Potential impacts: The site is located within the Kingsclere Conservation Area. Within the Conservation Area the site is recognised as an area of 'Important Open Space'. There are three Grade II Listed Buildings to the south of the site including Gaily House and Mill and a stable and barn within its curtilage. A number of notable buildings for their historic interest are located on the north eastern boundary. The North Wessex Downs AONB adjoins the southern site boundary. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. There are likely to be potential landscape impacts resulting from the development of the site. Development of the site would involve the loss of grade 3 agricultural land.</p>
Availability	The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability	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 five years.
Conclusion	This site is available and may be achievable however, due to its location in the countryside and the AONB its development would not be in line with the borough's current planning framework.
Housing Yield	40 dwellings (37-44 proposed by site promoter)

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHELAA findings?	No
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No – the site is assessed as unsuitable on the basis that it lies outside the settlement policy boundary. Amendments to the settlement policy boundary can be made through the Neighbourhood Plan.
Neighbourhood Plan Site Assessment conclusion	<p>The site is potentially suitable for allocation in the Neighbourhood Plan.</p> <p>It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary. However, as noted in the SHELAA, the site is subject to several significant constraints.</p> <p>It is within the Kingsclere Conservation Area and is identified as an Important Open Space in the Conservation Area appraisal. Whilst this does not preclude development, it is likely that development of the site would result in adverse impacts on a designated heritage asset. It may also have adverse impacts on the adjacent listed and undesignated historic buildings identified in the SHELAA. These impacts should be discussed with the Local Planning Authority’s Conservation Officer. Development may also have adverse impacts on the setting of the AONB, although the site is well-screened from view by existing vegetation on most sides. Further assessment may be required to understand potential impact on long-range views from within the AONB.</p> <p>Access is currently restricted, and a new access is proposed from the south-east corner of the site onto Winchester Road. This would be just outside the 30mph speed limit, and consultation with the highways authority is recommended to determine whether the limit should be extended in order to provide safe access. Access from this point would also require a bridge over the brook, with potential ecological impacts.</p> <p>Development of the site would result in the loss of Grade 3 land – it is unknown if this is Grade 3a (Best and Most Versatile agricultural land) or Grade 3b.</p> <p>There are small areas of the site within Flood Zones 2 and 3 along the eastern and southern boundary (adjacent to the brook). Development should be directed towards the parts of the site at lower risk of flooding. On-site flood mitigation measures may be required.</p>

NP13 – Land at Porch Farm	
SHELAA Site Reference	KING007
Site Address	Land at Porch Farm, Newbury Road, Kingsclere
Gross Site Area (Hectares)	14.94
SHELAA conclusions	
Suitability/constraints	<p>Policy restrictions/constraints: The site is outside but adjacent to Kingsclere 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. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site.</p> <p>Physical problems: The site is largely covered by the mineral consultation area and safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. There are pylons crossing the site which may need to be put underground. Two PROWs cross the site, one through the middle of the site from north to south and the other diagonally west to east.</p> <p>Potential impacts: The North Wessex Downs AONB is located directly to the south of the site. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the AONB. The majority of the site is composed of agricultural land classified as grade 3. Additionally, Grade II Listed Building 'Porch Farmhouse' lies to the west of the site and development of the site may potentially impact upon the significance of the heritage asset.</p>
Availability	The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development. The site continued to be promoted via the issues and options consultation in late 2020.
Achievability	The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and is currently under option with a house builder. 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.
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.
Housing Yield	200 dwellings (based on live planning application) ²⁵

²⁵ This figure corresponds to the proposed number of homes in planning application 22/01856/FUL at the time of publication of the SHELAA (December 2022). The capacity has subsequently been reduced to 165 homes through an amendment to the application which was registered in September 2023.

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHELAA findings?	Yes – an amendment to the application (22/01856/FUL) was registered in September 2023 and the proposed number of dwellings has been reduced to 165.
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No – the site is assessed as unsuitable on the basis that it lies outside the settlement policy boundary. Amendments to the settlement policy boundary can be made through the Neighbourhood Plan.
Neighbourhood Plan Site Assessment conclusion	<p>The site is potentially suitable for allocation in the Neighbourhood Plan. It has been assessed as unsuitable in the SHELAA due to its location outside the settlement policy boundary for Kingsclere. Since the Neighbourhood Plan can propose amendments to settlement policy boundaries, this would not preclude it from being allocated for development and brought within an amended settlement boundary. However, it is physically separate from the established settlement boundary and from the existing residential development along the A339.</p> <p>The site lies immediately north of the AONB and is visually open, with views southwards across the site towards the AONB from the A339. There are likely to be significant landscape impacts if the site were developed, including adverse impacts on the setting of the AONB, and consultation with the AONB board would be required to understand whether this could be addressed through site layout and landscaping. Development is also likely to result in adverse visual amenity impacts for users of the Public Rights of Way which cross the site.</p> <p>The site is largely comprised of Grade 3 agricultural land. It is unknown whether this is Grade 3a or 3b, but there is potential for development of the site to result in the loss of the Best and Most versatile agricultural land. There may also be impacts on biodiversity given the presence of established hedgerows and mature trees, although these could be retained as part of any development.</p> <p>There may also be adverse impacts on the Grade II listed Porch Farmhouse and barn to the west of the site and their setting, although the site is of a scale which means that these impacts could be mitigated through design, layout and landscaping.</p> <p>There is direct access to the site from the A339, although this is a busy road and the existing access is close to a bend with limited visibility. Consultation would be required with the highways authority to determine whether this access can support the additional traffic movements associated with 165 new dwellings.</p> <p>The site is subject to a live application (22/01856/FUL) for outline permission for up to 165 homes, public open space and a cemetery. The application (originally for up to 200 homes) was validated in June 2022, with the quantum of development reduced to 165 via an amendment registered in September 2023. It is currently awaiting a decision.</p>

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