



# Kingsclere Neighbourhood Development Plan Site Assessment Report

---

December 2017

*Disclaimer: every effort has been taken to ensure that the information in this document is as accurate as possible but no responsibility is implied or taken for errors or omission.*

## Contents

|      |                                                                                           |    |
|------|-------------------------------------------------------------------------------------------|----|
| 1    | INTRODUCTION AND BACKGROUND.....                                                          | 3  |
| 1.1  | Purpose.....                                                                              | 3  |
| 2    | INITIAL IDENTIFICATION OF SITES AND COARSE SIEVE PROCESS.....                             | 5  |
| 2.1  | Identification of Sites.....                                                              | 5  |
| 2.2  | Coarse Sieve Process .....                                                                | 6  |
| 3    | SITE ASSESSMENT REVIEW BY URS .....                                                       | 8  |
| 3.1  | Appointment of Consultants.....                                                           | 8  |
| 3.2  | Outcome of Assessment by URS.....                                                         | 8  |
| 3.3  | Public Meeting held on 14/11/14 .....                                                     | 9  |
| 4    | SEPTEMBER 2015 SITE APPRAISAL.....                                                        | 10 |
| 4.1  | Sites for Consideration .....                                                             | 10 |
| 4.2  | Site Assessment Methodology and Outcome.....                                              | 11 |
| 4.3  | Public Meeting on 16/10/15 .....                                                          | 11 |
| 5    | SUMMER 2016 SITE ASSESSMENT .....                                                         | 12 |
| 5.1  | Introduction.....                                                                         | 12 |
| 5.2  | Site Evaluation Criteria .....                                                            | 12 |
| 5.3  | Weighting.....                                                                            | 12 |
| 5.4  | Site Location Criteria Methodology.....                                                   | 13 |
| 5.5  | Effect on Landscape Methodology.....                                                      | 13 |
| 5.6  | Environment Methodology .....                                                             | 13 |
| 5.7  | Historic Environment Methodology.....                                                     | 13 |
| 5.8  | Outcome of Assessment .....                                                               | 14 |
| 5.9  | Commentary on Outcome of Summer 2016 Assessment v. Earlier Site Assessment Review by URS. | 14 |
| 5.10 | Strokings Road.....                                                                       | 15 |
| 5.11 | Coppice Road.....                                                                         | 16 |
| 5.12 | Fawconer Road.....                                                                        | 17 |
| 5.13 | Poveys Mead .....                                                                         | 18 |
| 5.14 | Porch Farm.....                                                                           | 19 |
| 5.15 | Gaily Mill.....                                                                           | 20 |
| 5.16 | Multiple Sites versus Single site .....                                                   | 21 |
| 6    | ASSESSMENT OF SITES FOLLOWING REGULATION 14 CONSULTATION.....                             | 23 |
| 6.1  | Regulation 14 Consultation Responses .....                                                | 23 |
| 6.2  | Site Evaluation Methodology.....                                                          | 23 |
| 6.3  | Outcome of Assessment .....                                                               | 24 |

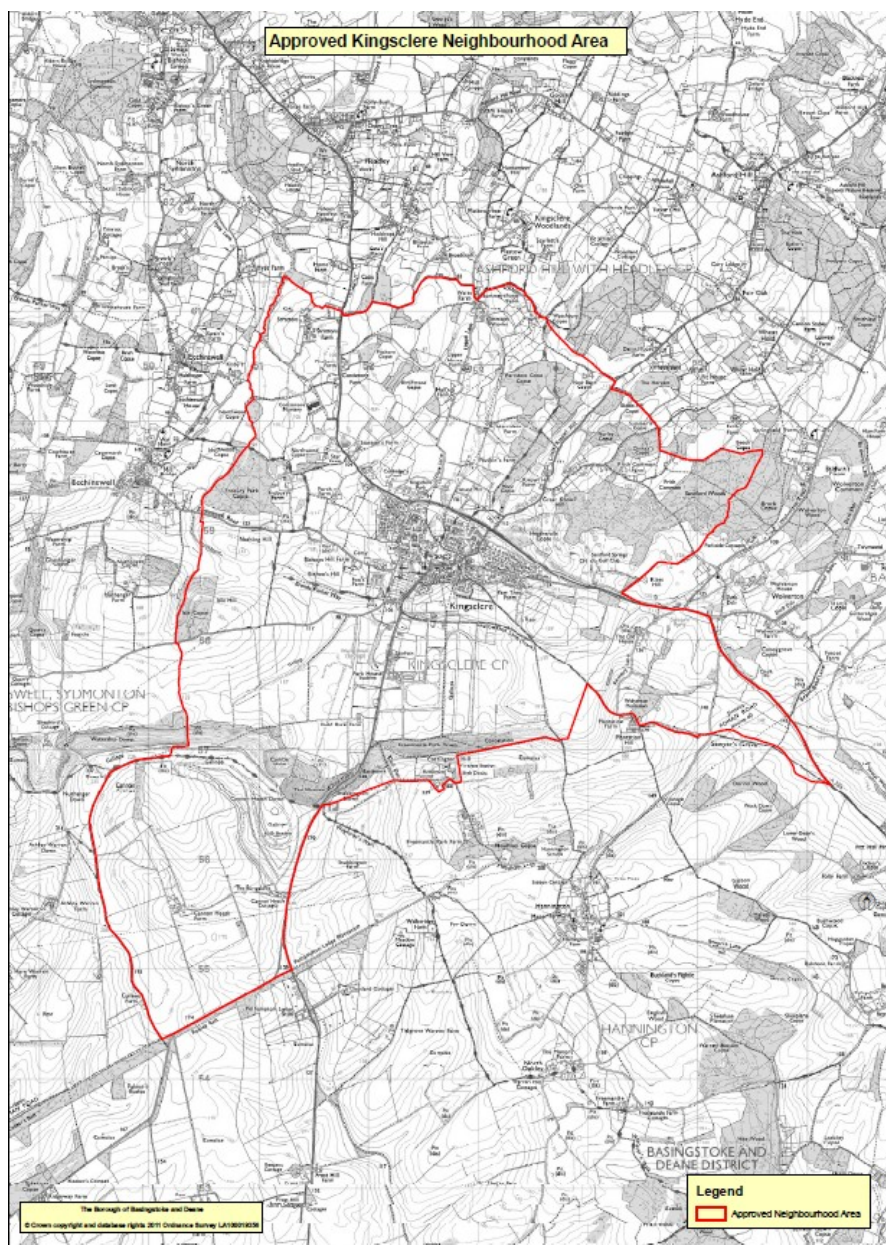
|     |                                                                                            |     |
|-----|--------------------------------------------------------------------------------------------|-----|
| 7   | CONCLUSIONS AND SITE ALLOCATIONS.....                                                      | 25  |
| 7.1 | Conclusions.....                                                                           | 25  |
| 7.2 | Site Allocations.....                                                                      | 25  |
|     | Appendix 1 – Site Appraisal Matrix (Jan 2014) .....                                        | 26  |
|     | Appendix 2 – URS Site Assessment Review.....                                               | 30  |
|     | Appendix 3 – Site Assessment Final Sift September 2015.....                                | 31  |
|     | Appendix 4 – Site Evaluation Matrix 6 October 2015 .....                                   | 41  |
|     | Appendix 5 – Scoring Criteria July 2016 .....                                              | 42  |
|     | Appendix 6 - Measurements Evidence – July 16 .....                                         | 46  |
|     | Appendix 7 – Landscape Scores July 2016 .....                                              | 70  |
|     | Appendix 8 – Site Assessment July 16 .....                                                 | 72  |
|     | Appendix 9 – Plan Showing extent of enlarged Yew Tree Farm site submitted by Thakeham..... | 73  |
|     | Appendix 10: Measurements Evidence July 2017 .....                                         | 74  |
|     | Appendix 11 – Landscape Scores – July 2017 .....                                           | 101 |
|     | Appendix 12 - Site Assessment July 2017 .....                                              | 103 |

## 1 INTRODUCTION AND BACKGROUND

### 1.1 Purpose

- 1.1.1 The National Planning Policy Framework (March 2012) requires Local Planning Authorities to undertake both the preparation of a Strategic Housing Land Availability Assessment (SHLAA) and detailed housing site assessments as part of their Plan formulation process. Whilst not at the same scale, the Kingsclere Neighbourhood Plan Committee (KNPC) has prepared this Site Assessment Report which is considered to be appropriate for Neighbourhood Planning purposes.
- 1.1.2 The Site Assessment Process is based on sites within the Neighbourhood Plan Area as shown on Map 1 below.

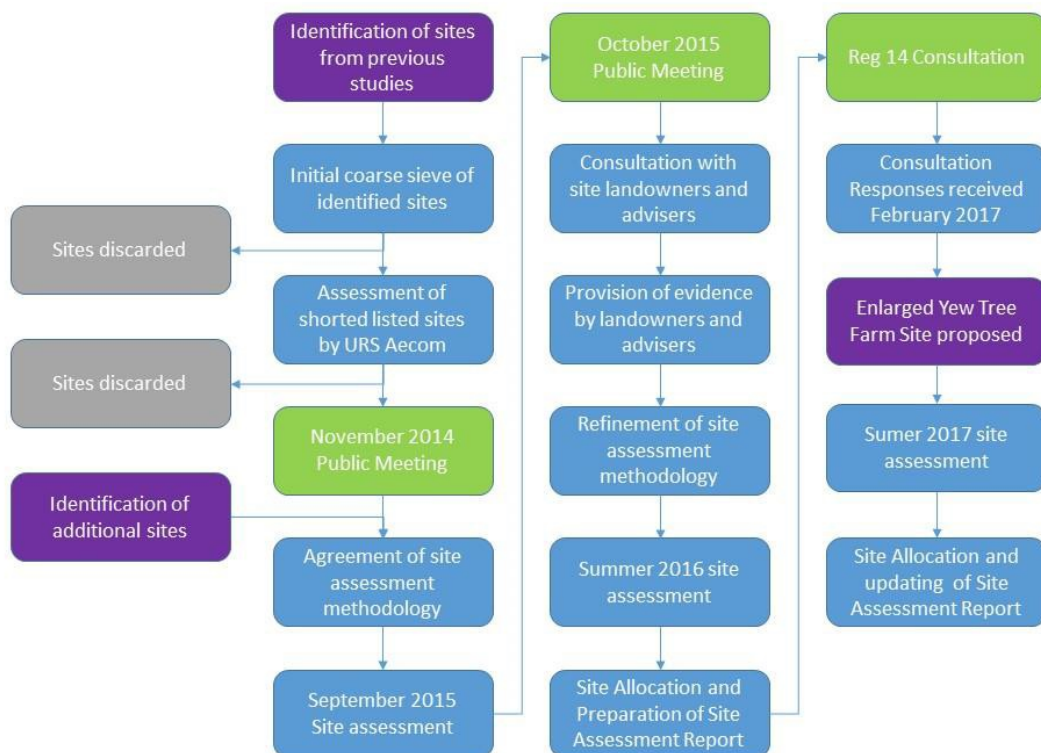
**Map 1. Kingsclere Neighbourhood Area**



- 1.1.3 The KNPC has adopted a systematic approach to the evaluation of sites. An initial long-list of sites was drawn from previous assessments. Some sites have been introduced

during the course of the Neighbourhood Planning Process and thus have not been subject to all the evaluations. Sites falling into this category are Porch Farm and Yew Tree Farm. The stages in the Site Assessment process are shown schematically on Table 1 below.

**Table 1. Site Assessment Process**



## 2 INITIAL IDENTIFICATION OF SITES AND COARSE SIEVE PROCESS

### 2.1 Identification of Sites

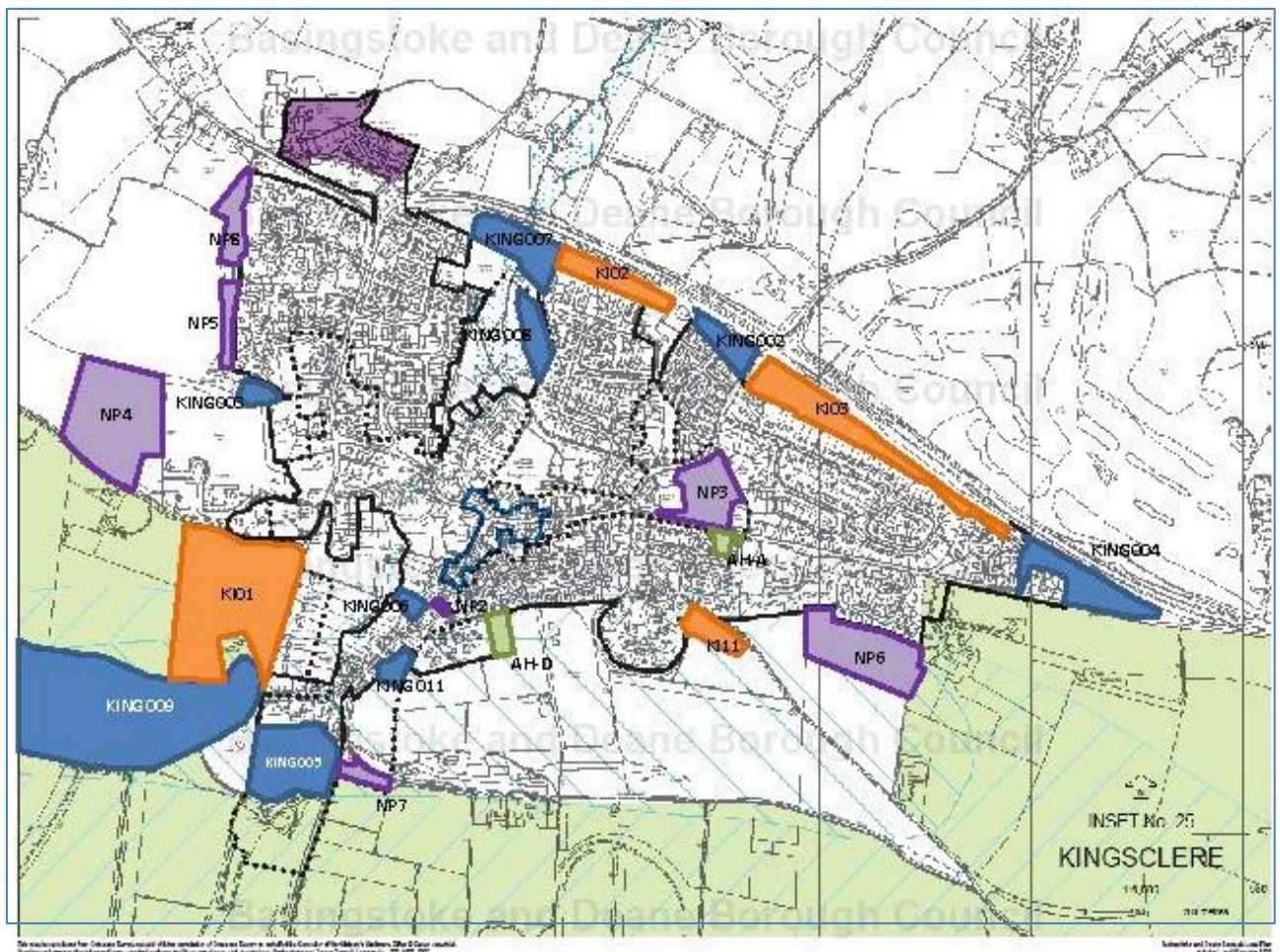
2.1.1 A thorough search was made for potential sites which might satisfy the requirements for Neighbourhood Plan Housing Sites. These were derived from a number of sources available to the team:

- The Basingstoke and Deane SHLAA of January 2013;
- The Basingstoke and Deane Local Plan Inquiry Topic Paper 12 of September 2004;
- Sites proposed to the Neighbourhood Plan Housing Sub-Group; and,
- A list of sites previously evaluated (during 2008) for the Kingsclere Parish Council as possible Affordable Housing sites.

2.1.2 The principal characteristics for inclusion of sites were that they fell close to the existing Kingsclere settlement and that they should accommodate at least 10 houses.

2.1.3 The sites and the source from which they were identified are shown on the Site Appraisal Matrix included in Appendix 1. Their location is shown in Map 2 below.

**Map 2. Sites for Initial Coarse Sieve Assessment**



## 2.2 Coarse Sieve Process

- 2.2.1 All of these sites were subjected to a preliminary “development constraints appraisal” – a “Coarse Sieve” - to seek to eliminate sites which are unsuitable sites. This appraisal was undertaken by the then Kingsclere Neighbourhood Plan Housing Sub-Group utilising information from previous appraisals; reference to the Local Plan Insert Map – Inset No. 25; Kingsclere and a site walkover.
- 2.2.2 The output from this first coarse sieve appraisal is shown on the Site Appraisal Matrix included in Appendix 1.
- 2.2.3 The matrix uses a coloured “scoring system” against each topic (where this has been assessed):
- Green indicates no appreciable issue;
  - Yellow indicates either a potential or actual constraint which might be resolvable;
  - Red indicates a constraint which is unlikely to be possible to overcome.
- 2.2.4 A number of sites can be seen to be duplicated between the various sources as follows:
- KING002 (Fawconer Road) and KI07 (Land North of Fawconer Road).
  - KING007 (Between A339 & Allotments, Longcroft Road) and KI15 (Between A339 & Allotments, Longcroft Road).
  - KING003 (Frog’s Hole) and KI16 (Land South of Frog’s Hole)
  - KING011 (Land on the South East Side of Swan Street) and KI17 (Land at 41 Swan Street)
- 2.2.5 Sites referenced KI07, KI15, KI16 and KI17 are therefore evaluated under their respective KING\*\*\* references.
- 2.2.6 Site AH-C (Strokins Road Garages) is considered as part of site KI02 (Land North of Strokins Road).
- 2.2.7 Potential constraints related to Archaeology and Ecology were not evaluated at this coarse sieve stage but were identified as important for later appraisal stages. These columns of the tables in Appendix 1 are therefore left blank / not coloured.
- 2.2.8 Potential Constraints related to Land Ownership and Covenants / POS were solely evaluated by the team based on their own knowledge with respect to certain sites. Cells where no knowledge was available have therefore been left blank / not coloured in Appendix 1.
- 2.2.9 The Sites which were considered to be suitable for carrying forward for further appraisal are those where no appreciable issues have been identified or where constraints are likely to be resolvable. All sites where a constraint has been identified that is unlikely to be possible to overcome have therefore been discarded from further assessment.
- 2.2.10 The sites carried forward were therefore:

| Site Reference  | Location                                     | Area (Ha)   |
|-----------------|----------------------------------------------|-------------|
| <b>KING 002</b> | Fawconer Road                                | <b>0.59</b> |
| <b>KING 004</b> | Kevin Close                                  | <b>1.3</b>  |
| <b>KING 005</b> | West of Winchester Road, North of Gaily Mill | <b>2</b>    |
| <b>KING 006</b> | 24 Swan Street                               | <b>TBD</b>  |
| <b>KING 007</b> | Between A339 & Allotments, Longcroft Road    | <b>1.2</b>  |
| <b>KING 008</b> | Land North of Prior's Mill, Strokins Road    | <b>0.68</b> |
| <b>KI 02</b>    | Land North of Strokins Road                  | <b>0.7</b>  |

| Site Reference | Location                                     | Area (Ha)  |
|----------------|----------------------------------------------|------------|
| <b>KI 03</b>   | Land North of Coppice Road                   | <b>1.8</b> |
| <b>NP2</b>     | Catholic Church                              | <b>TBD</b> |
| <b>NP6</b>     | <b>Land North of Rectory Lane / The Dell</b> | <b>TBD</b> |

### **3 SITE ASSESSMENT REVIEW BY URS**

#### **3.1 Appointment of Consultants**

- 3.1.1 In February 2014, the KNPC invited tenders from three Consultants to undertake an independent appraisal of the shortlisted sites identified in Section 2. The scope of work required of the consultants was identified to be:
- Desk Study of all sites across all the topics identified in the Appraisal Matrix;
  - Site Visits (using only public footpaths, highways etc);
  - Production of initial sketch designs of primary highway access arrangements and broad order budget estimates of the associated construction costs;
  - A high level review of any likely constraints with respect to the availability of utility services (gas, water, electricity, foul and surface water sewerage, telecoms).
  - Estimation of the developable area and number of units that each site might accommodate allowing for an appropriate development mix and affordable housing in accordance with the Local Plan Policy;
  - Production of a report detailing the findings with respect to each site;
  - Recommendations with respect to the most sustainable sites from all perspectives.
- 3.1.2 Based on an evaluation of the tenders received, URS (now AECOM) were selected as the consultants to undertake the study.
- 3.1.3 The KNPC advised URS that, as a result of further investigation subsequent to the initial coarse sieve it would be necessary to revise the list of sites for evaluation. 24 Swan Street (KING006), Longcroft Road (KING007), Land North of Prior's Mill (KING 008) and Catholic Church (NP2) were omitted from evaluation as these sites were found no longer to be available for development. West of Garret Close (NP5) and West of Keeps Mead (NP8) were included for evaluation at the suggestion of a member of the Parish Council.

#### **3.2 Outcome of Assessment by URS**

- 3.2.1 The URS report of their Site Assessment Review is included as Appendix 2. This clearly lays out their Methodology, Background and Site Appraisal. A pro-forma appraisal of each site is also included.
- 3.2.2 Section 4 of the pro-forma reports for the individual sites summarizes URS findings into four categories as follows:
- The site is suitable for development
  - This site has minor constraints
  - The site has significant constraints
  - The site is unsuitable for development
- 3.2.3 One site was considered unsuitable for development – KING004: Kevin Close.
- 3.2.4 The following are identified in the category as having minor constraints:
- KING002: Fawconer Road
  - KING005: West of Winchester Road, North of Gaily Mill
  - NP6: Land South of Poveys Mead
- 3.2.5 The following are identified in the category as having significant constraints:

- KI02: Land North of Strokens Road
- KI03: Land North of Coppice Road
- NP5: Land West of Garret Close
- NP8: Land West of Keeps Mead

### **3.3 Public Meeting held on 14/11/14**

3.3.1 A high level summary of the pro-forma appraisals for each site and the overall conclusions of the URS report were presented to and discussed at the Public Meeting held on 14<sup>th</sup> November 2014 at the Fieldgate Centre.

3.3.2 The general feedback from members of the public attending the meeting indicated that:

- the KNPC should seek further potential development sites;
- the KNPC should focus on providing the required 50 homes on a number of smaller sites; and,
- there was significant concern with respect to the potential impact of development of site KING005: West of Winchester Road, North of Gaily Mill on the river corridor of the Gaily Brook.

## **4 SEPTEMBER 2015 SITE APPRAISAL**

### **4.1 Sites for Consideration**

- 4.1.1 The KNPC took the feedback from the Public meeting and the conclusions of the URS Site Assessment Review on board and:
- Sought further sites through articles in the Parish Magazine and discussions with landowners;
  - Entered into discussions with landowners and their developer representatives to seek additional information necessary to address issues and constraints identified by URS particularly relating to
    - Ecological constraints;
    - Highways and Access; and
    - Noise
- 4.1.2 KING004 - Kevin Close, NP5 - West of Garret Close and NP8 – West of Keeps Mead were discounted from further consideration as it was established that these sites are (either formal or informal) Public Open Space and could therefore not be considered “available for development”.
- 4.1.3 All other sites considered by the URS Site Assessment review were carried forward for further consideration in order that potential mitigation of the “minor” or “significant” constraints identified by URS could be explored, as identified in 4.1.1 above.
- 4.1.4 Three further sites were identified for consideration; land at Porch Farm, Hampshire County Council (HCC) land adjacent to Kingsclere Business Park/A339 occasionally used as an aggregate storage yard, and land at Yew Tree Farm. Yew Tree Farm and Porch Farm were put forward by the present land owners or their representatives. HCC subsequently confirmed that they were not considering potential alternative uses of their land.
- 4.1.5 All landowners and their representatives were given the opportunity to provide additional evidence to demonstrate both how potential constraints to development could be addressed, and the opportunities presented by their sites. The discussions with land owners and their representatives yielded further pertinent background information including reports and study outputs. A number of indicative site layouts (or masterplans) were also received.
- 4.1.6 During July, August and September 2015, the KNPC undertook a second site evaluation based on the evidence assembled at that time. The sites evaluated were:
- Land North of Strokens Road
  - Land North of Coppice Road
  - Land North of Fawconer Road
  - Land South of Poveys Mead
  - Yew Tree Farm
  - Porch Farm
  - Gaily Mill

## **4.2 Site Assessment Methodology and Outcome**

- 4.2.1 A summary of the process and the scoring matrix for each site is included as Appendix 3.
- 4.2.2 The scores for each site and criteria are summarized on the Site Evaluation Matrix included as Appendix 4.

## **4.3 Public Meeting on 16/10/15**

- 4.3.1 A high level summary of the process and appraisals for each site were presented to and discussed at the Public Meeting held on 16th October 2015 at the Fieldgate Centre.
- 4.3.2 The principal issues raised by members of the public attending the meeting related to the need to create safe highway access into the sites and the provision of truly affordable housing for local people.

## 5 SUMMER 2016 SITE ASSESSMENT

### 5.1 Introduction

- 5.1.1 Following the October 2015 Public Meeting, the KNPC continued to consult with the land owners (and/or their representatives) of the seven sites to seek to ensure that all sites could be assessed on an equivalent footing. They were invited to put forward further evidence in support of their sites.
- 5.1.2 The owner of Yew Tree farm advised the Neighbourhood Plan Committee that they wished to withdraw the site from further consideration.
- 5.1.3 Six sites therefore remained for the final evaluation which is described below.

### 5.2 Site Evaluation Criteria

- 5.2.1 Leading up to and subsequent to the October 2015 Public Meeting, a significant number of comments and observations were received from members of the public, landowners, landowner representatives and officers of Basingstoke and Deane BC. These were collated by the KNPC team and are summarized in the document titled "Comments Received From Residents 1.10.2015 – 18.02.2016". The evaluation criteria used in the September 2015 Site Appraisal were adapted with a view to reflecting these comments and observations, providing further refinement to the process and to achieving greater objectivity.
- 5.2.2 In particular, a set of Scoring Criteria were developed to provide greater objectivity to the Assessment. These are provided in the table included in Appendix 5.
- 5.2.3 It was agreed within the KNPC team that the "General" criterion – "Is the site likely to cause or be affected by parking issues" should be removed as it is effectively addressed by relevant plan policies.
- 5.2.4 The "Site Location" criterion – "Potential to overlook/dominate existing houses or vice versa" was given added definition by consideration of "Distance to existing houses" and "Site Elevation Difference".
- 5.2.5 Scores of between 1 and 5 are attributed on the basis of the suitability of the site for housing – the higher the score, the more suitable the site is considered to be.

### 5.3 Weighting

- 5.3.1 Each criterion has been attributed a Weighting of between 1 and 4 by the KNPC. The higher the weighting the more significance the criterion is considered to have in the local context of Kingsclere. This weighting is based on a combination of Planning Policy and knowledge gained from public consultation undertaken over the course of the Kingsclere Neighbourhood Planning process. For example:
  - Criterion 1.5 - Ease of creating / impact of vehicular access to site is given a weighting of 4 as this was identified as an issue of particular concern at the Public meeting and in comments received from members of the public.
  - Criterion 2.4 – Is the site visible from AONB or would it protect and enhance it is given a weighting of 4 due to the significance placed on AONBs by National and Local Planning Policies. This was emphasized to the KNP team by both the Natural Environment Team Leader at BDBC and the Planning Advisor to the North Wessex Downs Area of Outstanding Natural Beauty who advised that "*The primary purpose of AONB status is to conserve and enhance natural beauty*". They further advised that, in their views, it would

be reasonable to treat sites adjoining the boundary of the AONB “as if they were within the AONB”.

## 5.4 Site Location Criteria Methodology

5.4.1 The evidence base for “Site Location” criteria (1.1 to 1.5) is described in the Measurements Evidence Report included as Appendix 6.

## 5.5 Effect on Landscape Methodology

5.5.1 The four “Effect on Landscape” criteria (2.1 to 2.4) were individually assessed by each member of the KNPC, using the Scoring Criteria included in Appendix 5. The individual scores are included in Appendix 7. These have been averaged and the averages are included in the overall assessment.

## 5.6 Environment Methodology

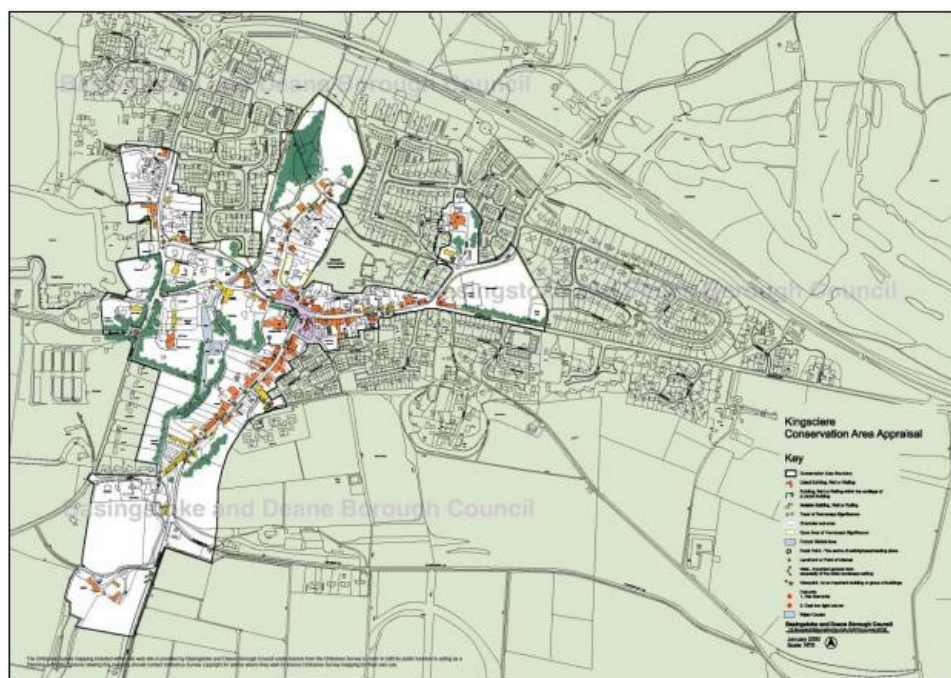
5.6.1 The “Environment” criteria were evaluated by two members of the KNPC who have an interest or professional background in such matters using the Scoring Criteria included in Appendix 5.

## 5.7 Historic Environment Methodology

5.7.1 The two “Historic Environment” criteria have been subject to a quantitative assessment based on information in the public domain. Distances from each site have been measured to the nearest listed or historic building identified on relevant mapping. The location of each site has also been evaluated in relation to the boundary of the Conservation Area.

5.7.2 Map 3 shows the Kingsclere Conservation area boundary.

**Map 3. Conservation Area Boundary**



5.7.3 Map 4 shows listed / historic buildings in Kingsclere.

**Map 4. Listed / Historic Buildings**



## 5.8 Outcome of Assessment

5.8.1 The outcome of the Sites Assessment is shown on the table included in Appendix 8.

5.8.2 This shows that the three sites most suitable for development are:

- Fawconer Road;
- Coppice Road; and
- Strokens Road.

5.8.3 The total number of homes that could be provided on these sites is considered to lie between 52 and 62 which is compatible with the objective for Kingsclere of “at least 50”.

## 5.9 Commentary on Outcome of Summer 2016 Assessment v. Earlier Site Assessment Review by URS

5.9.1 The Summer 2016 Assessment has significantly benefitted, over the October 2014 Site Assessment Review by URS, through:

- The receipt and evaluation of further surveys and information,
- Discussions with representatives and promoters of each of the sites,
- The receipt of initial site development layout plans; and
- Input from members of the public through meetings and written submissions.

5.9.2 The following paragraphs provide a brief discussion of the outcomes of the two assessments for each of the preferred sites.

## 5.10 Strokins Road

- 5.10.1 The URS Site Assessment Review concluded that the Strokins Road site potentially had “Significant Constraints”. The Site Assessment Pro-forma identifies a number of constraints including the SINC designation; the existence of public footpaths crossing the site; impact on adjoining properties to the south of the site; its location outside the settlement policy boundary; acting as a buffer between Kingsclere and the A339 road and contributing to the character of the settlement.
- 5.10.2 The Summer 2016 Assessment shows the Strokins Road site achieving a weighted score of 130.7 ranking it the 3rd most preferable development site.
- 5.10.3 The potential constraints identified by URS in their explanation/justification for decision to accept or discount the site have been addressed as follows through information provided by the promoters of the site:

| Issue                                                   | Mitigation/Comments                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SINC designation                                        | The initial development layout and written proposals for the site show the existing SINC to be excluded from the area of built development, aside from a small area of access road, and contain proposals for enhancement and improvement. A detailed management plan was also provided to the KNP team.                                                                                                                             |
| Existence of public footpaths crossing the              | The initial development layout for the site shows the existing public rights of way accommodated within the proposals and some improvements to pedestrian access to the site.                                                                                                                                                                                                                                                        |
| Impact on adjoining properties to the south of the site | The proposed development layout and the proposed nature of the development can be seen to be compatible with existing development in the vicinity.                                                                                                                                                                                                                                                                                   |
| Location outside the settlement policy boundary         | Basingstoke and Deane BC have confirmed that development outside of the settlement policy boundary is acceptable as there is a lack of available sites for development within the existing boundary. In any event, Kingsclere PC will work with Basingstoke and Deane BC to achieve appropriate amendment of the settlement policy boundary.                                                                                         |
| Acting as a buffer between Kingsclere and the A339 road | Recent development at Longcroft Road has set a precedent of development being permitted adjacent to the A339. This demonstrates that the need to preserve a buffer between Kingsclere and the A339 is no longer a consideration. None the less, the proposed development layout shows that the existing buffer will continue to exist over a significant length of the A339 boundary and the tree screen will generally be retained. |

| Issue                                           | Mitigation/Comments                                                                                                                                                                                                                                                                           |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contributing to the character of the settlement | The proposed development layout and the proposed nature of the development can be seen to be in keeping with the existing development. The proposals allow for the retention of open space alongside the proposed built development which will contribute to the character of the settlement. |

- 5.10.4 It has been demonstrated that constraints to development of this can generally be satisfactorily mitigated. Appropriate requirements with regard to the necessary mitigation measures will be included in the site allocation policies.
- 5.10.5 KNPC held two meetings with the potential developer of the site and detailed proposals have been submitted. Indicative plans were on display at the October 2015 public meeting. The site offers a suitable location for development, is currently available with a realistic prospect that housing will be delivered on the site within the plan period.
- 5.10.6 The potential developer conducted a site capacity exercise showing the site suitable for 12 houses including 36 car parking spaces. In addition, a further 13 unallocated car parking spaces will be made available. The URS Site Assessment Review gives an indicative capacity of 14 units based on a net developable area of 0.35 Ha at a density of 40 dwellings per hectare. It is therefore considered that delivery of 14 units will be possible through careful design. The remainder of the site will be landscaped and made into public open space.

## 5.11 Coppice Road

- 5.11.1 The URS Site Assessment Review concluded that the Coppice Road site potentially had "Significant Constraints". The Site Assessment Pro-forma identifies a number of constraints including the SINC designation, "narrow nature of the site in eastern section so comprehensive development is compromised," its location outside the settlement policy boundary; acting as a buffer between Kingsclere and the A339 road and adding to the rural setting of Kingsclere.
- 5.11.2 The Summer 2016 Assessment shows the Coppice Road site achieving a weighted score of 144.2 ranking it the 2<sup>nd</sup> most preferable development site.
- 5.11.3 The potential constraints identified by URS in their explanation/justification for decision for decision to accept or discount the site have been addressed as follows through information provided by the promoters of the site:

| Issue                                                                                    | Mitigation / Comments                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SINC designation                                                                         | The initial development layout and written proposals for the site show the existing SINC to be excluded from the area of built development, aside from a small area of access road, and contain proposals for enhancement and improvement. A detailed management plan was also provided to the KNP team. |
| Narrow nature of the site in eastern section so comprehensive development is compromised | The initial development layout proposals for the site show the eastern section of the site will be retained as open space as an integral component of the scheme.                                                                                                                                        |

| Issue                                                   | Mitigation / Comments                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location outside the settlement policy boundary         | Basingstoke and Deane BC have confirmed that development outside of the settlement policy boundary is acceptable as there is a lack of available sites for development within the existing boundary. In any event, Kingsclere PC will work with Basingstoke and Deane BC to achieve appropriate amendment of the settlement policy boundary.                                                                                         |
| Acting as a buffer between Kingsclere and the A339 road | Recent development at Longcroft Road has set a precedent of development being permitted adjacent to the A339. This demonstrates that the need to preserve a buffer between Kingsclere and the A339 is no longer a consideration. None the less, the proposed development layout shows that the existing buffer will continue to exist over a significant length of the A339 boundary and the tree screen will generally be retained. |
| Adding to the rural setting of Kingsclere               | The proposed development seeks to enhance the use of the site for rural pursuits such as walking and cycling by virtue of providing further pathways. The existing tree screen will generally remain and will continue to shield those who live in the area from sight of the A339.                                                                                                                                                  |

5.11.4 It has been demonstrated that constraints to development of this site can generally be satisfactorily mitigated. Appropriate requirements with regard to the necessary mitigation measures will be included in the site allocation policies.

5.11.5 KNPC held two meetings with the potential developer of the site and detailed proposals have been submitted. Indicative plans were on display at the October 2015 public meeting. The site offers a suitable location for development, is currently available with a realistic prospect that housing will be delivered on the site within the plan period.

5.11.6 The potential developer conducted a site capacity exercise showing the site suitable for 35 houses including 57 car parking spaces. In addition, a further 5 unallocated car parking spaces will be made available. The URS Site Assessment Review gives an indicative capacity of 36 units based on a net developable area of 0.9Ha at a density of 40 dwellings per hectare. It is therefore considered that delivery of 36 units will be possible through careful design. The remainder of the site will be landscaped and made into a public open space linking up with the designated green space at the end of Basingstoke Road.

## 5.12 Fawconer Road

5.12.1 The URS Site Assessment Review concluded that the Fawconer Road site potentially had "Minor Constraints". The Site Assessment Pro-forma identifies a number of constraints including its location outside the settlement policy boundary and problematic access.

5.12.2 The Summer 2016 Assessment shows the Fawconer Road site achieving a weighted score of 156.0 ranking it the most preferable development site.

5.12.3 The potential constraints identified by URS in their explanation/justification for decision for decision to accept or discount the site have been addressed as follows through information provided by the promoters of the site:

| Issue                                           | Mitigation / Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location outside the settlement policy boundary | Basingstoke and Deane BC have confirmed that development outside of the settlement policy boundary is acceptable as there is a lack of available sites for development within the existing boundary. In any event, Kingsclere PC will work with Basingstoke and Deane BC to achieve appropriate amendment of the settlement policy boundary.                                                                                                                                                                                                                                                      |
| Problematic Access                              | The Landowner and the prospective developer of the Fawconer Road site have commissioned an Access Appraisal report for the Fawconer Road and Coppice Road sites. This includes drawings showing three junction arrangement options which are based on parameters set out in the Department for Transport's Manual for Streets. The report concludes that that <i>"the simple priority staggered crossroad with a 30m separation between centrelines of 30m is the preferable option, although this could be reduced to 15m if required to fit with the proposed layout for the western site."</i> |

- 5.12.4 It has been demonstrated that constraints to development of this site can generally be satisfactorily mitigated. Appropriate requirements with regard to the necessary mitigation measures will be included in the site allocation policies.
- 5.12.5 KNPC held two meetings with the potential developer of the site and detailed proposals have been submitted. Indicative plans were on display at the October 2015 public meeting. The site offers a suitable location for development, is currently available with a realistic prospect that housing will be delivered on the site within the plan period.
- 5.12.6 A historic site capacity exercise undertaken by the developer showed the site suitable for 20 houses however this scheme would have resulted in the loss of some of trees. The URS Site Assessment Review gives an indicative capacity of 12 units based on a net developable area of 0.3Ha at a density of 40 dwellings per hectare. It is therefore considered that delivery of at least 12 units will be possible through careful design. The remainder of the site will be landscaped and made into a public open space.

### 5.13 Poveys Mead

- 5.13.1 The URS Site Assessment Review concluded that the Povey's Mead site potentially had "Minor Constraints". The Site Assessment Pro-forma identifies a number of constraints including new access provision would be required should this site come forward for housing development.
- 5.13.2 The Summer 2016 Assessment shows the Poveys Mead site achieving a weighted score of 130.1 ranking it the 4<sup>th</sup> most preferable development site.
- 5.13.3 The potential constraint identified by URS in their explanation/justification for decision to accept or discount the site is included together with an additional constraint included in their proforma report are commented on in the table below

| Issue                                                                                        | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New access provision would be required should this site come forward for housing development | In its current context the land is 'locked' and creation of access from an existing road will be difficult. Access from Povey's Mead has been proposed as has access from the existing farm track. It is understood the land owner is not in agreement with access from the existing farm track. Therefore any access is likely to be from Povey's Mead to which there is no direct adopted highway connection. No proposals have been forthcoming to mitigate this constraint. |
| <i>Less than 400m from AONB</i>                                                              | The site can be seen to sit directly adjacent to the boundary of the AONB. National and Local Planning Policies place great significance on AONBs. This was emphasized to the KNP team by Natural Environment Team Leader at BDBC who advised that it would be reasonable to treat sites adjoining the boundary of the AONB <i>"as if they were within the AONB"</i> .                                                                                                          |

5.13.4 There has been insufficient evidence produced to demonstrate how the constraints to development of this site can be satisfactorily mitigated. Although KNPC was given to understand by the landowner that the site was available for development, no proposals have been submitted.

## 5.14 Porch Farm

5.14.1 The URS Site Assessment Review did not appraise the Porch Farm site as its availability had not been identified at that time. A significant number of comments have been received from the public regarding development of this site, many of which were contained in an on-line public petition specifically related to the development of the site.

5.14.2 The Summer 2016 Assessment shows the Porch Farm site achieving a weighted score of 124.3 ranking it the 5<sup>th</sup> most preferable development site.

5.14.3 The potential constraints identified in public comments have been addressed as follows through information provided by the promoters of the site:

| Issue                                                                                        | Comments/Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adding to the rural setting of Kingsclere                                                    | The site sits in open countryside to the west of the existing settlement. The initial development layout for the site shows "Proposed planting" being provided around the site.                                                                                                                                                                                                                                                              |
| New access provision would be required should this site come forward for housing development | The initial development layout for the site shows access being providing through the upgrading of the existing farm entrance from the A339. The prospective developer has indicated that they are confident a satisfactory access arrangement can be constructed although no formal access assessment has been undertaken. The first houses within the proposed development will be more than 300m from the proposed junction with the A339. |

|                                                 |                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location outside the settlement policy boundary | Basingstoke and Deane BC have confirmed that development outside of the settlement policy boundary is acceptable as there is a lack of available sites for development within the existing boundary. In any event, Kingsclere PC will work with Basingstoke and Deane BC to achieve appropriate amendment of the settlement policy boundary. |
| Existence of public footpaths crossing the site | The initial development layout for the site shows the existing public rights of way either accommodated within the proposals or diverted around the site.                                                                                                                                                                                    |
| <i>Less than 400m from AONB</i>                 | The site can be seen to sit close to the boundary of the AONB. National and Local Planning Policies place great significance on AONBs. There are direct views into the site from the AONB itself. The initial development layout for the site shows "Proposed planting" being                                                                |

- 5.14.4 Some evidence has been produced to demonstrate how the constraints related to proposed access to the development and to the existence of public footpaths might be mitigated. The proposals to provide planting to screen the site from the AONB do not provide mitigation with respect to proximity.
- 5.14.5 KNPC held two meetings with the potential developer of the site and outline proposals have been submitted. Indicative plans were on display at the October 2015 public meeting. The site is currently available with a prospect that housing will be delivered on the site within the plan period.
- 5.14.6 The potential developer conducted a site capacity exercise showing the site suitable for 50 houses based on density of 12 – 14/15 homes per acre. All would include off street car parking. The remainder of the site will be landscaped and made into a public open space. URS did not evaluate the capacity of the site as it was put forward after their report had been prepared.

## 5.15 Gaily Mill

- 5.15.1 The URS Site Assessment Review concluded that the Gaily Mill site potentially had "Minor Constraints". The Site Assessment Pro-forma identifies a number of constraints including site is within a Conservation Area; site is adjacent to a Listed Building; partly within Flood Zones 2 and 3 and is outside the Settlement Policy Boundary. These constraints were also reflected in comments made in an on-line petition specifically related to the development of the site.
- 5.15.2 The Summer 2016 Assessment shows the Gaily Mill site achieving a weighted score of 101.9 ranking it the 6<sup>th</sup> most preferable development site.
- 5.15.3 The potential constraints identified by URS in their explanation/justification for decision to accept or discount the site are included together with an additional constraint included in their proforma report are commented on in the table below.

| Issue                              | Comments                                                                                                                                                                                                                                          |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site is within a Conservation Area | The Gaily Mill site is the only proposed site which lies within the boundary of the conservation area. Proposed development would need to recognize this constraint and be sympathetically designed to minimize any potential detrimental impact. |

| Issue                                                                                                                    | Comments                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site is located adjacent to a Listed Building                                                                            | The Gaily Mill site lies in close proximity to three listed buildings including the Gaily Mill. Proposed development would need to recognize this constraint and be sympathetically designed to minimize any potential detrimental impact.                                                                                                                     |
| Site is partly located in Flood Zones 2 and 3                                                                            | The initial development layout proposals for the site show that development will be located outside the areas identified as Flood Zones 2 and 3.                                                                                                                                                                                                               |
| Location outside the settlement policy boundary                                                                          | Basingstoke and Deane BC have confirmed that development outside of the settlement policy boundary is acceptable as there is a lack of available sites for development within the existing boundary. In any event, Kingsclere PC will work with Basingstoke and Deane BC to achieve appropriate amendment of the settlement policy boundary.                   |
| No current access provision. B3051 road borders the site to the east and would be most appropriate for providing vehicle | It is understood that the proposed development would be accessed by a new junction onto the B3051. This will necessitate the access road to the site crossing the Gaily Brook and its flood plain. These works will impact on both the functioning of the Gaily Brook, its ecology and will require the consent of the Environment Agency.                     |
| Less than 400m from AONB                                                                                                 | The site can be seen to sit directly adjacent to the boundary of the AONB. National and Local Planning Policies place great significance on AONBs. This was emphasized to the KNP team by Natural Environment Team Leader at BDBC who advised that it would be reasonable to treat sites adjoining the boundary of the AONB "as if they were within the AONB". |

- 5.15.4 Some evidence has been produced to demonstrate how the constraint related to Flood Zones might be mitigated. Insufficient evidence has been provided to demonstrate that other constraints can be satisfactorily mitigated.
- 5.15.5 KNPC held one meeting with the potential developer of the site and outline proposals have been submitted. Outline plans were on display at the October 2015 public meeting. The site is currently available with a prospect that housing will be delivered within the plan period.
- 5.15.6 The potential developer proposed development of 30 homes on the site but no indicative layout has been produced. The URS Site Assessment Review gives an indicative capacity of 40 units based on a net developable area of between 1.2 and 1.5 Ha at a density of 30 dwellings per hectare. It is therefore considered that delivery of at least 30 units will be possible through careful design. The remainder of the site would be landscaped and made into a public open space.

## 5.16 Multiple Sites versus Single site

- 5.16.1 The KNP team received clear guidance from the public meetings held in November 2014 and October 2015 and from written submissions of the preference for development on a number of smaller sites (rather than one large site). This was evidenced through a "show of hands" at the public meetings.
- 5.16.2 Allocation of Porch Farm would clearly conflict with this objective.

- 5.16.3 Allocation of Gaily Mill (in conjunction with one other site) would partially satisfy this objective.
- 5.16.4 The allocation of the three sites of Strokins Road, Coppice Road and Fawconer Road clearly satisfies this objective.

## 6 ASSESSMENT OF SITES FOLLOWING REGULATION 14 CONSULTATION

### 6.1 Regulation 14 Consultation Responses

- 6.1.1 The Draft Neighbourhood Plan was submitted for consultation commencing on 9<sup>th</sup> January 2017. Responses were received from many statutory bodies and from members of the community.
- 6.1.2 A formal Consultation Response document has been prepared by the Neighbourhood Plan Group.
- 6.1.3 The Neighbourhood Plan Group noted the consultation response from Basingstoke and Deane BC. The Council response states *“The accompanying ‘Site Assessment Report’ provides useful information on the sophisticated and extensive site assessment and selection process setting out the stages that have taken place.”* The following table lists the principal site specific responses received:

| Consultation Responder                                             | Site(s) Supported                          |
|--------------------------------------------------------------------|--------------------------------------------|
| Turley on behalf of Middleton & Portway Estates /Wade Estate Trust | Gaily Mill                                 |
| Thakeham                                                           | Yew Tree Farm (Enlarged Site)              |
| David Wilson Homes                                                 | Coppice Road, Fawconer Road, Strokens Road |
| Boyer on behalf of Linden Ltd                                      | Porch Farm                                 |

- 6.1.4 Of particular consequence for the Site Assessment process was a response received from Thakeham. Thakeham proposed the consideration of a large site based around the previously submitted Yew Tree Farm site, extended to include the previously submitted Poveys Mead site and additional land at Yew Tree Farm. The site extends to around 11.1 hectares. A plan showing the extent of the proposed site is included in Appendix 9.
- 6.1.5 Thakeham have not provided any further details relating to the possible form of development that they are envisaging at Yew Tree Farm such as a masterplan or the number or type of houses. Based on the area of the site it can be anticipated that it would be large enough to accommodate more than 50 houses.
- 6.1.6 The Neighbourhood Plan group were advised by officers of Basingstoke and Deane BC that it would be prudent to consider and assess the revised Yew Tree Farm site proposed by Thakeham for consistency.

### 6.2 Site Evaluation Methodology

- 6.2.1 The Yew Tree Farm site was assessed using the weightings, criteria and methodology identified in paragraphs 5.2 to 5.7. This ensures that all sites have been assessed on a consistent basis. An updated version of the Measurements Evidence is included in Appendix 10 and an updated version of the Landscape scores in Appendix 11.

### **6.3 Outcome of Assessment**

6.3.1 The results of the assessment of the revised Yew Tree Farm site have been added alongside those from the Summer 2016 assessment and are shown in the table included in Appendix 12.

6.3.2 This shows that the three sites most suitable for development are:

- Fawconer Road;
- Coppice Road; and
- Strokins Road.

6.3.3 The total number of homes that could be provided on these sites is considered to lie between 52 and 62 which is compatible with the objective for Kingsclere of “at least 50”.

## **7 CONCLUSIONS AND SITE ALLOCATIONS**

### **7.1 Conclusions**

- 7.1.1 The KNPC has undertaken a number of site evaluations during the course of the preparation of the Kingsclere Neighbourhood Plan. The list of sites evaluated has generally been consistent following the initial coarse sieve.
- 7.1.2 The final evaluation undertaken in July 2017 has been based on evidence taken from publicly available information, local knowledge and documentation provided by the landowners and/or their representatives. This evaluation is considered to be an objective assessment of the relative merits of each site.
- 7.1.3 This shows that the three sites most suitable for development are:
- Fawconer Road;
  - Coppice Road; and
  - Strokins Road.
- 7.1.4 The total number of homes that could be provided on these sites is considered to lie between 52 and 62 which is compatible with the objective for Kingsclere of “at least 50”.

### **7.2 Site Allocations**

- 7.2.1 It is therefore considered appropriate for each of the sites to be given an allocation in the Kingsclere Neighbourhood Plan generally as follows:
- Fawconer Road – Development for at least 12 residential dwellings;
  - Coppice Road - Development for at least 26 residential dwellings; and
  - Strokins Road - Development for at least 14 residential dwellings.

## Appendix 1 – Site Appraisal Matrix (Jan 2014)

| Source         | Site Ref | Location                                     | Area (Ha) | Proposed by                                         | Previous Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Neighbourhood Plan Boundary | Suitable for minimum 5 Units | AONB | Settlement Policy Boundary | Conservation Area | Access | Flood Risk | Ground Water Protection Zone | Potentially Contaminated Land | Archaeology | Ecology | Land Ownership | Covenants / POS |
|----------------|----------|----------------------------------------------|-----------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|------|----------------------------|-------------------|--------|------------|------------------------------|-------------------------------|-------------|---------|----------------|-----------------|
| SHLAA Jan 2013 | KING 002 | Fawconer Road                                | 0.59      | David Wilson Homes                                  | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP and forms one of several sites, making up a continuous strip between the village edge and the A339, which was recognised by the Local Plan Inspector as contributing to the rural character and setting of the village. Given the size of the site it is not considered to be suitable for strategic allocation, however the site could come forward through alternative mechanisms, such as neighbourhood planning if the physical constraints can be addressed.                                                                                                                                                                   |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 003 | Frog's Hole                                  | 0.3       | David Wilson Homes                                  | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP and forms part of the semi-rural character of the edge of the village, as noted by the Local Plan Inspector. Given the size of the site it is not considered to be suitable for strategic allocation, however the site could come forward through alternative mechanisms, such as neighbourhood planning if the physical constraints can be addressed.                                                                                                                                                                                                                                                                              |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 004 | Kevin Close                                  | 1.3       | B&DBC                                               | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP and forms one of several sites, making up a continuous strip between the village edge and the A339, which was recognised by the Local Plan Inspector as contributing to the rural character and setting of the village. The site is owned by BDBC and was obtained as public open space through a s106 agreement, and is therefore not considered appropriate for residential development following the Council Motion of 2 April 2009.                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 005 | West of Winchester Road, North of Gaily Mill | 2         | Frampton's Planning for Middleton & Portway Estates | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP, within the conservation area and is in an area where there is little containment. Part of the site falls within Flood Zones 2 and 3. Development would result in an inappropriate extension into the countryside and is not considered to be suitable for strategic allocation. Given the location of the site and its relationship with the existing settlement, it is considered unlikely that it would be suitable for development through alternative mechanisms, such as neighbourhood planning.                                                                                                                              |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 006 | 24 Swan Street                               |           |                                                     | The Site is owned by the Borough Council but is no longer being actively pursued for residential development. The site has been fully let to various office uses and a dance studio. Therefore it is no longer available for residential use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 007 | Between A339 & Allotments, Longcroft Road    | 1.2       | Individual                                          | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP and forms one of several sites, making up a continuous strip between the village edge and the A339, which was recognised by the Local Plan Inspector as contributing to the rural character and setting of the village. Given the size of the site it is not considered to be suitable for strategic allocation, however the site could come forward through alternative mechanisms, such as neighbourhood planning if the physical constraints can be addressed.                                                                                                                                                                   |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 008 | Land North of Prior's Mill, Strokins Road    | 0.68      |                                                     | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP, within the conservation area which comprises an Open Area of Townscape Significance containing significant trees. Given the size of the site it is not considered to be suitable for strategic allocation, however the site could come forward through alternative mechanisms, such as neighbourhood planning if the physical constraints can be addressed.                                                                                                                                                                                                                                                                        |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 009 | North of Foxes Lane, part of Field Bam Farm  | 13.5      | Frampton's Planning for Middleton & Portway Estates | The site lies outside of the Settlement Policy Boundary (SPB) as defined under saved policy D5 of the ALP, within the North Wessex Downs AONB and is an area where there is little self-containment. Development would result in an inappropriate extension into the countryside and is not considered to be suitable for strategic allocation. Given the location of the site and its relationship with the existing settlement, it is considered unlikely that it would be suitable for development through alternative mechanisms, such as neighbourhood planning.                                                                                                                                                                         |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 010 | Land North of Chestnut Cottage, Headley      | 8.37      | Hary West Investments                               | The site lies outside, and not adjacent to, any Settlement Policy Boundary (SPB) as defined under saved Policy D5 of the ALP. Development of this site would be out of scale with the size of the village and would potentially harm the landscape character of the area, as such the site would not be suitable for strategic allocation. Furthermore, it is unlikely that the site would be suitable for development through alternative means, such as neighbourhood planning on the basis of its size, although development of a smaller part of the site could be considered under such a mechanism.                                                                                                                                     |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                | KING 011 | Land on the South East Side of Swan Street   | 0.35      | Individual                                          | The majority of the site lies outside the Settlement Policy Boundary (SPB). A small section of the south western part of the site falls within the SPB of the settlement. The site comprises an area of vacant land to the south east of Swan Street, with pedestrian access directly onto Swan Street. Vehicular access would be subject to local highways authority approval. The site falls within the Kingsclere Conservation Area and therefore consideration would need to be given to saved Policy E3 of the ALP. The site is not considered to be suitable for strategic allocation, however the site could come forward through alternative mechanisms, such as neighbourhood planning if the physical constraints can be addressed. |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |

| Source                                             | Site Ref | Location                                  | Area (Ha) | Proposed by | Previous Consideration                                                                                                                             | Neighbourhood Plan Boundary | Suitable for minimum 5 Units | AONB | Settlement Policy Boundary | Conservation Area | Access | Flood Risk | Ground Water Protection Zone | Potentially Contaminated Land | Archaeology | Ecology | Land Ownership | Covenants / POS |
|----------------------------------------------------|----------|-------------------------------------------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|------|----------------------------|-------------------|--------|------------|------------------------------|-------------------------------|-------------|---------|----------------|-----------------|
| Local Plan Inquiry Topic Paper 12 - September 2004 | KI 01    | Fox's Farm                                | 4.8       |             | See Local Plan Paper. Outside the SPB. Clearly visible from AONB. Not Brownfield. Would adversely impact on the character of the area and the AONB |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 02    | Land North of Strokens Road               | 0.7       |             | See Local Plan Paper.                                                                                                                              |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 03    | Land North of Coppice Road                | 1.8       |             | See Local Plan Paper. Outside the SPB. In Open Countryside.                                                                                        |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 07    | Land North of Fawconer Road               | 0.6       |             | See Local Plan Paper. Equivalent to KING 002.                                                                                                      |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 11    | Land South of the Dell                    | 0.4       |             | See Local Plan Paper. Encroachment into the open countryside towards the AONB. Does not relate to the development pattern of the village           |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 15    | Between A339 & Allotments, Longcroft Road | 0.4       |             | See Local Plan Paper. Equivalent to KING 007.                                                                                                      |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 16    | Land South of Frog's Hole                 |           |             | See Local Plan Paper KING003.                                                                                                                      |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                                    | KI 17    | Land at 41 Swan Street                    |           |             | See Local Plan Paper. Equivalent to KING 011                                                                                                       |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |

| Source                         | Site Ref | Location                              | Area (Ha) | Proposed by | Previous Consideration                                                                                                                                                                      | Neighbourhood Plan Boundary | Suitable for minimum 5 Units | AONB | Settlement Policy Boundary | Conservation Area | Access | Flood Risk | Ground Water Protection Zone | Potentially Contaminated Land | Archaeology | Ecology | Land Ownership | Covenants / POS |
|--------------------------------|----------|---------------------------------------|-----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|------|----------------------------|-------------------|--------|------------|------------------------------|-------------------------------|-------------|---------|----------------|-----------------|
| Proposed by Neighbourhood Plan | NP1      | Yew Tree Farm                         |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP2      | Catholic Church                       |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP3      | Holding Field                         |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP4      | Land adjacent to the Cemetery         |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP5      | Land West of Garrett Close            |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP6      | Land North of Rectory Lane / The Dell |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP7      | Old Gas Works                         |           |             | Land would require remediation. Previous objections from the highways officer on sustainability grounds and provision of a suitable access into the site from Winchester Road. See Site NP7 |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | NP8      | Land West of Keeps Mead               |           |             |                                                                                                                                                                                             |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |

| Source                         | Site Ref | Location              | Area (Ha) | Proposed by | Previous Consideration                                                                                                                                                                      | Neighbourhood Plan Boundary | Suitable for minimum 5 Units | AONB | Settlement Policy Boundary | Conservation Area | Access | Flood Risk | Ground Water Protection Zone | Potentially Contaminated Land | Archaeology | Ecology | Land Ownership | Covenants / POS |
|--------------------------------|----------|-----------------------|-----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|------|----------------------------|-------------------|--------|------------|------------------------------|-------------------------------|-------------|---------|----------------|-----------------|
| Affordable Housing Site Search | AH-A     | Basingstole Road      |           | KPC         | An Area of POS. As such the principle of development would not be supported unless compliance with LP Policy C7 can be demonstrated.                                                        |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | AH-B     | South Road Garages    |           | KPC         | Will need to demonstrate that the loss of the garages will be acceptable. Alternatively would have to re-provide.                                                                           |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | AH-C     | Strokins Road Garages |           | KPC         | Will need to demonstrate that the loss of the garages will be acceptable. Alternatively would have to re-provide.                                                                           |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | AH-D     | Fielden Court         |           | KPC         | Difficult to achieve an appropriate form of development for the location. Potentially difficult neighbour relations. Difficult to achieve appropriate access.                               |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |
|                                | AH-E     | Old Gas Works         |           | KPC         | Land would require remediation. Previous objections from the highways officer on sustainability grounds and provision of a suitable access into the site from Winchester Road. See Site NP7 |                             |                              |      |                            |                   |        |            |                              |                               |             |         |                |                 |

## **Appendix 2 – URS Site Assessment Review**

7.2.1 The following is a link to the URS Site Assessment Review on the KNP website.

<http://www.kingsclere-np.org.uk/shared/attachments.asp?f=f7c21881-849b-4234-b529-10e10bbb70b5%2Epdf>

## KINGSCLERE NEIGHBOURHOOD PLAN SITE ASSESSMENT FINAL SIFT SEPTEMBER 2015

This paper is a brief summary of the site assessment process undertaken by members of the Kingsclere Neighbourhood Planning Group. The group met on four occasions to assess the seven sites under consideration – 11<sup>th</sup> July, 3<sup>rd</sup> August, 17<sup>th</sup> August and 7<sup>th</sup> September.

A more detailed paper on the Process of Housing Site Assessment will be produced in due course. This paper is intended to provide information to residents of Kingsclere prior to the public meeting scheduled for October 16<sup>th</sup>.

### 1. Essential criteria

The sites being evaluated have already met the following essential criteria:

|                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a. Site is available (has been proposed for consideration by the landowners or their agents).</b>                                                                                                                                                                                          |
| <b>b. Site can accommodate 10 or more homes</b>                                                                                                                                                                                                                                               |
| <b>c. Site is within or adjacent to the existing settlement policy boundary</b>                                                                                                                                                                                                               |
| <b>d. Site has no covenants that would prevent development</b>                                                                                                                                                                                                                                |
| <b>e. Site is considered 'viable'. This means that access can be gained and that essential services such as water, electricity, gas, and sewerage can be connected. Development is considered to be technically feasible and there are no immediately obvious significant abnormal costs.</b> |

All sites offer potential for improving infrastructure because of the Community Infrastructure Levy (CIL). Amenities such as sports fields, additional parking, footpaths, traffic calming or additional hedging/trees are examples. Some developers have offered additional improvements as part of their development plans. A policy will to be written for any chosen site to ensure that these are a condition of development, in particular road issues. This takes account of the possibility that it is a different developer that does the work and their plan may not include the same improvement unless it is a stipulated condition.

### 2. Scoring, weighting & criteria

#### *Scoring*

The score indicates the degree of meeting the criteria. A high score is positive, a low score negative.

#### *Weighting*

Weighting is applied according to the severity and importance of individual criteria e.g. proximity to a bus stop, although desirable, is not considered as important as criteria protecting & enhancing the Area of Outstanding Natural Beauty (AONB). Weightings are

therefore 2 and 20 respectively.

### *Criteria*

Criteria used are based on a list of potential criteria provided by Planning Aid, the not for profit organisation who have provided assistance to the group. We also considered the criteria used by other similar NP groups and BDBC. Summary of criteria used:

## **1. Site location**

- 1.1 Within or adjacent to the Settlement Policy Boundary (15)
- 1.2 Proximity to local amenities (10)
- 1.3 Proximity to a bus stop (2)
- 1.4 Potential to overlook/dominate existing houses or vice versa (10)
- 1.5 Ease of creating / impact of vehicular access to site (20)

## **2. Effect on landscape**

- 2.1 Does the site enhance landscape character and diversity (10)
- 2.2 Is the site visible from Rights of Way etc., are views impaired (10)
- 2.3 Would the site negatively affect public open space or create more (15)
- 2.4 Is the site visible from the AONB or would it protect and enhance it (20)

## **3. Environment**

- 3.1 Impact on biodiversity (SINC's etc.) (20)
- 3.2 Flooding potential (15)
- 3.3 Agricultural land classification (5)
- 3.4 Is the site affected by noise (10)
- 3.5 Any physical constraints e.g. electricity pylons etc.(5)

## **4. Historic Environment**

- 4.1 Does the site affect/detract from listed/historical buildings (10)
- 4.2 Is the site in proximity to or within the Conservation Area (15)

## **5. General**

- 5.1 Is the site likely to cause, or be affected by, parking issues (10)

## **General comments accompanying site evaluations**

- 1.3 Weighting is low as we considered buses are infrequent and not used by majority
- 1.5 Weighting takes account of access provided without undue impact on existing residents. Safety is considered to be of paramount importance to all sites.
- 2.2 Rights of Way. There are many RoWs in & around Kingsclere with many going through built up areas. The scoring is aimed at views from RoWs outside the village centre where the view would be impaired by new development. No footpaths would be lost to future development.
- 3.4 Criteria based on group knowledge, not official records.

## **Glossary**

|             |                                      |
|-------------|--------------------------------------|
| <b>AONB</b> | Area of Outstanding Natural Beauty   |
| <b>BDBC</b> | Basingstoke & Deane Borough Council  |
| <b>CIL</b>  | Community Infrastructure Levy        |
| <b>RoW</b>  | Rights of Way                        |
| <b>SINC</b> | Site of Nature Conservation Interest |
| <b>SPB</b>  | Settlement Policy Boundary           |

# Land next to Gaily Mill

# Score/Weighting

# Potential number of houses: Developer 30 Consultants 40

|                                |                                                                     |                                                         |                                                         |                                                                        |                                                    |                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|---------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>10/15</b>                   | 1.2 Proximity to local amenities<br><b>10/10</b>        | 1.3 Proximity to a bus stop<br><b>0/2</b>               | 1.4 Potential to overlook or dominate exiting housing<br><b>8/10</b>   | 1.5 Vehicular access to site<br><b>12/20</b>       | Totals & Comments<br><b>40/57</b>                                                                                                                                                                                                                                                                                        |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>3/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>2/10</b>     | 2.3 Negatively affect public open space<br><b>11/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>3/20</b> |                                                    | <b>19/55</b><br>Developer proposes making a public open space next to Winchester Rd. Adjacent to the AONB. Would be visible from elevated properties on Bear Hill. Little enhancement to landscape character.                                                                                                            |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>8/20</b>                              | 3.2 Flooding potential<br><b>6/15</b>                   | 3.3 Agricultural land<br><b>2/5</b>                     | 3.4 Site affected by traffic noise<br><b>6/10</b>                      | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>26/55</b><br>Site partially covered by flood zones 2 & 3. No official environmental designation but ecological assessment commissioned by the developer states development would cause minor loss/disturbance to habitat or injury to badger, dormouse, water vole, breeding birds, reptiles & white clawed crayfish. |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>4/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>0/15</b> |                                                         |                                                                        |                                                    | <b>4/25</b><br>In Conservation Area. Adjacent to a listed building.                                                                                                                                                                                                                                                      |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                         |                                                         |                                                                        |                                                    | <b>9/10</b>                                                                                                                                                                                                                                                                                                              |
| <b>Total score Placing</b>     |                                                                     |                                                         |                                                         |                                                                        |                                                    | <b>98/202</b><br><b>7<sup>th</sup> place</b>                                                                                                                                                                                                                                                                             |

# Land behind Poveys Mead      Score/Weighting

Potential number of houses: Developer 38 Consultants 40\*

We understand a portion of this land has been sold. The developer has been unable to give a revised area/housing density figure

|                                |                                                                     |                                                          |                                                        |                                                                        |                                                    |                                                                                                                                                                                                              |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>15/15</b>                   | 1.2 Proximity to local amenities<br><b>2/10</b>          | 1.3 Proximity to a bus stop<br><b>0/0</b>              | 1.4 Potential to overlook or dominate exiting housing<br><b>2/10</b>   | 1.5 Vehicular access to site<br><b>6/20</b>        | Totals & Comments<br><b>25/57</b><br>Site largely contained. Would overlook few houses. Land is locked and can only be accessed via a gateway in Poveys Mead which would severely impact on adjacent houses. |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>6/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>5/10</b>      | 2.3 Negatively affect public open space<br><b>8/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>3/20</b> |                                                    | <b>22/55</b><br>Site currently used as a paddock and has little landscape character. Is visible from RoWs and the AONB.                                                                                      |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>16/20</b>                             | 3.2 Flooding potential<br><b>14/15</b>                   | 3.3 Agricultural land<br><b>2/5</b>                    | 3.4 Site affected by traffic noise<br><b>8/10</b>                      | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>44/55</b><br>Site a distance from main road. No environmental designations.                                                                                                                               |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                        |                                                                        |                                                    | <b>24/25</b>                                                                                                                                                                                                 |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                          |                                                        |                                                                        |                                                    | <b>9/10</b>                                                                                                                                                                                                  |
| <b>Total score Placing</b>     |                                                                     |                                                          |                                                        |                                                                        |                                                    | <b>124/202</b><br><b>6<sup>th</sup> place</b>                                                                                                                                                                |

**Land behind Strokins Road**

**Score/Weighting**

**Potential number of houses: Developer 16 Consultants 14**

|                                |                                                                     |                                                          |                                                        |                                                                         |                                                    |                                                                                                                                                                                                                                                    |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>15/15</b>                   | 1.2 Proximity to local amenities<br><b>10/10</b>         | 1.3 Proximity to a bus stop<br><b>2/2</b>              | 1.4 Potential to overlook or dominate exiting housing<br><b>5/10</b>    | 1.5 Vehicular access to site<br><b>6/20</b>        | <b>Totals &amp; Comments</b><br><b>38/57</b><br>Development behind existing flats. Access through an estate with a high level of off-street parking. Unsightly garage block would be demolished to facilitate access road. No development on SINC. |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>6/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>4/10</b>      | 2.3 Negatively affect public open space<br><b>5/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>20/20</b> |                                                    | <b>35/55</b><br>Development is on site used as an open space, particularly for dog walkers. Site preserves some open space. SINC currently in poor condition but developer would enhance & manage.                                                 |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>13/20</b>                             | 3.2 Flooding potential<br><b>14/15</b>                   | 3.3 Agricultural land<br><b>5/5</b>                    | 3.4 Site affected by traffic noise<br><b>2/10</b>                       | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>38/55</b><br>Traffic noise from A339. Mitigation strategy to protect species during development.                                                                                                                                                |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                        |                                                                         |                                                    | <b>24/25</b>                                                                                                                                                                                                                                       |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>5/10</b> |                                                          |                                                        |                                                                         |                                                    | <b>5/10</b><br>Off street parking provided and parking bays provided in place of demolished garage block.                                                                                                                                          |
| <b>Total score Placing</b>     |                                                                     |                                                          |                                                        |                                                                         |                                                    | <b>140/202</b><br><b>5<sup>th</sup> place</b>                                                                                                                                                                                                      |

**Land at Porch Farm**

**Score/Weighting**

**Potential number of houses: Developer 50 Consultants N/A**

|                                |                                                                     |                                                          |                                                         |                                                                         |                                                    |                                                                                                                                                                                                                                                             |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>12/15</b>                   | 1.2 Proximity to local amenities<br><b>6/10</b>          | 1.3 Proximity to a bus stop<br><b>2/2</b>               | 1.4 Potential to overlook or dominate existing housing<br><b>8/10</b>   | 1.5 Vehicular access to site<br><b>18/20</b>       | <b>Totals &amp; Comments</b><br><b>46/57</b><br>Footpath access to village centre. Supermarket within walking distance. Would overlook houses on A339. Access from A339 will not affect existing developments. Good traffic management from A339 essential. |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>7/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>2/10</b>      | 2.3 Negatively affect public open space<br><b>10/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>10/20</b> |                                                    | <b>29/55</b><br>Little effect on landscape character. Screened by BDBC buffer strip to east. Developer proposes landscaping to south & west. Little impact on view from AONB in the distance. New public open space provided by developer.                  |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>16/20</b>                             | 3.2 Flooding potential<br><b>12/15</b>                   | 3.3 Agricultural land<br><b>1/5</b>                     | 3.4 Site affected by traffic noise<br><b>5/10</b>                       | 3.5 Physical constraints e.g. pylons<br><b>2/5</b> | <b>36/55</b><br>Flood zone 1. Pylons close to site.                                                                                                                                                                                                         |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                         |                                                                         |                                                    | <b>24/25</b>                                                                                                                                                                                                                                                |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                          |                                                         |                                                                         |                                                    | <b>9/10</b>                                                                                                                                                                                                                                                 |
| <b>Total score Placing</b>     |                                                                     |                                                          |                                                         |                                                                         |                                                    | <b>144/202</b><br><b>4<sup>th</sup> place</b>                                                                                                                                                                                                               |

**Land between Yew Tree Farm  
& Basingstoke Road**

**Score/Weighting**

**Potential number of houses: Developer 38 Consultants 10**

|                                |                                                                     |                                                          |                                                        |                                                                        |                                                    |                                                                                                                                                                |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>15/15</b>                   | 1.2 Proximity to local amenities<br><b>5/10</b>          | 1.3 Proximity to a bus stop<br><b>0/2</b>              | 1.4 Potential to overlook or dominate exiting housing<br><b>9/10</b>   | 1.5 Vehicular access to site<br><b>18/20</b>       | <b>Totals &amp; Comments</b><br><b>47/57</b><br>Site well contained visually.                                                                                  |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>5/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>9/10</b>      | 2.3 Negatively affect public open space<br><b>8/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>0/20</b> |                                                    | <b>22/51</b><br>Doesn't connect with nearby landscape. Visually prominent from a main road into the village (B'stoke Rd.) Forms northern boundary of the AONB. |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>14/20</b>                             | 3.2 Flooding potential<br><b>14/15</b>                   | 3.3 Agricultural land<br><b>5/5</b>                    | 3.4 Site affected by traffic noise<br><b>6/10</b>                      | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>43/55</b><br>Site is a garden landscape.                                                                                                                    |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                        |                                                                        |                                                    | <b>24/25</b>                                                                                                                                                   |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                          |                                                        |                                                                        |                                                    | <b>9/10</b>                                                                                                                                                    |
| <b>Total score Placing</b>     |                                                                     |                                                          |                                                        |                                                                        |                                                    | <b>145/202</b><br><b>3<sup>rd</sup> place</b>                                                                                                                  |

# Land behind Coppice Road

# Score/Weighting

# Potential number of houses: Developer 26 Consultants 36

|                                |                                                                     |                                                          |                                                         |                                                                         |                                                    |                                                                                                                                                                            |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>15/15</b>                   | 1.2 Proximity to local amenities<br><b>8/10</b>          | 1.3 Proximity to a bus stop<br><b>2/2</b>               | 1.4 Potential to overlook or dominate existing housing<br><b>5/10</b>   | 1.5 Vehicular access to site<br><b>10/20</b>       | <b>Totals &amp; Comments</b><br><b>40/57</b><br>Largely greenfield – connects with little existing housing. Proposed access from Ashford Hill Rd problematic.              |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>5/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>10/10</b>     | 2.3 Negatively affect public open space<br><b>11/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>20/20</b> |                                                    | <b>46/55</b><br>Developer has offered to improve SINC, so although access goes through part of SINC, it's an overall improvement. Remaining open space would be developed. |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>10/20</b>                             | 3.2 Flooding potential<br><b>14/15</b>                   | 3.3 Agricultural land<br><b>5/5</b>                     | 3.4 Site affected by traffic noise<br><b>2/10</b>                       | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>35/55</b><br>Noise from A339.                                                                                                                                           |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                         |                                                                         |                                                    | <b>24/25</b>                                                                                                                                                               |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                          |                                                         |                                                                         |                                                    | <b>9/10</b>                                                                                                                                                                |
| <b>Total score</b>             |                                                                     |                                                          |                                                         |                                                                         |                                                    | <b>154/202</b>                                                                                                                                                             |
| <b>Placing</b>                 |                                                                     |                                                          |                                                         |                                                                         |                                                    | <b>2<sup>nd</sup> place</b>                                                                                                                                                |

**Land behind Fawconer Road      Score/Weighting**

**Potential number of houses: Developer 19 Consultants 12**

|                                |                                                                     |                                                          |                                                         |                                                                         |                                                    |                                                                                                                                                               |
|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site location</b>        | 1.1 Within or adjacent to the SPB<br><b>15/15</b>                   | 1.2 Proximity to local amenities<br><b>8/10</b>          | 1.3 Proximity to a bus stop<br><b>2/2</b>               | 1.4 Potential to overlook or dominate exiting housing<br><b>7/10</b>    | 1.5 Vehicular access to site<br><b>10/20</b>       | <b>Totals &amp; Comments</b><br><b>42/57</b><br>Proposed access from Ashford Hill Rd problematic. Need to investigate possibility of access from Fawconer Rd. |
| <b>2. Effect on landscape</b>  | 2.1 Enhancing landscape character & diversity<br><b>4/10</b>        | 2.2 Visible for RoWs, views impaired<br><b>10/10</b>     | 2.3 Negatively affect public open space<br><b>11/15</b> | 2.4 Visible from AONB, would site protect & enhance it?<br><b>20/20</b> |                                                    | <b>45/55</b><br>Proposal includes additional open space. Wouldn't enhance landscape very much but open space would be better managed.                         |
| <b>3. Environment</b>          | 3.1 Impact on diversity<br><b>14/20</b>                             | 3.2 Flooding potential<br><b>14/15</b>                   | 3.3 Agricultural land<br><b>5/5</b>                     | 3.4 Site affected by traffic noise<br><b>2/10</b>                       | 3.5 Physical constraints e.g. pylons<br><b>4/5</b> | <b>39/55</b><br>Noise from A339. Flood zone 1. Ecology report concludes no priority habitats supported by site.                                               |
| <b>4. Historic environment</b> | 4.1 Affect or distract from historical buildings<br><b>9/10</b>     | 4.2 Proximity to or in Conservation Area<br><b>15/15</b> |                                                         |                                                                         |                                                    | <b>24/25</b>                                                                                                                                                  |
| <b>5. General</b>              | 5.1 Likely to cause or be affected by parking issues<br><b>9/10</b> |                                                          |                                                         |                                                                         |                                                    | <b>9/10</b>                                                                                                                                                   |
| <b>Total score Placing</b>     |                                                                     |                                                          |                                                         |                                                                         |                                                    | <b>159/202</b><br><b>1<sup>st</sup> place</b>                                                                                                                 |

**KINGSCLERE NEIGHBOURHOOD PLANNING GROUP  
OCTOBER 2015**

## Appendix 4 – Site Evaluation Matrix 6 October 2015

|                                                                                 |                       |                     |                      |                    |                      |                   |                   |
|---------------------------------------------------------------------------------|-----------------------|---------------------|----------------------|--------------------|----------------------|-------------------|-------------------|
| Version date: 6 October 2015                                                    | <b>Strokings Road</b> | <b>Coppice Road</b> | <b>Fawconer Road</b> | <b>Poveys Mead</b> | <b>Yew Tree Farm</b> | <b>Porch Farm</b> | <b>Gaily Mill</b> |
| <b>Potential No of Dwellings(Developer/AECOM)</b>                               | <b>16/14</b>          | <b>26/36</b>        | <b>19/12</b>         | <b>38/40</b>       | <b>38/10</b>         | <b>50+/N/A</b>    | <b>30/40</b>      |
| <b><u>1. Site Location</u></b>                                                  |                       |                     |                      |                    |                      |                   |                   |
| 1.1 Within or adjacent to the Settlement Policy Boundary (Weighting 15)         | 15                    | 15                  | 15                   | 15                 | 15                   | 12                | 10                |
| 1.2 Proximity to local amenities (Weighting 10)                                 | 10                    | 8                   | 8                    | 2                  | 5                    | 6                 | 10                |
| 1.3 Proximity to a bus stop (Weighting 2)                                       | 2                     | 2                   | 2                    | 0                  | 0                    | 2                 | 0                 |
| 1.4 Potential to overlook/dominate existing houses or vice versa (Weighting 10) | 5                     | 5                   | 7                    | 2                  | 9                    | 8                 | 8                 |
| 1.6 Ease of creating / impact of vehicular access to site (Weighting 20)        | 6                     | 10                  | 10                   | 6                  | 18                   | 18                | 12                |
| <b><u>2. Effect of Landscape</u></b>                                            |                       |                     |                      |                    |                      |                   |                   |
| 2.1 Does the site enhance landscape character and diversity (W 10)              | 6                     | 5                   | 4                    | 6                  | 5                    | 7                 | 3                 |
| 2.2 Is the site visible from Rights of Way etc., are views impaired (W10)       | 4                     | 10                  | 10                   | 5                  | 9                    | 2                 | 2                 |
| 2.3 Would the site negatively affect public open space or create more (W 15)    | 5                     | 11                  | 11                   | 8                  | 8                    | 10                | 11                |
| 2.4 Is the site visible from AONB or would it protect and enhance it (W 20)     | 20                    | 20                  | 20                   | 3                  | 0                    | 10                | 3                 |
| <b><u>3. Environment</u></b>                                                    |                       |                     |                      |                    |                      |                   |                   |
| 3.1 Impact on biodiversity (SINCs etc) (W 20)                                   | 13                    | 10                  | 14                   | 16                 | 14                   | 16                | 8                 |
| 3.2 Flooding potential (W 15)                                                   | 14                    | 14                  | 14                   | 14                 | 14                   | 12                | 6                 |
| 3.3 Agricultural land classification (5)                                        | 5                     | 5                   | 5                    | 2                  | 5                    | 1                 | 2                 |
| 3.4 Is the site affected by noise (W10)                                         | 2                     | 2                   | 2                    | 8                  | 6                    | 5                 | 6                 |
| 3.5 Any physical constraints e.g. electricity pylons etc. (W 5)                 | 4                     | 4                   | 4                    | 4                  | 4                    | 2                 | 4                 |
| <b><u>4. Historic Environment</u></b>                                           |                       |                     |                      |                    |                      |                   |                   |
| 4.1 Does the site affect or detract from listed/historical buildings (W 10)     | 9                     | 9                   | 9                    | 9                  | 9                    | 9                 | 4                 |
| 4.2 Is the site in proximity to or in the conservation area (W 15)              | 15                    | 15                  | 15                   | 15                 | 15                   | 15                | 0                 |
| <b><u>5. General</u></b>                                                        |                       |                     |                      |                    |                      |                   |                   |
| 5.1 Is the site likely to cause, or be affected by, parking issues (W 10)       | 5                     | 9                   | 9                    | 9                  | 9                    | 9                 | 9                 |
| <b>TOTAL</b>                                                                    | <b>140</b>            | <b>154</b>          | <b>159</b>           | <b>124</b>         | <b>145</b>           | <b>144</b>        | <b>98</b>         |

## Appendix 5 – Scoring Criteria July 2016

|          | <b>Score</b>                                                                                    | <b>5</b>                                                                                                                | <b>4</b>                                  | <b>3</b>                                                                                                                        | <b>2</b>                                    | <b>1</b>                                                  |
|----------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|
| <b>1</b> | <b><u>Site Location</u></b>                                                                     |                                                                                                                         |                                           |                                                                                                                                 |                                             |                                                           |
| 1.1      | Within or adjacent to the Settlement Policy Boundary (SPB)                                      | Within the SPB                                                                                                          | Adjacent to and within the SPB            | Adjacent to but outside the SPB                                                                                                 | Nearest part of Site is <50m from the SPB   | Nearest part of site is >50m from the SPB                 |
| 1.2      | Proximity of Centre of Site to the Village Centre / St Mary's Church along Public Rights of Way | <500m from St Mary's Church                                                                                             | 500 - 750m from St Mary's Church          | 750 - 1000m from St Mary's Church                                                                                               | 1000 - 1250m from St Mary's Church          | >1250m from St Mary's Church                              |
| 1.3      | Proximity to a bus stop from centre of site                                                     | <100m                                                                                                                   | 100-150m                                  | 150-200m                                                                                                                        | 200-250m                                    | >250m                                                     |
| 1.4      | Potential to overlook/dominate existing houses or vice versa - Distance to existing houses      | No dwellings within 25m of site boundary                                                                                | <10 dwellings within 25m of site boundary | 10-25 dwellings within 25m of site boundary                                                                                     | 25-50 dwellings within 25m of site boundary | >50 dwellings within 25m of site boundary                 |
| 1.4a     | Potential to overlook/dominate existing houses or vice versa - Site Elevation Difference        | Elevation <= 2m height difference                                                                                       | Elevation >= 2m height difference         | Elevation >= 4m height difference                                                                                               | Elevation >= 7m height difference           | Elevation >= 10m height difference                        |
| 1.5      | Ease of creating / impact of vehicular access to site                                           | Development Site adjoins a adopted public highway (excl. the Bypass) with no physical barriers (watercourse or similar) |                                           | Development Site adjoins adopted public highway (excl. the Bypass) but need to cross physical barriers (watercourse or similar) |                                             | Development Site does not adjoin a adopted public highway |

|     | <u>Score</u>                                                      | 5                                                                                                                                                                                                      | 4                                                                                                       | 3                                                                                                                        | 2                                                                                                                                                                                    | 1                                                                                                                                                                                                                                 |
|-----|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2   | <u>Effect of Landscape</u>                                        |                                                                                                                                                                                                        |                                                                                                         |                                                                                                                          |                                                                                                                                                                                      |                                                                                                                                                                                                                                   |
| 2.1 | Does the site enhance landscape character and diversity           | Site positively contributes to Kingsclere's urban and rural landscape character (e.g. no impacts on existing landscape/character and positive measures set out in scheme; or removal of local eyesore) | Neutral landscape/character impact - no local landscape impacts, or minor impacts that can be mitigated | Limited negative impact - site presents one or more local landscape character issues, but some mitigation possible       | Moderate negative impact - site presents one or more local landscape character issues; some mitigation possible                                                                      | Significant negative impact - site presents a number of local landscape issues, with limited mitigation possible.                                                                                                                 |
| 2.2 | Is the site visible from Rights of Way etc., are views impaired   | Site has positive impact - e.g. improves views from rights of way by removing an eyesore                                                                                                               | Neutral impact on public Views/amenity - e.g. not visible, very distant, entirely screened.             | Limited negative impact on public amenity - e.g. views distant, or can be largely screened by landscaping in the future. | Moderate negative impact. Public views/amenities directly altered or changed but mitigation possible; site directly adjacent to a public right of way with some mitigation possible. | Significant negative impact. Public views/amenity directly changed or altered - e.g. right of way goes through site; views or public amenity directly altered or changed; mitigation not offered or unlikely to mitigate impacts. |
| 2.3 | Would the site negatively affect public open space or create more | Site has significant potential for new public open space and does not impact on existing space                                                                                                         | Site does not impact on existing open space, and has some potential for new open space                  | Site has neutral impact - does not impact on open space but limited or no potential for new open space.                  | Site would lead to direct build over space used as formal or informal open space but offers some enhancement. Public still able to use parts of site.                                | Site will mean direct build on space currently used as formal or informal open space and offers no alternative or enhancement. Open space & amenity permanently lost.                                                             |

|     | <b><u>Score</u></b>                                                  | <b>5</b>                                                                               | <b>4</b>                                                     | <b>3</b>                                                                                                                                                                                                                              | <b>2</b>                                                                                                                                                                                                                               | <b>1</b>                                                                                                                                                                                                                                                                        |
|-----|----------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.4 | Is the site visible from AONB or would it protect and enhance it     | Site positively protects and enhances AONB, is not within AONB and not visible from it | Neutral impact - is not within AONB and not visible from it. | Limited negative impacts on AONB e.g. site affects key views in and out of AONB or other special features (landmarks, historic or natural features). Consider distance, significance, replaceability and ability to mitigate impacts. | Moderate negative impact on AONB e.g. site affects key views in and out of AONB or other special features (landmarks, historic or natural features). Consider distance, significance, replaceability, and ability to mitigate impacts. | Significant impacts on AONB e.g. site affects key views in and out of AONB or other special features (landmarks, historic or natural features). Consider distance, significance, replaceability, and ability to mitigate impacts. Site sits within or directly adjacent to AONB |
| 3   | <b><u>Environment</u></b>                                            |                                                                                        |                                                              |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                 |
| 3.1 | Impact on biodiversity (SINCs, habitats and known protected species) | Development unlikely to impact negatively on biodiversity                              | Development has neutral/limited impact on biodiversity       | Development likely to impact negatively on biodiversity - 1 or more of following assets present on site:                                                                                                                              | Development likely to impact negatively on biodiversity - 1 or more of following assets present on site:                                                                                                                               | Development highly likely to impact negatively on biodiversity - 1 or more of the following assets present on site:                                                                                                                                                             |
| 3.2 | Flooding potential                                                   | All of Site within Flood Zone 1                                                        | Parts of site within Flood Zone 2                            | All of Site within Flood Zone 2                                                                                                                                                                                                       | Parts of Site within Flood Zone 3                                                                                                                                                                                                      | All of Site within Flood Zone 3                                                                                                                                                                                                                                                 |
| 3.3 | Agricultural land classification                                     | Grade 5/non agricultural                                                               | Grade 4                                                      | Grade 3                                                                                                                                                                                                                               | Grade 2                                                                                                                                                                                                                                | Grade 1                                                                                                                                                                                                                                                                         |
| 3.4 | Is the site affected by traffic noise                                | A339 >200m from nearest house                                                          | A339 100 -200m from nearest proposed house                   | A339 50-100m from nearest proposed house                                                                                                                                                                                              | A339 25-50m from nearest proposed house                                                                                                                                                                                                | A339 <25m from nearest proposed house                                                                                                                                                                                                                                           |

|     | <b><u>Score</u></b>                                              | <b>5</b>                                                               | <b>4</b>                                                       | <b>3</b>                                                       | <b>2</b>                                                      | <b>1</b>                                                 |
|-----|------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------|
| 3.5 | Any physical constraints e.g. electricity pylons etc.            | No known cable routes crossing site                                    |                                                                |                                                                |                                                               | 1 or more known cable route crossing site                |
| 4   | <b><u>Historic Environment</u></b>                               |                                                                        |                                                                |                                                                |                                                               |                                                          |
| 4.1 | Does the site affect or detract from listed/historical buildings | Site Boundary >200m from nearest Listed/historic building              | Site Boundary 200 - 150m from nearest Listed/historic building | Site Boundary 150 - 100m from nearest Listed/historic building | Site Boundary 100 - 50m from nearest Listed/historic building | Site Boundary <50m from nearest Listed/historic building |
| 4.2 | Is the site in proximity to or in the conservation area          | Site is wholly outside the Conservation Area                           |                                                                | Site is partly within the Conservation Area                    |                                                               | Site is wholly within the Conservation Area              |
| 5   | <b><u>General</u></b>                                            |                                                                        |                                                                |                                                                |                                                               |                                                          |
| 5.1 | Is the site likely to cause, or be affected by, parking issues   | Removed as a consideration as this is addressed by Policy Requirements |                                                                |                                                                |                                                               |                                                          |

## Appendix 6 - Measurements Evidence – July 16

### Proximity to local amenities & bus stop

Tools used:

- Website with ability to draw lines to a certain length <https://www.freemaptools.com/measure-distance.htm>.
- GPS app on phone, uploaded to <http://endomondo.com> to check distance reported by <http://www.freemaptools.com>.

For each site's data, taken from central point of site to bus and local amenities (considered to be the square near St Mary's church):

- Route via road/footpath.

The route via road/footpath for this document was checked independently by two of the neighbourhood planning team and an average used to score each site.

## Summary

### Proximity to local amenities:

|                | Proximity to local amenities (metres) | Score |
|----------------|---------------------------------------|-------|
| Strokings Road | 703                                   | 4     |
| Coppice Road   | 762                                   | 3     |
| Fawconer Road  | 751                                   | 3     |
| Poveys Mead    | 1037                                  | 2     |
| Porch Farm     | 859                                   | 3     |
| Gaily Mill     | 654                                   | 4     |

### Scoring criteria

|                                                                                            | 5                           | 4                                | 3                                 | 2                                  | 1                            |
|--------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|-----------------------------------|------------------------------------|------------------------------|
| Proximity of Centre of Site to the Village Centre /"the Square" along Public Rights of Way | <500m from St Mary's Church | 500 - 750m from St Mary's Church | 750 - 1000m from St Mary's Church | 1000 - 1250m from St Mary's Church | >1250m from St Mary's Church |

### Proximity to bus stop:

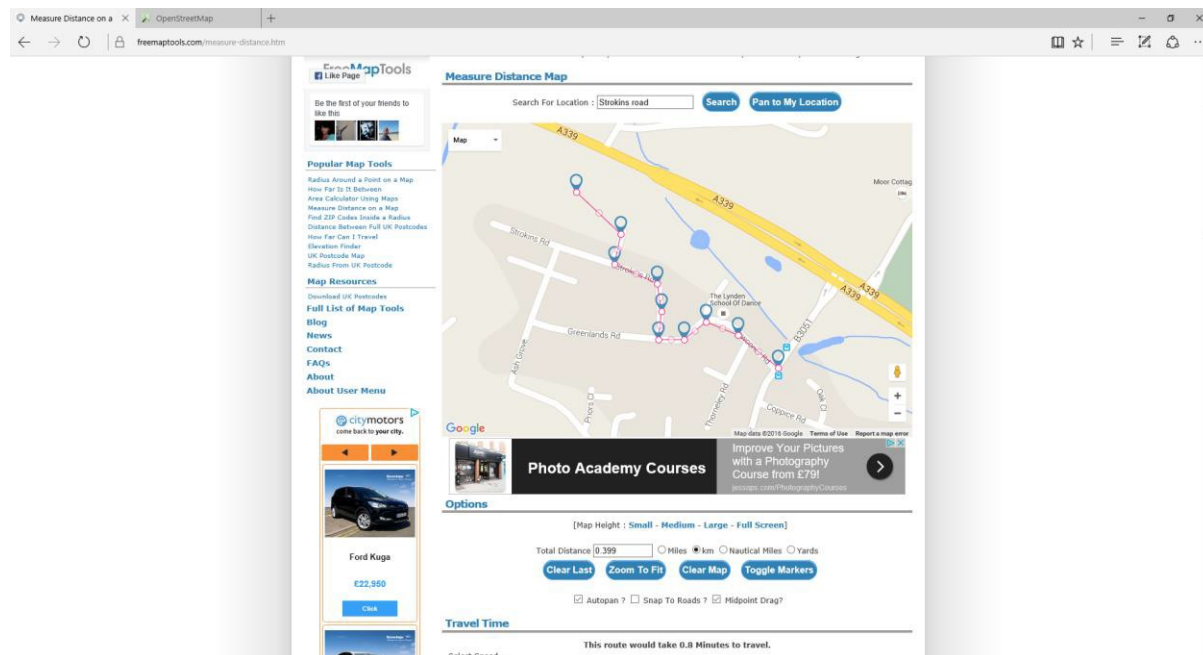
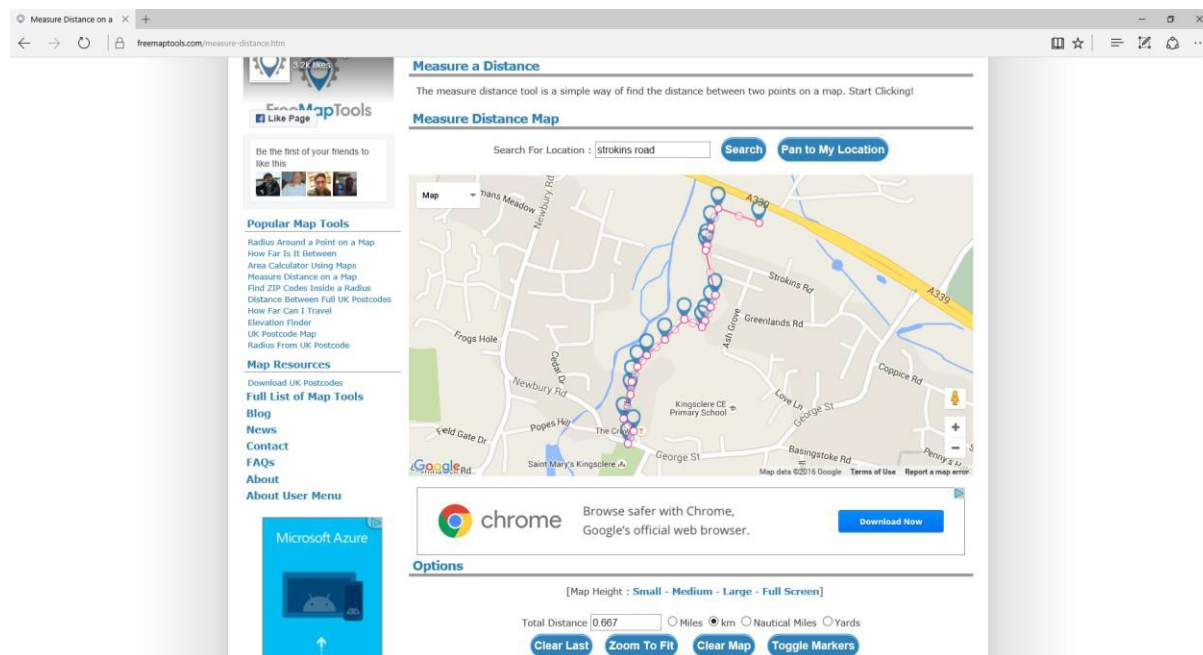
|                | Proximity to bus stop (metres) | Score |
|----------------|--------------------------------|-------|
| Strokings Road | 411                            | 1     |
| Coppice Road   | 230                            | 2     |
| Fawconer Road  | 95                             | 5     |
| Poveys Mead    | 786                            | 1     |
| Porch Farm     | 215                            | 2     |
| Gaily Mill     | 654                            | 1     |

### Scoring criteria

|                                             | 5     | 4        | 3        | 2        | 1     |
|---------------------------------------------|-------|----------|----------|----------|-------|
| Proximity to a bus stop from centre of site | <100m | 100-150m | 150-200m | 200-250m | >250m |

## Strokins Road

|                              |                   |
|------------------------------|-------------------|
|                              | Via road (metres) |
| Proximity to local amenities | 667               |
| Proximity to a bus stop      | 399               |



## Coppice Road

|                              | Via road (metres) |
|------------------------------|-------------------|
| Proximity to local amenities | 768               |
| Proximity to a bus stop      | 239               |

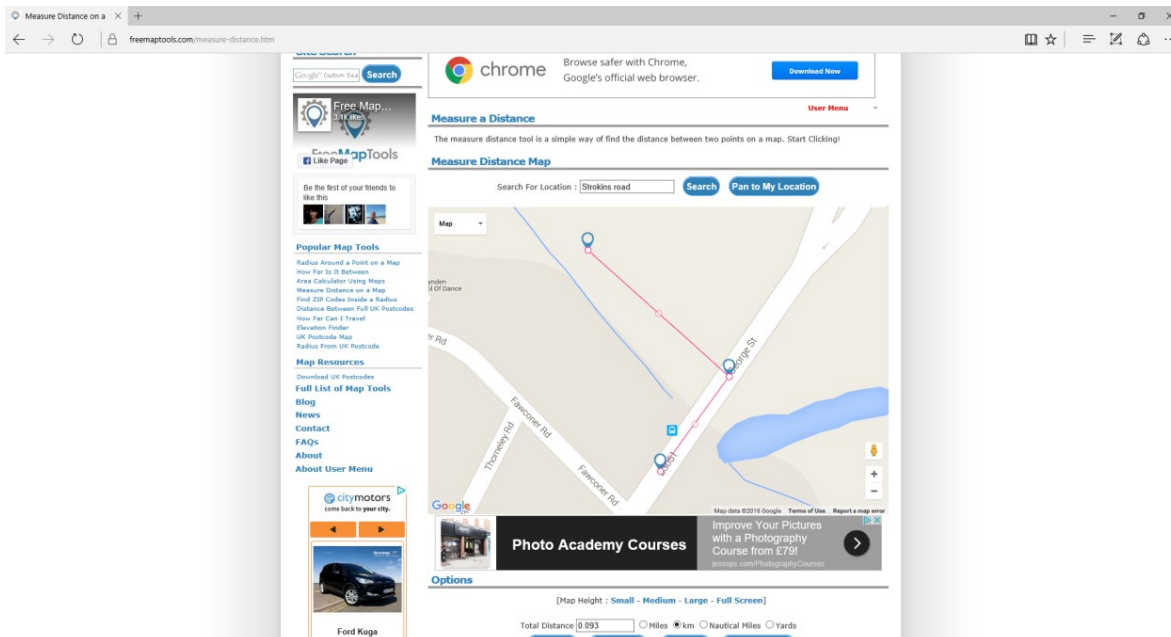
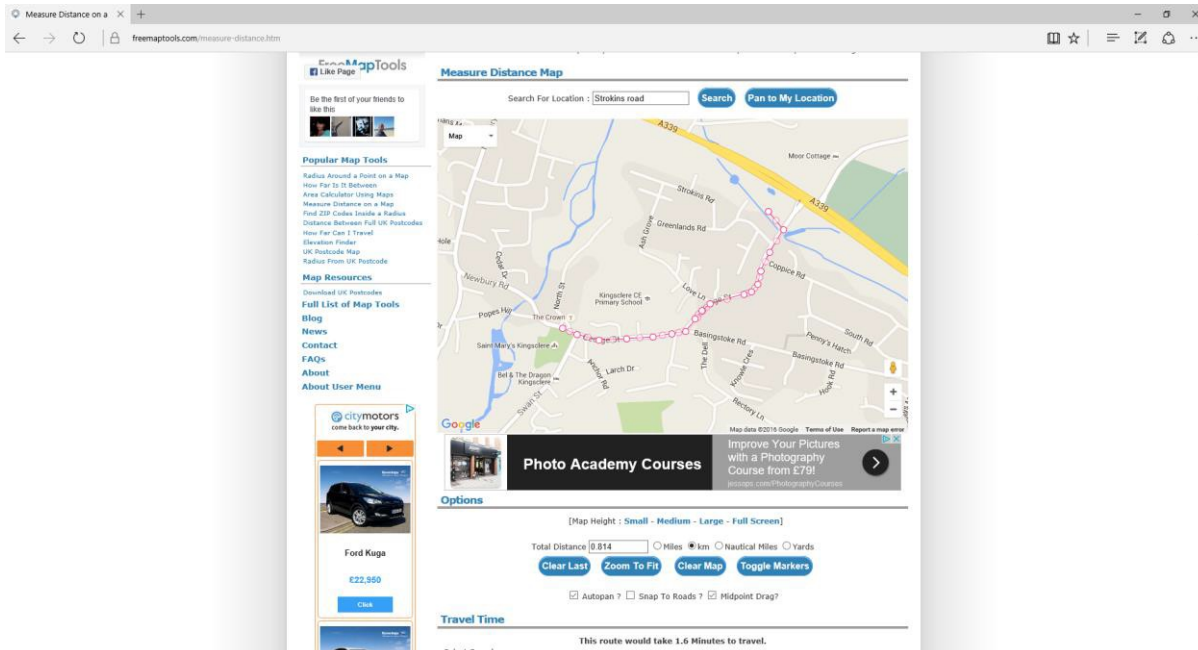
The image displays two screenshots of the freemaptools.com/measure-distance.htm website, illustrating the process of measuring distance on a map.

**Top Screenshot:** The website interface shows a search for "Strokens road". The map displays a route along Strokens Rd, with a total distance of 0.768 miles (1.235 km). The travel time is estimated at 1.5 minutes. The left sidebar lists various map tools and resources. The bottom section shows a selection of cars, including a Ford Kuga for £22,950 and a Ford Mondeo for £9,750.

**Bottom Screenshot:** The website interface shows a search for "Coppice Rd". The map displays a route along Coppice Rd, with a total distance of 0.239 miles (0.385 km). The travel time is estimated at 0.5 minutes. The left sidebar lists various map tools and resources. The bottom section shows a selection of cars, including a Ford Kuga for £22,950 and a Ford Mondeo for £9,750.

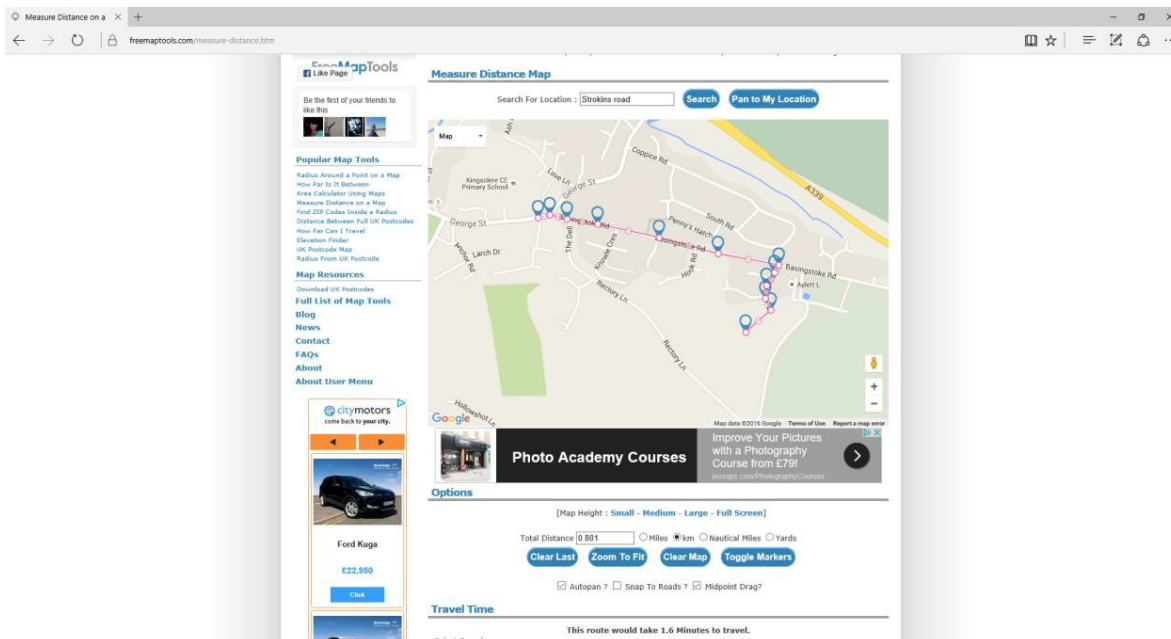
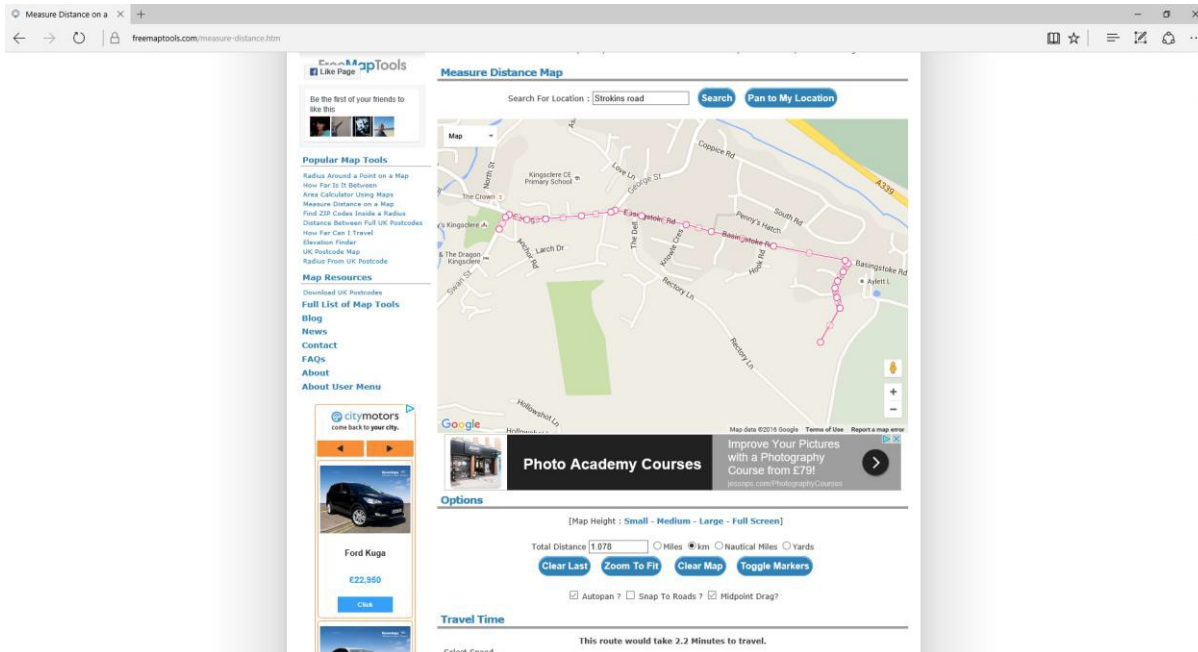
## Fawconer Road

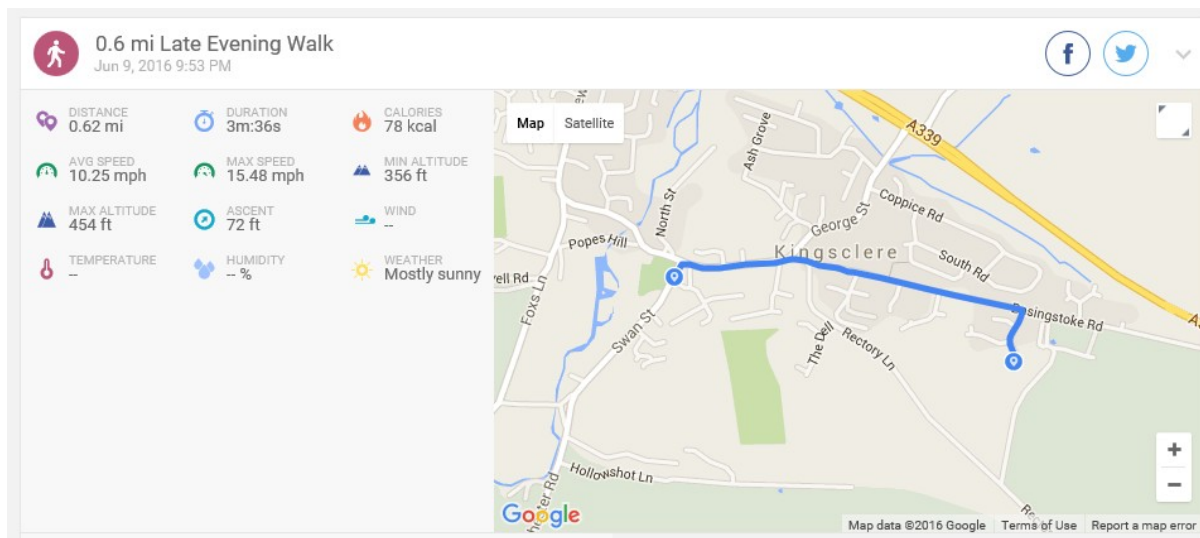
|                              | Via road (metres) |
|------------------------------|-------------------|
| Proximity to local amenities | 814               |
| Proximity to a bus stop      | 93                |



## Poveys Mead

|                              |                   |                                 |
|------------------------------|-------------------|---------------------------------|
|                              | Via road (metres) | GPS – Endomondo to edge of site |
| Proximity to local amenities | 1078              | 0.62 miles = 998 metres         |
| Proximity to a bus stop      | 801               |                                 |





7.2.2 This was a quick additional test to check accuracy of the website used, only performed for Poveys Mead and Gaily Mill.

## Porch Farm

|                                    | Via road (metres) |
|------------------------------------|-------------------|
| Proximity to local amenities       | 837               |
| Proximity to a bus stop in village | 357               |
| Proximity to a bus stop on A339    | 239               |

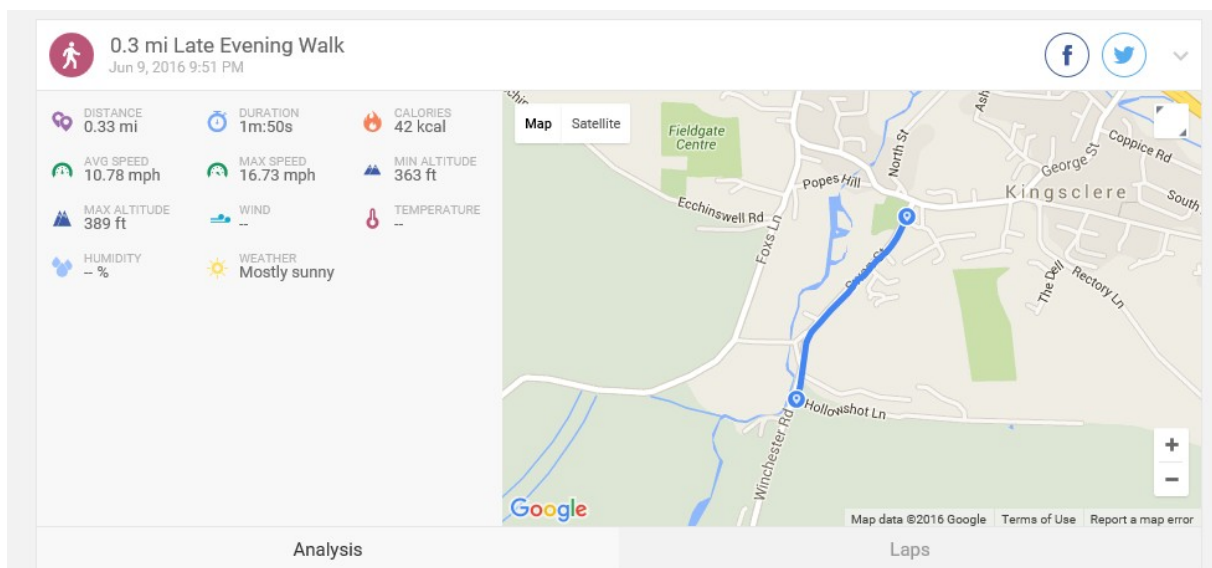
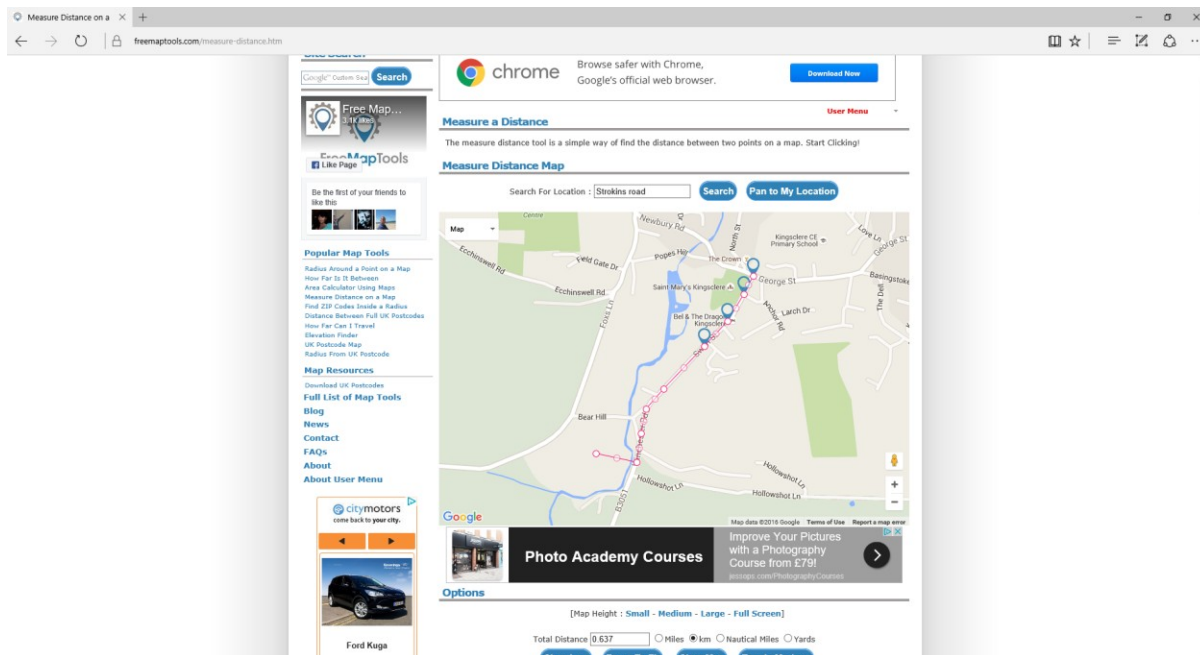
The screenshot shows the 'Measure a Distance' tool on the freemaptools.com website. The search location is 'stokins road'. The map displays a route along Stokins road, with a total distance of 0.837 miles. The website includes a sidebar with 'Popular Map Tools' and 'Map Resources'. A Chrome advertisement is visible at the bottom of the sidebar.

This screenshot shows the same website but with a different map view. The search location is still 'Stokins road', but the measured distance is now 0.357 miles. The map shows a different route, possibly closer to the A339. The sidebar and website layout are consistent with the previous screenshot.



## Gaily Mill

|                              |                   |                        |
|------------------------------|-------------------|------------------------|
|                              | Via road (metres) | GPS - Endomondo        |
| Proximity to local amenities | 637               | 0.33miles = 531 metres |
| Proximity to a bus stop      | 637               |                        |

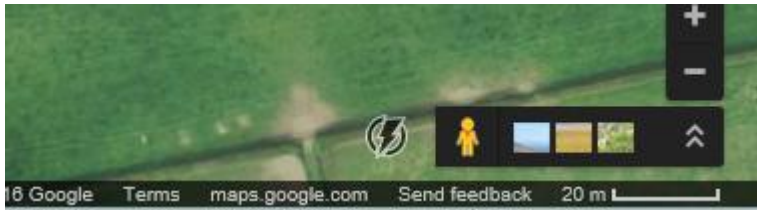


7.2.3 This was a quick additional test to check accuracy of the website used, only performed for Poveys Mead and Gaily Mill.

## Distance to existing houses

Tools used:

- <https://www.freemaptools.com/measure-distance.htm> used to draw a 25 metre line as a visual guide.
- Google map satellite view, zoomed in to the maximum and a yellow arrow created to match 20 metre scale shown bottom right of map, arrows then used to determine distance at various points on the map as a visual guide.



For this document the number of houses was checked independently by two of the neighbourhood planning team and an average used to score each site.

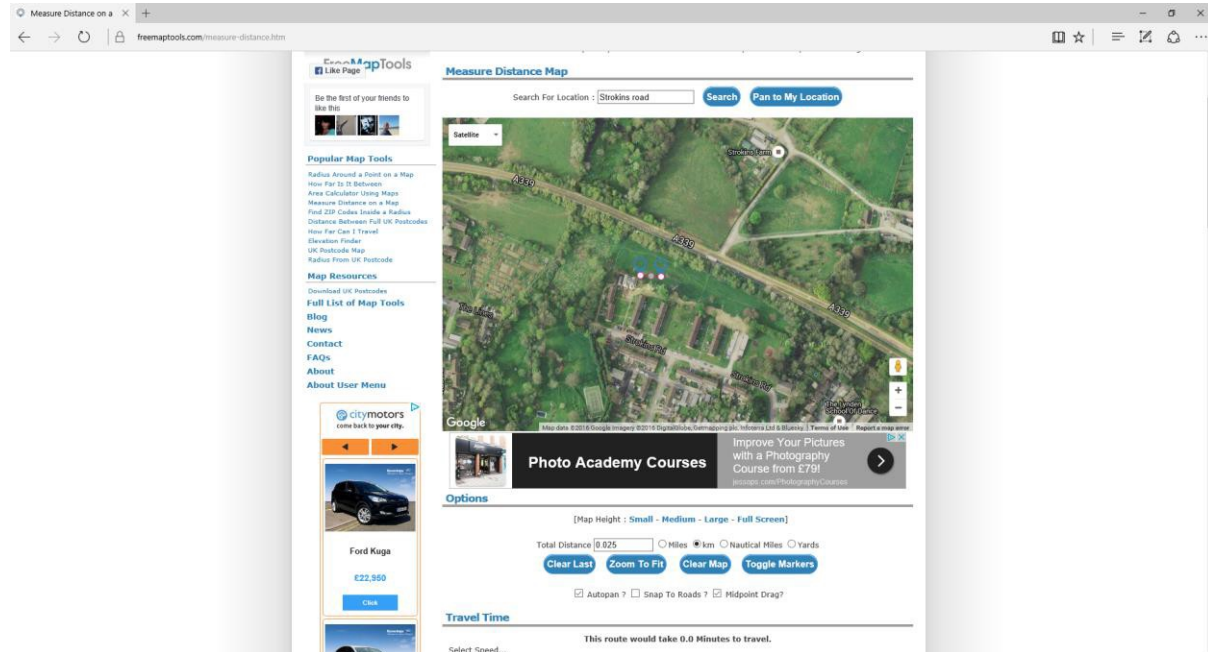
## Summary

|                       | Number of houses within 25 metres | Score |
|-----------------------|-----------------------------------|-------|
| <b>Strokings Road</b> | < 10                              | 4     |
| <b>Coppice Road</b>   | 10 - 25                           | 3     |
| <b>Fawconer Road</b>  | < 10                              | 4     |
| <b>Poveys Mead</b>    | 10 - 25                           | 3     |
| <b>Porch Farm</b>     | 0                                 | 5     |
| <b>Gaily Mill</b>     | < 10                              | 4     |

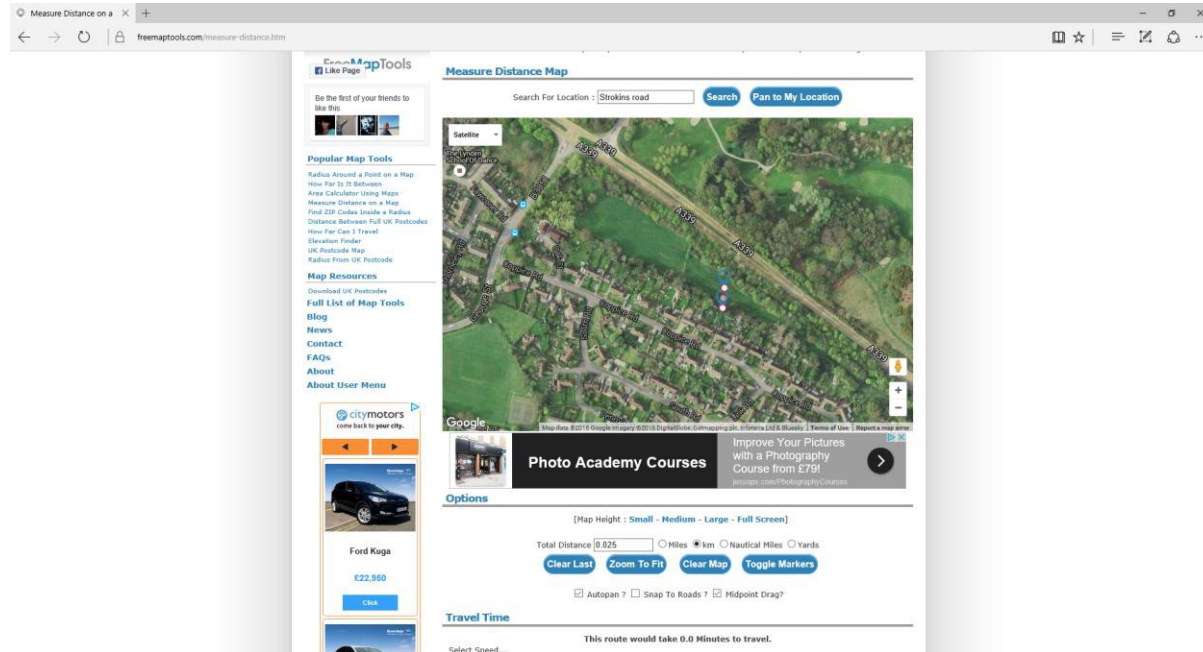
## Scoring criteria

|                             | 5                                        | 4                                         | 3                                           | 2                                           | 1                                         |
|-----------------------------|------------------------------------------|-------------------------------------------|---------------------------------------------|---------------------------------------------|-------------------------------------------|
| Distance to existing houses | No dwellings within 25m of site boundary | <10 dwellings within 25m of site boundary | 10-25 dwellings within 25m of site boundary | 25-50 dwellings within 25m of site boundary | >50 dwellings within 25m of site boundary |

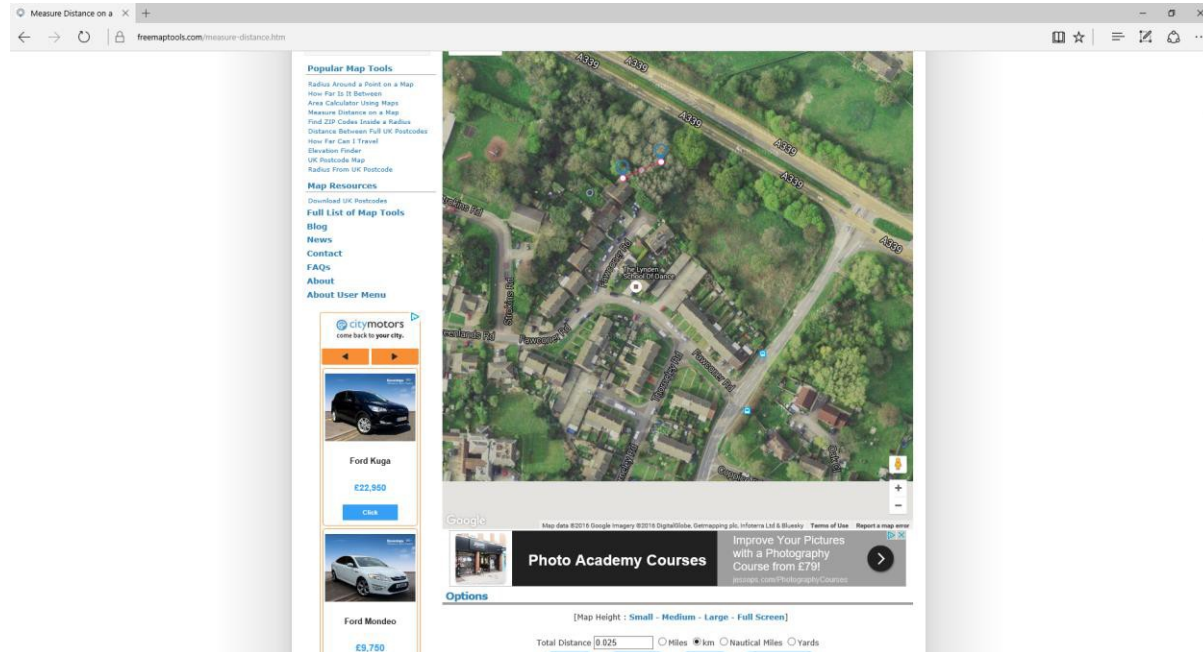
# Stokins Road



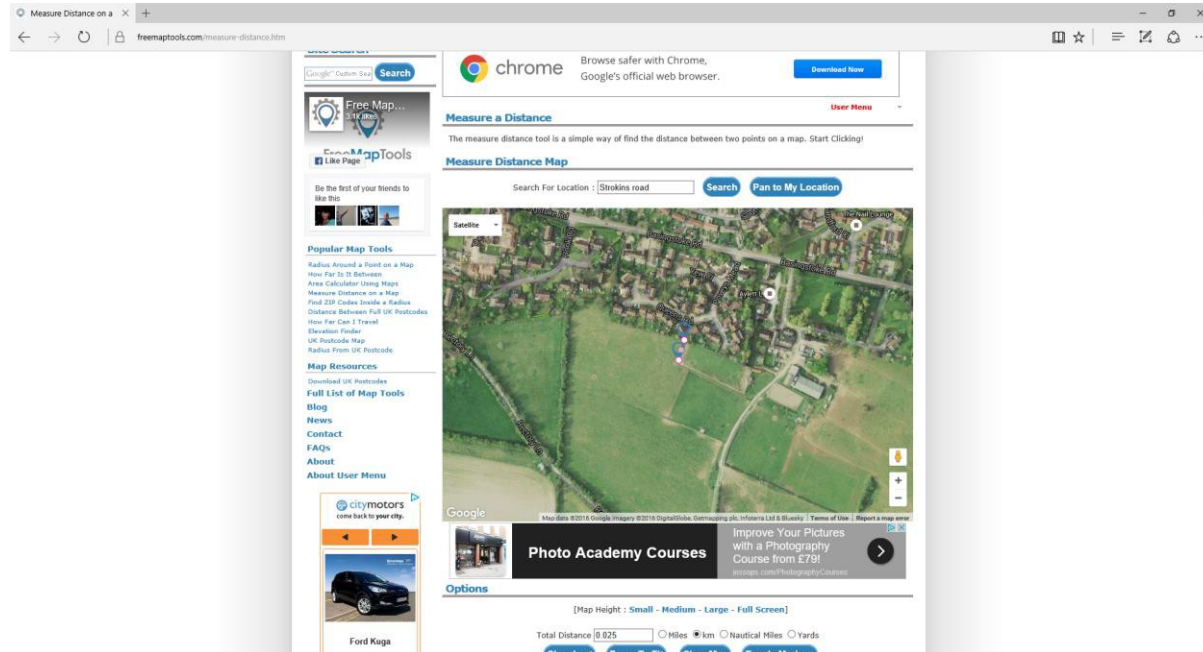
# Coppice Road



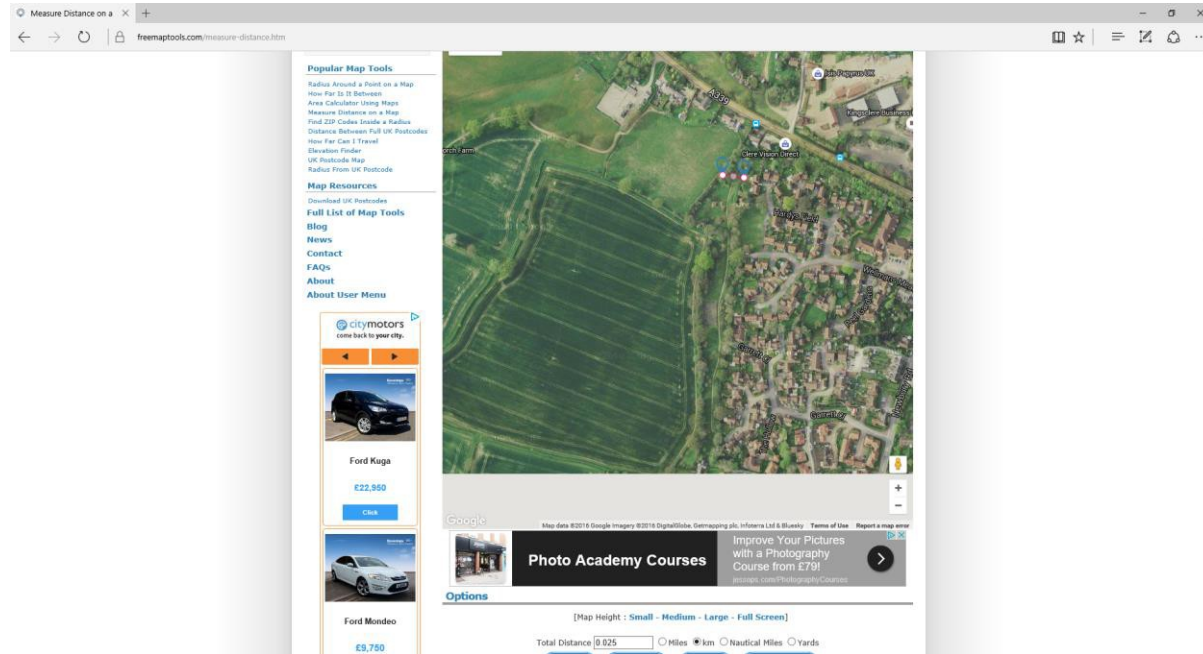
# Fawconer Road



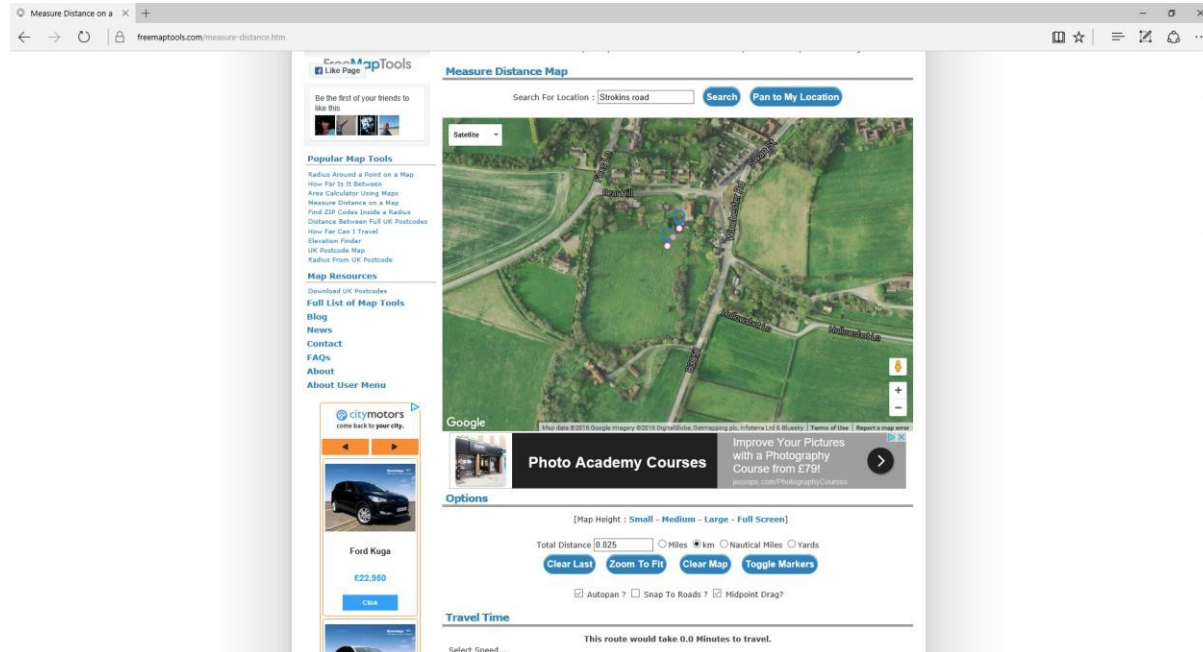
# Poveys Mead



# Porch Farm



# Gaily Mill



## Potential to overlook/dominate existing houses or vice versa

- Using website tool to give an indication of the difference in elevation between existing houses and proposed site.
- Website used: <https://www.freemaptools.com/elevation-finder.htm>

## Summary

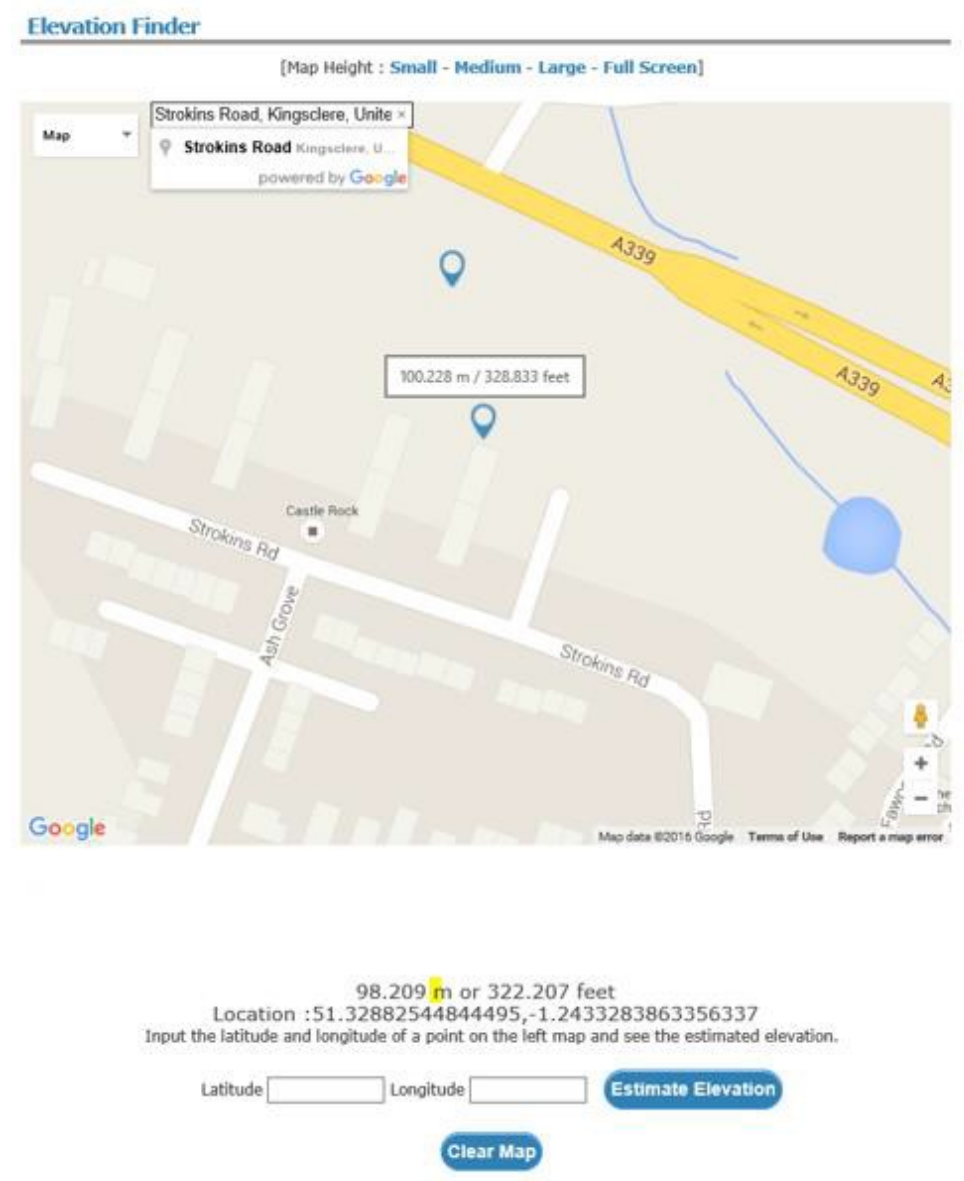
|                       | Proposed site elevation difference in metres | Score |
|-----------------------|----------------------------------------------|-------|
| <b>Strokings Road</b> | 100 to 98 = 2                                | 5     |
| <b>Coppice Road</b>   | 116 to 109 = 7                               | 2     |
| <b>Fawconer Road</b>  | 104 to 104 = 0                               | 5     |
| <b>Poveys Mead</b>    | 127 to 136 = 9                               | 2     |
| <b>Porch Farm</b>     | 103 to 105 = 2                               | 5     |
| <b>Gaily Mill</b>     | 106 to 101 = 5                               | 3     |

Note: for reference an average 2 storey house is 6 -8 metres tall, excluding the roof.

## Scoring criteria

|                                                              | 5                                 | 4                                 | 3                                 | 2                                 | 1                                |
|--------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------------------------|
| Potential to overlook/dominate existing houses or vice versa | Elevation <= 2m height difference | Elevation >= 2m height difference | Elevation >= 4m height difference | Elevation >= 7m height difference | Elevation >10m height difference |

## Strokins Road

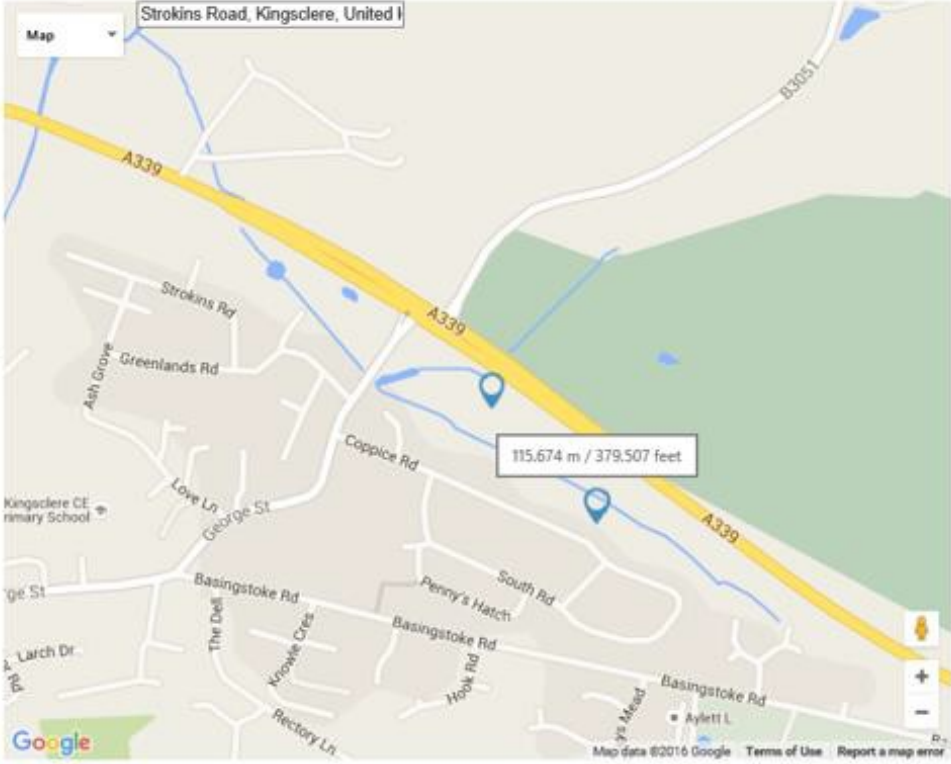


|                           |      |
|---------------------------|------|
| Existing houses elevation | 100m |
| Proposed site elevation   | 98m  |

## Coppice Road

**Elevation Finder**

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



115.674 m / 379.507 feet

108.703 m or 356.636 feet  
 Location : 51.3266846048023,-1.2378761534637305  
 Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

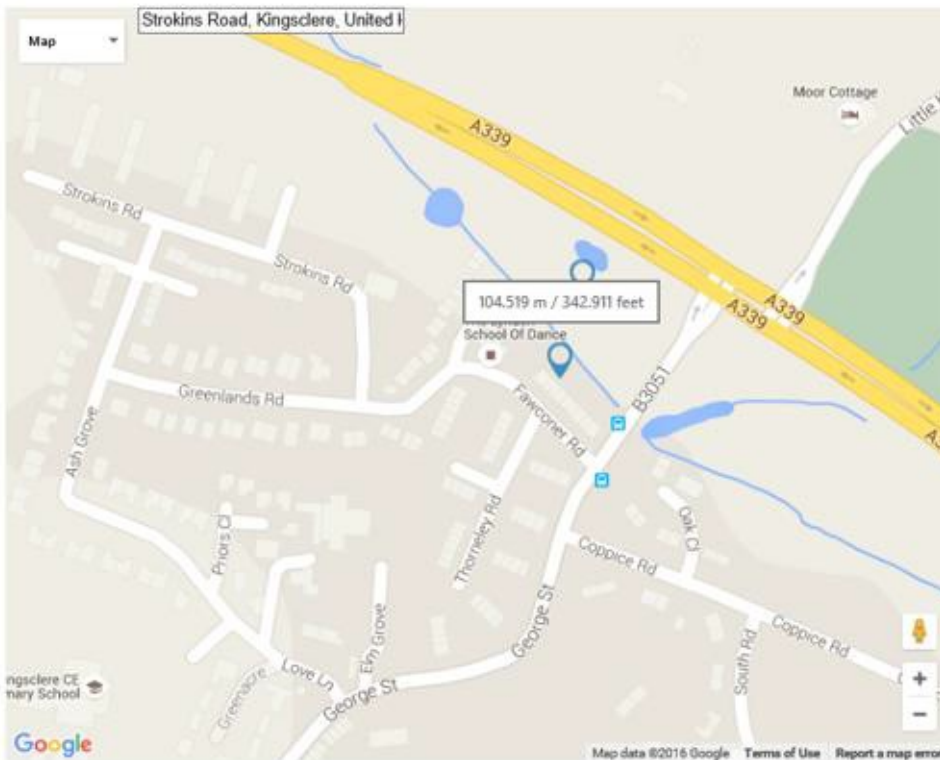
[Clear Map](#)

|                           |      |
|---------------------------|------|
| Existing houses elevation | 116m |
| Proposed site elevation   | 109m |

## Fawconer Road

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



104.556 m or 343.032 feet

Location : 51.327682785979796,-1.2403737186468788

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

[Clear Map](#)

|                           |     |
|---------------------------|-----|
| Existing houses elevation | 104 |
| Proposed site elevation   | 104 |

## Poveys Mead

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



136.529 m or 447.929 feet  
 Location : 51.321816341282414,-1.2373160006973194  
 Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

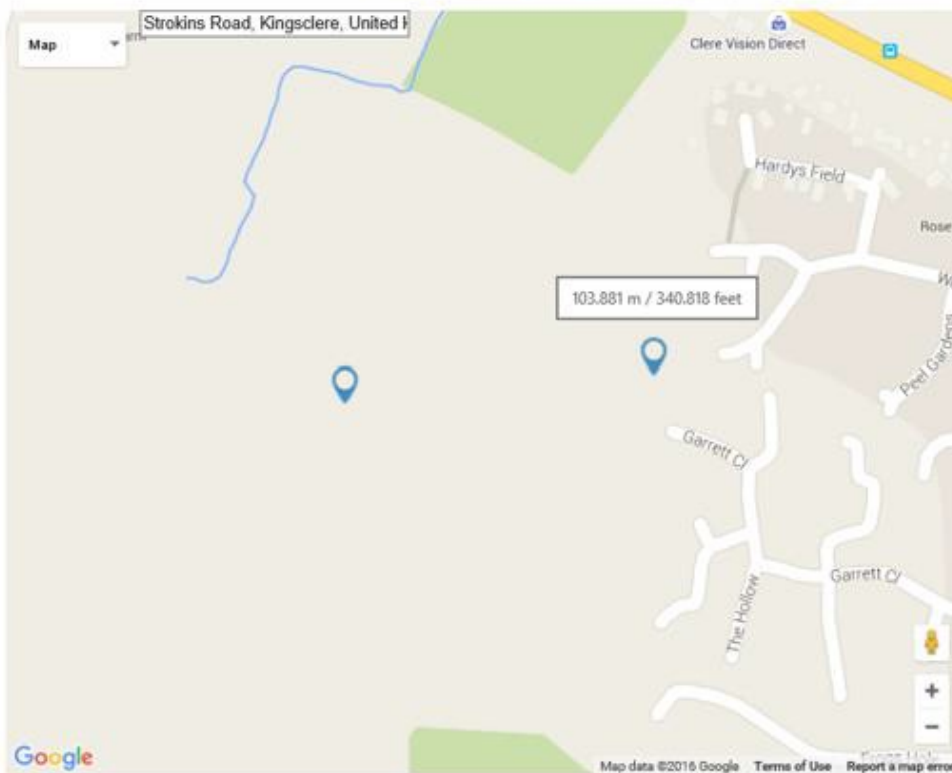
[Clear Map](#)

|                                   |      |
|-----------------------------------|------|
| Existing houses elevation         | 127m |
| Centre of proposed site elevation | 136m |

## Porch Farm

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



103.881 m or 340.818 feet

Location : 51.32885598470761,-1.253602373180911

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

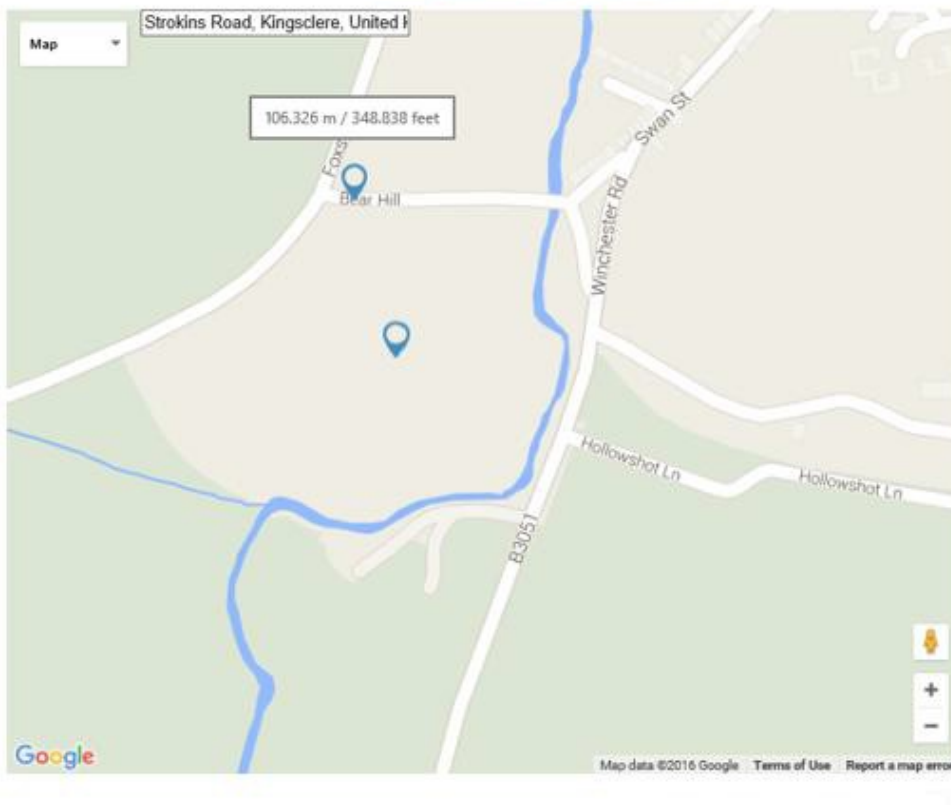
[Clear Map](#)

|                                   |     |
|-----------------------------------|-----|
| Existing houses elevation         | 103 |
| Centre of proposed site elevation | 105 |

## Gaily Mill

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



106.326 m or 348.838 feet

Location : 51.32182304601456,-1.2528406258206814

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

[Clear Map](#)

|                                   |     |
|-----------------------------------|-----|
| Existing houses elevation         | 106 |
| Centre of proposed site elevation | 101 |

## Appendix 7 – Landscape Scores July 2016

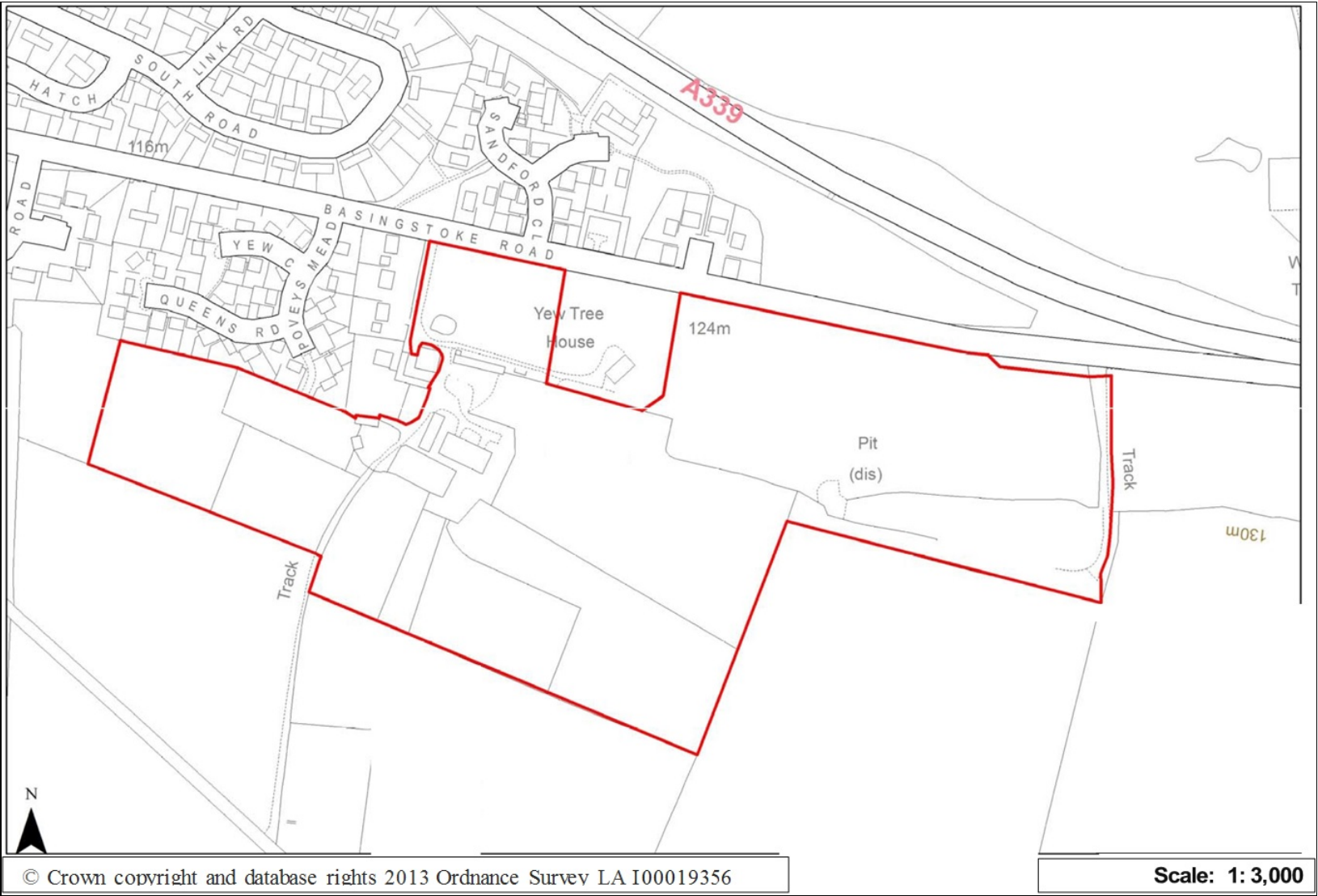
|                | <u>Strokings Road</u>                                                    | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |
|----------------|--------------------------------------------------------------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|
| <b>2.1</b>     | <b>Does the site enhance landscape character and diversity</b>           |                     |                      |                    |                   |                   |                      |
| Assessor A     | 4                                                                        | 4                   | 4                    | 4                  | 4                 | 3                 | 2                    |
| Assessor B     | 3                                                                        | 3                   | 3                    | 3                  | 3                 | 2                 | 2                    |
| Assessor C     | 4                                                                        | 4                   | 4                    | 4                  | 4                 | 3                 | 2                    |
| Assessor D     | 3                                                                        | 3                   | 3                    | 3                  | 2                 | 2                 | 2                    |
| Assessor E     | 3                                                                        | 3                   | 3                    | 3                  | 3                 | 2                 | 2                    |
| Assessor F     | 2                                                                        | 2                   | 2                    | 1                  | 1                 | 1                 | 1                    |
| Assessor G     | 3                                                                        | 3                   | 3                    | 2                  | 2                 | 2                 | 2                    |
| Assessor H     | 4                                                                        | 4                   | 4                    | 4                  | 4                 | 3                 | 2                    |
| Assessor I     | 4                                                                        | 4                   | 4                    | 2                  | 2                 | 2                 | 2                    |
| <b>Average</b> | <b>3.3</b>                                                               | <b>3.3</b>          | <b>3.3</b>           | <b>2.9</b>         | <b>2.8</b>        | <b>2.2</b>        | <b>1.9</b>           |
|                |                                                                          |                     |                      |                    |                   |                   |                      |
| <b>2.2</b>     | <b>Is the site visible from Rights of Way etc., are views impaired</b>   |                     |                      |                    |                   |                   |                      |
| Assessor A     | 1                                                                        | 4                   | 4                    | 3                  | 1                 | 2                 | 2                    |
| Assessor B     | 1                                                                        | 4                   | 4                    | 2                  | 3                 | 1                 | 1                    |
| Assessor C     | 1                                                                        | 4                   | 3                    | 3                  | 1                 | 2                 | 2                    |
| Assessor D     | 1                                                                        | 4                   | 4                    | 3                  | 1                 | 2                 | 2                    |
| Assessor E     | 1                                                                        | 4                   | 4                    | 2                  | 2                 | 2                 | 2                    |
| Assessor F     | 4                                                                        | 4                   | 4                    | 2                  | 1                 | 1                 | 1                    |
| Assessor G     | 3                                                                        | 3                   | 3                    | 3                  | 2                 | 2                 | 2                    |
| Assessor H     | 2                                                                        | 4                   | 4                    | 2                  | 3                 | 1                 | 1                    |
| Assessor I     | 2                                                                        | 4                   | 4                    | 3                  | 1                 | 2                 | 3                    |
| <b>Average</b> | <b>1.8</b>                                                               | <b>3.9</b>          | <b>3.8</b>           | <b>2.6</b>         | <b>1.7</b>        | <b>1.7</b>        | <b>1.8</b>           |
|                |                                                                          |                     |                      |                    |                   |                   |                      |
| <b>2.3</b>     | <b>Would the site negatively affect public open space or create more</b> |                     |                      |                    |                   |                   |                      |
| Assessor A     | 2                                                                        | 3                   | 5                    | 4                  | 5                 | 5                 | 4                    |
| Assessor B     | 2                                                                        | 3                   | 2                    | 4                  | 4                 | 4                 | 4                    |
| Assessor C     | 2                                                                        | 3                   | 4                    | 3                  | 5                 | 4                 | 4                    |
| Assessor D     | 2                                                                        | 4                   | 4                    | 3                  | 4                 | 4                 | 3                    |
| Assessor E     | 1                                                                        | 2                   | 2                    | 3                  | 5                 | 4                 | 3                    |
| Assessor F     | 2                                                                        | 2                   | 2                    | 2                  | 1                 | 2                 | 3                    |

|                | <u>Strokings Road</u>                                                   | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |
|----------------|-------------------------------------------------------------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|
| Assessor G     | 3                                                                       | 3                   | 3                    | 3                  | 2                 | 2                 | 3                    |
| Assessor H     | 2                                                                       | 3                   | 4                    | 3                  | 5                 | 4                 | 3                    |
| Assessor I     | 4                                                                       | 4                   | 4                    | 4                  | 4                 | 4                 | 4                    |
| <b>Average</b> | <b>2.2</b>                                                              | <b>3.0</b>          | <b>3.3</b>           | <b>3.2</b>         | <b>3.9</b>        | <b>3.7</b>        | <b>3.4</b>           |
|                |                                                                         |                     |                      |                    |                   |                   |                      |
| <b>2.4</b>     | <b>Is the site visible from AONB or would it protect and enhance it</b> |                     |                      |                    |                   |                   |                      |
| Assessor A     | 5                                                                       | 5                   | 5                    | 3                  | 3                 | 2                 | 1                    |
| Assessor B     | 4                                                                       | 4                   | 4                    | 2                  | 3                 | 2                 | 1                    |
| Assessor C     | 5                                                                       | 5                   | 5                    | 2                  | 3                 | 2                 | 1                    |
| Assessor D     | 4                                                                       | 4                   | 4                    | 1                  | 3                 | 2                 | 1                    |
| Assessor E     | 4                                                                       | 4                   | 4                    | 3                  | 3                 | 2                 | 2                    |
| Assessor F     | 4                                                                       | 4                   | 4                    | 1                  | 1                 | 1                 | 1                    |
| Assessor G     | 4                                                                       | 4                   | 4                    | 2                  | 2                 | 2                 | 1                    |
| Assessor H     | 5                                                                       | 5                   | 5                    | 2                  | 3                 | 2                 | 1                    |
| Assessor I     | 5                                                                       | 5                   | 5                    | 1                  | 1                 | 1                 | 1                    |
| <b>Average</b> | <b>4.4</b>                                                              | <b>4.4</b>          | <b>4.4</b>           | <b>1.9</b>         | <b>2.4</b>        | <b>1.8</b>        | <b>1.1</b>           |

## Appendix 8 – Site Assessment July 16

|                                                                                                |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
|------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|-----------|--|-----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|
| Version date: 3 July 2016                                                                      | <u>Strokings Road</u> | <u>Coppice Road</u> | <u>Fawcener Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> |           |  | <u>Strokings Road</u> | <u>Coppice Road</u> | <u>Fawcener Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> |
| <b>Potential No of Dwellings (Developer/Aecom)</b>                                             | 16/14                 | 26/36               | 19/12                | 38/40              | 50+/N/A           | 30/40             |           |  | 16/14                 | 26/36               | 19/12                | 38/40              | 50+/N/A           | 30/40             |
|                                                                                                | Scores                |                     |                      |                    |                   |                   | Weighting |  | Weighted Scores       |                     |                      |                    |                   |                   |
| <b>1. Site Location</b>                                                                        |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| 1.1 Within or adjacent to the Settlement Policy Boundary                                       | 3                     | 3                   | 3                    | 3                  | 2                 | 3                 | 3         |  | 9                     | 9                   | 9                    | 9                  | 6                 | 9                 |
| 1.2 Proximity to local amenities                                                               | 4                     | 3                   | 3                    | 2                  | 3                 | 4                 | 2         |  | 8                     | 6                   | 6                    | 4                  | 6                 | 8                 |
| 1.3 Proximity to a bus stop                                                                    | 1                     | 2                   | 5                    | 1                  | 2                 | 1                 | 1         |  | 1                     | 2                   | 5                    | 1                  | 2                 | 1                 |
| 1.4 Potential to overlook/dominate existing houses or vice versa - Distance to existing houses | 4                     | 3                   | 4                    | 3                  | 5                 | 4                 | 2         |  | 8                     | 6                   | 8                    | 6                  | 10                | 8                 |
| 1.4a Potential to overlook/dominate existing houses or vice versa - Site Elevation Difference  | 5                     | 2                   | 5                    | 2                  | 5                 | 3                 | 2         |  | 10                    | 4                   | 10                   | 4                  | 10                | 6                 |
| 1.5 Ease of creating / impact of vehicular access to site                                      | 1                     | 5                   | 3                    | 1                  | 1                 | 3                 | 4         |  | 4                     | 20                  | 12                   | 4                  | 4                 | 12                |
| <b>2. Landscape</b>                                                                            |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| 2.1 Does the site enhance landscape character and diversity                                    | 3.3                   | 3.3                 | 3.3                  | 2.9                | 2.8               | 2.2               | 2         |  | 6.7                   | 6.7                 | 6.7                  | 5.8                | 5.6               | 4.4               |
| 2.2 Is the site visible from Rights of Way etc., are views impaired                            | 1.8                   | 3.9                 | 3.8                  | 2.6                | 1.7               | 1.7               | 2         |  | 3.6                   | 7.8                 | 7.6                  | 5.1                | 3.3               | 3.3               |
| 2.3 Would the site negatively affect public open space or create more                          | 2.2                   | 3.0                 | 3.3                  | 3.2                | 3.9               | 3.7               | 3         |  | 6.7                   | 9.0                 | 10.0                 | 9.7                | 11.7              | 11.0              |
| 2.4 Is the site visible from AONB or would it protect and enhance it                           | 4.4                   | 4.4                 | 4.4                  | 1.9                | 2.4               | 1.8               | 4         |  | 17.8                  | 17.8                | 17.8                 | 7.6                | 9.8               | 7.1               |
| <b>3. Environment</b>                                                                          |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| 3.1 Impact on biodiversity (SINCs, habitats and known protected species)                       | 1                     | 1                   | 3                    | 4                  | 2                 | 1                 | 4         |  | 4                     | 4                   | 12                   | 16                 | 8                 | 4                 |
| 3.2 Flooding potential                                                                         | 5                     | 5                   | 5                    | 5                  | 5                 | 2                 | 3         |  | 15                    | 15                  | 15                   | 15                 | 15                | 6                 |
| 3.3 Agricultural land classification                                                           | 5                     | 5                   | 5                    | 3                  | 3                 | 2                 | 1         |  | 5                     | 5                   | 5                    | 3                  | 3                 | 2                 |
| 3.4 Is the site affected by noise                                                              | 1                     | 1                   | 1                    | 5                  | 4                 | 5                 | 2         |  | 2                     | 2                   | 2                    | 10                 | 8                 | 10                |
| 3.5 Any physical constraints e.g. electricity pylons etc.                                      | 5                     | 5                   | 5                    | 5                  | 1                 | 5                 | 1         |  | 5                     | 5                   | 5                    | 5                  | 1                 | 5                 |
| <b>4. Historic Environment</b>                                                                 |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| 4.1 Does the site affect or detract from listed/historical buildings                           | 5                     | 5                   | 5                    | 5                  | 3                 | 1                 | 2         |  | 10                    | 10                  | 10                   | 10                 | 6                 | 2                 |
| 4.2 Is the site in proximity to or in the conservation area                                    | 5                     | 5                   | 5                    | 5                  | 5                 | 1                 | 3         |  | 15                    | 15                  | 15                   | 15                 | 15                | 3                 |
| <b>5. General</b>                                                                              |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| 5.1 Is the site likely to cause, or be affected by, parking issues                             |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
|                                                                                                |                       |                     |                      |                    |                   |                   |           |  |                       |                     |                      |                    |                   |                   |
| <b>TOTAL</b>                                                                                   | <b>56.8</b>           | <b>59.7</b>         | <b>66.9</b>          | <b>54.6</b>        | <b>51.8</b>       | <b>44.3</b>       |           |  | <b>130.7</b>          | <b>144.2</b>        | <b>156.0</b>         | <b>130.1</b>       | <b>124.3</b>      | <b>101.9</b>      |

Appendix 9 – Plan Showing extent of enlarged Yew Tree Farm site submitted by Thakeham



## Appendix 10: Measurements Evidence July 2017

### Proximity to local amenities & bus stop

Tools used:

- Website with ability to draw lines to a certain length <https://www.freemaptools.com/measure-distance.htm>.
- GPS app on phone, uploaded to <http://endomondo.com> to check distance reported by <http://www.freemaptools.com>.

For each site's data, taken from central point of site to bus and local amenities (considered to be the square near St Mary's church):

- Route via road/footpath.

The route via road/footpath for this document was checked independently by two of the neighbourhood planning team and an average used to score each site.

## Summary

### Proximity to local amenities:

|                | Proximity to local amenities (metres) | Score |
|----------------|---------------------------------------|-------|
| Strokings Road | 703                                   | 4     |
| Coppice Road   | 762                                   | 3     |
| Fawconer Road  | 751                                   | 3     |
| Poveys Mead    | 1037                                  | 2     |
| Porch Farm     | 859                                   | 3     |
| Gaily Mill     | 654                                   | 4     |
| Yew Tree Farm  | 1350                                  | 1     |

### Scoring criteria

|                                                                                            | 5                           | 4                                | 3                                 | 2                                  | 1                            |
|--------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|-----------------------------------|------------------------------------|------------------------------|
| Proximity of Centre of Site to the Village Centre /"the Square" along Public Rights of Way | <500m from St Mary's Church | 500 - 750m from St Mary's Church | 750 - 1000m from St Mary's Church | 1000 - 1250m from St Mary's Church | >1250m from St Mary's Church |

### Proximity to bus stop:

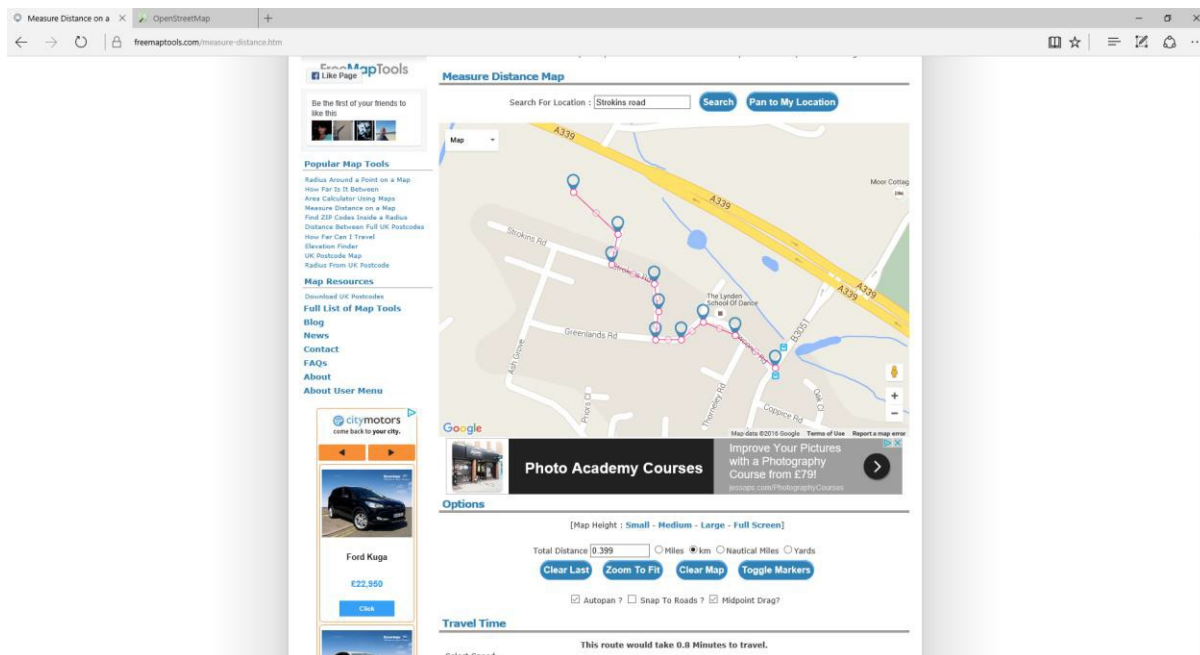
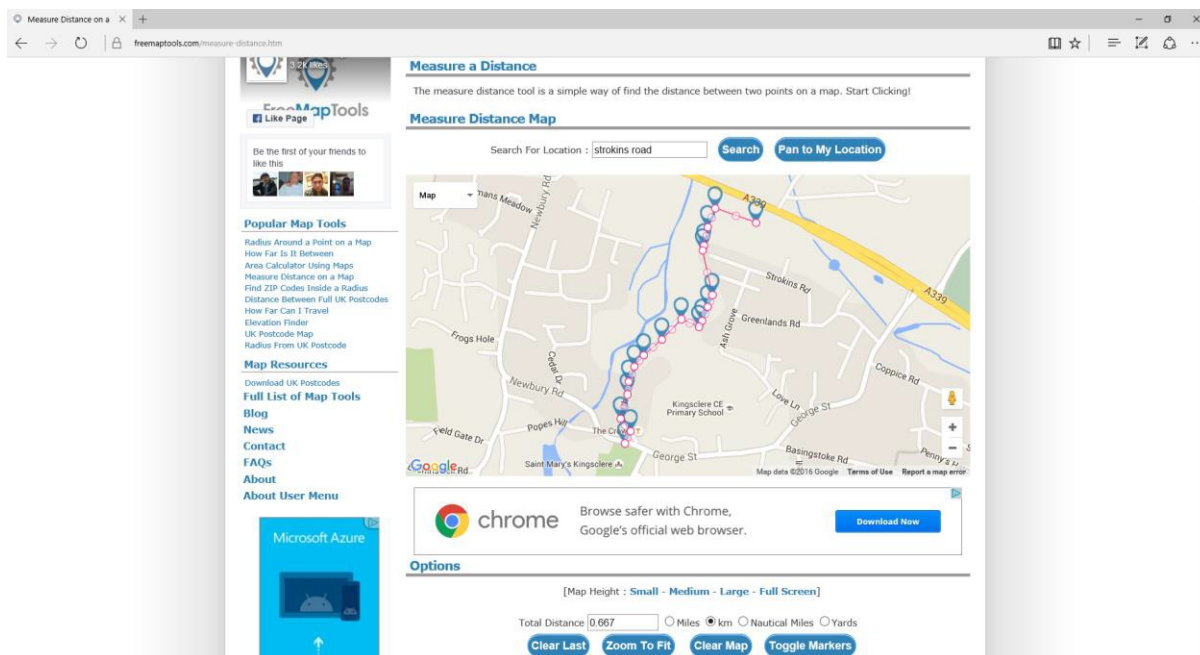
|                | Proximity to bus stop (metres) | Score |
|----------------|--------------------------------|-------|
| Strokings Road | 411                            | 1     |
| Coppice Road   | 230                            | 2     |
| Fawconer Road  | 95                             | 5     |
| Poveys Mead    | 786                            | 1     |
| Porch Farm     | 215                            | 2     |
| Gaily Mill     | 654                            | 1     |
| Yew Tree Farm  | 1088                           | 1     |

### Scoring criteria

|                                             | 5     | 4        | 3        | 2        | 1     |
|---------------------------------------------|-------|----------|----------|----------|-------|
| Proximity to a bus stop from centre of site | <100m | 100-150m | 150-200m | 200-250m | >250m |

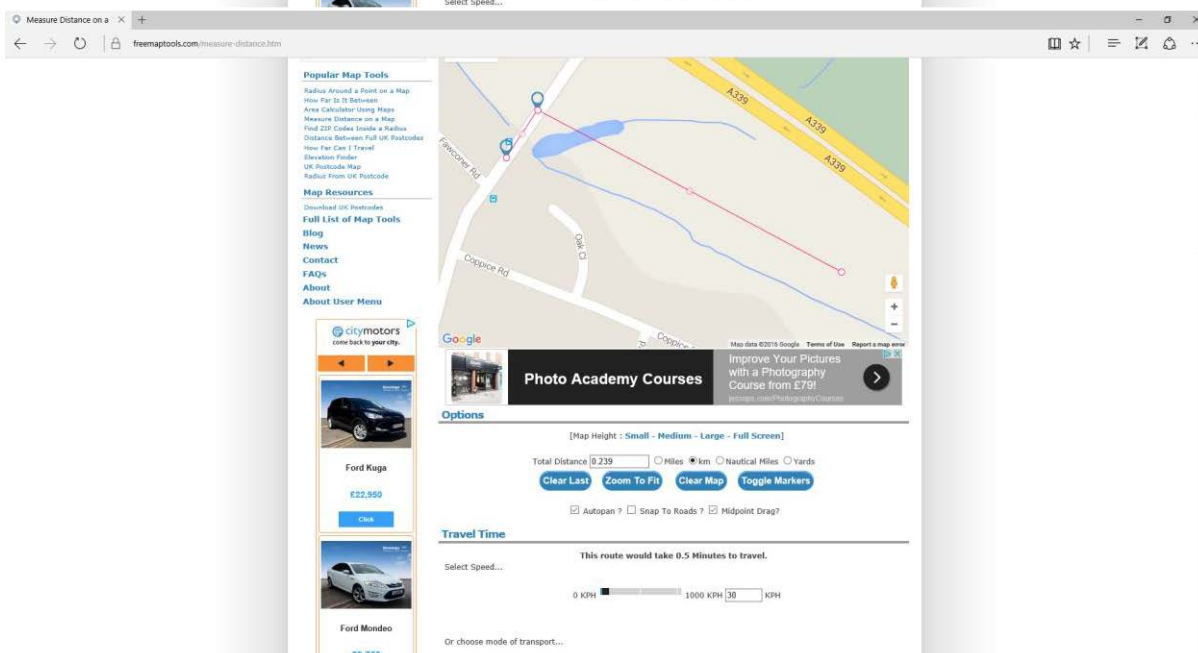
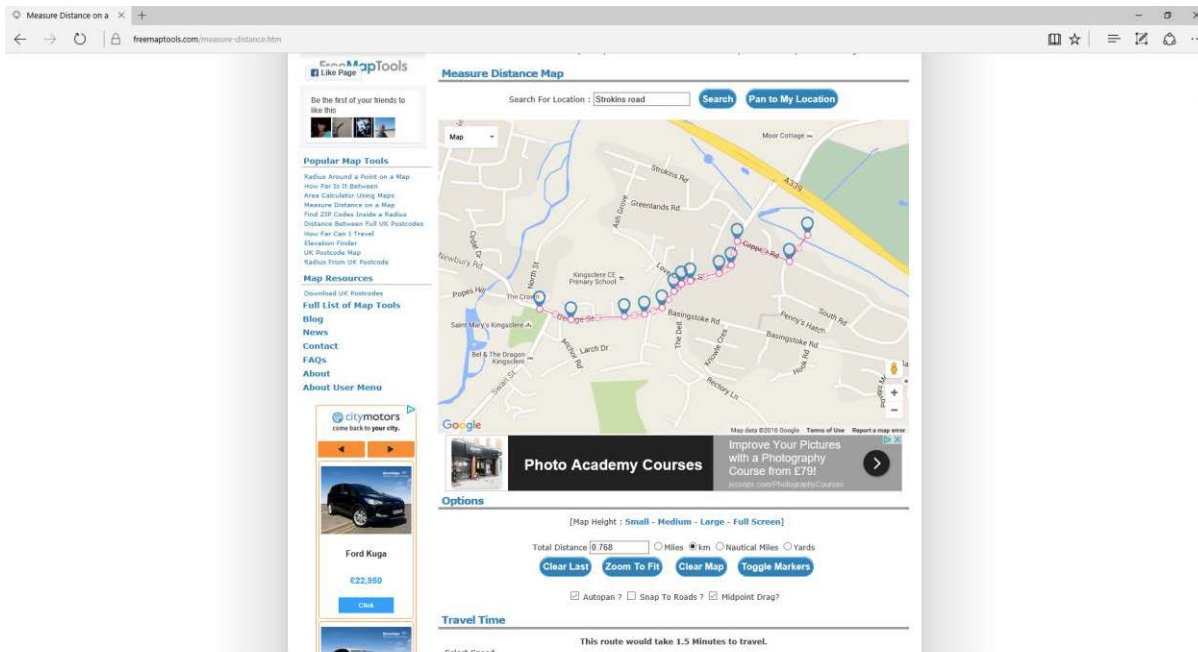
## Strokins Road

|                              |                   |
|------------------------------|-------------------|
|                              | Via road (metres) |
| Proximity to local amenities | 667               |
| Proximity to a bus stop      | 399               |



## Coppice Road

|                              | Via road (metres) |
|------------------------------|-------------------|
| Proximity to local amenities | 768               |
| Proximity to a bus stop      | 239               |



## Fawconer Road

|                              | Via road (metres) |
|------------------------------|-------------------|
| Proximity to local amenities | 814               |
| Proximity to a bus stop      | 93                |

Measure Distance Map

Search For Location :  [Search](#) [Pan to My Location](#)

Map

Popular Map Tools

- Radius Around a Point on a Map
- How Far To It Between
- Area Calculator Using Maps
- Measure Distance on a Map
- Find ZIP Codes Inside a Radius
- Distance Between Full UK Postcodes
- How Far Can I Travel?
- Elevation Finder
- UK Postcode Map
- Radius From UK Postcode

Map Resources

- Download UK Postcodes
- Full List of Map Tools
- Blog
- News
- Contact
- FAQs
- About
- About User Menu

citymotors  
come back to your city.

Ford Kuga  
£22,999  
[Click](#)

Options

[Map Height : Small - Medium - Large - Full Screen]

Total Distance  Miles ☒ km ☐ Nautical Miles ☐ Yards

[Clear Last](#) [Zoom To Fit](#) [Clear Map](#) [Toggle Markers](#)

☒ Autopan ? ☐ Snap To Roads ? ☒ Midpoint Drag?

Travel Time

Select Speed...

This route would take 1.6 Minutes to travel.

Measure a Distance

The measure distance tool is a simple way of find the distance between two points on a map. Start Clicking!

Measure Distance Map

Search For Location :  [Search](#) [Pan to My Location](#)

Map

Popular Map Tools

- Radius Around a Point on a Map
- How Far To It Between
- Area Calculator Using Maps
- Measure Distance on a Map
- Find ZIP Codes Inside a Radius
- Distance Between Full UK Postcodes
- How Far Can I Travel?
- Elevation Finder
- UK Postcode Map
- Radius From UK Postcode

Map Resources

- Download UK Postcodes
- Full List of Map Tools
- Blog
- News
- Contact
- FAQs
- About
- About User Menu

citymotors  
come back to your city.

Ford Kuga

Options

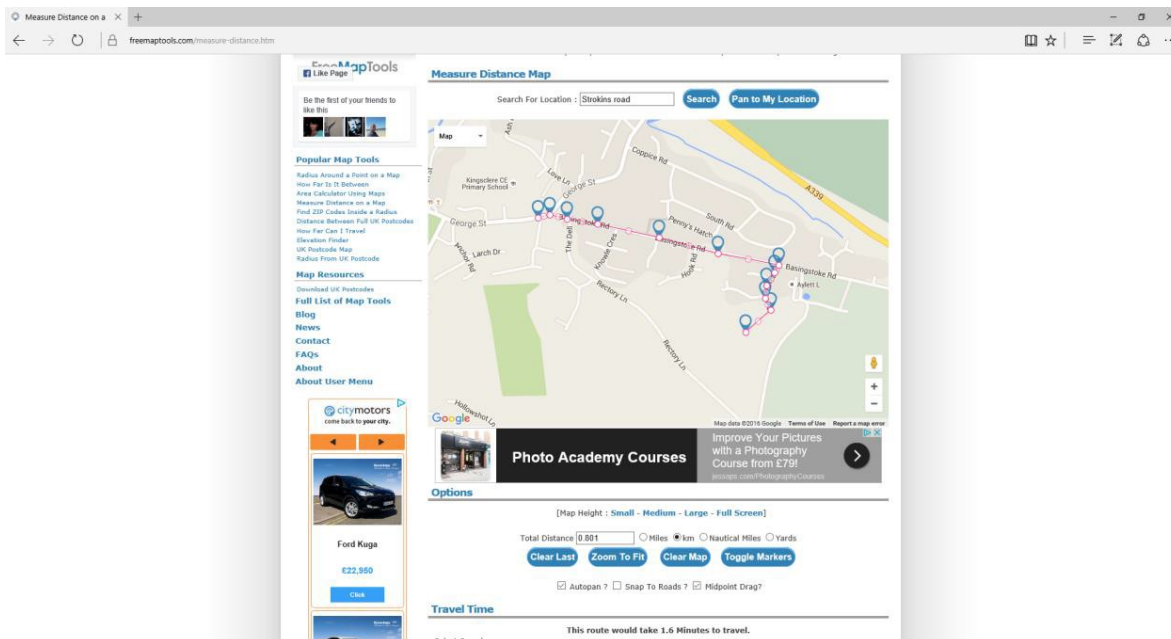
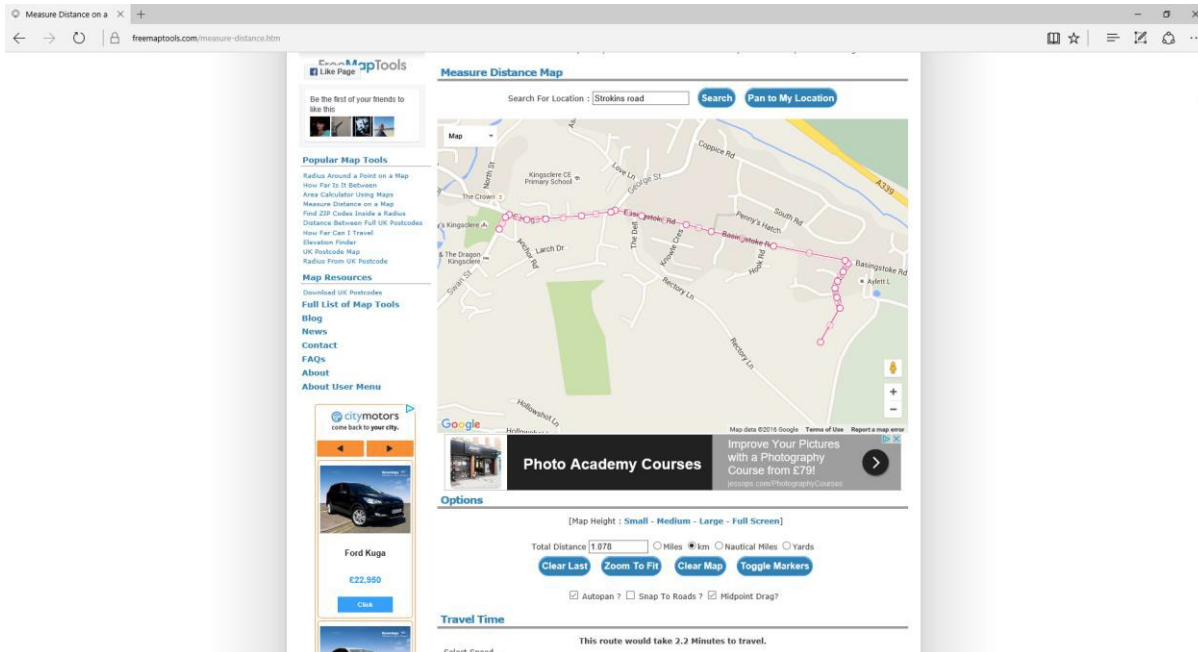
[Map Height : Small - Medium - Large - Full Screen]

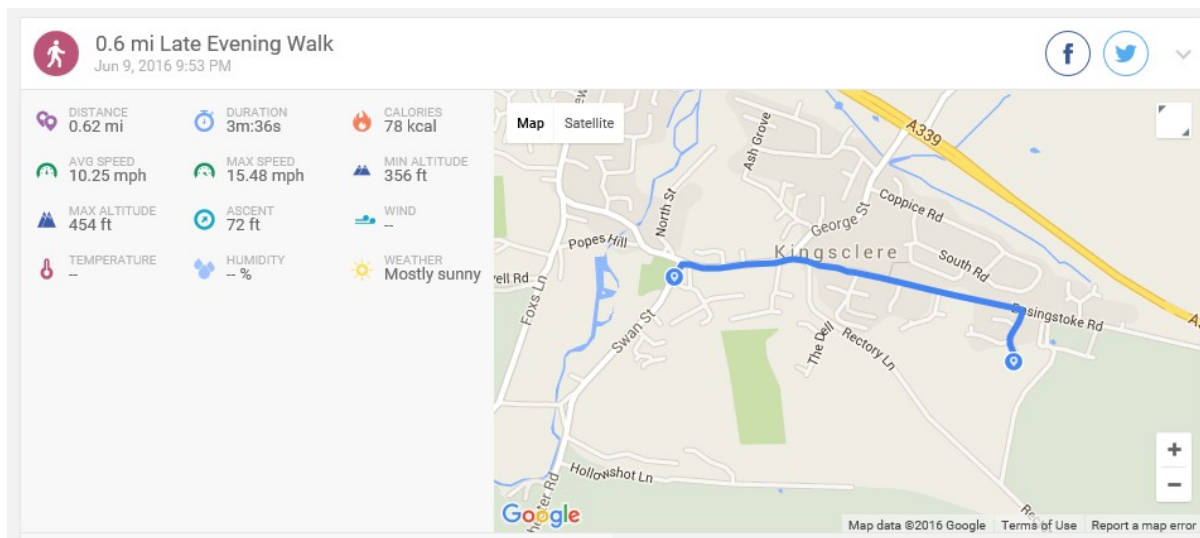
Total Distance  Miles ☒ km ☐ Nautical Miles ☐ Yards

[Clear Last](#) [Zoom To Fit](#) [Clear Map](#) [Toggle Markers](#)

## Poveys Mead

|                              |                   |                                 |
|------------------------------|-------------------|---------------------------------|
|                              | Via road (metres) | GPS – Endomondo to edge of site |
| Proximity to local amenities | 1078              | 0.62 miles = 998 metres         |
| Proximity to a bus stop      | 801               |                                 |





This was a quick additional test to check accuracy of the website used, only performed for Poveys Mead and Gaily Mill.

## Porch Farm

|                                    | Via road (metres) |
|------------------------------------|-------------------|
| Proximity to local amenities       | 837               |
| Proximity to a bus stop in village | 357               |
| Proximity to a bus stop on A339    | 239               |

Measure a Distance

The measure distance tool is a simple way to find the distance between two points on a map. Start Clicking!

Measure Distance Map

Search For Location:

Map

Yellmans Meadow, Newbury Rd, Frogs Hole, The Fieldgate Centre, Field Gate Dr, Eochinswell Rd, Kingsclere CE Primary School, George St, Saint Mary's Kingsclere A.

Map data ©2016 Google Terms of Use Report a map error

chrome Browse safer with Chrome, Google's official web browser.

Options

[Map Height: Small - Medium - Large - Full Screen]

Total Distance  ☐ Miles ☒ km ☐ Nautical Miles ☐ Yards

Measure a Distance

The measure distance tool is a simple way to find the distance between two points on a map. Start Clicking!

Measure Distance Map

Search For Location:

Map

Clare Vision Direct, Hardys Field, A339, Newbury Rd, Longcroft Rd, Byfields Rd, Garrett Ct, The Hollow, Kingsclere CE Primary School, George St, Saint Mary's Kingsclere A.

Map data ©2016 Google Terms of Use Report a map error

Photo Academy Courses Improve Your Pictures with a Photography Course from £79! [www.photoacademy.co.uk](http://www.photoacademy.co.uk)

Options

[Map Height: Small - Medium - Large - Full Screen]

Total Distance  ☐ Miles ☒ km ☐ Nautical Miles ☐ Yards

☒ Autopan? ☐ Snap To Roads? ☒ Midpoint Drag?

Travel Time

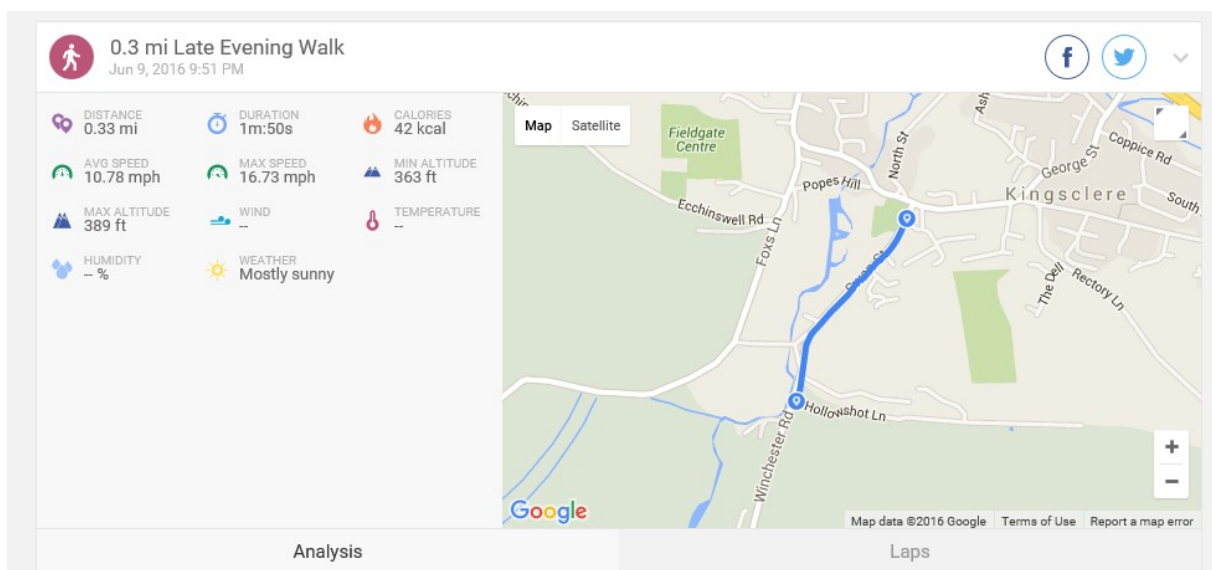
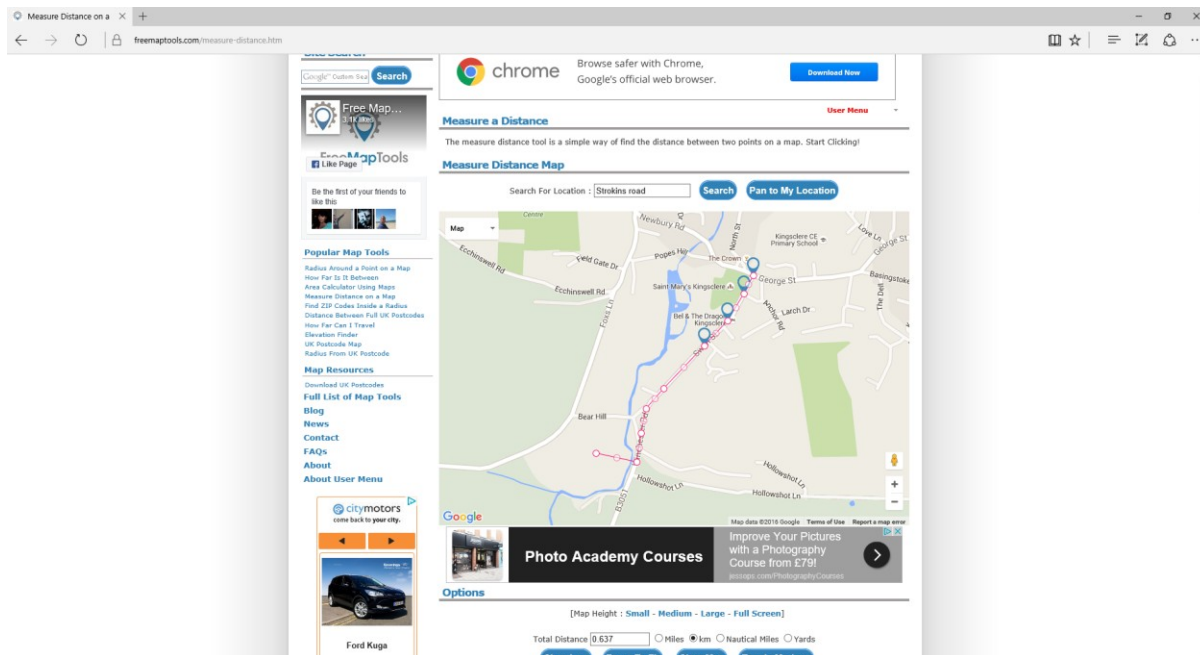
This route would take 0.7 Minutes to travel.

Select Speed...



## Gaily Mill

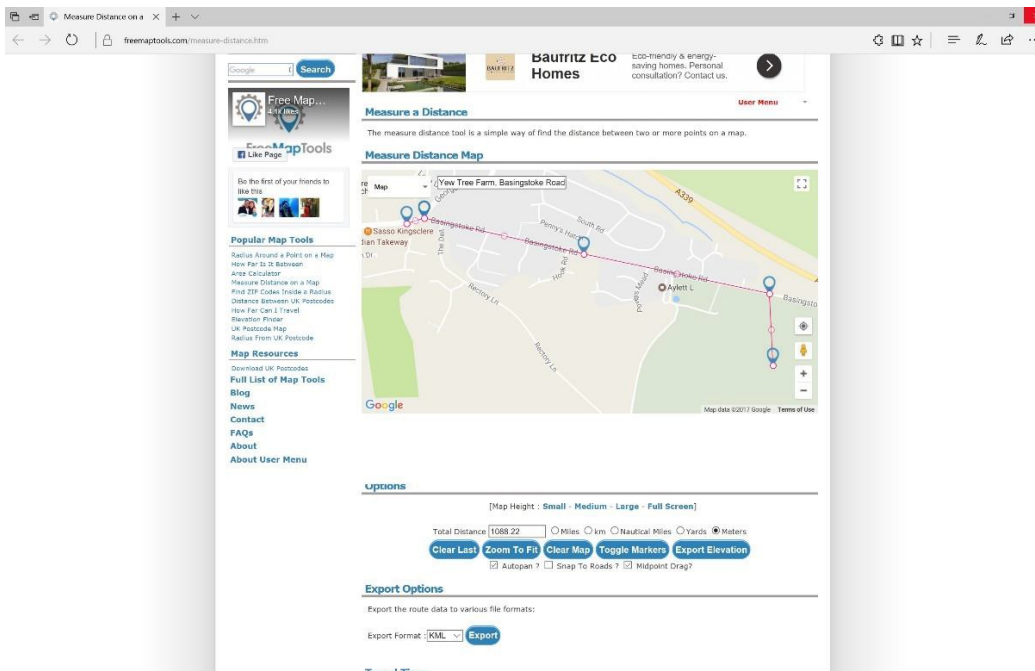
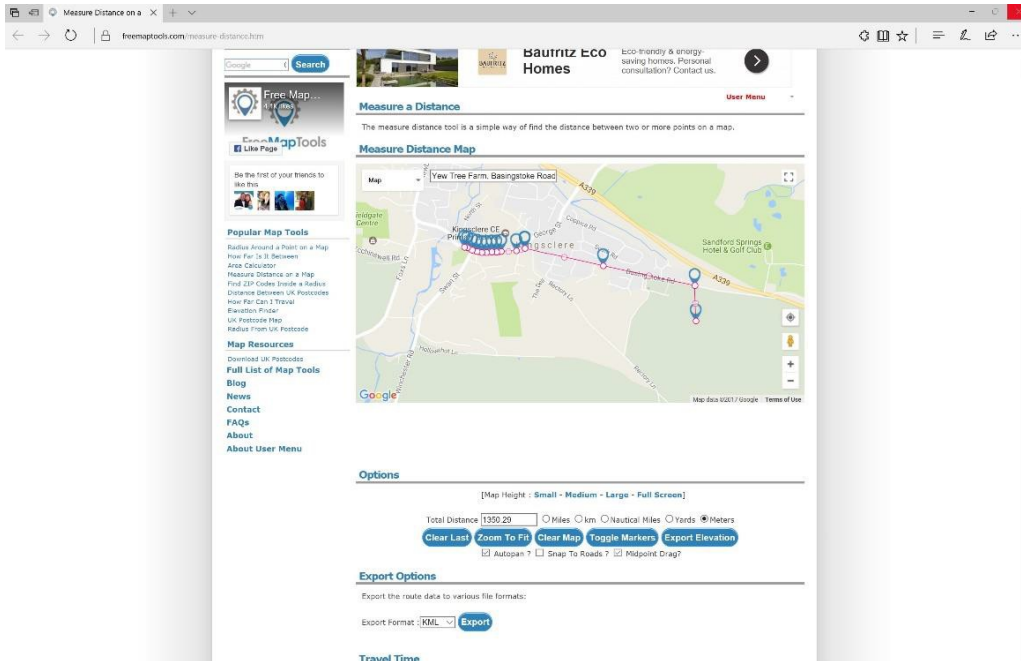
|                              | Via road (metres) | GPS - Endomondo        |
|------------------------------|-------------------|------------------------|
| Proximity to local amenities | 637               | 0.33miles = 531 metres |
| Proximity to a bus stop      | 637               |                        |



This was a quick additional test to check accuracy of the website used, only performed for Poveys Mead and Gaily Mill.

## Yew Tree Farm

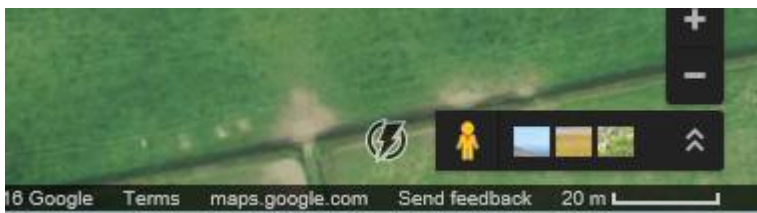
|                              |                   |
|------------------------------|-------------------|
|                              | Via road (metres) |
| Proximity to local amenities | 1350              |
| Proximity to a bus stop      | 1088              |



## Potential to overlook/dominate existing houses or vice versa - Distance to existing houses

Tools used:

- <https://www.freemaptools.com/measure-distance.htm> used to draw a 25 metre line as a visual guide.
- Google map satellite view, zoomed in to the maximum and a yellow arrow created to match 20 metre scale shown bottom right of map, arrows then used to determine distance at various points on the map as a visual guide.



For this document the number of houses was checked independently by two of the neighbourhood planning team and an average used to score each site.

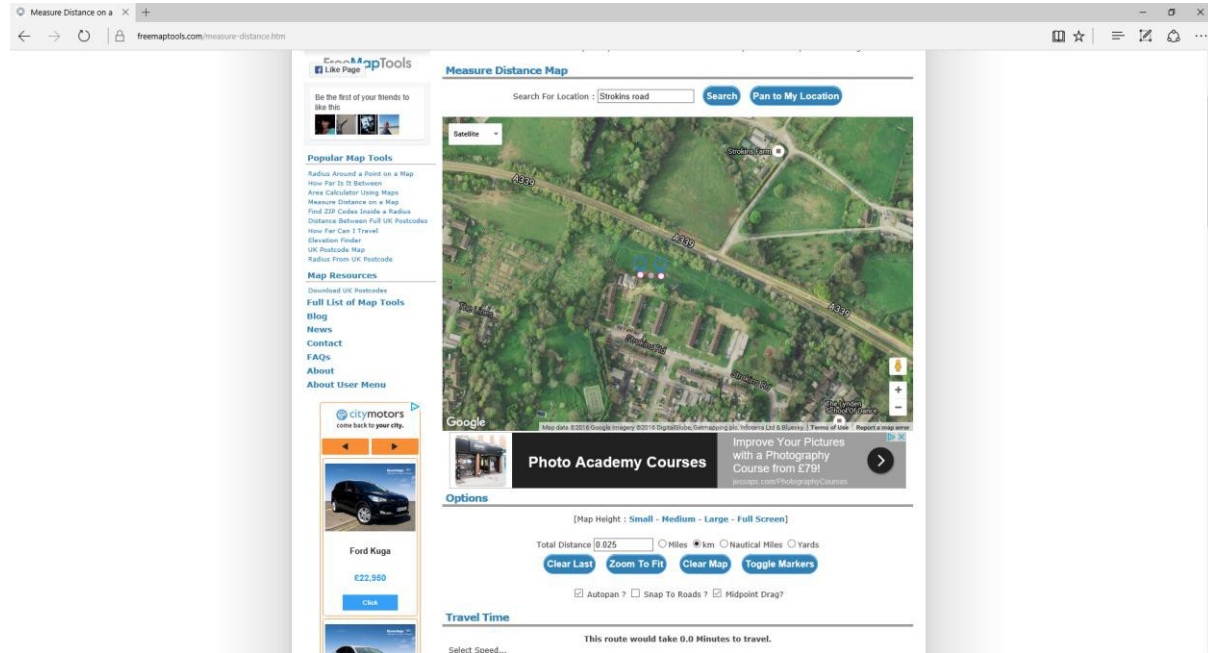
### Summary

|                       | Number of houses within 25 metres | Score |
|-----------------------|-----------------------------------|-------|
| <b>Strokings Road</b> | < 10                              | 4     |
| <b>Coppice Road</b>   | 10 - 25                           | 3     |
| <b>Fawconer Road</b>  | < 10                              | 4     |
| <b>Poveys Mead</b>    | 10 - 25                           | 3     |
| <b>Porch Farm</b>     | 0                                 | 5     |
| <b>Gaily Mill</b>     | < 10                              | 4     |
| <b>Yew Tree Farm</b>  | 10 - 25                           | 3     |

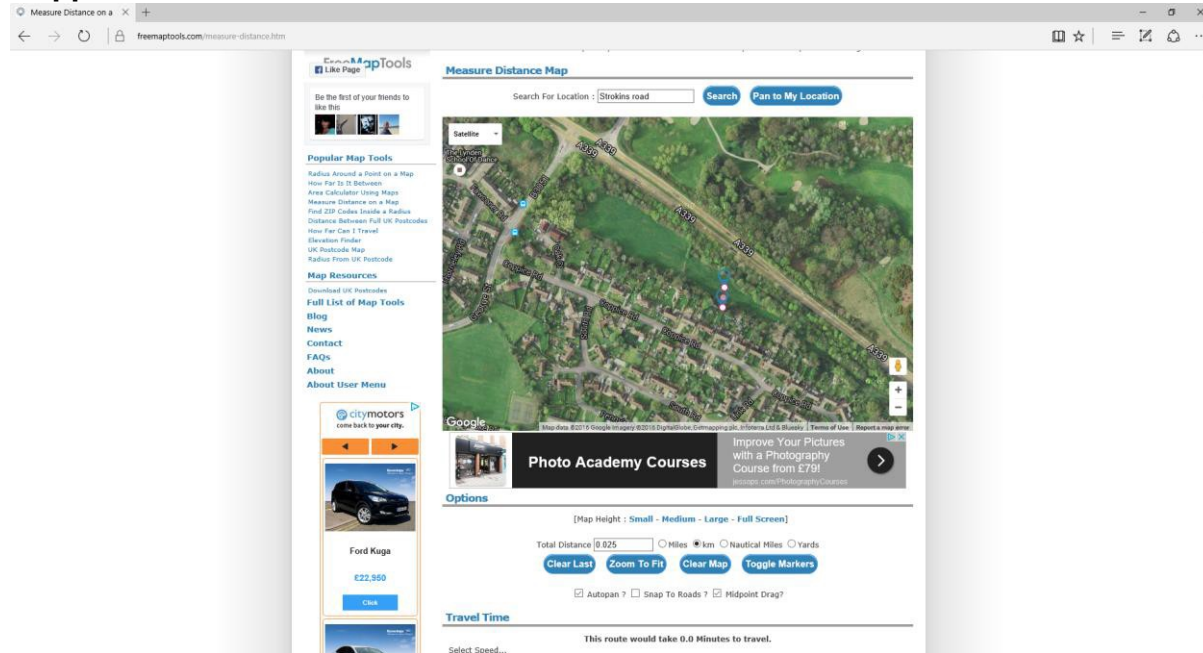
### Scoring criteria

|                             | 5                                        | 4                                         | 3                                           | 2                                           | 1                                         |
|-----------------------------|------------------------------------------|-------------------------------------------|---------------------------------------------|---------------------------------------------|-------------------------------------------|
| Distance to existing houses | No dwellings within 25m of site boundary | <10 dwellings within 25m of site boundary | 10-25 dwellings within 25m of site boundary | 25-50 dwellings within 25m of site boundary | >50 dwellings within 25m of site boundary |

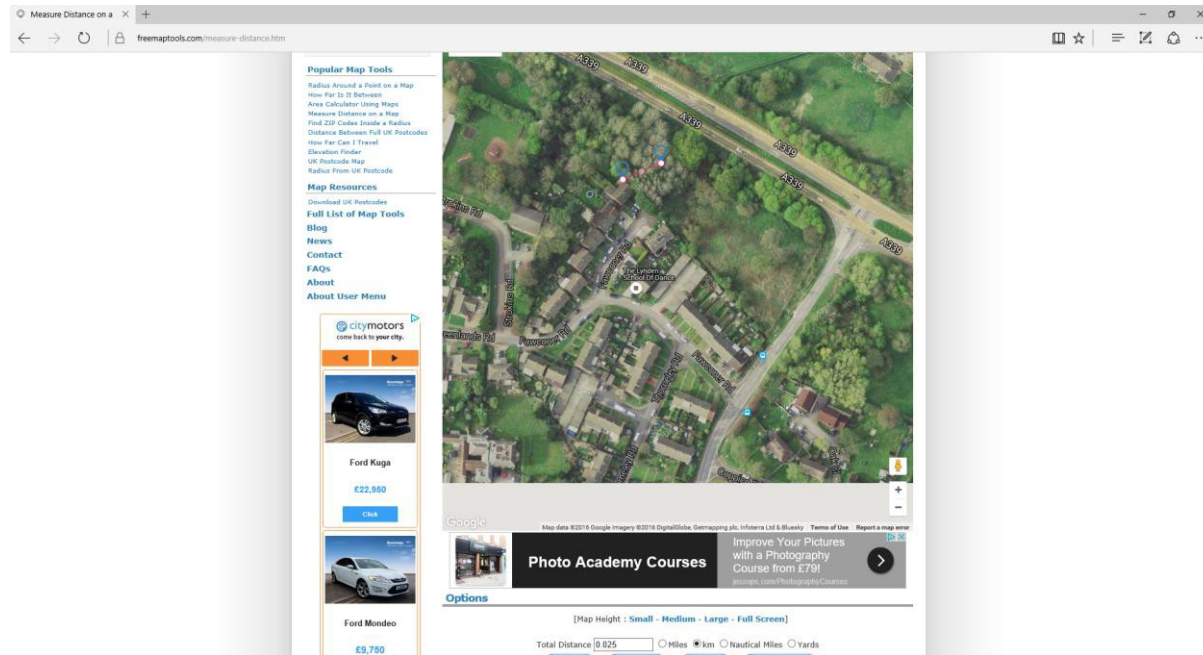
# Strokins Road



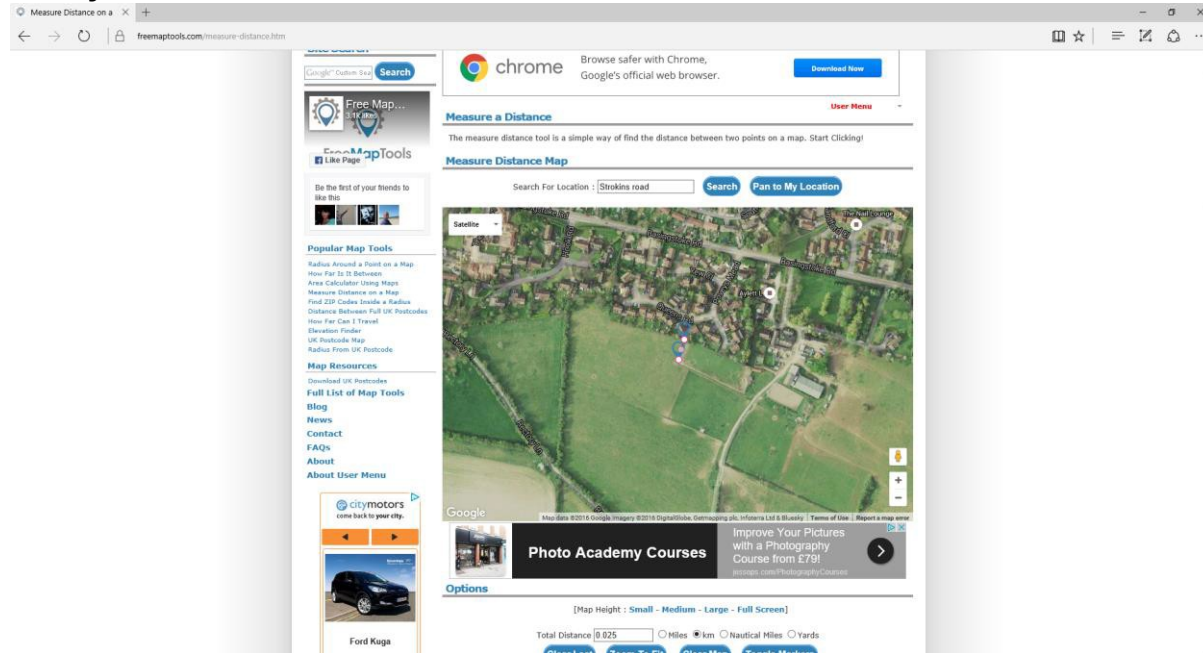
# Coppice Road



# Fawconer Road



# Poveys Mead



Measure Distance on a Map

freemaptools.com/measure-distance.html

Popular Map Tools

- Radius Around a Point on a Map
- How Far Is It Between
- Area Calculator Using Maps
- Measure Distance on a Map
- Find ZIP Codes Inside a Radius
- Distance Between Full UK Postcodes
- How Far Can I Travel
- Elevation Finder
- UK Postcode Map
- Radius From UK Postcode

Map Resources

- Download UK Postcodes
- Full List of Map Tools
- Blog
- News
- Contact
- FAQs
- About
- About User Menu

citymotors  
come back to your city.

Ford Kuga

£22,960

Click

Ford Mondeo

£9,750

Total Distance 0.025 Miles km Nautical Miles Yards

Options [Map Height : Small - Medium - Large - Full Screen]

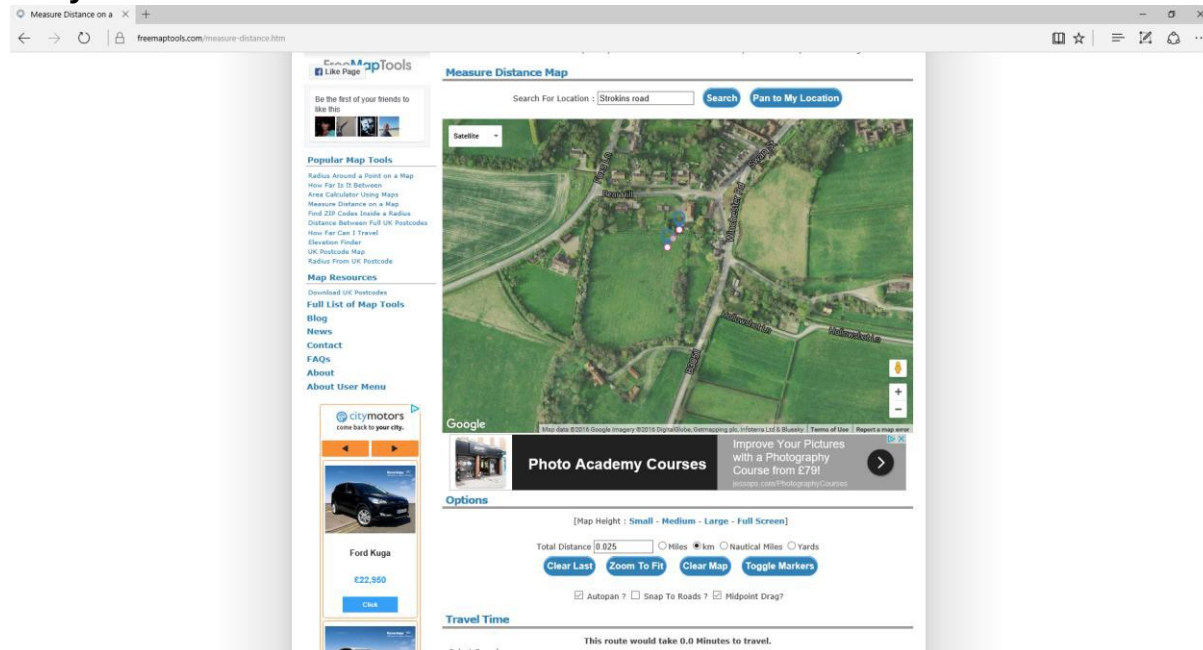
Photo Academy Courses

Improve Your Pictures with a Photography Course from £79!

getacape.com/PhotographyCourses



# Gaily Mill



# Yew Tree Farm

**Measure a Distance**

The measure distance tool is a simple way to find the distance between two or more points on a map.

**Measure Distance Map**

Satellite Yew Tree Farm, Basingstoke Road

**Options**

[Map Height : Small - Medium - Large - Full Screen]

Total Distance 20.12 Miles km Nautical Miles Yards Meters

**Export Options**

Export the route data to various file formats:

Export Format KML Export

**Travel Time**



## Potential to overlook/dominate existing houses or vice versa – Site Elevation Difference

- Using website tool to give an indication of the difference in elevation between existing houses and proposed site.
- Website used: <https://www.freemaptools.com/elevation-finder.htm>

### Summary

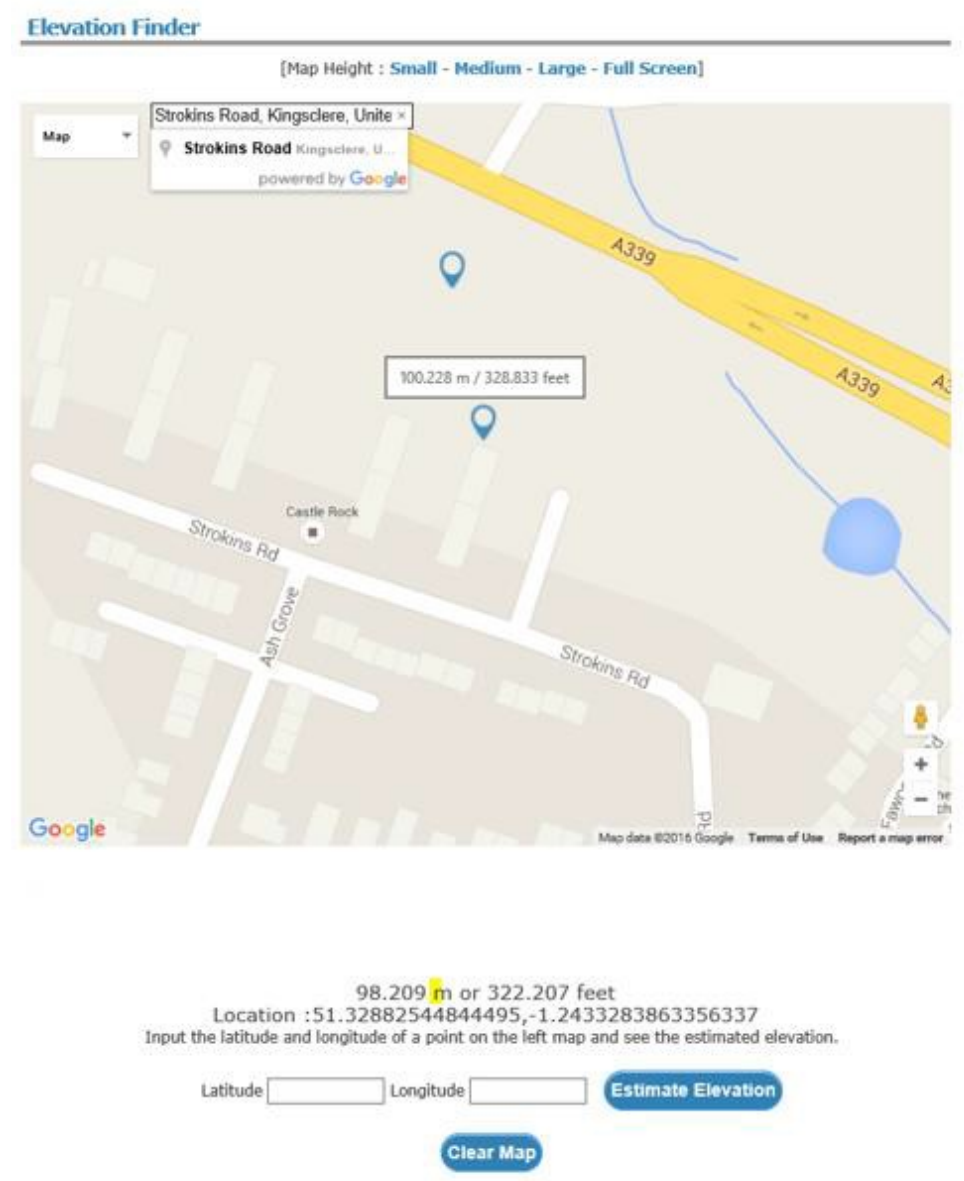
|                      | Proposed site elevation difference in metres | Score |
|----------------------|----------------------------------------------|-------|
| <b>Strokens Road</b> | 100 to 98 = 2                                | 5     |
| <b>Coppice Road</b>  | 116 to 109 = 7                               | 2     |
| <b>Fawconer Road</b> | 104 to 104 = 0                               | 5     |
| <b>Poveys Mead</b>   | 127 to 136 = 9                               | 2     |
| <b>Porch Farm</b>    | 103 to 105 = 2                               | 5     |
| <b>Gaily Mill</b>    | 106 to 101 = 5                               | 3     |
| <b>Yew Tree Farm</b> | 127 to 143 = 16                              | 1     |

Note: for reference an average 2 storey house is 6 -8 metres tall, excluding the roof.

### Scoring criteria

|                                                              | 5                                 | 4                                 | 3                                 | 2                                 | 1                                |
|--------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------------------------|
| Potential to overlook/dominate existing houses or vice versa | Elevation <= 2m height difference | Elevation >= 2m height difference | Elevation >= 4m height difference | Elevation >= 7m height difference | Elevation >10m height difference |

## Strokins Road

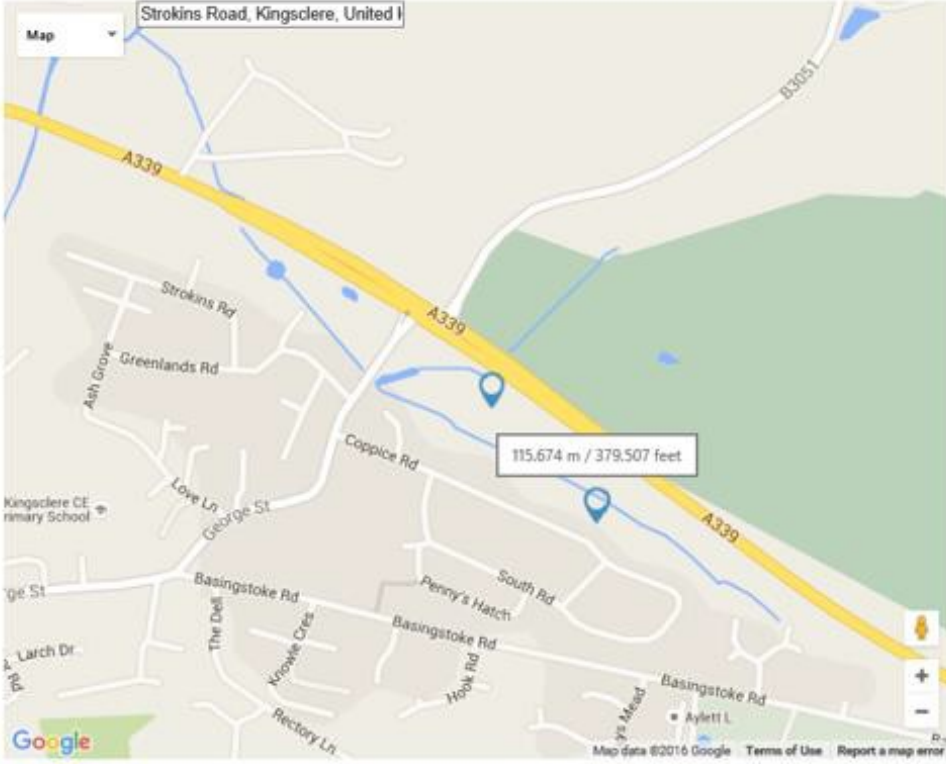


|                           |      |
|---------------------------|------|
| Existing houses elevation | 100m |
| Proposed site elevation   | 98m  |

## Coppice Road

**Elevation Finder**

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



115.674 m / 379.507 feet

108.703 m or 356.636 feet

Location : 51.3266846048023,-1.2378761534637305

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

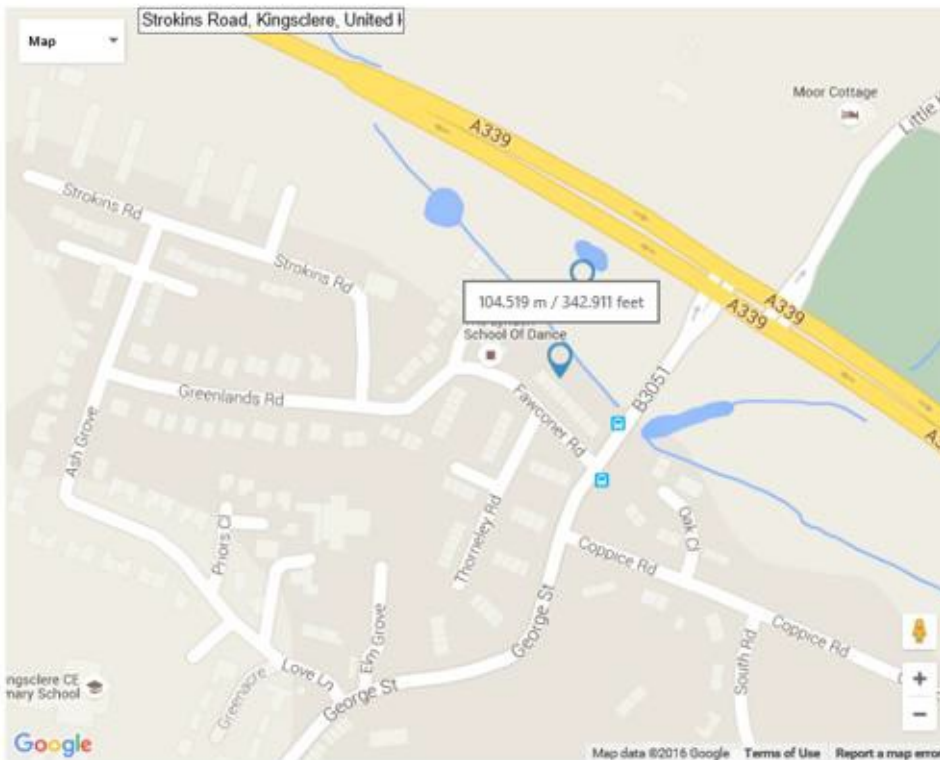
[Clear Map](#)

|                           |      |
|---------------------------|------|
| Existing houses elevation | 116m |
| Proposed site elevation   | 109m |

## Fawconer Road

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



104.556 m or 343.032 feet

Location : 51.327682785979796, -1.2403737186468788

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

[Clear Map](#)

|                           |     |
|---------------------------|-----|
| Existing houses elevation | 104 |
| Proposed site elevation   | 104 |

## Poveys Mead

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



136.529 m or 447.929 feet

Location : 51.321816341282414,-1.2373160006973194

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

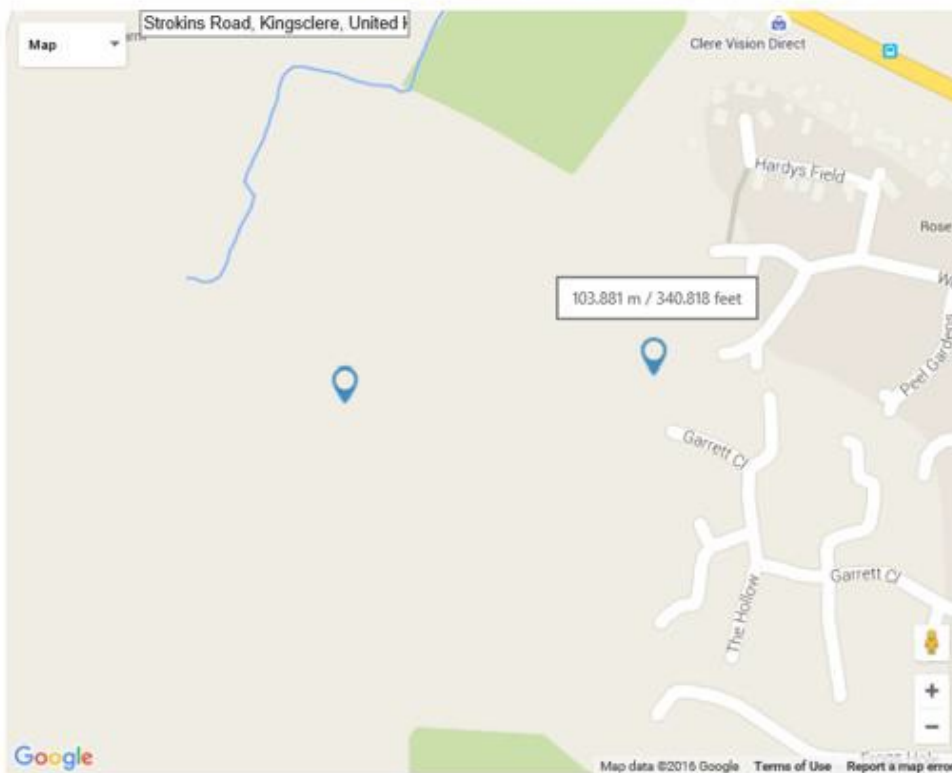
[Clear Map](#)

|                                   |      |
|-----------------------------------|------|
| Existing houses elevation         | 127m |
| Centre of proposed site elevation | 136m |

## Porch Farm

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



103.881 m or 340.818 feet

Location : 51.32885598470761,-1.253602373180911

Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

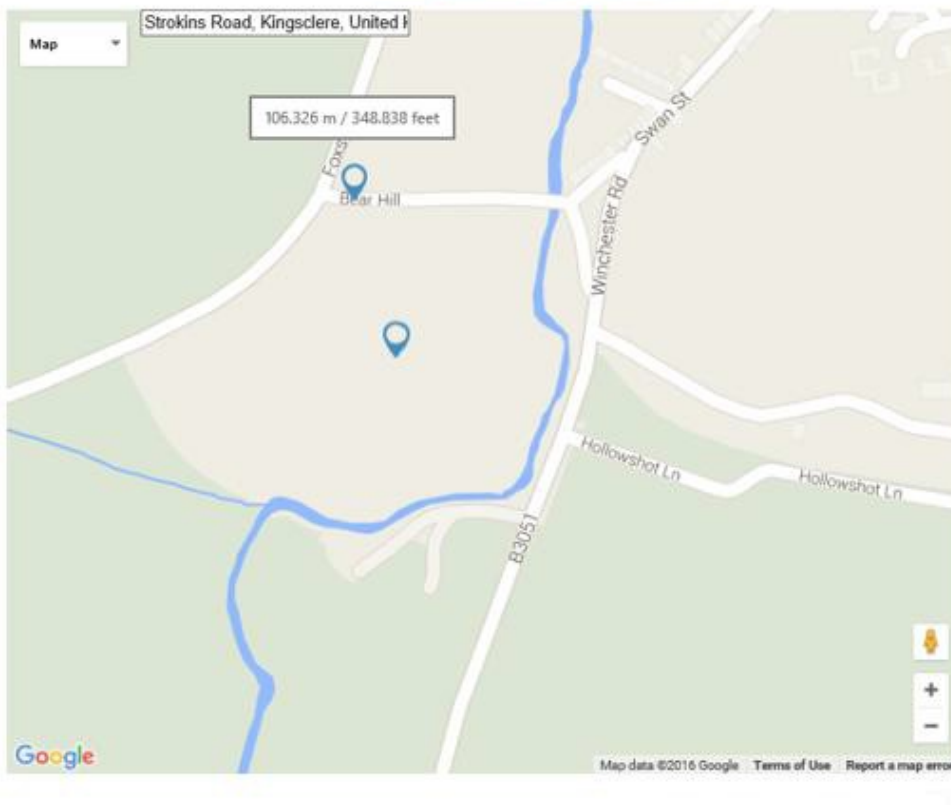
[Clear Map](#)

|                                   |     |
|-----------------------------------|-----|
| Existing houses elevation         | 103 |
| Centre of proposed site elevation | 105 |

## Gaily Mill

### Elevation Finder

[Map Height : [Small](#) - [Medium](#) - [Large](#) - [Full Screen](#)]



106.326 m or 348.838 feet

Location : 51.32182304601456,-1.2528406258206814

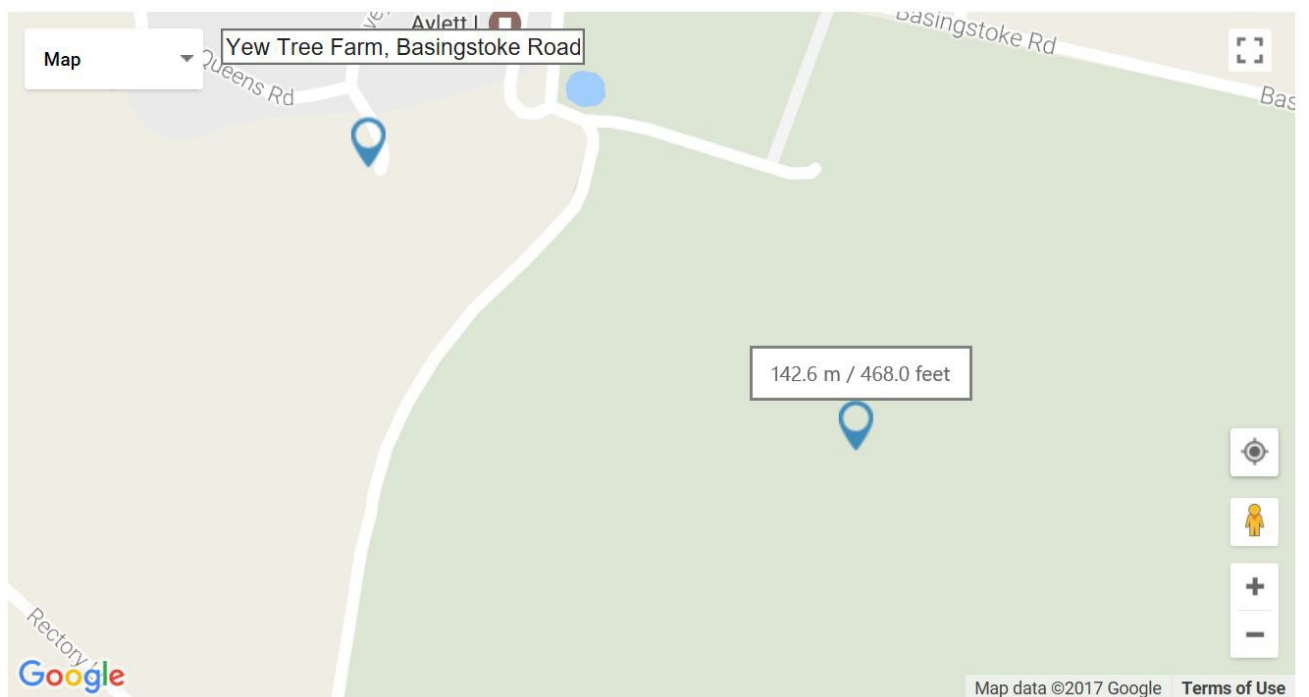
Input the latitude and longitude of a point on the left map and see the estimated elevation.

Latitude  Longitude  [Estimate Elevation](#)

[Clear Map](#)

|                                   |     |
|-----------------------------------|-----|
| Existing houses elevation         | 106 |
| Centre of proposed site elevation | 101 |

## Yew Tree Farm



|                           |      |
|---------------------------|------|
| Existing houses elevation | 127m |
| Proposed site elevation   | 143m |

## Appendix 11 – Landscape Scores – July 2017

|                | Strokings Road                                                           | Coppice Road | Fawconer Road | Poveys Mead | Porch Farm | Gaily Mill | Yew Tree Farm |
|----------------|--------------------------------------------------------------------------|--------------|---------------|-------------|------------|------------|---------------|
| <b>2.1</b>     | <b>Does the site enhance landscape character and diversity</b>           |              |               |             |            |            |               |
| Assessor A     | 4                                                                        | 4            | 4             | 4           | 4          | 3          | 2             |
| Assessor B     | 3                                                                        | 3            | 3             | 3           | 3          | 2          | 2             |
| Assessor C     | 4                                                                        | 4            | 4             | 4           | 4          | 3          | 2             |
| Assessor D     | 3                                                                        | 3            | 3             | 3           | 2          | 2          | 2             |
| Assessor E     | 3                                                                        | 3            | 3             | 3           | 3          | 2          | 2             |
| Assessor F     | 2                                                                        | 2            | 2             | 1           | 1          | 1          | 1             |
| Assessor G     | 3                                                                        | 3            | 3             | 2           | 2          | 2          | 2             |
| Assessor H     | 4                                                                        | 4            | 4             | 4           | 4          | 3          | 2             |
| Assessor I     | 4                                                                        | 4            | 4             | 2           | 2          | 2          | 2             |
| <b>Average</b> | <b>3.3</b>                                                               | <b>3.3</b>   | <b>3.3</b>    | <b>2.9</b>  | <b>2.8</b> | <b>2.2</b> | <b>1.9</b>    |
|                |                                                                          |              |               |             |            |            |               |
| <b>2.2</b>     | <b>Is the site visible from Rights of Way etc., are views impaired</b>   |              |               |             |            |            |               |
| Assessor A     | 1                                                                        | 4            | 4             | 3           | 1          | 2          | 2             |
| Assessor B     | 1                                                                        | 4            | 4             | 2           | 3          | 1          | 1             |
| Assessor C     | 1                                                                        | 4            | 3             | 3           | 1          | 2          | 2             |
| Assessor D     | 1                                                                        | 4            | 4             | 3           | 1          | 2          | 2             |
| Assessor E     | 1                                                                        | 4            | 4             | 2           | 2          | 2          | 2             |
| Assessor F     | 4                                                                        | 4            | 4             | 2           | 1          | 1          | 1             |
| Assessor G     | 3                                                                        | 3            | 3             | 3           | 2          | 2          | 2             |
| Assessor H     | 2                                                                        | 4            | 4             | 2           | 3          | 1          | 1             |
| Assessor I     | 2                                                                        | 4            | 4             | 3           | 1          | 2          | 3             |
| <b>Average</b> | <b>1.8</b>                                                               | <b>3.9</b>   | <b>3.8</b>    | <b>2.6</b>  | <b>1.7</b> | <b>1.7</b> | <b>1.8</b>    |
|                |                                                                          |              |               |             |            |            |               |
| <b>2.3</b>     | <b>Would the site negatively affect public open space or create more</b> |              |               |             |            |            |               |
| Assessor A     | 2                                                                        | 3            | 5             | 4           | 5          | 5          | 4             |
| Assessor B     | 2                                                                        | 3            | 2             | 4           | 4          | 4          | 4             |
| Assessor C     | 2                                                                        | 3            | 4             | 3           | 5          | 4          | 4             |
| Assessor D     | 2                                                                        | 4            | 4             | 3           | 4          | 4          | 3             |
| Assessor E     | 1                                                                        | 2            | 2             | 3           | 5          | 4          | 3             |
| Assessor F     | 2                                                                        | 2            | 2             | 2           | 1          | 2          | 3             |

|                | Strokings Road                                                          | Coppice Road | Fawconer Road | Poveys Mead | Porch Farm | Gaily Mill | Yew Tree Farm |
|----------------|-------------------------------------------------------------------------|--------------|---------------|-------------|------------|------------|---------------|
| Assessor G     | 3                                                                       | 3            | 3             | 3           | 2          | 2          | 3             |
| Assessor H     | 2                                                                       | 3            | 4             | 3           | 5          | 4          | 3             |
| Assessor I     | 4                                                                       | 4            | 4             | 4           | 4          | 4          | 4             |
| <b>Average</b> | <b>2.2</b>                                                              | <b>3.0</b>   | <b>3.3</b>    | <b>3.2</b>  | <b>3.9</b> | <b>3.7</b> | <b>3.4</b>    |
|                |                                                                         |              |               |             |            |            |               |
| <b>2.4</b>     | <b>Is the site visible from AONB or would it protect and enhance it</b> |              |               |             |            |            |               |
| Assessor A     | 5                                                                       | 5            | 5             | 3           | 3          | 2          | 1             |
| Assessor B     | 4                                                                       | 4            | 4             | 2           | 3          | 2          | 1             |
| Assessor C     | 5                                                                       | 5            | 5             | 2           | 3          | 2          | 1             |
| Assessor D     | 4                                                                       | 4            | 4             | 1           | 3          | 2          | 1             |
| Assessor E     | 4                                                                       | 4            | 4             | 3           | 3          | 2          | 2             |
| Assessor F     | 4                                                                       | 4            | 4             | 1           | 1          | 1          | 1             |
| Assessor G     | 4                                                                       | 4            | 4             | 2           | 2          | 2          | 1             |
| Assessor H     | 5                                                                       | 5            | 5             | 2           | 3          | 2          | 1             |
| Assessor I     | 5                                                                       | 5            | 5             | 1           | 1          | 1          | 1             |
| <b>Average</b> | <b>4.4</b>                                                              | <b>4.4</b>   | <b>4.4</b>    | <b>1.9</b>  | <b>2.4</b> | <b>1.8</b> | <b>1.1</b>    |

## Appendix 12 - Site Assessment July 2017

|                                                                                                |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
|------------------------------------------------------------------------------------------------|----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|---|----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|
| Version date: 2 July 2017                                                                      | <u>Strokins Road</u> | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |   | <u>Strokins Road</u> | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |
| <b>Potential No of Dwellings (Developer/AECOM)</b>                                             | 16/14                | 26/36               | 19/12                | 38/40              | 50+/N/A           | 30/40             | 50+/N/A              |   | 16/14                | 26/36               | 19/12                | 38/40              | 50+/N/A           | 30/40             | 50+/N/A              |
|                                                                                                | Scores               |                     |                      |                    |                   |                   |                      |   | Weighting            | Weighted Scores     |                      |                    |                   |                   |                      |
| <b><u>1. Site Location</u></b>                                                                 |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| 1.1 Within or adjacent to the Settlement Policy Boundary                                       | 3                    | 3                   | 3                    | 3                  | 2                 | 3                 | 3                    | 3 | 9                    | 9                   | 9                    | 9                  | 6                 | 9                 | 9                    |
| 1.2 Proximity to local amenities                                                               | 4                    | 3                   | 3                    | 2                  | 3                 | 4                 | 1                    | 2 | 8                    | 6                   | 6                    | 4                  | 6                 | 8                 | 2                    |
| 1.3 Proximity to a bus stop                                                                    | 1                    | 2                   | 5                    | 1                  | 2                 | 1                 | 1                    | 1 | 1                    | 2                   | 5                    | 1                  | 2                 | 1                 | 1                    |
| 1.4 Potential to overlook/dominate existing houses or vice versa - Distance to existing houses | 4                    | 3                   | 4                    | 3                  | 5                 | 4                 | 3                    | 2 | 8                    | 6                   | 8                    | 6                  | 10                | 8                 | 6                    |
| 1.4a Potential to overlook/dominate existing houses or vice versa - Site Elevation Difference  | 5                    | 2                   | 5                    | 2                  | 5                 | 3                 | 1                    | 2 | 10                   | 4                   | 10                   | 4                  | 10                | 6                 | 2                    |
| 1.5 Ease of creating / impact of vehicular access to site                                      | 1                    | 5                   | 3                    | 1                  | 1                 | 3                 | 5                    | 4 | 4                    | 20                  | 12                   | 4                  | 4                 | 12                | 20                   |
| <b><u>2. Landscape</u></b>                                                                     |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| 2.1 Does the site enhance landscape character and diversity                                    | 3.3                  | 3.3                 | 3.3                  | 2.9                | 2.8               | 2.2               | 1.9                  | 2 | 6.7                  | 6.7                 | 6.7                  | 5.8                | 5.6               | 4.4               | 4                    |
| 2.2 Is the site visible from Rights of Way etc., are views impaired                            | 1.8                  | 3.9                 | 3.8                  | 2.6                | 1.7               | 1.7               | 1.8                  | 2 | 3.6                  | 7.8                 | 7.6                  | 5.1                | 3.3               | 3.3               | 4                    |

|                                                                          |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
|--------------------------------------------------------------------------|----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|---|----------------------|---------------------|----------------------|--------------------|-------------------|-------------------|----------------------|
| Version date: 2 July 2017                                                | <u>Strokins Road</u> | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |   | <u>Strokins Road</u> | <u>Coppice Road</u> | <u>Fawconer Road</u> | <u>Poveys Mead</u> | <u>Porch Farm</u> | <u>Gaily Mill</u> | <u>Yew Tree Farm</u> |
| 2.3 Would the site negatively affect public open space or create more    | 2.2                  | 3.0                 | 3.3                  | 3.2                | 3.9               | 3.7               | 3.4                  | 3 | 6.7                  | 9.0                 | 10.0                 | 9.7                | 11.7              | 11.0              | 10                   |
| 2.4 Is the site visible from AONB or would it protect and enhance it     | 4.4                  | 4.4                 | 4.4                  | 1.9                | 2.4               | 1.8               | 1.1                  | 4 | 17.8                 | 17.8                | 17.8                 | 7.6                | 9.8               | 7.1               | 4                    |
| <b><u>3. Environment</u></b>                                             |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| 3.1 Impact on biodiversity (SINCs, habitats and known protected species) | 1                    | 1                   | 3                    | 4                  | 2                 | 1                 | 3                    | 4 | 4                    | 4                   | 12                   | 16                 | 8                 | 4                 | 12                   |
| 3.2 Flooding potential                                                   | 5                    | 5                   | 5                    | 5                  | 5                 | 2                 | 5                    | 3 | 15                   | 15                  | 15                   | 15                 | 15                | 6                 | 15                   |
| 3.3 Agricultural land classification                                     | 5                    | 5                   | 5                    | 3                  | 3                 | 2                 | 3                    | 1 | 5                    | 5                   | 5                    | 3                  | 3                 | 2                 | 3                    |
| 3.4 Is the site affected by noise                                        | 1                    | 1                   | 1                    | 5                  | 4                 | 5                 | 3                    | 2 | 2                    | 2                   | 2                    | 10                 | 8                 | 10                | 6                    |
| 3.5 Any physical constraints e.g. electricity pylons etc.                | 5                    | 5                   | 5                    | 5                  | 1                 | 5                 | 5                    | 1 | 5                    | 5                   | 5                    | 5                  | 1                 | 5                 | 5                    |
| <b><u>4. Historic Environment</u></b>                                    |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| 4.1 Does the site affect or detract from listed/historical buildings     | 5                    | 5                   | 5                    | 5                  | 3                 | 1                 | 5                    | 2 | 10                   | 10                  | 10                   | 10                 | 6                 | 2                 | 10                   |
| 4.2 Is the site in proximity to or in the conservation area              | 5                    | 5                   | 5                    | 5                  | 5                 | 1                 | 5                    | 3 | 15                   | 15                  | 15                   | 15                 | 15                | 3                 | 15                   |
| <b><u>5. General</u></b>                                                 |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| 5.1 Is the site likely to cause, or be affected by, parking issues       |                      |                     |                      |                    |                   |                   |                      |   |                      |                     |                      |                    |                   |                   |                      |
| <b>TOTAL</b>                                                             | <b>56.8</b>          | <b>59.7</b>         | <b>66.9</b>          | <b>54.6</b>        | <b>51.8</b>       | <b>44.3</b>       | <b>51.2</b>          |   | <b>130.7</b>         | <b>144.2</b>        | <b>156.0</b>         | <b>130.1</b>       | <b>124.3</b>      | <b>101.9</b>      | <b>128.1</b>         |