Appendix 5: Sites identified outside Settlement Policy Boundaries

This appendix includes sites which have been submitted to the LPA by site promoters for future development, which lie outside of defined settlement policy boundaries.

For maps showing the location and extent of the land covered by the proformas below, please see maps in appendix 6.

Appendix 5 is split into two sections. Sites promoted for residential or mixed use are listed first followed by those promoted for employment use. Within each list, sites are in alphabetical order by parish.

A complete index of sites is included at the start of the main document.

Sites Promoted for Residential Development

Site Ref.	Site Address	Parish	Site Area (ha)
ASH003	Land to the West of Thornford Road	Ashford Hill with Headley	5.19

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land and woodland to the north of Ashford Hill Road. To the north of the site is a cluster of residential dwellings (Thornfield) and to the south a mix of light industrial and residential uses. To the east and west are agricultural fields and further areas of woodland. The site is bound on all sides by trees and hedging with a large area of woodland within the centre and southern areas of the site. These trees are included within the priority habitat inventory for deciduous woodlands, and some are also included within the national forest inventory. Clearer parts of the site are towards the western boundary, and an area to the south of Thornford, adjacent to the Thornford Road frontage. The site is located to the east of a SHELAA site promoted for 12 dwellings (ASH005).

Relevant Planning History

20/01796/OUT(southern half of site) - Outline planning permission new access from Thornford Road, up to 76 houses and associated parking and landscaping. Application refused March 2022.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be in 1 - 3 bedroom.
Physical problems: The existing field access would need to be established and widened to allow access. However, the area of the site towards the western boundary would require access through woodland. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The development would extend the pattern of development of Headley towards the north. There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, in response to the Regulation 18 consultation in early 2024 and again in 2025 with permission from the landowner who is a housebuilder. The most recent site promotions relate to a smaller site, excluding land to the west due to it being covered by woodland. There are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter of 5-6 years.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. Planning permission for 51 homes was refused in March 2022; the reasons for refusal included the failure to enhance the landscape character and visual quality of the area, adverse harm to biodiversity and undue pressure upon, trees to be retained. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed within 5-6 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings. Following the refusal of planning permission, the Council have undertaken a revised assessment reflecting site constraints and the density of existing housing at Thornfield (11dph). Whilst the site promoter suggests that the reasons why planning permission was not previously granted can be overcome through appropriate design a yield of 15 dwellings is considered suitable for the purposes of the SHELAA at this stage.

Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
ASH004	Land south of Galley Lane	Ashford Hill with Headley	5.71

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an undeveloped agricultural field at the junction where Galley Lane meets the A339 to the south of Headley. To the west is Cheam School, and to the south are two residential dwellings and agricultural land. The site is bound by trees along the western boundary and tall hedging with some trees along the northern and eastern boundaries. The site has a gentle slope from north-west to south-east. The site is accessed via Galley Lane. Land surrounding the site is predominantly agricultural with clusters of linear residential development.

Relevant Planning History

22/02697/PIP – Permission in principle for a minimum of 1 and maximum of 4 dwellings -approved September 2023. 25/00090/TDC - Technical Details Consent for the erection of 4 no. dwellings; in accordance with Permission in Principle Ref: 22/02697/PIP. Submitted 17 January 2025 – awaiting decision.
Adjacent to site (north east): 24/02973/PIP - permission in principle for residential development for a minimum of 4 dwellings and a maximum of 4 dwellings. Submitted 19 December 2024 – awaiting decision. 23/02523/PIP - Permission in principle for residential development for 4no. dwellings – refused 28 February 2024. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be 1 - 3 bedroom range.
Physical problems: The existing field access would need to be established and widened to allow access. Alternatively, a separate access could be sought from the A339. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again in response to the Regulation 18 consultation in early 2024. More recently a larger site incorporating additional land to the south has been promoted through the 2025 call for sites. There are no known legal or ownership problems. The site promoter considers the site to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of between 113 and 170dwellings. A figure in the middle of this range has been used for the purposes of the SHELAA.

Current Estimated Yield	**142 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
ASH005	Land at The Cedars, Headley	Ashford Hill with Headley	0.54

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is previously grazing land and is currently wooded scrub land to the north of Ashford Hill Road. The site is located to the east of the existing residential development at The Cedars and to the west of the SHELAA site promoted to the west of Thornfield Road (ASH003).. To the north is a mixture of agricultural land, woodland and scrub land and to the south is linear and residential development along Ashford Hill Road. To the south-east of the site is a mix of light industrial and residential uses. The site is bound on its west and south sides by fencing relating to The Cedars development.

Relevant Planning History

23/02694/FUL – Erection of 8no dwellings including affordable housing, together with access, parking, landscaping and any other associated works and infrastructure. Application refused June 2025. Subsequent appeal lodged, which was allowed (decision notice 13 November 2025).
Planning history relating to land adjacent to the site to the west:
20/01796/OUT – Outline planning permission new access from Thornford Road, up to 76 houses and associated parking and landscaping. Access only to be determined, with scale, appearance and layout reserved for future determination. Application refused March 2022.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be 1 - 3 bedroom range.
Physical problems: An access would need to be established and widened to allow access. This could be achieved from the existing development at The Cedars however there are concerns over the availability of the land. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The northern part of the site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019,n in response to the Regulation 18 consultation in early 2024 and again through the call for sites in 2025, with permission from the landowner. The site is in the control of a housebuilder. There are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. A planning application was submitted which was refused in June 2025. An appeal has subsequently been lodged and he appeal allowed. As the decision notice was issued on 13 November after the end of the monitoring year this site continues to be included. This location is likely to be attractive to developers, and there is a reasonable prospect that the site could be delivered within the next 5 years.

Conclusion

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. Permission was granted via an appeal on 31 November 2025.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 8 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**8 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
ASH006	Land to south of Lime Wood Farm, Ashford Hill Road	Ashford Hill with Headley	2.32

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an agricultural field on the southern side of Ashford Hill Road. The land slopes on a shallow gradient to the west. There is a belt of established trees along or close to the southern boundary, which continues generally eastwards and westwards. There is a lower hedge along the Ashford Hill Road frontage boundary, a few scattered trees in the open field, and power lines crossing the site parallel to and near the eastern boundary. To the north on the opposite side of the road is a farmstead, Limewood Farm while to the east/north east is Ashford Hill Primary School; to the west is the listed St Paul's Church.

Relevant Planning History

22/03143/OUT – Outline application for up to 47 dwellings with associated access and landscaping. Refused 16 March 2023. Appeal withdrawn 18 October 2023.
25/01337/OUT - Outline application for the provision of up to 45 dwellings and a flexible workspace/community hub building together with new access road from Ashford Hill Road with access for consideration (landscaping, scale, siting and appearance as reserved matters). Application received May 2025, pending.
Planning history relating to land adjacent to the site to the east:
19/02726/OUT – Outline planning application for up to 27 dwellings and all associated development works with all matters reserved except for access. Application refused in March 2020, subsequently granted on appeal, 20 August 2021.
21/03808/RES – Reserved matters application for erection of 27 dwellings with associated development works. Permission granted 25 October 2022.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ashford Hill with Headley Neighbourhood Plan Area which, was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be in the 1 - 3 bedroom range.
The site is within a SSSI Impact Risk Zone.
Physical problems: There is a slight slope to the site. Existing field access would need widening to allow access. In response to the planning application covering this site Thames Water stated that that can't guarantee that the network has sufficient capacity for the development proposed and as such a new onsite package sewage treatment plant is likely to be required.
Potential impacts: There are likely to be landscape impacts resulting from the development of the site. The potential for ecological impacts would require assessment. Impacts upon the setting of St Pauls Church (grade II listed) and Limewood Farm (non-designated heritage asset) will also need to be considered.

Availability (legal/ownership issues)

The site has been promoted in response to the Regulation 18 consultation in early 2024 and again in response to the call for sites in 2025, with permission from the landowner and there are no known legal or ownership problems. Planning permission was refused in March 2023 (22/03143/OUT) with a second planning application submitted which is yet to be determined. The site is considered to be available for development within the timeframes suggested by the promoter.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The reasons given for reusing planning permission in decision noticed dated 16 March 2023 include impacts on landscape character, biodiversity and heritage impacts, issues which would need to be overcome in any future proposal for this site. This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that it could be delivered in the next five years.

Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter suggests a yield of 40 dwellings which has been used here for the purposes of the SHELAA.	
Current Estimated Yield	**40**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
ASH009	Land at Highfield, Newbury Road	Ashford Hill	1.00

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site lies to the northwest of Headley, with access from Meadow Lane to the south of the site which joins the A339. The site is currently a rectangular residential site comprising of one house at the south of the site and its attached garden. The northwest of the garden has a pond, and the site is edged on every side by trees and hedgerows, with a line of additional planting of trees and hedgerow in the middle of the garden behind the house. Adjacent to the north east, and across the lane to the southwest of the site are other scattered dwellings with large gardens.

Relevant Planning History

No relevant planning permission on site.

Adjacent to west:

22/01504/PIP - Permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. Application refused 11th November 2022. Subsequent appeal allowed.

24/01426/TDC - Erection of 2no. detached dwellings together with garages and associated landscaping and infrastructure. Application refused July 2024.

24/02276/TDC - Application for Technical Details Consent for the erection of 2no. detached dwellings together with garages and associated landscaping and infrastructure in accordance with Permission in Principle 22/01504/PIP granted on appeal. Application received October 2024, pending.

Adjacent to east:

19/03307/PIP - Application for Permission in Principle for 1 no. residential unit. Application refused April 2020, subsequent appeal allowed.

21/00380/TDC - Application for Technical Details Consent for the erection of 1 no. dwelling, pursuant to Permission in Principle Approval Reference 19/03307/PIP. Application withdrawn June 2021.

21/02098/PIP - Application for Permission in Principle for 1 no. residential unit. Application granted August 2021.

21/02861/TDC - Application for Technical Details Consent for the erection of 1 no. dwelling, pursuant to Permission in Principle Approval Reference 21/02098/PIP. Application granted December 2021.

Northeast of the site:

21/00551/PIP - Permission in principle for the erection of 9 dwellings and associated works. Application refused August 2021, subsequent appeal dismissed.

21/03656/FUL - Erection of 14 no. dwellings and associated works. Application refused May 2024. Subsequent appeal lodged.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be in the 1 - 3-bedroom range.

Physical problems: The site is located within flood zone 1 and a Groundwater Protection Zone II and III therefore there is the potential for development on the site to have ecological impacts. The north of the site is also located within a Mineral Consultation Area. The site submission alleges that activities on a neighbouring site may result in contamination and pollution. It's likely that access could be delivered via Meadow Lane at the south end of the site which joins the A339, alternatively there is potential to work with the owner of the land adjacent to the A330 where there is already access and PIP approval for two homes (22/01504/PIP). The site is within both source protection zones 3 and 2.

Potential impacts: There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone and therefore there is

potential for development on site to have ecological impacts should the site be developed for 50 dwellings or more.
Availability (legal/ownership issues)
The site was promoted by the landowners through the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. The landowners have suggested the site is available for development to start immediately. The landowners have promoted the site for small starter homes (2-3 bedrooms) and bungalows for retirees which is in line with the Ashford Hill with Headley Neighbourhood Plan Policy HD2. The site submission form refers to known developer interest in the site.
Conclusion (deliverable/developable)
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of between 15-20 dwellings. A mid-point figure in this range has been used for the purposes of the SHELAA.

Current Estimated Yield	**18 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
ASH010	Land at Plum Tree Farm	Ashford Hill	0.91

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site lies to the south of Headley, with access from Galley Lane to the south, which has access off the A339. The site is comprised of paddocks laid to grass. Sites to the north and west of the site have granted planning permission for residential development (23/01037/PIP and 24/02973/PIP respectively) and is edged by substantial verges and hedges above highway level to the south. The established principal highway access on to Galley Lane for the site is due to be upgraded by condition as part of this adjoining residential development. The southern boundary of the site features a belt of woodland along Galley Lane.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the north:

23/01037/PIP - Application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). Permission granted July 2023.

24/01405/FUL - Erection of 4 dwellings following the demolition and replacement of existing dwelling and the demolition of existing agricultural buildings. Application withdrawn August 2024.

24/02422/TDC - Technical Details Consent for the erection of 3 dwellings (including the retention of the existing dwelling) following the demolition of existing agricultural buildings in accordance with PIP approval 23/01037/PIP. Application granted August 2025.

Planning history relating to land adjacent to the west:

23/02523/PIP - Permission in principle for residential development for 4no. dwellings. Application refused February 2024. Subsequent appeal dismissed.

24/02973/PIP - Application for permission in principle for residential development for a minimum of 4 dwellings and a maximum of 4 dwellings. Application granted February 2025.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be in the 1 - 3-bedroom range. The site is within the Outer AWE Buffer Zone (8km).

Physical problems:

The site is located within Zone 3 of Groundwater Protection Zones. It also lies within a mineral consultation area for River Terrace Deposits identified by the Hampshire Minerals and Waste Plan Policies Map. The established principal highway access on to Galley Lane for the site is due to be upgraded by condition as part of the adjoining residential development.

Potential impacts:

There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone and therefore there is potential for development on site to have ecological impacts should the site be developed for 50 dwellings or more. An Archaeological buffer zone surrounding a Site of a Romano-British Villa, N of Eastcott lies to the northwest of the site. The land is not classified as Best and Most Versatile Agricultural Land (BMV). The site submission states that recent ecological surveys carried out in connection with adjoining development show no threat to species on the IUCN Red List.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site, and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of between 8-16 dwellings. A mid-point figure in this range has been used for the purposes of the SHELAA.	
Current Estimated Yield	**12 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
ASH011	Redlands Farm	Ashford Hill	0.57

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises an area of brownfield land on Redlands Farm. It is close to the northern boundary of the borough, to the northeast of Ashford Hill and west of Heath End, with access off the B3051.There are scattered agricultural buildings on site, storage for goods vehicles, and a small track. The rest of the site is comprised of woodland and hedges, and grass. Adjacent to the north is a residential development, and to the west the other side of the B3051 is further residential development. On other sides the site is surrounded by agricultural land.

Relevant Planning History

No relevant planning history on site

Planning history relating to land adjacent to the north:

BDB/52013 - Remove disused farm building/lean-to extensions and restore/convert 16-17th century barn and workshop with link building into a live/work unit. Permission granted September 2002.

BDB/63188 - Erection of a live work unit involving retention of oak frame of southern barn; rebuilding of 16th - 17th Century barn; removal of elevational treatment of southern barn and demolition and rebuild of northern barn and link building. Permission granted August 2006.

16/00596/HSE - Erection of a detached two-story oak fronted garage with office and storage above to replace 2 no. steel shipping containers. Permission granted May 2016.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ashford Hill with Headley Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 20th October 2022. NP Policy HD1 does not support development outside the SPB; where open market housing development is considered acceptable NP Policy HD2 requires at least 70% of residential units to be in the 1–3 bedroom range. The east of the site is within the AWE Inner Buffer Zone, and the west of the site is within the AWE Middle Buffer Zone.

Physical problems:

The existing use of the site is storage for goods vehicles, which may result in contamination. The site submission states that the site would need clearing before development and there are underground cables present. It's likely that access could be delivered through the established access onto the B3104. The site lies within a mineral consultation area for River Terrace Deposits identified by the Hampshire Minerals and Waste Plan Policies Map

Potential impacts:

There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone and therefore there is potential for development on site to have ecological impacts should the site be developed for 50 dwellings or more. To the northeast of the site is a listed building named 'Pineapple Public House', and to the west of the site the other side of road is a listed building named 'Ashford Hill Farmhouse'.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable, albeit the site submission form submitted through the 2025 Call for sites consultation states that there may be abnormal costs associated with site clearance and underground cables. There may also be contamination from the existing use of the site as a storage for goods vehicles and the sites location in the AWE safeguarding area may affect the

viability of development. The submission form states the site is available immediately and is likely to be developed within 5 years.	
Conclusion (deliverable/developable)	
This site is available and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 8 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**8 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS081	Land North of Pack Lane	Basingstoke	34.78

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

This site comprises parts of the Manydown allocation that were not included in the outline planning permission that covers most of the Local Plan Policy SS3.10 allocation, namely land known as Parcel 6a. The majority of the wider site is agricultural land, stretching from the A339 at the north of the site down to Pack Lane in the south. The northern boundary of the site adjoins the mainline railway line.

Relevant Planning History

Northern Manydown is allocated for housing (3,400 units) in the current adopted Local Plan (policy SS3.10). The council, as LPA, produced a Manydown Development Brief SPD to guide development within the allocation area. This was adopted in December 2016.
The majority of the site was included within the outline planning application 17/00818/OUT for residential-led development for up to a maximum of 3,520 dwellings with all matters reserved except primary access. Planning permission was granted in December 2021.
In addition, Land at Worting Park was granted permission for 104 dwellings in June 2024 (22/02792/FUL).
Whilst the majority of the Manydown allocation now benefits from the above permissions, parts of the allocation between the railway line and Pack Lane does not and is covered by this proforma.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: As noted above, the wider site is allocated in the current adopted Local Plan for approximately 3,400 units and included within the Basingstoke Settlement Policy Boundary as defined in the Local Plan. This entry is made up of part of the site without planning permission called Parcel 6a.
Physical problems: A number of public rights of way run across the site; Footpath 013/20/2 runs along the north western boundary of the site, Footpath 013/21/1 runs along the north eastern boundary and Footpath 013/38/2 runs along the south eastern boundary of the site. Parts of the site are at low and medium risk of surface water flooding.
Potential impacts: The Worting Conservation Area is to the north of the site and includes a number of listed buildings. The site contains Grade 2 and 3a (very good to moderate quality) agricultural land. Parts of Parcel 6A, to the south of the railway line, are in an Area of Archaeological Alert. Parts of Parcel 6a are classified as grade 3a agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years, however as it is in the same ownership as the wider Manydown allocation it dependent on relevant infrastructure being in place and will be progressed in due course.

Conclusion (deliverable/developable)

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.

Potential Density and Yield (including development type)

A yield of 300 units for the two sites is considered suitable for the purposes of the SHELAA, taking into account currently available information. To avoid double counting with BAS037 (appendix 3) this has been discounted to 0.

Current Estimated Yield	0 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
BGH001	Wolverton Plants, Wolverton Road, Wolverton	Baughurst	3.38

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a plant nursery, containing a number of poly-tunnels, greenhouses and growing areas in a rural location, surrounded by fields, woodland and small clusters of dwellings. The existing business appears to be horticulture as opposed to a garden centre, meaning it is considered most likely to be agriculture as opposed to retail in terms of its use in planning terms, a conclusion which is reinforced by the fact that an agricultural workers dwelling has previously been consented at the site for use in conjunction with the business. There are no records of a change of use to a garden centre/retail use. Therefore, the site is not considered likely to be previously developed land as per the definitions within the current adopted Local Plan and NPPF. There is a dense belt of mature trees running along the boundary with Wolverton Road.

Relevant Planning History

BDB/48678 - Erection of 1 x 4 bed house on nursery site. Application Refused September 2000
BDB/49011 - Erection of dwelling. Permission Granted February 2001
BDB/51372 - Erection of a detached house. Permission Granted December 2001
BDB/54746 - Erection of a detached bungalow. Permission Granted February 2003
19/03397/GPDADW – Change of use of agricultural building to 3 dwellings. Granted May 2020
Eastern part of the site: 22/03265/PIP- Application for Permission in Principle for residential development of a minimum of 1 no. and a maximum of 2 no. dwellings – Permission granted 1 March 2023.
25/01909/TDC - Application for Technical Details Consent for 2 no. self-build dwellings; in accordance with Permission in Principle 22/03265/PIP. Application received August 2025, pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The Baughurst Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: The site would require clearance, and there is the risk of some remediation being required if the site has been contaminated by any chemicals used as part of the existing horticultural use.
Potential impacts: The woodland in the northern part of the site is designated as a SINC and Ancient Woodland so would not be suitable for development. In light of the above, the development of the site is likely to have landscape, arboricultural and ecological implications. The site lies within the draft Wolverton Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable given its existing use and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

Part of the site currently occupied by greenhouses has been granted planning permission for 3 dwellings. This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 15 dwellings is suggested for the purposes of the SHELAA. This is on the basis that any development of the site would probably

be most suitable on the parts of the site where there are already buildings or structure, which amounts to around 1 hectare, taking account of the planning permission covering parts of the plant nursery for up to 2 dwellings. A low density is assumed on the basis of the rural character of the area and needing to mitigate impacts on the SINC, trees and landscape character.	
Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BGH004	Land at Church Meadow, Browninghill Green	Baughurst	1.14

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is a triangular shape and comprises of a field used as a glamping site, with hedgerows and trees lining the borders. Adjacent to the south of the site is a cluster of buildings associated with Gibbys Farm and a small group of residential dwellings, and adjacent to the west is The Moor's Copse. The remainder of the site is surrounded by agricultural land. There is existing principal access past Church Meadows house onto Church Road.

Relevant Planning History

20/01911/FUL - Erection of staff bungalow in association with extant glamping site (amended scheme to that approved under 19/01264/FUL). Permission granted October 2020.
23/01484/FUL - Erection of barn to be used for purposes ancillary to the Church Meadow glamping site. Permission granted June 2023.
Planning history relating to site adjacent to the south:
22/02673/FUL - Phased erection of 2 no. detached dwellings with new vehicular access and associated parking. Permission granted May 2023.
23/02915/FUL - Phased erection of two detached dwellings with new vehicular access and associated parking. (alternative scheme to that approved under: 22/02673/FUL). Permission refused June 2024, subsequent appeal lodged.
24/02524/LDEO - Certificate of lawfulness to confirm that the development permitted under 22/02673/FUL for the phased erection of 2 no. detached dwellings with new vehicular access and associated parking has been lawfully commenced. Certificated granted December 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The Baughurst Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is located within the AWE Middle Buffer Zone (5km).
Physical problems:
The SGN Gas Pipeline and associated buffer are to the northwest of the site, though not directly adjacent. It is likely that access could be delivered via the existing principal access onto Church Road.
Potential impacts:
There are likely to be landscape impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone and therefore there is potential for development on site to have ecological impacts should the site be developed for 100 dwellings or more.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, and no particular factors have been identified that would affect the viability of development. The site promoter has suggested the site is available for development immediately and is likely to be developed within 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10+ dwellings. A yield of 10 dwellings has been used for the purposes of the SHELAA.	
Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAD001	Land adjoining Keepers Cottage, Bradley	Bradley	0.78

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site consists of undeveloped agricultural land. The site is adjacent to Keeper's cottage and a small cluster of residential houses to the east. Red Lane runs along the south of the site, with potential for access to be established here. The south of the site is edged by a hedgerow, and the north and west of the site is agricultural land. The settlement of Bradley lies to the southeast of the site, and the site is roughly 1.5km from Preston Candover.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
The site is within the HGEL Gas Pipeline Buffer, with the HGEL Gas Pipeline running to the south. It is within a Zone 3 Source Protection Zone
Potential impacts:
There are likely to be landscape impacts resulting from the development of the site. The site is within a SSSI Impact Risk Zone and therefore there is potential for development on site to have ecological impacts should the site be developed for 100 dwellings or more. The site is north of an archaeological site and associated buffer zone. It is also west of Bradley Conservation Area and potential views and viewpoints. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The site promoter has suggested the site is available for development immediately and is likely to be developed within 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings, which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAD002	Land at Clubs Field	Bradley	0.35

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use and is bound by roads on both the eastern and southwestern sides of the site. There is some residential development to the south and east of the site within the hamlet of Bradley. The site itself is part of a larger agricultural field, which extends to the north and west. On land immediately adjacent to the southern tip of the site and along part of the eastern site boundary are some large trees.

Relevant Planning History No relevant planning history on site.

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located outside of any designated Neighbourhood Plan area but does fall within the River Itchen catchment and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: None identified.
Potential impacts: There are a number of listed buildings located to the south of the site, including the All Saints Church to the east. The site is also located within the Bradley Conservation Area.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The site promoter has suggested the site is available for development immediately and is likely to be developed within 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings, which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM003	Land north of Sherfield Road	Bramley	6.94

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a relatively flat arable field on the eastern side of Bramley. The area of land promoted relates to a small portion of a larger site also promoted through the SHELAA (BRAM010) within which this site is proposed as open space. The land to the western side of the site is being built out for residential development. The land to the north and east is agricultural, while low density residential properties are located to the south. The site is bounded by hedgerows and there are a number of mature trees running along the southern boundary. The site promoter considers that site access would be available from the southern boundary on to Sherfield Road.

Relevant Planning History

Planning history on land adjacent to the site to the north west:
23/03051/FUL - Proposed development of 20 residential dwellings, vehicular access from Sherfield Road, public open space, landscaping, ancillary works and associated infrastructure on land North of Sherfield Road, Bramley. Application Refused 5th July 2024. Subsequent appeal allowed January 2025.
18/00099/RES - Reserved matters application for the appearance, landscaping, layout and scale of 50 dwellings, with associated open space and children's play area (pursuant to outline permission 15/02708/OUT). Granted April 2018.
17/00936/FUL - Residential development of 55 dwellings including affordable housing with associated access – Refused Jan 2018.
15/02708/OUT - Outline application for 50 dwellings. Permission granted April 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to, the Bramley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site. The Bramley NP designates the open land to the south as Local Green Space (Policy RE2). The NP also seeks to encourage the provision of an improved/extended footpath on the eastern side of the site. Two vista views (view 1 and 2) are identified which are relevant to this site.
Physical problems: Flood Zone 2/3 runs along the northern side of the site and an upstream critical drainage area lies immediately to the south.
Potential impacts: The Bramley Green Conservation Area is located immediately to the south of the site. There is a Grade II listed building (Granary at Green Farm) located just outside of the site to the south-east, along with a number of buildings to the south and south-east which are identified as 'notable' in the Conservation Area Appraisal. The Appraisal also identifies 2 key views across the site. Given the nature of the site there is potential for development to result in landscape, arboricultural and biodiversity impacts. Highways impacts could also result from the development of the site. The development of the site would result in the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and in response to the Regulation 18 consultation in early 2024 with permission from the landowner. Previous site submissions included land to the north west which was granted planning permission in January 2025. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)	
The site promoter suggested a yield of 185 dwellings, which has reduced to 120 dwellings for the purposes of the SHELAA to account for the planning permission granted.	
Current Estimated Yield	**120 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM008	North of Upper Cufaude Farm	Bramley	5.53

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a pentagonal portion of agricultural land bounded by hedgerows and surrounded on all sides by agricultural fields with woodland to the north east. There are also a number of mature trees in the hedgerows bounding the southern and western site perimeter. Cufaude Lane runs along the south western edge of the site. The site is adjacent to the northern most point of the current adopted local plan site allocation 'Upper Cufaude Farm' (Policy SS3.8), allocated for approximately 390 new homes. It is unclear whether there is existing vehicular access to the site and if so where it is located. It appears likely that any future development would have to be accessed off Cufaude Lane. A PROW runs down the north western site perimeter.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the south:

19/00018/OUT – Residential development for up to 350 dwellings and land reserved for a primary school with associated access, community facilities, drainage works (SuDS), areas of open space and landscaping. Demolition of existing farm buildings. Permission granted 6 April 2021.

23/02003/RES - Reserved matters approval of layout, landscaping, scale and appearance for the Phase 1A. Permission granted February 2024.

24/02846/FUL - Full planning application for Phase 2 at Upper Cufaude Farm delivering 302 residential dwellings. Permission granted October 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site.

Physical problems: Access arrangements pertaining to the capacity of Cufaude Lane are likely to form a constraint to development.

Potential impacts: Development of the site would involve the loss of Grade 3 (Good to Moderate) quality agricultural land. There are likely to be heritage impacts on the significance of the wider setting of The Vyne Grade I Listed property should the site be developed. Additionally, to the east of the site there is a cluster of Grade II Listed Buildings in association with and including Grade II Listed Upper Cufaude Farmhouse. Locally listed 'Sandwick House' lies adjacent to the sites north western boundary. The site is located within an SSSI Impact Risk Zone however this is unlikely to present any issues so long as any waste-water is removed via the mains sewage network.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner (HCC) and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the development may be affected by costs associated with undergrounding the pylons running north-west to south-east across the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has not suggested a deliverable time period for the site, but presuming delivery would follow development at Upper Cufaude Farm, delivery on site is anticipated to fall outside of the current Local Plan period.

Conclusion

This site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 110 dwellings is suggested for the purposes of the SHELAA.	
Current Estimated Yield	**110 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM010	Land to the north of Bramley	Bramley	56.89

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a number of land parcels within agricultural use which arc along the north-eastern boundary of Bramley. Land to the north and east is agricultural, whilst low density residential development is located to the south. The fields are delineated by hedgerows and trees. Bramley Lane separates the site to the north-west and Folly Lane separates the site through the south-east. The Granary at Green Farm is a Grade II Listed Building and is located within the site (along the southern boundary), adjacent to Folly Lane. There are also two Grade II Listed Buildings, Hollycross Farmhouse and Barefoots Farmhouse adjacent to the north. In addition, there are a number of undesignated heritage assets within the farmsteads of Oliver's Farm and Folly Farm which lie immediately adjacent to the site to the north. A parcel of land that forms part of this site promotion has also been promoted through the SHELAA (BRAM003). Half of the local Bramley Church of England Primary School playing fields is located within the site.

Relevant Planning History

Planning history relating to land adjacent to the site:
23/03051/FUL - Proposed development of 20 residential dwellings, vehicular access from Sherfield Road, public open space, landscaping, ancillary works and associated infrastructure on land North of Sherfield Road, Bramley. Application Refused 5th July 2024. Appeal allowed January 2025.
15/02708/OUT – Outline application for residential development of up to 50 dwellings, including affordable housing with associated access, highway works, drainage works (SUDS), public open space, landscaping and any other associated infrastructure with all matters reserved except for means of access. Permission granted April 2016.
18/00099/RES –Reserved matters application for the appearance, landscaping, layout and scale of 50 dwellings, with associated open space and children's play area (pursuant to outline permission 15/02708/OUT). Permission granted April 2018.
17/00936/FUL – Residential development of 55 dwellings including affordable housing with associated access, highways works, drainage work (SUDS), public open space and other associated infrastructure. Application refused January 2018.
14/01075/OUT – Outline application for the erection of 200 open market and affordable dwellings with associated new vehicular and pedestrian accesses, estate roads, footpaths and cycle ways, public open space and surface water attenuation features. Permission granted March 2015.
17/04282/RES – Reserved matters application (phase 4) for the appearance, landscape, layout and scale of 83 dwellings, with associated landscaping and open space (pursuant to outline permission 14/01075/OUT). Permission granted September 2018.
23/03051/FUL **-** Proposed development of 20 residential dwellings, vehicular access from Sherfield Road, public open space, landscaping, ancillary works and associated infrastructure on land North of Sherfield Road, Bramley. Application refused July 2024. Subsequent appeal allowed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Bramley Neighbourhood Plan Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site. The site has not been allocated for development, however, illustration 5a does consider this area of land as 'potentially suitable for future housing development'. Policy RE2 of the Neighbourhood Plan is of relevance in respect of the designated Local Green Spaces which fall within the site (in the southern portion of the promotion). The Bramley Church of England Primary School has also been listed as a 'Community-Valued Asset' under Policy CVA1. A number of Vista Views (1, 2) and Important rural landscape views (11, 12, 13, 13,15, 16, 17, 18, 23) have been identified which are relevant to this site. Additional policies of relevance within the Neighbourhood Plan include Policy T1 (footpaths and cycle routes), H1 (New

Housing Development), H2 (Provision of Housing to meet Local Needs) and D2 (Design of New Development).
Physical problems: A number of access points would need to be created/established due to the nature of the subdivided land and road network. It is likely that any existing vehicular access points are only suitable for agricultural vehicles. The site lies within Flood Zone 3 across part of the south-eastern area of the site which follows the existing watercourse. The majority of the site falls within Flood Zone 1, however it is relatively low-lying. Parts of the southern area of the site also fall within an Upstream Critical Drainage Area, however, it is acknowledged that these areas have not been illustrated for development (by the promoter) at this time. There are pylons crossing the site from north-west to south-east. Part of the site (within the south) has been designated as a Local Green Space (Bramley Green).
Potential impacts: The development would extend the existing pattern of development of Bramley towards the north. Given the nature of the site it is likely that there will be landscape impacts associated with the development of the site. There may also be ecological impacts and arboricultural impacts. Heritage assets, including to the Grade II Listed Buildings (Hollycross Farmhouse and Barefoots Farmhouse to the north-west) adjacent to the site, the two Grade II Listed Building (Granary at Green Farm) within the site and non-designated assets within Green Farm, Oliver's Farm and Folly Farm adjacent to the north of the site will need to be considered. The site is also in close proximity to the Bramley Green Conservation Area (immediately to the south of the area of the site which shares a boundary with the Strawberry Fields development). The development of the site would involve the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019the issues and options consultation in late 2020 and in response to the 2025 call for sites, with permission from the landowner. There are no known legal or ownership problems. The promoter has suggested that a housebuilder is interested in bringing the site forward. The site is therefore considered to be available for development within the timeframes suggested by the promoter.

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

The site is likely to be achievable as it is a greenfield site, however, the development may be affected by costs associated with undergrounding the pylons running north-west to south-east across the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time considering the single ownership of the site and housebuilder interest.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a developable area of 18ha and a yield of 600 dwellings which has been used for the purposes of the SHELAA.. In respect of the land which has also been promoted (BRAM003) this is proposed for development in its entirety and does not illustrate an area of 'public open space' as suggested by this promoter.

Current Estimated Yield	**600 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM011	Land West of Upper Cufaude Farm	Bramley	20.68

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of maintained grassland and agricultural land in arable use. The site is relatively flat with a slight rise in level from east to west. The site is located to the south west of Upper Cufaude Lane. A PROW runs along the north western and southern boundaries of the site. Surrounding land use is primarily agricultural with residential development and Chineham business park to the south. The residential area to the south of the site and spreading out eastward is Razor's Farm, a site allocation in the current adopted Local Plan (Policy SS3.3). The site is in an advanced stage of build-out. Additionally, the adopted Local Plan allocation for approximately 390 dwellings, Upper Cufaude Farm (UCF), lies immediately east of the site. The site promoter considers that access to the site could be achieved through the Upper Cufaude Farm site to the east. . The promoter considers development of the site could form a logical extension to the Razors Farm and UCF Local Plan allocations.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the site:

19/00018/OUT - (east): Residential development for up to 350 dwellings and land reserved for a primary school with associated access, community facilities, drainage works (SuDS), areas of open space and landscaping. Demolition of existing farm buildings. Permission granted in April 2021.

23/02003/RES – (east) Application for reserved matters approval of layout, landscaping, scale and appearance for the Phase 1A residential development, the spine road and associated works pursuant to outline planning permission 19/00018/OUT. Permission Granted 9th Feb 2024.

24/01362/RES – (east) Reserved Matters planning application for approval of layout, landscaping, scale and appearance for the Phase 2 residential development and Community Building and associated works pursuant to Outline planning permission: 19/00018/OUT. Application Received 13th June 2024.

BDB/77341 – (south): Outline application to include access for residential development comprising up to 425 dwellings. Allowed at appeal September 2014.

15/02513/RES - (south): Reserved matters for 137 no. dwellings forming phase 1. Permission granted January 2016.

16/03842/RES - (south): Reserved matters for 157 new dwellings forming Phase 2. Permission granted March 2017.

17/02302/RES - Reserved matters for 131 dwellings forming phase 3. Permission granted November 2017.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site lies immediately adjacent to an adopted Strategic Gap separating Bramley from Basingstoke, which is located to the north-east of the site. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site.

Physical problems: The site is relatively flat. Access to the site relies on access through the development at UCF to the east. Additionally, small areas of the site are located within Flood Zones 2 and 3 (including surface water flooding) along part of the eastern site boundary,

Potential impacts: There is an area of ancient woodland adjacent to the western boundary of the southern portion of the site (Gallaries Copse). The ancient woodland is also a SINC and a HBIC Biosite and therefore, there is potential for development to impact this area. There are also a number of listed buildings surrounding the site providing potential for development to impact their significance. Grade II listed Cufaude Farm House and associated Barn and Cart Shed lie approximately 400m north of the site. Grade I listed 'The Vyne' National Trust property is situated 1.3km north west of the site. Additionally, there is a locally listed building, 'Sandwick House' approximately 70m north of the site. The site has been identified as an area

of views and vistas within the Sherfield on Loddon Neighbourhood Plan and has also been classified as an area of medium to high landscape sensitivity. Any development on this site would result in the loss of Grade 3b Agricultural land.
Availability (legal/ownership issues)
The site was promoted by a housebuilder for development through the call for sites consultation held in 2019, through the issues and options consultation in late 2020, in response to the Regulation 18 consultation in 2024 and in response to the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.
Conclusion
The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a developable area of approximately 7ha and a yield of 250 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**250 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAM012	Land at Bow Brook Farm	Bramley	3.30

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is undeveloped grassland situated to the south of Silchester Road and Tudor Close through which it is proposed access can be achieved. The field lying directly to the north between the site and Silchester Road has planning permission for residential development. The Bramley settlement policy boundary and conservation area are located to the north. A row of trees runs through the site, north to south, separating the land into two distinct areas. Bowling Alley Copse is adjacent to the west whilst Park Copse, through which the Bow Brooks run is located the other side of a paddock to the south. Bow Brook Farm borders the site to the south east.

Relevant Planning History

24/01165/OUT - Outline planning application for the construction of 50 dwellings with all matters reserved except for access. Application received 21st May 2024, decision pending.
Planning history relating to land adjacent to the north:
BDB/43220 - Erection of five dwellings, four cottages & associated works. Application refused December 1998, subsequent appeal allowed.
20/00319/FUL - Erection of 12 no. dwellings, associated access, parking, landscaping and amenity space. Refused June 2020. Subsequent appeal allowed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to, the Bramley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site.
Physical problems: The site is largely Flood Zone 1 with very minor localised surface water flood risk A new access will be required.
Potential impacts: The Bramley Green Conservation Area is located immediately to the north of the site. A number of listed buildings are located to the north-eastern corner, including Honey Farm, The Manor House, Exon House and Lime Tree Cottage. The north-eastern corner of the site has the potential for archaeological remains. Given the nature of the site there is potential for development to result in heritage, highways, landscape, arboricultural and biodiversity impacts. Development would result in the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development by a housebuilder with permission from the landowner in response to the Regulation 18 consultation in early 2024 and in response to the 2025 call for sites. Am outline planning application was submitted in May 2024 and awaiting determination. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	50 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAM013	Land to the west of Minchens Lane and north of access road to Bramley Frith	Bramley	14.30

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is located to the northwest of Bramley, to the west of Minchens Lane and to the north of the access road to the Bramley Substation (which is also a bridleway). The site comprises agricultural land in arable use. To the east of Minchens Lane is a new housing development of 200 dwellings. The site is otherwise surrounded by agricultural land in arable use. Beyond the fields to the west of the site is the Bramley electricity substation which is a significant infrastructure site in the countryside but screened on all sides by trees.

Relevant Planning History

No relevant planning history on site.

Relevant Planning History for land adjacent to site:

(South) 21/03758/OUT Outline planning permission (with all matters reserved except for access) for the demolition of one dwelling and erection of up to 140 dwellings and a community building of up to 250sqm under Use Class E, together with sports and leisure facilities. Appeal for non-determination allowed July 2022.

(West) 14/01075/OUT –Outline application for 200 open market and affordable dwellings with associated new vehicular and pedestrian accesses, estate roads, footpaths and cycle ways, public open space and surface water attenuation features – on land to the east of Minchens Lane. Granted March 2015. Subsequent reserved matters applications (15/02304/RES, 16/03524/RES, 16/04505/RES,17/04282/RES,

(West) 21/00349/FUL - Installation of a battery storage facility with associated works. Application refused Oct 2021. Subsequent appeal allowed Jan 2023.

(North and West) 20/03403/FUL - Installation of renewable led energy generating station, comprising ground-mounted photovoltaic solar arrays, battery-based electricity storage containers together with substation, inverter/ transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping biodiversity enhancements including a Forest School, associated car parking and Nature Area. Application refused Apr 2022. Subsequent appeal allowed Feb 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Bramley Neighbourhood Plan area. The Neighbourhood Plan was made by full Council on 30th March 2017. NP Policy D1 requires development to protect, complement or enhance the character areas identified in the Bramley Character Assessment. It states that development will be supported with regard to important views shown in the plan, three of which have views over this site. The site is adjacent to the 'The Street passed the Conservation Area' character area. NP Policy T2 states that, 'Development will not be supported if it is demonstrated that there will be a severe impact on road safety at know traffic hazards in Appendix G that cannot be satisfactorily mitigated. The Olivers Lane railway bridge and the junction with Minchens Lane is identified as a hazard. Additional policies of relevance within the Neighbourhood Plan include Policy T1 (footpaths and cycle routes), H1 (New Housing Development), H2 (Provision of Housing to meet Local Needs) and D2 (Design of New Development).

Physical problems: The land rises significantly to the north which would make development prominent in the landscape. Minchens lane is a narrow country lane. Approximately 150m north of the site there is a junction with Olivers Lane which is also a narrow country lane and immediately crosses the railway on a narrow bridge.

Potential impacts: There are likely to be landscape impacts from the development of the site. There may be highway safety impacts as a result of increased traffic and noise associated with the railway line. Development of the site
would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter hasn't specified a yield for this site. Based on a density of 30 dph the yield would be in the region of 420 dwellings and that figure has been used for the purpose of the SHELAA.	
Current Estimated Yield	**420 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAM014	Beech Farm, Lane End	Bramley	1.51

Description of site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site is surrounded by residential development to the north, south, east and west. To the east and west the site is separated from the neighbouring residential development by well-established tree belts. The northern site boundary includes a dense, mature treebelt and a large pond. The vehicular access is from Lane End to the north. The site was previously used as a farm but currently consists of grassland with sporadic trees. A pair of Grade II listed semi-detached cottages are located along the eastern site boundary, which have been vacant for a number of years and are in a poor state of repair.

Relevant Planning History

16/00697/FUL - Erection of 15 no. dwellings, together with the widening of the existing access onto Lane End and provision of an area of public open space with associated landscaping. Application refused April 2017.
25/00815/PIP - Application for Permission in Principle for residential development of a minimum of 5 and a maximum of 9 dwellings. Application received March 2025, decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is predominantly outside any defined settlement policy boundary (with a small part of the site being within the settlement policy boundary), in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site appears to be previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration.
The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site.
With the exception of the south-eastern corner of the site, the rest of the site is located within the Aldermaston Atomic Weapons Establishment (AWE) buffer zone.
Physical problems:
There is substantial tree coverage along the site boundaries, particularly along the northern, eastern and western boundaries. There is also a large pond located close to the northern boundary. A small slither of land along the western site boundary is within a critical drainage area. The site is closely related to existing built form on all sides.
Potential impacts:
The site is located entirely within the Conservation Area except for the small triangular parcel of land on the western part of the site. The pair of vacant semi-detached cottages on the eastern side of the site are Grade II listed.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning agent with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable but the viability of the site may be affected by the abnormal costs associated with the restoration of the listed cottages and depending on the unit numbers, the need for affordable homes could affect viability. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable. However, due to its location, the majority of which is in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 9 dwellings plus the re-use of the two existing cottages, which has been used for the purposes of the SHELAA.	
Estimated Yield:	11 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BRAM015	Land south of Cortland Drive, Cufaude Lane	Bramley	1.25

Description of site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site is a large, roughly square-shaped field that is located to the south-west of Bramley. The site is currently used as stables and paddock grazing. To the north of the site are some residential buildings along Cortland Drive. To the south and west the site is surrounded by fields and the occasional buildings. The eastern site boundary borders a large wooded area known as King's Copse. Cufaude Lane runs parallel to the western site boundary.

Relevant Planning History

23/01897/FUL - Erection of 1 no. 3 bed dwelling following demolition of existing outbuildings/stables. Application refused June 2025, subsequent appeal dismissed.
24/00032/REF - Erection of 1 no. 3 bed dwelling following demolition of existing outbuildings/stables. Application refused January 2025, subsequent appeal dismissed.
Planning history relating to land adjacent to the north of the site:
15/02682/OUT - Outline planning permission for up to 39 market dwellings and 26 affordable dwellings, together with associated open space, landscaping and new site access at land to the south of The Street, Bramley. Application granted May 2016.
18/00366/RES - Reserved matters approval pursuant to planning permission 15/02682/OUT comprising 65 dwellings (26 affordable dwellings) open space, landscaping and car parking (Matters of appearance, landscaping, layout and scale to be considered). Application granted July 2018.
Planning history relating to land to the north-west of the site:
20/01097/OUT - Outline planning application for the erection of 4 dwellings including access. Application refused September 2020, subsequent appeal allowed.
23/00658/RES| - Reserved matters application for the erection of 4 dwellings including appearance, landscaping, layout and scale (pursuant to outline planning application 20/01097/OUT). Application allowed January 2024.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration.
The site is located within the Bramley Neighbourhood Area. The Bramley Neighbourhood Plan was 'made' in March 2017 and its policies apply to this site.
The site is located within the Aldermaston Atomic Weapons Establishment (AWE) buffer zone and entirely within a strategic gap.
Physical problems:
The north-western corner of the site is located within an archaeological buffer zone.
Potential impacts:
Situated approximately 65 metres to the south-east of the site is a Site of Importance for Nature Conservation (SINC). A Conservation Area is located approximately 140 metres to the north-west of the site. There are HBIC Biosites and sub-biosites located immediately to the north west (Land at The Street, Bramley) and east (Bramley Training Area – Compartment 6) of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner. It is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)	
This site is available and may be achievable. Although the site is classed as previously developed land, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 25+ dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	25 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
BUR001	Land adjacent to Reeves Cottage, Well Street	Burghclere	1.02

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an open field bounded by trees on the southern and western perimeters. The land south of the site is promoted through the SHELAA (BUR009). The site lies on a crossroads; narrow country lanes run along the southern and western boundaries. Reeves Cottage is situated in the south western corner of the site. To the west and north-west lies low density residential development, and the buildings and associated playing fields for Burghclere Primary School, Burghclere Sports Club and The Clere School. A large house (Charley Hill) lies adjacent to the north. The land to the south and east of the site is primarily open fields and woodland of various sizes. The area of woodland directly to the north east is designated as a SINC. There are two existing field entrances to the site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan (BNP) was made in May 2021. The site assessment process for the BNP considered this site, but it was not allocated in the BNP. Policy B9 identifies important views, key viewpoint 9 is relevant to this site.

Physical problems: The site is within a Mineral Safeguarding Area (river terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map, and also falls with a Groundwater Protection Zone.

Potential impacts: Reeves Cottage which lies in the south-western corner of the site is a locally listed building. Gardenground Copse a large area of woodland to the north east of the site is designated as SINC. Given the site's location, in addition to heritage and ecological impacts there is also potential for landscape impacts. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

This site is available, and is likely to be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework and the site has not been allocated in the Burghclere Neighbourhood Plan.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**6 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR002	Burghclere Glebe, Land off Church Lane, Church Lane, Burghclere	Burghclere	2.55

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an open field at the rear of Burghclere Primary School. It has a frontage with Church Lane (to the north) and Well Street (to the south-east), which is a hedge-lined single-track road. The land falls towards Well Street. The Grade II Listed Church of the Ascension lies immediately to the west of the site, with further listed buildings at Norman Farm on Well Street. Promoted SHELAA site BUR003 lies adjacent to the site (west) and SHELAA site BUR009 lies not far from BUR002 to the east. A PROW runs down the western site boundary and means of access to the site appears to be directly off Church Lane.

Relevant Planning History

No relevant planning history on site.
Planning history relating to land adjacent to the west:
19/02215/OUT – Outline planning application for the erection of up to 35 dwellings with access onto Harts Lane, open space, landscaping and accessible natural greenspace (with all matters reserved). Application Refused November 2019. Appeal lodged March 2020 and dismissed in December 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan (BNP) was made in May 2021. The site assessment process for the BNP considered this site, but it was not allocated in the BNP. Policy B9 identifies important views, key viewpoints 6, 7 and 10 are relevant to this site.
Physical problems: The site is within a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: To the west of the site, the Church of the Ascension and the Portal Memorial Hall are both Grade II Listed Buildings. To the east of the site at Norman Farm, the farmhouse, barn and cart house are all Grade II listed. There are a number of further buildings on the Council's Local List of Historic Buildings including the school itself, and the Old Rectory. In addition to heritage impacts, given the site's location outside the village, potential landscape impacts should also be considered (taking into account the potential for views from the lower land to the south and east, and the views from the footpath that runs along the western boundary).

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework and the site has not been allocated in the Burghclere Neighbourhood Plan.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	50 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
BUR003	Land on the south-east side of Harts Lane, Burghclere	Burghclere	2.77

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises open fields to the south of Harts Lane in Burghclere. A ribbon of residential development sits to the north of Harts Lane, with some areas of development in depth, including at Breachfield. The northern site boundary with Harts Lane is a mixture of mature trees and hedging but includes a gated access. The Grade II listed Church of the Ascension sits immediately to the north-east of the site; Burghclere Glebe (promoted SHELAA site BUR002) almost borders the site to the east; and St Michael's independent school occupies land to the south west. A public right of way runs along eastern boundary.

Relevant Planning History

19/02215/OUT - Outline planning application for the erection of up to 35 dwellings with access onto Harts Lane, open space, landscaping and accessible natural greenspace (with all matters reserved). Application Refused November 2019. Appeal dismissed December 2020.
23/02769/OUT - Residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. Application Refused 5th March 2024. Appeal subsequently lodged.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to the settlement policy boundary of Burghclere in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan (BNP) was made in May 2021. The site assessment process for the BNP considered this site, but it was not allocated in the BNP. Policy B9 identifies important views, key viewpoints 3, 6, and 7 are relevant to this site.
Physical problems: The site is within a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: Development should take into account the broadly linear form of Harts Lane. It would be necessary to take account of the impact upon the setting of heritage assets, in particular the Grade II Listed Church of the Ascension and the war memorial that are located immediately to the north-east of the site. Accessing the site would be likely to result in the loss of trees and hedgerow. The development site would be outside the village and should take into account the impact of development upon landscape character and the visual quality of the area, in particular the impact upon the footpath that runs along the eastern boundary.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and in response to the Regulation 18 consultation in early 2024 by the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

This site is available and may be achievable however, due to its location in the countryside, its development would not be in line with the borough's current planning framework, and the site has not been allocated in the Burghclere Neighbourhood Plan. The suitability of the site for development will also need to be considered in light of the appeal decision which upheld the refusal of the proposed development of the site for housing.

Potential Density and Yield (including development type)

The site promoter suggests a yield of 25 dwellings which should be used for the purposes of the SHELAA.

Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR004	Field off Harts Lane, Burghclere	Burghclere	0.84

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land behind residential properties that front onto Harts Lane. Residential gardens border the south and west of the site; and to the north and east of the site lie open fields. Mature vegetation and trees front the southern boundary. The site is currently accessed via a narrow footpath (PROW) from Harts Lane than runs along the site's eastern boundary.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan (BNP) was made in May 2021. The site assessment process for the BNP considered this site, but it was not allocated in the BNP. Policy B9 identifies important views, key viewpoint 2 is relevant to this site.

Physical problems: The site does not front an existing highway. The promoter cites potential access options through Breachfields (to the west) or via The Croft (to the east, which currently provides access drive to backland properties at Morningside and Longacre), however both of these appear to include land in third party ownership. Taking access via The Croft would be likely to require the loss of mature trees and improvements to the capacity of the junction with Harts Lane. The site is within a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map, and within groundwater protection zone 3

Potential impacts: The form of the development and any highways works would need to take into account the impact upon landscape character; the surrounding heritage assets (in particular the Grade II listed war memorial and the Grade II Church of the Ascension that are adjacent to The Croft); and the impact upon the residential amenities of surrounding properties.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 16 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield	**16 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR007	Land at Tothill	Burghclere	12.44

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a triangular portion of woodland north of Burghclere village, adjacent to the A34 which runs down the western site perimeter. The site is also bounded by the B4640 on the eastern boundary. Tothill service station lies the other side of the A34 to the south west of the site but the wider surrounding land is primarily a mixture of agricultural fields and woodland. The site lies adjacent to the perimeter of the North Wessex Downs National Landscape. A PROW runs along the western site perimeter. The site has access to the A34 in both northbound and southbound directions.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to the settlement policy boundary of Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan (BNP) was made in May 2021.

Physical problems: The site is wooded so development of the site would involve the removal of a number of trees. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: There is archaeological potential on the northern edge of the site. Grade II Listed Buildings 'Thatched Cottages' are situated to the north of the site. The site itself is not a SINC although there are a number of SINCS surrounding the site within the wider landscape. Considering the wooded nature of the site, in addition to the potential for development of the site to impact upon the surrounding SINCs, there are also further potential ecological implications. Development of the site may impact upon landscape character specifically pertaining to its location within the setting of the North Wessex Downs National Landscape. Additionally, the site is situated within a SSSI Impact Risk Zone presenting the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for employment development through the call for sites consultation held in 2019 by the landowner. In response to the 2025 call for sites the site was promoted again for either employment or residential uses (this proforma relates to the residential). It is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the sites position in close proximity to the National Landscape. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions of 20dpa. This give a yield of 150 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**150 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR008	Land north of Harts Lane	Burghclere	3.81

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural grassland to the west of Burghclere village. The site is situated within the North Wessex Downs Areas of Outstanding Natural Beauty. To the west of the site lies the A34 however a smaller road (Winchester Road) abuts the western site perimeter. There is an area of trees separating the site from the A34 and smaller forested areas also bound the north and eastern site perimeters. There is a small industrial employment site adjacent to the southern site boundary and south of this lies a site allocated for residential development within the Submission Burghclere Neighbourhood Plan. There are a few residential properties to the south east of the site. There is an existing field access to the site from Winchester Road on the western site boundary.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was made in May 2021.

Physical problems: The site is located within Groundwater Protection Zone 3 and is also situated within a Mineral Safeguarding Area and Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map. Policy B11 designates a number of Local Green Spaces, LGS 4 lies adjacent to the eastern site boundary which is also identified as an indicative green corridor (policy B10).

Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Furthermore, there is potential for noise from A34 to have a detrimental impact on the residents of any new development on site, it is likely acoustic assessments would be required to investigate this issue further. Grade II Listed Sandham Memorial Chapel and Laburnum Cottage are situated to the east of the site. There is the potential that future development on the site could impact on the significance of these heritage assets. There are also two locally listed buildings to the south east of the site. The site is within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years. The site is also being promoted for employment uses, encompassing office, industrial or logistics. An office use would ordinarily not be particularly desirable in this location as that is generally best located within an existing office park or a town/city centre location. Industrial or logistics may be more logical commercially, particularly given the relatively close proximity to the A34 and Newbury. However, given that the site is located within the National Landscape it is likely that it may be difficult to provide the large industrial buildings which would be necessary to facilitate that use of the site.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 35 dwellings which has been used for the purposed of the SHELAA. The site is also being promoted for potential employment uses. It is not clear whether such uses are envisaged as potentially occupying the whole site or as part of it as a mixed-use scheme. Consequently, a yield has not been provided for such use.	
Current Estimated Yield	**35 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR009	Land at Norman Farm	Burghclere	7.01

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land split into four separate portions to the south of Burghclere village wrapping around Grade II Listed Norman Farm, Barns and Cartshed which are situated west of the site. The northern portion of the site is bounded by two lanes, the western of which is 'Well Street' and the lane running across the northern boundary is unnamed. The north western corner of the site is adjacent to a small cluster of residential properties and in close proximity to Burghclere Primary School. The site is edged by hedges and a few mature trees but is more widely surrounded predominantly by agricultural land. There is a pond in the centre of the site. Promoted SHELAA site BUR001 lies immediately north of the site, and SHELAA site BUR002 lies in close proximity to the west. The site promoter has suggested that suitable access to the site is achievable via Well Street. A PROW runs along the northern site boundary.

Relevant Planning History

No relevant planning history within the site
Planning history relating to land adjacent to the west:
21/03316/FUL – Change of use of two barns to 2 no. new dwellings (Class C3). Conversion of one other barn to an ancillary domestic building. Associated alterations and external works – permission granted 21 September 2022.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was made in May 2021. Policy B9 identifies important views, key viewpoints 8 and 9 are relevant to this site.
Physical problems: There is currently no access onto Well Street. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is in close proximity to Grade II Listed Norman Farm, Small Barn and Cartshed and therefore development on site has the potential to impact upon their significance. Considering local historic character and the proximity of the North Wessex Downs National Landscape west of the village, development of the site has the potential to have a landscape impact. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 15dph. A yield of 126 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural and historic settlement character, potential landscape impact and surrounding development density.

Current Estimated Yield	**126 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BUR010	Land between Ayres Lane and Well Street	Burghclere	2.56

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises agricultural land on the edge of the village of Burghclere, which lies to the south of the site. Other than the southern edge of the site where there are large detached houses adjoining and on the other side of Ayres Lane, it is surrounded by agricultural land. The boundaries of the site are hedge/tree lined. Well Street runs along the southeastern boundary and there is a field access close to the southern boundary. Ayres Lane runs along the southwestern boundary and there appears to be a field access on the bend in the road on the western end of the site.

Relevant Planning History

No relevant planning history on site

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Burghclere Neighbourhood Area made in May 2023. The North Wessex Downs National Landscape is located to the west of the site on the other side of the A34.

Physical problems: An access would need to be constructed to Well Street or Ayres Lane. The site is within a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: There are likely to be landscape impacts from the development of the site which would significantly extend the built-up area of Burghclere into open countryside. Development of the site would result in the loss of Grade 3 agricultural land. The site lies within Source Protection Zone III.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 and in response to the 2025 call for sites consultation with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings which has been used for the purposes of the SHLAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BUR011	Woodbine Field, Winchester Road	Burghclere	5.96

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently an agricultural field which has vegetation buffers along the northern, southern and western boundaries. Around the site are some low density residential dwellings, there is more agricultural land to the east of the site. The B464 runs along the western boundary.

Relevant Planning History

24/01994/PIP - Application for Permission in Principle for 9 no. new starter/affordable dwellings. Application refused October 2024. Subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was 'made' in May 2023 and its policies apply to this site.
Physical problems:
The site lies within a Source Protection Zone (SPZ). The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts:
Nearby agricultural land is classified as Grade 3, so the development of the site may result in a loss of high-quality agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 18-150 dwellings. Given the size of the site and its rural location a yield of 18 dwellings has been used for the purposes of the SHELAA.

Current Estimated Yield	**18**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BUR012	The Oxdrove off Ayres Lane	Burghclere	1.89

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is agricultural land that forms part of a larger agricultural field. Clusters of residential properties are located to the north and east of the site. To the south and south-east of the site is higher density residential development, which is located within the settlement of Burghclere. Land immediately to the west of the site is agricultural. Ox Drove is located to the north of the site. The site is accessed via Ayres Lane to the north-east. SHELAA sites BUR010 and BUR004 promoted for 25 dwellings and 16 dwellings respectively are situated to the east and south-west of the site.

Relevant Planning History

BDB/58050 - Erection of dwelling and detached garage with ancillary accommodation above. Application refused May 2004, subsequent appeal dismissed.
BDB/56715 - Erection of 2 no. two storey dwellings. Application refused December 2003.
Planning history relating to site adjacent to the northeast:
25/01312/OUT - Outline planning permission for erection of 1 no. Detached dwelling with some matters reserved except for appearance, layout and scale. Application received May 2025, pending.
21/00228/OUT - Outline Planning Permission for the erection of a new C3 class residential dwellinghouse, together with associated residential curtilage, a garage, parking and landscaping with some matters reserved except for access and scale. Application granted May 2022.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is located just outside of the defined settlement policy boundary for Burghclere, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The North Wessex Downs National Landscape is located to the west of the site on the other side of the A34. There are a number of listed buildings located approximately 400 metres to the north-east and approximately 260 metres to the south of the site.
The site is located within the Burghclere Neighbourhood Area. The Burghclere Neighbourhood Plan was 'made' in May 2023 and its policies apply to this site.
Physical problems:
The site is within a Mineral Safeguarding Area.
Potential impacts:
The site lies within Source Protection Zone III.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	10 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
CAN002	Land to the North of Bryces Lane, Bryces Lane, Brown Candover	Candovers	1.58

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a long linear piece of land wrapping around the loose cluster of dwellings lining this part of Bryces Lane and the B3046. A large barn is located next to the eastern boundary of the site. The pervading character of the area is rural and is defined by large open arable fields and areas of woodland.

Relevant Planning History

BDB/51044 - Outline permission for two detached dwellings. Application Refused September 2001.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site slopes upwards from the road. The site is in Flood Zone 1, though there is a Flood Zone 2/3 area in close proximity to the south of the site. The site is located within Groundwater Protection Zones 2 and 3.

Potential impacts: The site is located within Brown Candover Conservation Area. There is a SINC located to the west of the site, and there are potential ecological impacts from the development of the site. Given the nature of the site there are likely to be landscape impacts associated with the development of the site. Any intensive development of the site could also impact on the character of the hamlet. There are potentially some archaeological implications associated with the development of the site, and this may require further investigation. The development of the site would involve the loss of some good - moderate agricultural land. The site lies within the draft Candover Valley Floor and Lower Valley Sides Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10-15 dwellings. Given that a range has been proposed, a figure in the middle (13 dwellings) has been assumed as the estimated yield for the purposes of the SHELAA.

Current Estimated Yield	13 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CAN003	Land at Chilton Manor Farm	Candovers	0.53

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use, as is most of the area adjoining the site. To the south of the site there is a row of houses and on the west the site connects to Dundrige Lane. There is some mature woodland to the north of the site.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

None identified.

Potential impacts:

The site is located within the Chilton Candover Conservation Area. There is a listed building opposite the western boundary of the site. The site is designated as an area of High Archaeological Potential. The site lies within the draft area of Valued Landscape designation where development is likely to harm on the landscape qualities in the area.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by landscape and ecology impacted that would be required to be mitigated. The viability of the site may also be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter hasn't suggested a yield and so this has been calculated in line with the methodology giving a yield of 10 dwellings which has been used for the purposes of the SHELAA.s s

Current Estimated Yield	**10**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID001	Land east of Farleigh Road	Cliddesden	2.01

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises approximately three quarters of a large agricultural field. The site is bound to the northwest (Farleigh Road) with native hedging. The north-western edge of the site is lower than the public highway and the land within the site then rises to the south east. There is a difference in levels of approximately 7 metres between these two points. There are residential properties to the northwest, northeast and southwest. An existing vehicular access onto Farleigh Road is located in the south western corner of the site adjacent to the neighbouring residential property Chequers. The site lies to the east of Farleigh Road at the northern end of the village of Cliddesden. There is a public right of way running along the south-eastern boundary of the site.

Relevant Planning History

16/04690/FUL - Erection of 40 dwellings. Application Refused September 2017. Appeal Dismissed 19 November 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside of Cliddesden settlement policy boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is within the Cliddesden Neighbourhood Area. The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.

Physical problems: Aside from the slope, the western part of the site is located within a groundwater source protection zone.

Potential impacts: The site is located within the Cliddesden Conservation Area. There are listed buildings located to the south-west of the site. In addition to potential heritage impacts, given the nature of the site there are likely to be landscape and arboricultural impacts associated with the development of the site. The development of the site would involve the loss of good – moderate agricultural land. There are potential archaeological implications associated with the proposed development of the site, and this is likely to require further investigation.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years. The site promoter confirmed through the issues and options consultation in 2020 that they consider the site to be achievable, and that it could be delivered within the first 5 years of the Local Plan Update period.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 25 dwellings via the issues and options consultation in 2020 and this has been used as the indicative yield for the purposes of the SHELAA.

Current Estimated Yield	25 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
CLID002	Land to rear of The Mount/Jolly Farmer PH	Cliddesden	0.68

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of undeveloped grassland accessed from Farleigh Road via a residential property named The Mount which the site promoter suggests would be partly demolished and reduced in size to facilitate access. The eastern boundary of the site borders the rear of the public house where the car park is located and the rear of the Old School House both listed buildings, residential gardens border the east and west of the site. The character of the surrounding area is largely rural particularly to the west which is characterised by agricultural land defined by large open fields rising up to the M3 motorway which is located 250m to the north. The site slopes up appreciably in a westerly direction. There are number of mature trees adjacent to the public house on the southern boundary.

Relevant Planning History

19/02487/PIP – Part of site (northern-eastern half): Application for Permission in Principle for residential development of 2 no. dwellings. Permission in Principle Granted October 2020.
20/00489/TDC - Technical Details Consent for the erection of 2 no. dwellings with associated access, parking and landscaping (following approval of 19/02487/PIP). Permission Granted August 2020.
23/00772/FUL Retention of existing public house and erection of a four-bedroom detached dwelling (Use Class C3) utilising the existing access. Refused 10 August 2023, subsequent appeal dismissed.
Planning history relating to land adjacent to the site:
20/01098/FUL – (south west) - Erection of 4 no. dwellings with associated parking and access arrangements. Planning permission granted 18 November 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of but adjacent to the Cliddesden Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.
Physical problems: The site has a pronounced slope and is within a Groundwater Protection Zone.
Potential impacts: The site is located within the Cliddesden Conservation Area and there are also a number of listed buildings directly to the east of the site. Intensive development of the site could impact upon the landscape character in this location and character of the settlement. There are potentially some archaeological implications associated with the development of the site, which may require further investigation.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

Whilst the site promoter has suggested a yield of 10 dwellings, given half of the site has been granted permission for 2 dwellings this has been reduced to 5 dwellings for the purposes of the SHELAA.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID003	Land at Church Lane	Cliddesden	2.33

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises an area of open land which has been subdivided into a patchwork of paddocks used for keeping horses. The site is bounded by Church Lane and Hackwood Lane to the north, with hedging along the boundary with the road. The site is located on the south-eastern side of the village, with St Leonards Church to the north and the village hall to the south. The character of the surrounding area is largely rural, though there is a small housing estate to the north-east of the site. The land directly to the south has also been promoted for residential development through the SHELAA (CLID004). The wider land area to the west and south of the site has been promoted for a residential garden community development (CLID011). The site slopes up appreciably in an easterly direction.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside of the Cliddesden Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.

Physical problems: The site has a pronounced slope and is located within a Groundwater Protection Zone.

Potential impacts: The site is located within the Cliddesden Conservation Area. St Leonards Church situated immediately to the north of the site is Grade II listed. There are also a number of listed buildings to the west of the site. In addition to potential heritage impacts, development also has the potential to have landscape impacts. Intensive development of the site could also impact upon the character of the settlement. There are potentially some archaeological implications associated with the development of the site, which may require further investigation.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has Suggested a yield of 40 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	40 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
CLID004	Land to rear of Manor Farm, Farleigh Road	Cliddesden	2.48

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises two separate parcels of land located at the southern end of the village currently used as arable fields. The parcels of land are divided by Cliddesden Millenium Village Hall which is situated between the land parcels with one adjacent to the west and one adjacent to the east. The land to the north of the site is currently used as paddocks and has also been promoted for housing development through the SHELAA (CLID003). A mature hedgerow and a number of small trees run along the northern boundary. To the east of the site is open arable fields. The land to the west is residential, with barns which have been converted to commercial use to the south-west of the site. The land to the south is agricultural, rural in character, defined by large, open arable fields and areas of woodland. This area to the south and west of the site has been promoted for a residential garden community development (CLID011).

Relevant Planning History

22/01550/PIP - Application for Permission in Principle for the erection of up to 9 dwellings – Refused 24 April 2023 – appeal subsequently lodged and then withdrawn.
Relevant planning history for land adjacent to the site:
Adjacent to the west: 24/01881/GPDM - Application for prior approval of change of use from building used as Class E office to 3 no. dwellinghouses within Class C3 use. Permission granted October 2024.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside of the Cliddesden Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.
Physical problems: The site slopes up appreciably in an easterly direction. The site does not appear to have a vehicular access directly from the public highway, though is potentially accessible via the access for the commercial buildings to the south-west, but the legal/ownership issues associated with this may require further consideration. The site is within a groundwater protection zone.
Potential impacts: The majority of the site is located within the Cliddesden conservation area, with several listed buildings located to the west of the site. In addition to potential heritage impacts, development has the potential to have landscape impacts. Intensive development of the site could also impact upon the character of the settlement. There are potential archaeological implications associated with the development of the site, and this may require further investigation.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 19 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**19 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID007	Land south of Woods Lane	Cliddesden	0.65

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land to the west of Cliddesden, adjacent to the settlement policy boundary. The site is bounded by mature trees on the western and eastern perimeters. Surrounding land uses comprise agricultural land to the north, west and south and residential to the east. The M3 runs in relatively close proximity to the north west of the site. There is existing access to the site off Woods Lane. The site sits within another larger site promoted through the SHELAA for a residential garden community development (CLID011).

Relevant Planning History

22/01551/PIP - Application for Permission in Principle for the erection of up to 9 dwellings – refused 23 March 2023. Appeal Dismissed 14th Feb 2024.
25/01544/PIP - Application for Permission in Principle for the erection of up to four dwellings. Application refused August 2025.
Planning history relating to land to the east of the site:
BDB/74000 – Erection of 8 no. 3, 4 and 5 bed housing units with associated garages and 2 no. 3 bedroom social housing units. Permission Granted June 2011.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to the Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: The site is located within Groundwater Protection Zone 3.
Potential impacts: There is potential for road noise from the M3 to detrimentally impact upon residents of any new development on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5-7 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	**6 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID008	Land north of Woods Lane	Cliddesden	1.08

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land situated to the west of Cliddesden separated from the settlement policy boundary by Woods Lane. Surrounding land uses comprise primarily agricultural land with a cluster of large residential properties the other side of Woods Lane to the south of the site. The M3 runs in close proximity to the northern site boundary. There is direct vehicular access to the site onto Woods Lane. The site sits just north of, and slightly overlaps with, another larger site promoted through the SHELAA for a residential garden community development (CLID011).

Relevant Planning History

No relevant planning history on site.

Planning history relating to land to the south of the site:

22/01551/PIP - Application for Permission in Principle for the erection of up to 9 dwellings – refused 23 March 2023. Appeal Dismissed 14th Feb 2024.

25/01544/PIP - Application for Permission in Principle for the erection of up to four dwellings. Application refused August 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The site is located with Ground Water Protection Zone 3.

Potential impacts: Given the close proximity to the M3, road noise is likely to be a significant issue impacting upon any potential development of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

Provided the noise impacts associated with the M3 can be mitigated the site is likely to be achievable as the majority of the site is greenfield. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID009	Land south of Manor Farm	Cliddesden	2.44

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land in close proximity to the southernmost point of Cliddesden settlement policy boundary and adjacent to the Cliddesden conservation area. Surrounding land uses comprise primarily agricultural land with a number of large residential properties to the north. The site is bounded to the north by a small area of woodland and to the west by Farleigh Road. The site promoter has suggested that suitable access to the site could be achieved near to the existing nursery site to the south. The nursery is in the same land ownership as the site. The site sits within another larger site promoted through the SHELAA for a residential garden community development (CLID011).

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Cliddesden settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The majority of the site is located with Groundwater Protection Zone 3.

Potential impacts: Cliddesden conservation area is situated adjacent to the site's northern boundary. Grade II Listed Building 'Manor Farmhouse' and a number of notable buildings are located in close proximity to the site. There is potential that any future development on site could impact upon the character of the conservation area and upon the significance of nearby heritage assets. Additionally, there is archaeological potential in the very north western corner of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID011	Upper Swallick	Cliddesden	149.03

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an extensive, undulating tract of arable farmland stretching east from the M3 on the southern side of Basingstoke, and immediately south of Cliddesden village. The site comprises a number of agricultural fields divided by hedgerows, small tracks and lanes. The site falls into three Parishes; the majority of the site falling within Cliddesden CP, a large portion within Fairleigh Wallop CP and a small area within Winslade CP. Cliddesden Primary School is situated in the centre of the site, with Otters Nursery School situated on Farleigh Road to the west of the school. There is little other physical development within the site boundary, with the exception of 3 classified roads. A number of Public Rights of Way (PRoWs) cross the site, one north/south approximately a third of the way across the site from the western-most perimeter eventually linking to Farleigh Road, another southwest/northeast from the southern site boundary to Cliddesden Primary School, and one stretching east/north-east from Swallick Farm to Station House. SHELAA sites CLID003 and CLID004 which were promoted to the council through the 2019 'Call for Sites' are situated adjacent to the site to the north at Cliddesden Village. The site promoter has suggested that the site would have direct access from the A339 in the east, junctions with Northgate Lane and Farleigh Road, and connect to Woods Lane at the M3 underpass.

Relevant Planning History

25/01544/PIP (south east corner of site) - Application for Permission in Principle for the erection of up to four dwellings. Application refused August 2025.
25/01476/OUT (south east corner of site) – Outline application with some matters reserved (appearance and landscaping) for the erection of 4 no. dwellings. Application received June 2025.
Relevant planning history for land to north of site:
25/01235/FUL - Material Change of Use of Land to a use of Gypsy/Traveller site comprising 2 pitches with the siting of 1 Mobile Home, 1 Touring Caravan, and 1 Dayroom per pitch and alteration of access onto the A339 (Part Retrospective). Application received May 2025, pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: The site is characterised by varying topography. The site undulates, whilst generally sloping downhill from south to north. There are a number of PRoWs crossing the site. Whilst the M3 runs adjacent to the western perimeter, there are three classified roads running through / adjacent to the site; Farleigh Road and North Gate Lane, both running north/south from Cliddesden to the south western and southern corners of the site respectively, and Alston Road providing a divide between the eastern site boundary and Swallick Wood.
Potential impacts: There is archaeological potential on site, (three areas of interest on the site boundary, and one in the centre of the site). There would therefore be potential archaeological implications associated with the proposed development of the site, and this is likely to require further investigation. Furthermore, the site is adjacent to, and slightly overlaps, the Cliddesden Conservation Area. There are a number of Grade II Listed Buildings within Cliddesden village including 'Manor Farm House', 'Cliddesden Down House' and 'St Leonard's Church' which are situated relatively close to the site boundary. There are also a number of notable buildings within Cliddesden village, a cluster of three notable buildings immediately to the east of the site at Swallick Farm, and to the south of the site at Broadmere, the Grade II* listed 'Church of St Andrew' is located. Further to the south are the Listed Buildings of 'Farleigh Wallop House' (Grade II*) and 'Hassacks House' (Grade II). Furthermore, Listed Park and Garden 'Hackwood

Park' is located adjacent to the site at the north eastern boundary, joining at Swallick Wood. Development of the site therefore has the potential to impact upon the significance of a variety of heritage assets. There is also potential for ecological impacts due to the presence of Ancient Woodland at Middle Copse in the most western portion of the site, Swallick Wood adjacent to north eastern boundary, Kingsmore, Allwood and Fryingdown Copses and Doper's Copse adjacent to southern boundary. The following are also designated as Sites of Importance for Nature Conservation (SINC); Middle copse, St Andrew's church Wood & Drove, and Kingsmore, Allwood and Fryingdown Copses.
Availability (legal/ownership issues)
The site was promoted to the council for development, in response to the Regulation 18 consultation in early 2024 and most recently in the 2025 call for sites consultation, with permission from the sole landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time. The site is owned by a single landowner and is promoted and proposed for development as a new Garden Community. The promoter has suggested that the site could be delivered within the next 5-15+ years.
Conclusion
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 2,500 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**2,500 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID012	Land to the South of Myhaven and Newland Lodge, Woods Lane	Cliddesden	3.98

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the south west of the settlement of Cliddesden and it is located adjacent to the Settlement Policy Boundary of Cliddesden. The majority of the site is an undeveloped parcel of land. The main part of the site is currently laid to pasture and is grazed on by alpacas with a loosely treed paddock immediately to the north. A small section of the site to the north appears to be in residential use and contains a small number of outbuildings and vehicular parking. The site is surrounded mainly by fields with some residential properties located along on the western boundary. The site is located outside of the Cliddesden Village Conservation Area, which is located to the east of the site, sharing the eastern boundary. Newland Lodge has been added since the main site was first promoted.

Relevant Planning History

BDB/71532 – Application for certificate of lawfulness for use of land as residential land – refused December 2009.
BDB/74610 – Erection of outbuilding following demolition of existing – allowed on appeal – August 2011.
21/02172/LDEU - Certificate of lawfulness for the existing structure of barn 2 as constructed in 2013. Granted, 23 Aug 2021.
21/02799/FUL - Conversion and alteration of existing redundant barn to a four bedroom dwelling and change of use of a section of paddock to residential land. Granted 22 March 2022.
Newland Lodge: 21/00931/FUL - Demolition of existing bungalow and erection of 1 no. four-bed dwelling. Granted, 27 September 2021.
22/03290/FUL – Erection of 28 new dwellings following the demolition of Newland Lodge – refused 26 May 2023. Subsequently dismissed at appeal (Oct 2024).

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: There are no known physical problems with the site itself, the M3 motorway runs close to the site and the site may therefore be impacted upon by road noise. Highways issues would require detailed consideration as part of any future planning application. In this regard it is noted that the site promoter states that a highways report has been commissioned demonstrating that the highway network can accommodate the level of development proposed.
Potential impacts: The site is located adjacent to the Cliddesden Conservation Area. As such the redevelopment of the site will potentially impact upon heritage assets. Development of the scale proposed has the potential to impact on the landscape character in this location and character of the settlement. The site is located within a SSSI impact risk zone.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the sole landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time. The site is owned by a sole landowner and the promoter has suggested that the site is immediately deliverable/available for development. The Upper Swallick Garden Community proposal is located around the east, south and west of the site and the agent has

noted that the site could be considered as part of an extension of that proposed development, or as a stand-alone development.	
Conclusion	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of between 20 – 34 dwellings, a midpoint of 27 has been used for the purposes of the SHELAA.	
Current Estimated Yield	**27 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID013	Land north of Bramble Bank	Cliddesden	2.87

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the north-eastern edge of the village. Residential development lies to the west whilst the north western part of the site is bounded by Farleigh Road. The surrounding character is characterised by agricultural land containing blocks of woodland. A Public Right of Way runs along the south eastern edge. The land is currently in agricultural use.

Relevant Planning History

25/01313/OUT - Outline application with all matters reserved save for access for the erection of up to 17 dwellings with access, parking, drainage works, areas of open space, landscaping and any other associated infrastructure. Application received May 2025, pending..
Planning history relating to land to the south of the site:16/04690/FUL - Erection of 40 dwellings. Application Refused September 2017. Appeal Dismissed 19 November 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of but adjacent to the Cliddesden Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.
Physical problems: The site is within a groundwater protection zone where it is necessary to demonstrate there will be no deterioration of water quality. Therefore, as per the requirements of Policy EM7 it is necessary for any redevelopment of the site to be supported by a Flood Risk Assessment (FRA).
Potential impacts: Part of the site is located within the Cliddesden Conservation Area (CA) which lies to the south/south west of the site. Intensive development of the site could impact upon the landscape character in this location and character of the settlement.

Availability (legal/ownership issues)

The site has been promoted by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter hasn't specified a yield for the site. Based on 30 dwellings per hectare the yield would be in the region of 75 units, and that figure has been used for the purposes of the SHELAA. However, given the site constraints it is highly likely that a lower number would actually be delivered if the site is developed, but that cannot be specified at this time.

Current Estimated Yield	**75 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID014	Land off South Lea	Cliddesden	0.62

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is to the north of the village, adjoining the settlement boundary and the Conservation Area. The M3 is approximately 80m to the north and west. The site is largely enclosed by hedges which include some larger trees and is currently in agricultural use. The land slopes north to south.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of but adjacent to the Cliddesden Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Cliddesden Neighbourhood Plan Area. The Neighbourhood Plan was made by full Council on 18th July 2024 and its policies will be of relevance in considering the suitability of this site. Policy HD1 does not support development outside the SPB. The general principle of development on this site is therefore not supported by the council's current planning framework.

Physical problems: The site's proximity to the M3 Motorway could result in noise and / or air quality impacts. Right of access would need to be established.

Potential impacts: Given the topography, development of the site is likely to have an impact upon the landscape character in this location and also the character of the settlement, including the Conservation Area.

Availability (legal/ownership issues)

The site has been promoted by the landowner and other than access, which remains to be established, there are no known legal or ownership constraints. The site is therefore likely to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The proposed density is 14 - 15 dph, which is marginally higher than the pattern of development along Farleigh Road. The site has been promoted for 9 units and this has been used for the purposes of the SHELAA.

Current Estimated Yield	**9**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID015	Land at Audleys Wood	Cliddesden	3.36

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site includes Grade II Listed Audley's Wood and surroundings. The building is currently in use as a hotel and the grounds are currently manicured lawns associated with the hotel. Within the site boundary there are lots of mature trees and further beyond the site boundary to the north and east the area is densely wooded. To the south and west of the site there are fields in agricultural use. The site has existing access to the A339.

Relevant Planning History

There are a number of historic planning consents relating primarily to the hotel premises on the site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as there are some existing buildings on the site constituting previously developed land, it may be possible to justify the redevelopment of parts of the site following more detailed consideration

The site is located within the Cliddesden Neighbourhood Area. The Cliddeseden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site.

Physical problems:

The status and ecological value of the trees in the site is not known.

Potential impacts:

The site includes Audley's Wood which is a Grade II Listed building, additionally adjacent to the A339 is Hackwood Park, Grade I Listed Historic Park. The site is surrounded to the north and east by ancient woodland (SINCs). Given the nature of the site there are likely to be landscape and ecological impacts.

Availability (legal/ownership issues)

Whilst the site is currently in active use as a hotel it was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable albeit the viability of the site may be affected by mature woodland and heritage assets. It is not clear from the site submission whether the site promoter intends to convert the existing buildings. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework. There are factors which may negate its suitability due to the heritage assets present , and therefore the site is not considered to be deliverable at present. Nevertheless, the site may be developable, subject to a thorough understanding of the heritage asset on the site.

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 40 dwellings is suggested for the purposes of the SHELAA. The yield will be dependent on the form of development and whether this would include the conversion of existing buildings.

Current Estimated Yield	**40 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID016	Land south of Hatch Warren	Cliddesden	79.37

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is in agricultural use comprising a mixture of fields, tree/belt and woodland areas. Beyond the site, the landscape is much the same except for the M3 which runs along the site boundary to the northwest and Garlic Lane along the south western boundary.

Relevant Planning History

BDB/54325 **-** Conversion of cottage back into two dwellings. Permission granted November 2002.

Relevant planning history for land adjacent to the southwest:

13/01246/ENS - Request for scoping opinion for proposed solar park. Enquiry completed February 2024.

13/00419/ENSC - Request for screening opinion for proposed solar park. Enquire completed June 2013.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

A small part of the site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site. The southern portion of the site adjoins the River Test Catchment and therefore any development will need to be nutrient neutral, if it were to drain in this direction, in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

A part in the southern portion of the site is situated within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map. Due to the proximity to the M3 there is the potential for high levels of air and noise pollution.

Potential impacts:

There are potential archaeological implications which will require further analysis. Middle Copse Ancient Woodland (SINC) adjoins the site to the north. Furthermore, the site is within a SSSI Impact Risk Zone therefore development of the site has potential for ecological impacts. The majority of the site is comprised of agricultural land classified as grade 3 and 2, which is considered very good quality agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could start within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 800 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	800 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID017	Land north of Woods Lane (Site 1)	Cliddesden	1.03

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use as a paddock, there is a building in the northeast corner with some associated hard standing. The site is bordered mostly by a strong treebelt except for along the boundary with a lane off of Woods Lane. There is a further gap in the treebelt where the site extends northwards. To the south and south east of the site there is residential development however, the west and north are largely undeveloped except for a single property to the north of the site.

Relevant Planning History

25/01215/PIP - Application for Permission in Principle for the erection of 4 detached single dwellings and associated access. Application refused July 2025, subsequent appeal lodged.
24/02388/PIP - Application for Permission in Principle for the erection of 4 detached single dwellings. Application refused December 2024.
BDB/32654 - Conversion of existing dwelling into a nursing home with a new dwelling for manager. Application refused February 1992.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site.
Physical problems:
The site is close to the M3 so much of the site would be affecting by noise from the road.
Potential impacts:
Development of the site would result in the loss of Grade 3 agricultural land. The Cliddesden Conservation Area is within close proximity to the site, to the south east.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	9 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID018	Hillfield, Woods Lane	Cliddesden	0.76

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises the curtilage and grounds associated with Hillfield residential property which is set back from the road with a long drive way. The site is largely contained by mature trees. The site is surrounded by paddock land except for residential property to the east. There are additional residential properties further south of the site, separated by a field.

Relevant Planning History

BDB/32654 - Conversion of existing dwelling into a nursing home with a new dwelling for manager. Application refused February 1992.

Relevant planning history for site adjacent to the south (CLID017):

25/01215/PIP - Application for Permission in Principle for the erection of 4 detached single dwellings and associated access. Application refused July 2025, subsequent appeal lodged.

24/02388/PIP - Application for Permission in Principle for the erection of 4 detached single dwellings. Application refused December 2024.

Relevant planning history for site to the northeast:

21/01591/PIP - Application for Permission in Principle for the residential development for a minimum of 2 and a maximum of 4 dwellings. Application granted October 2021.

24/01393/TDC - Application for Technical Details Consent for the erection of 4 new dwellings with associated parking, access and landscaping, in accordance with Permission in Principle 21/01591/PIP. Application granted June 2025.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site.

Physical problems: The site is close to the M3 so much of the site would be affecting by noise from the road.

Potential impacts:

Development of the site would result in the loss of Grade 3 agricultural land. The Cliddesden Conservation Area is adjacent to the site, to the south east.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the costs associated with the demolition of the property. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 8 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	8 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID019	Land north of Woods Lane (site 3)	Cliddesden	0.96

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use as a paddock and has mature trees to the northern perimeter which in places extend south into the site. To the south of the site there is a residential dwelling and further afield to the east there are some more properties. The majority of the surrounding area is in agricultural use. The north west corner of the site almost adjoins the M3 motorway.

Relevant Planning History

BDB/32654 - Conversion of existing dwelling into a nursing home with a new dwelling for manager. Application refused February 1992.

Relevant planning history for site to the east:

21/01591/PIP - Application for Permission in Principle for the residential development for a minimum of 2 and a maximum of 4 dwellings. Application granted October 2021.

24/01393/TDC - Application for Technical Details Consent for the erection of 4 new dwellings with associated parking, access and landscaping, in accordance with Permission in Principle 21/01591/PIP. Application granted June 2025.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site.

Physical problems:

The site is close to the M3 so much of the site would be affecting by noise from the road.

Potential impacts:

Development of the site would result in the loss of Grade 3 agricultural land. The Cliddesden Conservation Area is within close proximity to the site, to the south east.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 11 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	11 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
CLID020	Land Adjacent to 14 Hackwood Lane	Cliddesden	0.32

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is agricultural/paddock land bound by a mixture of wooden fencing and hedging. There is an access onto Hackwood Lane which lies to the north of the site. The site is an open field located between existing residential development which forms ribbon development to the south of Hackwood Lane. The eastern portion of the site previously contained children's play equipment and had been changed to residential garden land for which retrospective planning permission was refused. To the north and south of the site the landscape is in agricultural use. The emerging Local Plan draft site allocation Upper Swallick is located to the south of the site.

Relevant Planning History

Western portion of the site: 20/03197/PIP - Application for Permission in Principle for erection of 2 no. dwellings. Application refused March 2021, subsequent appeal dismissed.
Eastern portion of the site: 21/01321/RET (refused April 2022 and dismissed at appeal) and 21/03638/RET (refused April 2022 and dismissed at appeal) for change of use to residential garden land (as extension to the garden associated with 14 Hackwood Lane) and retention of children's play equipment.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan was 'made' in July 2024 and its policies apply to this site.
Physical problems:
None identified.
Potential impacts:
The Hackwood Park Historic Park and Garden is located to the east of the site, on the other side of the A339.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
DUM005	Land at Glebe Close, Dummer	Dummer	0.89

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a strip of land to the north of Glebe Close at the northern end of Dummer. The site is flat and grassed and used as paddock. Glebe Close is a 1970s development of bungalows and garages. Residential gardens border the southern boundary, with the other boundaries comprising vegetation and fencing around the paddock which is surrounded by agricultural land. The site has existing access and right of way off Glebe Close.

Relevant Planning History

19/01965/FUL – Erection of 17 dwellings with associated access and amenity space. Application Refused October 2019.
16/03526/FUL - Erection of 17 no. dwellings and associated access and amenity space. Application refused June 2019. Appeal dismissed March 2020.
25/00854/FUL - Erection of 10 no. dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping. Application received April 2025, pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies adjacent to but outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Part of the site is located within a Groundwater protection zone (3).
Potential impacts: The site is adjacent to the Dummer Conservation Area on its southern boundary, with several listed and notable buildings in close proximity. It would potentially harm the character and appearance of the Conservation Area and have an adverse impact upon the setting of Glebe Cottage, a Grade II listed building prominent in the approach to the conservation area from the north. There are likely to be landscape impacts associated with developing the site.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites consultation, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation . This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in the next five years.

Conclusion

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

Potential Density and Yield (including development type)

Current information submitted by the site promoter suggests a yield of up to 10 units and this has been used for the purposes of the SHLEAA.

Current Estimated Yield	10 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
DUM007	Land to the north of Dummer Village, Tower Hill	Dummer	1.97

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located at the western end of Dummer and is a strip of land to the rear of the houses that front onto Up Street. It is separated from their gardens to the south by fences/hedgerow. The site is agricultural land, but is part of a much larger field, so has no natural boundary to the north. A PROW runs across the middle of the site from north to south.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Current access is via a field entrance into the site that would require upgrading to accommodate development. A Public Right of Way crosses the site.

Potential impacts: The site is adjacent to the Dummer Conservation Area. There are a number of listed buildings and notable buildings in the Conservation Area that front Up Street. The proposal would result in development in depth that would be out of character with the linear character of the conservation area. Development of the site may also have wider landscape impacts.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings and a village hall which has been used for the purposes of the SHELAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
DUM010	Land at Dummer Down Lane	Dummer	0.37

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site appears to be an agricultural field south west of the main settlement of Dummer. The site is adjacent to a small cluster of large dwellings on the western perimeter and not far from Dummer Down Farm which is west of the site the other side of a road. Surrounding land uses comprise primarily open agricultural land. The site is bordered by Dummer Down Lane to the north. Existing vehicular access to the site appears to be via the driveway to the adjacent cluster of houses. There is not direct access from the public highway.

Relevant Planning History

None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: A large portion of the site is within Groundwater Protection Zone 3.
Potential impacts: There are no particular likely impacts of development on this site apart from potential landscape impacts due to its location in the middle of open agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and most recently in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
DUM012	Land north east of Dummer	Dummer	3.98

Description of site (neighbouring uses; present use) Previously Developed Land: No

This site comprises agricultural land to the north east of Dummer. Dummer golf club is located to the immediate north-east of the site. The site has a frontage and existing access onto Down Street, and is relatively flat, with hedgerows and mature trees on its boundaries. The village, immediately to the south-west of the site, is designated as a Conservation Area, and Glebe cottage, which is the closest property to the site is a listed building. The land to the north is agricultural land but promoted for employment development – DUM009. To the south of the site are two residential properties in large plots adjacent to Farleigh Lane, with mature trees running along the boundary with this site along with the recreation ground adjoining the south western corner of the site.

Relevant Planning History

19/01965/FUL – Erection of 17 dwellings with associated access and amenity space. Application Refused October 2019.
16/03526/FUL – Erection of 17 no. dwellings. Application refused June 2019. Appeal dismissed March 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: There is an existing field access to Down Street, and this would require improvement as part of any proposal (potentially requiring the loss of some hedgerow). There could be highway safety issues with forming the access due to the road being narrow in this location. Part of the site within groundwater protection zone (3).
Potential impacts: Potential for impact on the character and appearance of the Conservation Area, and the setting of listed buildings including Grade II listed Glebe Cottage which lie to the south. There are likely to be landscape impacts associated with developing the site.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. Most recently it has been put forward in response to the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in the next five years. A prospective developer is promoting the site.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter suggested a yield of 30 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	30 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
DUM013	Land west of Chapel Close	Dummer	1.20

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site is a rectangular area of agricultural land, outside but adjacent to the settlement boundary and also adjacent to the Conservation Area. There are continuous hedgerows along the north-west and south-west boundaries and discontinuous hedges and some larger trees on the other two boundaries. The M3 is approximately 400m to the north and west. Promoted site DUM009, which has been put forward for an employment use, lies immediately to the north.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies outside Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC). There are several listed buildings along Farleigh Road, the closest of which is Yew Tree Cottage, just over 100m from the site.

Physical problems: Part of the site is in Ground Source Protection Zone 3. No access has currently been suggested by the promoter but it appears that an existing field access to the northern end of the site would need to be widened and ownership of the access would need to be resolved.

Potential impacts:

Potential for impacts on the character and appearance of the Conservation Area and the setting of listed buildings along with landscape impacts. Development of the site could impact upon the landscape character in this location and also the character of the settlement.

Availability (legal/ownership issues)

The site is being promoted for development with permission from the landowner, however ownership of the access would need to be resolved. Subject to that being achieved, the site would be considered available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in the next five years if required.

Conclusion (deliverable/developable)

This site is available and is likely to be achievable provided access can be achieved however, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site submission proposes development at 7-8 dph, with a suggested yield of 9 units and this has been used for the purposes of the SHELAA.

Current Estimated Yield	9 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
DUM015	Land at Kennel Farm House	Dummer	2.21

Description of Site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site comprises a piece of land immediately to the south of the M3, which is currently used as an exercise arena and for the keeping of horses. To the west of the site is Kennel Farm House and the southern site boundary is bordered by a continuous hedgerow and access track that adjoins Garlic Lane to the east. The land to the east of the site is made up of fields and woodland (Sullenger's Copse). SHELAA site CLID016 is situated immediately to the east of Garlic Lane approximately 420 metres to the east of the site.

Relevant Planning History

BDB/49958 - Soft landscape works to 121 dwellings, garages, estate roads and associated infrastructure works. Application granted May 2001.

Relevant planning history for land to the south west (with access track running along southern border of DUM015)

25/01431/FUL - The construction of a single self/custom build detached dwellinghouse together with parking and associated landscaping. Application refused August 2025, subsequent appeal lodged.

BDB/69654 - Conversion of 2 no. barns to 2 no. live/work dwellings and a stable/ store building to 2 no. dwellings, change of use of agricultural buildings to B1 (light industrial/ office) and B8 (storage), creation of car parking spaces/ part demolition of stables and demolition of outbuildings and cottages. Application refused December 2008, subsequent appeal dismissed.

BDB/69435 - Change of use of agricultural buildings to B1 (light industrial/office) and B8 (storage) use involving the erection of an external staircase to barn 2 and external alterations to all buildings. Demolition of existing cottages. Application refused December 2008, subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site lies outside of Dummer Settlement Policy Boundary to the north-east in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test catchment and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The site is located entirely within a Source Protection Zone (Zone 3) and is just outside of a Mineral Safeguarding Area, which is located immediately to the east.

Potential impacts:

There is potential for ecological impacts due to the presence of Ancient Woodland at Sullenger's Copse immediately to the east of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 20-40 dwellings. A yield of 30 dwellings has been used for the purposes of the SHELAA.	
Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
DUM016	The White House, Farleigh Lane	Dummer	3.89

Description of Site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site comprises an existing dwelling (The White House) and outbuildings and the remainder of the land to the east is occupied by an area of open paddock. The site is directly accessed off Farleigh Lane, which runs along the southern site boundary, with the existing dwelling and the paddock having separate established entrances. The paddock part of the site is open land, which immediately neighbours Basingstoke Golf Club, which lies to its north and east sides. The part of the site occupied by the White House has a large domestic curtilage that is neighboured to the west by existing dwellings and to the north is agricultural land and the Dummer Recreation Ground. SHELAA site DUM006 adjoins the northern boundary of the site.

Relevant Planning History

No relevant planning history on site.

Relevant planning history for land to the west of the site:

BDB/16830 - Demolition of existing bungalow and erection of 4 bed house. Permission granted September 1984.

19/00980/FUL - Erection of 1 no. four bedroom dwelling and garage, following demolition of existing dwelling, garage and outbuildings. Permission granted May 2019.

19/01847/FUL - Erection of detached dwelling with dormer windows and rooms in the roof, garage with dormer windows and first floor living accommodation following demolition of existing dwelling, garage and outbuildings. Relocation of access. Permission granted August 2019.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site lies approximately 300 metres to the east of Dummer Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test catchment and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The northern tip of the site is located within a Source Protection Zone (Zone 3).

Potential impacts:

The site is located approximately 320 metres to the east of the closest listed building, which is situated within the settlement of Dummer. A number of other listed buildings are present within Dummer. Additionally, the Dummer Conservation Area is located approximately 145 metres to the west of the site at the closest point. The impact upon the Conservation Area would need to be considered.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development. Notwithstanding this, the existing dwelling would be retained with a smaller part of its extensive curtilage as garden.

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

The site is likely to be achievable as it is a brownfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable. Although the site is classed as previously developed land, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 20-30 dwellings. A yield of 25 dwellings= has been used for the purposes of the SHELAA. The site promoter also refers to the potential for mixed use development but doesn't suggest a yield.	
Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
DUM017	Land to the South of Dummer Down Farm	Dummer	56.61

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts. Beyond the site, the landscape is much the same except for woodland to the south, the M3 which runs to the northwest and the various commercial uses at Dummer Down Farm to the east of the site, including manufacturing, retail uses and a café.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
Due to the proximity to the M3 there is the potential for high levels of air and noise pollution.
Potential impacts:
There are sections of ancient and semi-natural woodland and ancient replanted woodland adjoining the site to the south west, south and south east. The development of the site would result in the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20dph. A yield of 680 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield	680 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EC001	Land to the south east of Bishops Green	Ecchinswell, Sydmonton and Bishops Green	1.76

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is in the north western part of the borough to the south of Newbury. Currently in use as agricultural land, the site lies to the south east of the small settlement of Bishops Green. The southern portion of Bishops Green closest to the site dates from the 1960/70's whilst the remainder was granted outline permission in 2006 for redevelopment where 146 dwellings have recently been constructed. Bishop's Green Farm borders the site to the north. A large site encompassing farm land to the north has also promoted for development (ED003). The surrounding area is characterised by open agricultural land punctuated by woodland blocks, some of which are of significant size. Tree belts line the western and north-eastern perimeters, the southern site boundaries are sparser. Ecchinswell Road delineates the western site perimeter and the south-eastern site perimeter is bounded by Hyde Lane.

Relevant Planning History

No relevant planning history within the site

Planning history relevant to land adjacent to the north:

21/03598/OUT – Outline application with all matters reserved except access for: up to 300 dwellings, up to 0.5 ha of land for community use including outdoor sport and recreation (Class F2©) and a community building up to 150m2 (incorporating Classes E(b), E(g) and F2(b)); service infrastructure and associated works on land at Ecchinswell Road, Bishops Green. Submitted 25 November 2021. Application Withdrawn 23rd November 2023

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan Area. The Neighbourhood Plan was 'made' in May 2023 (after the end of the monitoring period) and its policies apply to this site. The NP designates a green corridor which runs along the southern boundary (Policy ESBG12 4. Bishops Green South). Policy ESBG13 designates key views, key view 3 is relevant to this site.

Physical problems: The existing field access would need to be established and widened to allow access. The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: Given the nature of the site and its location in the open landscape there are likely to be inevitable landscape impacts. The presence of the SSSI Impact Risk Zone will also need careful consideration as more than 10 residential units are proposed on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings. This yield will be tested as suitable by the LPA at a later date, taking account of opportunities and constraints.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EC002	Bishops Green Cottage	Ecchinswell, Sydmonton and Bishops Green	1.52

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises agricultural land abutting the northern borough boundary. Bishops Green cottage lies south and what appear to be stables and a ménage sit within the site, adjacent to the southern boundary. There are a number of mature trees dotted throughout the site. The site is also surrounded by mature trees on the northern and western edges, bordered by Ecchinswell Road to the east and to the south land which benefits from planning permission for residential development and is under construction.. The site is a short distance north of the built-up area of Bishop's Green, which is separated from the site by agricultural fields. Sydmonton common is situated to the west of the site. Outside the borough there are ponds to the immediate north followed by a few large residential properties with Greenham Common beyond. Ecchinswell Road bounds the east of the site where there are a few large residential properties and beyond that a sewage works. An access exists off Ecchinswell Road.

Relevant Planning History

BDB/54712 - Erection of replacement stables, new horse exerciser and enlarge existing enclosed paddock. Permission Granted February 2003.

Relevant planning history adjacent to the site:

20/02693/OUT – Outline application (with all matters reserved) for demolition of timber stables and erection of four dwellings (Class C3), access from Ecchinswell Road, landscaping and associated development – Permission granted 22 July 2021

23/01921/RES – Reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale – Permission granted 20 February 2024. –

Adjacent to the south: 23/02627/RES - Application for the approval of Reserved Matters pursuant to outline planning consent (22/00174/OUT) for the erection of up to 42 dwellings including means of access from the existing highway on Ecchinswell Road, Bishops Green. Appearance, Landscaping, Layout and Scale to now be considered. Permission granted August 2024.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan Area. The Neighbourhood Plan was 'made' in May 2023 and its policies apply to this site. The NP designates green corridors which runs along the southern and northern boundaries (Policy ESBG12 5. Bishops Green North and 6. River Enborne).

Physical problems: There is a tree with a TPO on the site boundary in the south eastern corner of site, however, it is unclear whether the tree is located within or adjacent to the site boundary. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The site promoter has stated that if necessary, the Minerals Planning Authority could extract any required minerals prior to any development on site. Furthermore, the site is situated within a Groundwater Protection Zone. The northern part of the site is in Flood Zone 2 and 3, however, the site promoter has stated that development on site is only envisaged in the part of the site which is Flood Zone 1. A PRoW runs along southern site boundary leading out onto Sydmonton Common in the west and up along the river Enborne to the east. A gas pipe runs down the road on the eastern site boundary and there are a number of power lines and cables located across the site. The promoters suggests that vehicular, pedestrian and cycle access to the current site will be derived from the access approved as part of the adjacent 4-dwelling scheme in 2021 (ref. 20/02693/OUT) and 2024 (ref. 23/01921/RES). Although the landowner sold the adjacent land to Clere Homes, he retained rights to use and alter the new access from Ecchinswell Road, including for the purpose of serving the current site.

Potential impacts: The land adjacent to the south western corner of the site is designated as ancient woodland and Sydmonton Common, designated as a Site of Importance for Nature Conservation (SINC), sits adjacent to and spans some way west of the site. There are a number of SINCs in the surrounding area. There is therefore potential for development on site to have an ecological impact. The site lies directly to the east of the draft Ecchinswell Lowland Valued

Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.	
Availability (legal/ownership issues)	
The site was previously promoted to the council for development with permission from the landowner. In response to the 2025 call for sites consultation a smaller site omitting land with planning permission at Bishops Green Cottage was put forward. There are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that it would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion	
The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 32 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**32 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EC003	Land to the East of Ecchinswell Road	Ecchinswell, Sydmonton and Bishops Green	22.51

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the north of the borough and is located in close proximity to the administrative boundary of West Berkshire Council. The site is located to the north east of the settlement of Bishops Green and is currently in agricultural use. The site is bordered to the west by Ecchinswell Road; to the north by the river Enborne; to the east and south by Hyde Lane and a plant nursery / caravan site. The river Enborne lies directly to the north and a large pond is located within the site on the eastern site boundary. Bishops Green (Greenham Common) sewage treatment works has been excluded from the site area, but the development site area surrounds this facility (though the majority of the site is to the south of the STWs). Bishops Green Farm and a number of woodland blocks lie within the southern half of the site including College Copse and adjacent campsite. Two Public Right of Ways (PRoW) run through the site, one along the boundary of the Sewage Treatment Works and the other in the south close to the residential dwellings in Bishops Green. The A339 is located to the east of the site, which provides a link between the towns of Basingstoke and Newbury, and wider links to the M4 and M3.

Relevant Planning History

BDB/24552 – Sewage Treatment Works (elevated inlet works) – approved 1988.
21/02990/ENSC – Request for a screening opinion under EIA regulations for residential development of up to 400 homes – decision issued11 April 2023.
21/03598/OUT - Outline application with all matters reserved except access for: up to 350 dwellings, up to 0.5 ha of land for community use; detailed means of access from Ecchinswell Road; landscaping; public open space; service infrastructure and associated works. Application Withdrawn 13th November 2023.
Planning History Relevant to Land Adjacent to the East:
20/02209/PIP - Application for Permission in Principle for residential development of a maximum of up to 9 no. dwellings. Application Refused 24th Feb 2021. Subsequent appeal allowed.
25/00543/TDC - Application for Technical Details Consent for the erection of 8 dwellings; with access, parking, landscaping, private amenity space and associated infrastructure in accordance with Permission in Principle 20/02209/PIP. Application refused July 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Development of such a large-scale site in this location would not comply with the spatial strategy contained within the current adopted Local Plan 2011 – 2029. Therefore, any potential for the site to be developed would need to be considered through the process of preparing the Local Plan Update, which will consider the potential for the allocation of land for new development. The site is within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan Area. The Neighbourhood Plan was 'made' in May 2023 and its policies apply to this site. The NP designates green corridors which run east to west along the southern and northern boundaries and through the middle of the site (Policy ESBG12 4. Bishops Green South 5. Bishops Green North and 6. River Enborne). Policy ESBG13 designates key views, key views 1, 2 and 3 are relevant to this site.
Much of the northern part of the site is listed as a Minerals Safeguarding Area (MSA) for river terrace deposits, which also appears to run along the river Enborne. Hampshire County Council will need to be consulted upon any future development plans for the site.
Physical problems: The majority of the site is in Flood Zone 1 (i.e. areas at least risk of flooding), but the northern boundary of the site (which runs along the river Enborne) and part of the eastern boundary, where there is a large waterbody, are in Flood Zones 2 and 3.
A Sewage Treatment Works has been excluded from the site boundary, however the site wraps around this. The agent has suggested that the use of the areas which would be more impacted by odour constraints will be used for low risk activities such as recreation and biodiversity offsetting, and much of the area in flood zones 2 and 3 would also be covered by landscape buffering (a cordon sanitaire) to the WwTW.

There are three copses within the site, which are all designated Sites of Importance for Nature Conservation (SINCs), these are named Bishops Green Farm Copse, Bishops Green Farm Woodland Strip and Bishops Green Farm Alder Coppice.
The site does not appear to have a vehicular access at present; however, it may be possible to create a connection via a new priority T junction from Ecchinswell Road, with secondary access proposed to the south from Ecchinswell Road via an existing junction which would need to be upgraded to facilitate the secondary access.
Potential impacts: There are three copses of trees within the site, which are designated Sites of Importance for Nature Conservation (SINCs) and consequently there could be ecological implications associated with the development of the site. There are also a number of SINCs located adjacent to the site on the southern and eastern boundaries. The impact of the Sewage Treatment Works will also need to be considered through the design process.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner/s (most recently in response to the 2025 call for sites consultation) and there are no known legal or ownership problems. The agent has noted that the site is likely to be available for development within the next 5 years.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has previously suggested a yield of up to 500 dwellings, however, in response to the most recent call for sites consultation in 2025 a yield of 350 homes has been proposed which has been used for the purposes of the SHELAA. The promoter has also noted that retail, community and leisure use, health and greenspace could be included as part of a comprehensive scheme.

Current Estimated Yield	**350 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EC007	Land to the East of Ecchinswell Road - smaller site	Ecchinswell, Sydmonton, and Bishops Green	4.32

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is located to the north of the borough and is located in close proximity to the administrative boundary of West Berkshire Council. The site is located to the north east of the settlement of Bishops Green and is currently in agricultural use. The site is bordered to the west by Ecchinswell Road. Bishops Green Farm, the campsite and a number of woodland blocks lie immediately to the south of the site, with part of College Copse being within the southern part of the site. Bishops Green (Greenham Common) sewage treatment works is located immediately to the north of the site. The A339 is located to the east of the site, which provides a link between the towns of Basingstoke and Newbury, and wider links to the M4 and M3.

Relevant Planning History

21/03598/OUT - Outline application with all matters reserved except access for: up to 300 dwellings, up to 0.5 ha of land for community use including outdoor sport and recreation (Class F2(c)) and a community building up to 150m2 (incorporating Classes E(b), E(g) and F2(b)); service infrastructure and associated works on land at Ecchinswell Road, Bishops Green. Application withdrawn November 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Development of such a large-scale site in this location would not comply with the spatial strategy contained within the current adopted Local Plan 2011 – 2029. Therefore, any potential for the site to be developed would need to be considered through the process of preparing the Local Plan Update, which will consider the potential for the allocation of land for new development.

The site is within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan Area. The Neighbourhood Plan was 'made' in May 2023 and its policies apply to this site. The NP designates green corridors which run east to west along the southern and northern boundaries and through the middle of the site (Policy ESBG12 4. Bishops Green South 5. Bishops Green North and 6. River Enborne). Policy ESBG13 designates key views, key views 1, 2 and 3 are relevant to this site.

Physical problems:

Much of the northern part of the site is listed as a Mineral Consultation Area (MCA) for river terrace deposits, which also appears to run along the river Enborne. Hampshire County Council will need to be consulted upon any future development plans for the site. A Sewage Treatment Works has been excluded from the site boundary, however the site is immediately to the south. The agent has suggested that the use of the areas which would be more impacted by odour constraints will be used for low risk activities such as recreation and biodiversity offsetting. The site does not appear to have a vehicular access at present; however, it may be possible to create a connection via a new priority T junction from Ecchinswell Road, with secondary access proposed to the south from Ecchinswell Road via an existing junction which would need to be upgraded to facilitate the secondary access.

Potential impacts:

College Copse, partially within and to the south of the site is a Site of Importance for Nature Conservation and consequently there could be ecological implications associated with the development of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development, although a new junction and upgrading of the existing junction could affect this. This location is likely to be attractive to developers. There is a reasonable prospect that the site would be developed at a particular point in time, and the promoter has noted that there is known developer interest in the site. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion (deliverable/developable)	
This site is likely to be available for development in the next 5 years and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 60 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**60 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EL001	Land north of Green Lane	Ellisfield	0.33

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located along Green Lane adjacent to a string of linear residential properties to the west of Hill Farm. The site consists of part of a much larger agricultural field. The surrounding land uses are predominantly agricultural with pockets of residential development. The site is located within the Ellisfield Conservation Area. There is an existing site access via Green Lane. There is no differentiation between the site and the wider agricultural field. A hedge runs along the south-eastern boundary to Green Lane.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. A separate access may be required to the remaining area of field. The site will require landscaping/demarcation to separate the remaining areas of agricultural land to the north-east.

Potential impacts: Given the nature of the site it is likely that the development of the land for housing would have landscape and ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years by the landowner.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5-7 dwellings. Given a range has been suggested, a mid-point of 6 dwellings has been used for the purposes of the SHELAA.

Current Estimated Yield	**6 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EL002	Land at Lower Common	Ellisfield	11.6

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is split into two plots, separated by College Lane and field and tree/hedgerow belts. The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts. Beyond the site, the landscape is much the same except for the settlement of Lower Common to the north, various residential properties where Green Lane, Berrydown Lane and College Lane meet and significant woodland areas to the west and south of the site.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
There is currently no access onto Green Lane or College Lane.
Potential impacts:
The site is entirely within the Ellisfield Clay Plateau and Valley Landscape Character Area and Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.
There is a large area of Ancient Woodland, High Wood, immediately west of the site across Green Lane. There is also Preston Oak Hills Ancient Woodland immediately to the south of the site, both of which are also Sites of Importance for Nature Conservation (SINCs).

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	50 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EL003	Plovers Field	Ellisfield	15.95

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts. Beyond the site, the landscape is much the same except for scattered residential dwellings along Bell Lane and significant woodland areas immediately to the south west and south east of the site.

Relevant Planning History

25/00449/GPDADW - Notification for prior approval of a proposed change of use of agricultural building to 5 no. dwellinghouses (Class C3) and for associated operational development. Decision made that Prior Approval is Refused May 2025. Subsequent appeal dismissed.
24/02470/GPDADW - Notification of proposed change of use from agricultural building to Class C3 dwellinghouses with additional windows, doors and rooflights. Decision made that prior approval is refused February 2025.
24/00449/FUL - Demolition of existing agricultural building and erection of 1 no. dwelling and garage. Application refused October 2024, subsequent appeal lodged.
23/00248/GPDADW - Notification of proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and for associated operational development. Application granted April 2023.
22/02933/GPDADW - Notification of proposed change of use from agricultural building to Class C3 dwellinghouse, including the installation of door and windows. Application withdrawn December 2022.
22/02735/GPDADW - Notification of proposed change of use from agricultural building to Class C3 dwellinghouse, including the installation of door and windows. Application withdrawn October 2022.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: A small part of the site is at low, medium and high risk of surface water flooding
Potential impacts:
The site is entirely within the Ellisfield Clay Plateau and Valley Landscape Character Area where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There are two large areas of Ancient Woodland immediately to the south west and south east of the site, both of which are also Sites of Importance for Nature Conservation (SINCs).
There is a listed building to the north of the site, Coopers Farmhouse.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of at least 250 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**250 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EW001	Land south of Knights Farm, Knights Lane, Ball Hill	East Woodhay	1.31

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a flat area of agricultural land in the hamlet of Ball Hill. The eastern site perimeter abuts the agricultural buildings associated with Knights Farm and the western perimeter borders onto small industrial premises. Land use to the south is primarily residential and there are agricultural fields to the north, one of which (to the north west) is a promoted SHELAA site (EW007). A line of trees and hedges border the site on almost all sides. The site is accessed via an existing field access off Knights Lane.

Relevant Planning History

20/00792/PIP – Part of site (southern portion): Permission in Principle for residential development for up to 9 dwellings with access off Knights Lane. Application Refused June 2020. Appeal dismissed 18 May 2021.
25/02120/PIP - Permission in Principle for the erection of between 4 and 6 dwellings. Application received September 2025, pending.
Planning history relating to land adjacent to the site to the north:
15/03590/FUL –Demolition of existing B8 buildings and erection of six dwellings. Creation of a new access, and alteration of an existing access to Knights Lane. A land swap involving a change of use of agricultural land to residential and change of use of commercial land to agricultural. Associated landscaping. Permission Granted September 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: The site does not appear to currently have any direct vehicular access. Knights Lane is narrow and single carriageway with mature trees and hedgerows on either side. There may be practical difficulties achieving a suitable access and mitigating the additional traffic on this road. The site is also located in a groundwater protection zone.
Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape, ecological and arboricultural implications associated with development. The site is located within a SSSI Impact Risk Zone however this would only become relevant if 50 or more dwellings were to be developed on site.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of between 20 and 30 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EW003	Woolton Hill Glebe, Land off Church Lane, Woolton Hill	East Woodhay	1.72

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a long, thin strip of undeveloped land on the southern side of Woolton Hill. The site is currently grassland, with trees and other vegetation running around the periphery of the site. Woolton Hill Junior School (along with its playing fields) is located immediately to the north of the site, St Thomas Church of England Infant school (and playing fields) to the north west and Thorngrove School (and playing fields) to the south east. The site appears to be accessed via Church Lane, which connects with Church Road to the west of the site. There are a few residential properties to the north of the site and also to the south-west. The rest of the site is surrounded by fields or open space.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent but outside Woolton Hill Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems: The site is currently only accessed via Church Lane, an unsurfaced single-track road. It is unclear what access rights exist along this road and whether there would be scope to upgrade it in order to serve greater numbers of vehicle movements. The site is located within a groundwater protection zone.

Potential impacts: St Thomas Church and Wellbrook House, located in close proximity to west and north of the site respectively are both Grade II Listed. The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 40-50 dwellings. Given that a range has been proposed, a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	**45 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EW004	Land to the west of Mount Road, Woolton Hill	East Woodhay	2.34

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of agricultural land on the south-eastern side of Woolton Hill, and appears to currently be used for grazing. There is a belt of mature trees on the western side of the site, with Woolton Hill Junior School beyond. There are a number of residential properties on the eastern and southern side of the site, along with some non-residential uses such as Thorngrove School, while the land to the south-west is agricultural. The site appears to be fairly flat and there is a vehicular access for farm vehicles off Mount Road.

Relevant Planning History

No relevant planning history on site.
Relevant Planning History to Site for Land Adjacent to the East:
20/03595/OUT - Outline planning application for the erection of a terrace of 3no. two bedroom starter homes (All matters reserved). Application Refused 24th March 2022.
23/01087/FUL - Erection of 2 no. semi-detached dwellings (starter homes). Permission Granted 8th Dec 2023.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent but outside the Woolton Hill Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. . The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: The site is located within Groundwater Protection Zone 3.
Potential impacts: The land to the east of the site is a SINC. The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts associated with the development of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again in response to the Regulation 18 consultation in early 2024, and in response to the 2025 call for sites consultation, with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. A developer has entered into an option agreement on the site and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 40-50 dwellings. Given that a range has been proposed, a figure in the middle of this range has been used for the purpose of the SHELAA.

Current Estimated Yield	**45 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EW005	Land to the north of Knights Cottage	East Woodhay	0.65

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of grassland in the centre of Ball Hill. There is another field to the north (promoted SHELAA site EW001) but the site is otherwise surrounded by residential development on all sides. There are a number of trees on site, some of which have TPOs. The site promoter has stated that there is existing access to the site via Knights Lane.

Relevant Planning History

13/02545/FUL - Erection of 2 no. 4 bedroom dwellings with integral garages and 2 no. 4 bedroom dwellings with detached garages. Various landscaping and associated works. Application Refused February 2014.
14/01703/FUL - Erection of 4 no. dwellings with garages and various landscaping and associated works. Application Refused April 2015. Appeal dismissed February 2016.
21/01318/HSE - Installation of tennis court and enclosure. Permission granted 22nd June 2021.
Planning history relating to land adjacent to site to north:
20/00792/PIP – Permission in Principle for residential development for up to 9 dwellings with access off Knights Lane. Application Refused June 2020. Appeal dismissed 18 May 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: The site is located with Groundwater Protection Zone 3. There are a number of trees on site with Tree Protection Orders on the north western boundary and a few on the southern portion of the site. Any development of the site would be constrained by the presence of these trees.
Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site is surrounded by other residential development and there is the potential that development on site would negatively impact upon the residential amenity of existing properties.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
EW006	Land adjacent to Gravelly Close, North End	East Woodhay	0.35

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of flat agricultural land that forms part of a much larger agricultural field located to the north of the hamlet of North End. Surrounding land uses comprise primarily agricultural farmland however, there are a few residential properties adjacent to the site's south western perimeter. The site is bordered on the north, west and southern boundaries by hedgerows. The site promoter has suggested that access to the site would be gained from the existing adjacent road 'Gravelly Close'.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: The site is located with Groundwater Protection Zone 3.
Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site is in relatively close proximity to North End conservation area which lies to the south. There is the potential for any future development on site to impact upon the character of the conservation area.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	6 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
EW007	Land east of Gore End Road	East Woodhay	1.72

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of flat agricultural grazing land on the northern edge of the small settlement of Ball Hill. The site is bounded by hedgerows dotted with mature trees on the north, east and western perimeters. Surrounding land uses comprise primarily agricultural land, however, there is a small industrial yard adjacent to the southern boundary and beyond that, promoted SHELAA site EW001, before a number of residential properties. There is also a cluster of large residential properties to the north west of the site. A PROW runs along the northern site perimeter. The site promoter has stated that the site is accessed from Gore End Road and that a suitable connection to the highway can be provided.

Relevant Planning History

No planning history on site.

Planning history relating to land adjacent to site to south:

20/00792/PIP – Permission in Principle for residential development for up to 9 dwellings with access off Knights Lane. Application Refused June 2020. Appeal dismissed 18 May 2021.

Planning history relating to land adjacent to site to north west:

25/01378/RET - Retrospective change of use of land to mixed use residential and equestrian. Permission granted July 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the East Woodhay Neighbourhood Area. The Neighbourhood Plan was 'made' in February 2023 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems: The site is located within Groundwater Protection Zone 3. The north western corner of the site is within a Mineral Safeguarding Area and the majority of the site is within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map. A very small area of the north western corner of the site is within Flood Zone 2 and 3, the majority of the site is however within Flood Zone 1.

Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. There are SINCs adjacent to the northern and north eastern site boundaries therefore there is a potential for development on site to have wider ecological impacts. The site is located within a SSSI Impact Risk Zone which would become relevant should the site be developed for 50 dwellings or more.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	**18 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EW009	Land to the south of Ball Hill Road	East Woodhay	1.12

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in Ball Hill village. The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts. There are residential dwelling to the north, west and east of the site. To the south there is countryside largely in agricultural use. Ball Hill Road runs along the northern boundary of the site.

Relevant Planning History

22/02872/PIP - Application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). Application granted September 2023.
20/03355/PIP - Application for Permission in Principle for the restoration of brownfield land back to open countryside including the demolition of existing barns and buildings and the redevelopment of land for up to nine residential dwellings (Use Class C3). Application withdrawn October 2021.
Relevant planning history for land adjacent to the west:
23/03071/FUL - Removal of existing buildings/structures and the erection of 4 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements. Application granted September 2024.
23/03039/LDEU - Certificate of lawfulness for the existing use of the site as Use Class B8 – Storage. Application granted August 2024.
Relevant planning history for land adjacent to the east:
21/03120/FUL - Erection of a self-build dwelling, access and outbuilding. Application granted April 2022.
20/03376/FUL - Erection of a self-build dwelling and outbuilding. Application refused February 2021, subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems:
The site is within a Source Protection Zone – Zone 3.
Potential impacts:
The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape implications associated with development.
The site is entirely within the Highclere and Burghclere Landscape Character Area where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to

developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of between 22 and 32 dwellings. A yield of 27 dwellings has been used for the purposes of the SHELAA.	
Current Estimated Yield	**27 dwellings**

HI001	Land to the South of Tothill Services, Burghclere	Highclere	2.20

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of woodland to the south of Tothill Service Station. The land in question is next to the A34 sliproad, with Foxes Lane to the rear. The nearest settlement is Burghclere, which is located just to the east of the site, though separated by the A34 and sliproads. The surrounding area to the north, south and west is characterised by extensive woodland. This site has been promoted for two alternative uses, housing and employment and so a separate proforma can also be found in the employment section.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of any defined settlement policy boundary, in a countryside location. where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems: The site is currently covered with trees. There also appears to be quite a pronounced topography pertaining to the site. It is not clear how the site would be accessed, though there may be scope to access the site via the service station or possibly Foxes Lane. The site is also located within a Groundwater Protection Zone 3 and a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the location of the site within the National Landscape and owing to the current coverage of the site with trees, there are likely to be landscape impacts associated with the development of the site. Furthermore, the site is within a SSSI Impact Risk Zone therefore development of the site has potential for ecological impacts. In addition, given the existing tree coverage it is likely that the development of the site would involve ecological implications. There could also be highways impacts, particularly if the new use of the land generates a significant number of vehicle movements and attracts large vehicles.

Availability (legal/ownership issues)

The site has been promoted for employment development through the call for sites consultation held in 2019 by the landowner. In response to the 2025 call for sites the site was promoted for either employment or residential uses (this proforma relates to residential). There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site area is 3.76 hectares, using a general density calculation at 20dph this would result in a yield of 45 homes, which has been used for the purposes of the SHELA.

Current Estimated Yield	**45 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
HI002	Highclere Glebe, Land east of A434	Highclere	3.86

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site sits some distance behind a ribbon of development to the east of the A343 to the south of Highclere. The site is currently grassland, with vegetation running around the perimeter of the site. The area immediately to the north of the site is characterised by grassed paddock, with residential properties beyond. There is a belt of vegetation running along the eastern boundary. There are some large properties in spacious sites to the west, next to the A343, and to the south the landscape is open in character with woodland beyond. The site appears to be accessed from the A343 via a narrow track which runs to the south of The Old Rectory.

Relevant Planning History

It appears from planning history referring to the erection of changing rooms that the site has previously been used as a playing field.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems: The site is accessed via a narrow track from the A343, which would require upgrading/improvement, and it is not clear at present weather this is feasible. The track is also designated as a Public Right of Way. The eastern part of the site is within Flood Zone 2 and 3.

Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The Church of St Michael Archangel, which is a Grade II* listed building, sits to the east of the site and there are also a number of locally listed buildings in close proximity. The majority of the site is designated as a SINC and the site is also located within a SSSI Impact Risk Zone which will require careful consideration as over 50 dwellings are proposed on site. Given the nature of the site there are likely to be landscape, ecological and arboriculture impacts. It would also be necessary to give consideration to how development of the site would respond to the character of the village.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 80-100 dwellings. Given that a range has been proposed a figure in the middle (90 dwellings) has been used for the purposes of the SHELAA.

Current Estimated Yield	90 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
HI003	South of Burfield	Highclere	3.10

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site forms part of a larger piece of land which has also been promoted through the SHELAA (HI004). This site is located in the north-eastern corner of the wider site promotion. The site is currently part of an arable field. There is a row of trees running along the northern boundary, with a small residential cul-de-sac (Burfield) beyond. The main part of the village is located to the north of the site, while the rest of the surroundings are largely defined by arable fields and areas of woodland.

Relevant Planning History

16/00581/OUT - Outline planning application for the erection of up to 50 dwellings, a community facility, and public open space. The application site also included the balance area of HI004. Application Refused May 2016.
20/03524/OUT - Outline planning application for the erection of 26 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the A343 – Refused 14 October 2021. Subsequent appeal dismissed.
Relevant planning history for land to the south:
25/00598/LDEO - Certificate of lawfulness to confirm that the development for four dwellings permitted under application 24/00573/ROC pursuant to 22/02610/RES has been lawfully commenced on site. Permission granted April 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: There is no existing access to the site.
Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be significant landscape impacts. There is a listed building to the east of the site (approximately 350m away) and another a similar distance away to the south-east. There are also likely to be potential arboricultural (TPOs on northern boundary). Given the proximity to the A343 there are also likely to be noise impacts. There would be a loss of grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	25 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
HI004	Land at Westridge, Andover Road, Highclere	Highclere	5.12

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises of an arable field, bounded by a mixture of trees and hedging with a mature Oak tree in the centre part of the site. The site is bounded on its northern edge by the built-up part of the village of Highclere. Half of the eastern boundary fronts directly onto the A343 as it exits the village to the south, the other half bounds the small housing development of Rutherford Close. The southern boundary fronts the narrow rural lane of Westridge. To the west the site bounds Crowshott Park Farm and associated agricultural fields. The land is relatively level within the site. Development within the village is predominantly located to the west of the A343 and follows a linear and sporadic pattern of development. Promoted SHELAA site HI003 sits within the site area (northern portion).

Relevant Planning History

16/00581/OUT - Outline planning application for the erection of up to 50 dwellings, community facility, associated public open space with means of access from the A343 and Westridge. Application Refused May 2016.
20/03524/OUT - Outline planning application for the erection of 26 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the A343 – Refused 14 October 2021. Subsequent appeal dismissed.
Relevant planning history for land adjacent to the east:
25/00598/LDEO - Certificate of lawfulness to confirm that the development for four dwellings permitted under application 24/00573/ROC pursuant to 22/02610/RES has been lawfully commenced on site. Permission granted April 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: There is no existing access to the site.
Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be significant landscape impacts. There are also likely to be potential arboricultural (TPOs on northern boundary). There is a listed building to the east of the site (approximately 350m away), and another a similar distance away to the south-east. Given the proximity to the A343 there are also likely to be noise impacts. There would be a loss of grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings, however given the norther half of the site is covered by SHELAA site HI003 which has a yield of 25 dwellings this has been reduced to 25 dwellings for the purposes of the SHELAA.	
Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
HI006	Falkland Farm	Highclere	0.91

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is currently in use as a caravan storage location. The northern portion of the site comprises what looks like a gravel based hardstanding where a number of caravans are parked with the Grade II Listed Building 'the Granary' on the southern perimeter. The site is surrounded by agricultural land with the exception of a number of agricultural / light-industrial buildings to the south and Grade II Listed 'Mill at Falkland Farm' to the west. The land adjacent to the east of the site is promoted through the SHELAA (HI007). The promoter has stated that access to the site can be gained from the wider land available to Andover Road.

Relevant Planning History

20/03577/OUT – Outline planning application (with all matters reserved aside access) for the redevelopment of existing caravan storage site / removal of existing structures and the erection of 5 no. residential dwellings and associated access works, parking and landscaping – Refused 8 October 2021. Subsequent appeal dismissed.
23/02996/FUL - Demolition of existing commercial building and replacement with a new single storey commercial building (use class E), alterations to vehicular access and associated fence works. Permission Granted April 2024.
25/01039/FUL - Partial demolition and replacement of existing commercial building with new commercial building (use Class E). Permission granted July 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: The site is located within Groundwater Protection Zone 3 and also a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The very northern edge of the site is located within Flood Zone 2.
Potential impacts: The site is located between two SINCS therefore, there may be potential for development of the site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
HI007	Land east of Falkland Farm	Highclere	2.20

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land east of Falkland Farm (Promoted SHELAA site HI006). The field boundary is lined with trees on all sides and wider surrounding land use is primarily agricultural. There is existing access to the site onto Andover Road and Penwood Road through the adjoining Falkland Farm.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site is located within Groundwater protection zone 3 and a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map. A very small part of north eastern corner is also in Flood Zone 2. The existing access involves vehicle movements through the adjacent farm.

Potential impacts: The site is in close proximity to 'the Granary' Grade II Listed Building located west of the site therefore there is potential that development of the site could impact upon the buildings significant. Additionally, the southern site boundary is adjacent to a SINC and therefore development of the site may have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 66 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**66 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
HI008	Land east of Andover Road	Highclere	0.22

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the south of Highclere on the eastern side of the A343 opposite Flexford House and immediately south of The Ridings (locally listed buildings). The site is located within the North Wessex Downs National Landscape and within the Redhouse Field SINC. To the south of the site is thick woodland designated as a SINC (Ivy Copse West). The predominant land uses to the west and north are residential. To the east of the site the land use is predominantly agricultural. There is no differentiation between the site and the wider agricultural field. The site is bound by trees and thick hedging along the A343. Access to the site is achieved along the southern corner at the bend of the A343.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it is unlikely to constitute major development within the National Landscape.

Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. A separate access may be required to the remaining area of field. The site will require landscaping/demarcation to separate the remaining areas of agricultural land to the east.

Potential impacts: The site is located within the North Wessex Downs National Landscape Given the nature of the site it is likely that the development of the land for housing would have landscape and ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HI009	Land North of Westridge	Highclere	1.43

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises a field that is bounded by trees along the northern and western boundaries. The northern site boundary forms part of a larger group of trees. The surrounding land to the north and west is predominantly agricultural. The eastern site boundary is bounded by a mixture of trees and hedging. Westridge Road runs along the eastern site boundary, which is also a Public Right of Way. The PRoW runs in a northerly direction along Westridge Road and then veers off to the north-west to the north of the site. The site forms part of a larger field whereby the southern boundary cuts through the field. As such, the southern site boundary is not clearly defined. The site is located just to the north of Plantation Cottage.

Relevant Planning History

25/00109/PIP - Permission in Principle for residential development of 2 no. dwellings. Application refused March 2025. Subsequent appeal lodged.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems: The northern part of the site is located within a Source Protection Zone (Zone 3). A public right of way (116/733/2) runs along the eastern boundary of the site.
Potential impacts: The site is in close proximity to an ancient woodland (Cowleaze Copse) that is situated approximately 160 metres to the west. The site is entirely within the North Wessex Downs National Landscape.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems.

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

The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	30 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HI010	Land on Andover Road	Highclere	1.74

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use comprising a series of fields. Beyond the site, the landscape is much the same except for Highclere Farm and its associated buildings which are located to the south and east of the site. The A343 runs along the eastern boundary of the site.

Relevant Planning History

23/01599/FUL - Erection of 4no bedroom dwellinghouse, associated parking and amenity space. Application refused March 2024.

Relevant planning history for land adjacent to the south:

17/02517/FUL - Conversion of barn to dwelling. Application granted October 2017.

17/00208/FUL - Proposed conversion of redundant barn to a dwelling. Application refused March 2017.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems:

The northern and western boundaries of the site are within Flood Zones 2 and 3. A small part of the east of the site is at high, medium and low risk of surface water flooding.

Potential impacts:

The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape implications associated with development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of at least 25 + dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	25 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HI011	Land at Oakley Farm, Penwood	Highclere	61.26

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site largely in agricultural use with a touring caravan park and storage in the centre of the site. Alongside the agricultural land, across the site there are plenty of woodlands and well established tree belts. Rural roads intersect the site providing access to Newbury and Highclere. The site boundary does not include Falklands Farm to the north and extends up towards the River Enbourne corridor on the borough boundary between Basingstoke and Deane and West Berkshire. To the east of the site the landscape is predominantly rural in nature with some dispersed housing. To the south there is a sewage treatments works and the A34. To the west there is a row of housing along Andover Road, with some residential dwellings extending along Penwood Road towards the site. The A343 bounds the western site boundary.

Relevant Planning History

20/03577/OUT - Outline planning application (with all matters reserved aside access) for the redevelopment of existing caravan storage site / removal of existing structures and the erection of 5 no. residential dwellings and associated access works, parking and landscaping. Application refused October 2021. Subsequent appeal dismissed.
23/01015/PIP - Application for Permission in Principle for the erection of a minimum of 1 no dwellings and a maximum of 2 no. dwellings. Application refused June 2023. Subsequent appeal dismissed.
25/01039/FUL - Partial demolition and replacement of existing commercial building with new commercial building (use Class E). Permission granted July 2025.
Planning history relating to land adjacent to the site to the west:
21/03394/OUT - Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 82 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road. Application refused April 2023. Subsequent appeal allowed.
23/00041/REF - Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 82 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road. Application Refused April 2023. Subsequent appeal allowed January 2024.
23/01767/OUT - A mixed use community to be delivered in separate phases, including a severable Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. All matters reserved, other than detailed access arrangements including new vehicular access onto the A343 Andover Road. Application withdrawn August 2024.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local

Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems:
Access to the site via Penwood Lane is not currently suitable as the road is not wide enough for two cars, furthermore the portion of the site which has a frontage onto the A343 is a SINC. The site is located within a Source Protection Zone III. The northern portion of the site is within Floodzone 2 and 3 along the river corridor. Across many parts of the site, there is the potential for surface water flooding. The southern portion of the site, south of Penwood Lane is within a Mineral Safeguarding Area around the Sewage Treatments work and within a Minerals Consultation Area (Superficial sand/gravel) as identified on the Hampshire Minerals and Waste Plan Policies Map. The site includes on PRoW to the southeast.
There is a risk of odour pollution across the site owing to the location of the Wash Water Sewage Treatment Works. In addition, the proximity of the A34 creates noise and air pollution.
Potential impacts:
The North Wessex Downs National Landscape is situated adjacent to the southern site boundary albeit separated by the A34 and development of the site may have an impact. Outside of the site boundary but surrounded by the site are two listed buildings associated with Falkland Farm. There is an archaeological green site located within the site, by the access off of the A343 to Penwood Lane. There are six SINCs within the site with a further two lying adjacent to the northeast corner of the site. Adjacent to the south of the site there is ancient woodland, although this is across the A34 from the site. Information is not available on the classification of the agricultural land, although nearby sites that have been surveyed were categorised 3b.

Availability (legal/ownership issues)

Whilst the site is currently in active use as a farm and caravan site it was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the ability to gain a safe access. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 550 dwellings. Given the sites location and the other sites promoted in this area HI006 and HI007 this yield has been reduced to 404 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	**404 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HI012	Land east of A343 and opposite Red House pub	Highclere	3.83

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts to the south of Highclere. Beyond the site, the landscape is much the same except for significant woodland to the south east of the site and residential dwellings on the edge of Highclere to the west. The A343 runs along the western boundary of the site.

Relevant Planning History

No relevant planning history on site.

Relevant planning history for land adjacent to the west:

15/00583/FUL - Erection of 2 no. detached dwellings with parking, turning, amenity space and new vehicular access with associated works. Application refused April 2015, subsequent appeal allowed.

14/00994/OUT - Outline planning application for the erection 2 no. two storey dwellings and associated garages with all matters reserved except for means of access and layout. Application refused June 2014.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Highclere Neighbourhood Area. The Highclere Neighbourhood Plan is in the process of being prepared, however, as it's at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.

Physical problems:

The eastern corner of the site is within Flood Zones 2 and 3.

Potential impacts:

The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape implications associated with development. There is a significant area of Ancient Woodland located immediately to the south east of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of at least 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
HP004	Land to the south west of Whitchurch Sewage works, Whitchurch	Hurstbourne Priors	11.66

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land situated to the south of Whitchurch Settlement Policy Boundary. The site is located between two SHELAA sites, to the north-east WHIT011 and west HP005. The land in question is immediately to the south-east of a sewage treatment works (Whitchurch Sewage Works). The site is surrounded by agricultural fields, and does not have a direct connection with the public highway (Winchester Street). The A34 lies approximately 600m to the west. The site is bound on all sides by hedging.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to site:

15/03693/OUT – (north) - For the erection of 100 dwellings. Permission Granted May 2016.

16/02508/RES – (north) - Reserved matters application. Permission Granted March 2017.

22/03219/FUL – (north) -Hybrid application comprising outline application for construction of a building comprising Class E(e) medical use and parking; and full planning permission application for erection of 183 residential dwellings (including 40% affordable housing) and parking; creation of woodland and ecological areas; provision of public open space, local play areas, and associated soft and hard landscaping; installation of sustainable urban drainage system; and associated works. . Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site lies outside of the designated Whitchurch neighbourhood area (for the purposes of neighbourhood planning) as it isn't within the parish. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site is in close proximity to the Whitchurch Sewage Works, the potential impacts of this are exacerbated by the site's location to the south-west of the sewage works, meaning the prevailing westerly winds are likely to increase the odour impact on this site. This issue is likely to require detailed assessment. Part of the site is also located within a mineral consultation area as identified in the Hampshire Minerals and Waste Plan.

Potential impacts: The development of the site is likely to have landscape implications and would not be well related to the existing settlement pattern, extending the pattern of development of Whitchurch towards the south-east and beyond the neighbourhood area boundary. The development of the site would result in the loss of good – moderate agricultural land. The site is located within a SSSI Impact Risk Zone and as the proposed development on site would be over 50 dwellings there is the potential for ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems with the site itself. The site is therefore considered to be available for development.

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

There is concern about the economic viability of the site given its proximity to the sewage treatment works. It is considered that the site would not be likely to be developable unless it was in conjunction with, or subsequent to, the development of WHIT011 or HP005. In addition, the submission does not fully clarify how the site could be accessed, and this may impact on the delivery of the site, especially given that it does not have a direct connection with the public highway. The submission refers to the site being accessed via the consented development to the north, but that development is not contiguous with the boundary of this site. The viability of the site may be affected by the need to provide nutrient neutrality mitigation. The promoter has suggested that the site could be delivered within the next five years.

Conclusion	
This site is available and is potentially achievable, however, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 300 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**300 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HP005	Land at Tufton Warren	Hurstbourne Priors	38.27

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises agricultural land that adjoins the southern boundary of the settlement of Whitchurch. The site mainly lies to the east of Winchester Street and the A34 dual carriageway, although a small triangle lies between these two roads to the south of the River Test. To the north of the site, residential development fronts onto Winchester Street, with the addition of a development of 100 homes to the rear of these properties on the north eastern site boundary. To the west the A34 is adjacent to part of the western boundary of the site, but other than its northern boundary the surrounding land use is predominantly agricultural. Midway along the northeastern boundary is the Whitchurch Sewage Works with its access road running along the site boundary to join Winchester Road to the north. An access road for Tufton Warren Farm (which includes The Clock Barn wedding venue and guest accommodation) runs through the centre of the site north to south. An agricultural building located in the north western portion of the site utilises the same access.

Relevant Planning History

No relevant planning history on site.

Planning history relevant to land north and east of site:

15/03693/OUT – (north) - For the erection of 100 dwellings. Permission Granted May 2016.

16/02508/RES – (north) - Reserved matters application. Permission Granted March 2017.

22/03219/FUL - Hybrid application comprising outline application for construction of a building comprising Class E(e) medical use and parking; and full planning permission application for erection of 183 residential dwellings (including 40% affordable housing) and parking; creation of woodland and ecological areas; provision of public open space, local play areas, and associated soft and hard landscaping; installation of sustainable urban drainage system; and associated works. Application received Nov 2022, Pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nutrient-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The eastern part of the site is in close proximity to the Whitchurch Sewage Works and the potential impacts of this are likely to require detailed assessment. The northern part of the site includes a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map. A small part of the boundary of the part of site lying between Winchester Street and the A34 is in flood zone 2/3. It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A34.The site promoter suggests access could be provided with a new roundabout linking to Winchester Street and the underpass of the A34.

Potential impacts: The site lies approximately 680m south west of the North Wessex Downs National Landscape and the small triangle part of the site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The development of the site as a whole would be likely to have landscape impacts and would have an effect on the settlement pattern and character of Whitchurch. There are potential ecological impacts due to the site falling within a SSSI Impact Risk Zone and the small part of the site lying between Winchester Street and the A34 being adjacent to Fulling Mill Meadow SINC and to the south of the River Test SSSI. Development of the site would result in the loss of Grade 3 agricultural land. An archaeological site (ring ditch) has been identified within the site which would require further investigation to determine its significance. Two archaeological features lie to the south west which are of national importance.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024, and in response to the call for sites consultation in 2025, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
There is concern about the viability of the site given its proximity to the sewage treatments works which lies adjacent to the eastern site boundary. The viability of the site may also be affected by the need to provide nutrient neutrality mitigation The site promoters suggest that the site could be delivered early in the LPU plan period.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 300 dwellings (based on a developable area of 11ha) which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**300 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HP006	Cressington, Stoke Lane	Hurstbourne Priors	0.47

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is a greenfield site. . The site slopes upwards from west to east and has a mature tree belt on the northern boundary. The south of the site is bound by a railway line.

Relevant Planning History

18/00910/FUL - Erection of 4 no. dwellings and garaging with associated landscaping and parking bays. Application granted September 2022.
15/02884/FUL - Erection of 5 no. dwellings and 3 no. garages with associated landscaping. Application withdrawn August 2017.
14/00346/VLA - Discharge of legal agreement attached to BDB/42110 restricting occupation of the hostel by persons solely employed at the Operations and Processing Centre at Lower Link Farm. Decision to raise no objection January 2014.
BDB/51530 - Erection of a nine-bedroom annex and extension to existing canteen with new covered walkway between existing extension and proposed annex. Application refused January 2002, subsequent appeal allowed.
Relevant planning history for land adjacent to the east (with access road running along northern boundary of site)
16/02664/FUL - Mixed residential and commercial development comprising the erection of 44 no. dwellings (15 x 2bed, 18 x 3bed, 11 x 4bed) and 6 no. commercial units, with associated parking and landscaping. Application granted November 2017.
14/02489/OUT - Outline application for residential development up to 30 units and 1156 sqm of commercial B1(a) office use with access and associated works following demolition of existing buildings on site. Application granted February 2016.
Relevant planning history for land adjacent to the west
14/03263/FUL - Conversion to create 6 residential units (3 no. 3 bed units, 2 no. 2 bed units, 1 no. 4 bed unit). Amendment to 14/00259/FUL involving re-roofing, insertion of roof lights and sun pipes, alterations to fenestration and cladding to elevations, Erection of porches to Units, 2,3,4 5 and 6, single storey extensions to Units 5 and 6, raising of roof of south projection (west side) of Unit 1 and reduction in southern projection (east side) of Unit 2. Insertion of dormers to Unit 2 with accommodation in roof space. Construction of garages and bin stores, installation of oil tanks and screens, with associated parking and landscaping. Application granted February 2015.
14/00259/FUL - Conversion and change of use of hostel to 6 residential units, comprising 3 no. 3 bed units, 2 no. 1 bed units, 1 no. 4 bedroom unit. Alterations to fenestration and installation of cladding to elevations. Removal of brick pier to Building no. 2 and construction of infill wall. Erection of porches to Buildings no. 1 and no.3. Construction of garages and bin stores, installation of oil tanks and screens, with associated parking and landscaping. Application granted August 2014.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape.
Physical problems:

There is a slope across the site. There is medium to high risk of ground water flooding towards the south side of the site. The site lies within a ground water source protection zone. The extent and quality of vegetation across the site is unknown but there is potential for important trees within the site. Potential impacts: The site lies entirely within the North Wessex Down National Landscape.. There is an archaeological green site to the east of the site and a subsequent buffer which covers a wider area of the site.
Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the gradient of the site and by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.
Conclusion (deliverable/developable)
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 11 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**11 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HP007	Shooting Ground, Faulkner's Down Farm	Hurstbourne Priors	5.91

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use as ashooting school. It comprises three parcels of land with a former railway line cutting which extends north to south and two large tracts of land separated by a tree belt. The site is framed by vegetation along the eastern, southern and western boundaries. Surrounding the site is agricultural fields to the north and south and to the east is woodland and a former landfill site to the east. The southern boundary abuts the B3400.

Relevant Planning History

24/02275/OUT- Construction of 45 dwellings (including self build), provision of open space and community facility, following removal of shooting infrastructure and cessation of shooting use. Application received October 2024. Decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
The site is considered to have contamination owing to the current use as a shooting school.
There is a gas pipeline within the site.
Potential impacts:
The eastern site boundaries are close to the boundary of the North Wessex Down National Landscape. Development would have an adverse impact upon Hurstbourne Park, a Grade II listed Registered Park and Garden which is adjacent to the south west corner of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problem. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with potential contaminated land relating to current uses and by the need to provide nutrient neutrality mitigation.

Conclusion (deliverable/developable)

This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the owner would develop part of the site but would offer the remainder of the land to a developer and that the site could start delivering within the next 5 years.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 44 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**44 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HP008	Faulkners Down Farm, 700 Dwellings and Mixed Uses	Hurstbourne Priors	274.09

Description of site (neighbouring uses; present use) Previously Developed Land: In part

The site is largely in agricultural use and spans the area between Walworth Road and the B3400. The site contains agricultural barns and hardstanding, residential development, biodigester plan, a shooting school, recycling plant and a former landfill site.

Relevant Planning History

24/01436/FUL - The change of use of the land from agricultural to B8 Storage and Distribution to site 104 shipping containers on hard-standing. Application refused August 2024. Subsequent appeal lodged.
24/02275/OUT - Construction of 45 dwellings (including self build), provision of open space and community facility, following removal of shooting infrastructure and cessation of shooting use. Application received October 2024. Decision pending.
Planning history relating to land north of the site:
23/02000/FUL - Installation of ground mounted solar photovoltaic array, with associated infrastructure, security fencing, CCTV, associated cable route, private and DNO substations, landscaping and onsite biodiversity net gain. Application received August 2023. Decision Pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
There are several areas of potentially contaminated land on site including 3 infilled pits, a historic railway line running though the site and the Faulkners Down Farm area.
There is a gas pipeline within the site. Parts of the site are subject to medium and high risks of surface water flooding. There is a public right of way within the western part of the site (203/43/1).
Potential impacts:
The northern and eastern site boundaries abut the extent of the North Wessex Down National Landscape. There is a Site of Importance for Nature Conservation present on the site which is also Ancient Woodland. Development would have an adverse impact upon Hurstbourne Park, a Grade II listed Registered Park and Garden which is adjacent to the south west corner of the site. Furthermore, there are several areas with archaeological potential across the site.
The site lies within a SSSI Impact Risk Zone. Parts of the site have been assessed as Grade 3 agricultural land and it is assumed that the same classification of land is present across much of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problem. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with potential contaminated land relating to current uses and by the need to provide nutrient neutrality mitigation. Some of the land is within Test Valley Borough Council's administrative area which would require joint working between the councils.

Conclusion (deliverable/developable)

This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the owner would develop part of the site but would offer the remainder of the land to a developer and that the site could start delivering within the next 5 years.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 700 dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	**700 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
HP009	Faulkners Down Farm	Hurstbourne Priors	166.95

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is in agricultural use containing a former landfill site. The surrounding land is also in agricultural use and includes a biodigester plant to the north of the site.

Relevant Planning History

24/02275/OUT - Construction of 45 dwellings (including self build), provision of open space and community facility, following removal of shooting infrastructure and cessation of shooting use. Application received October 2024. Decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
There are several areas of potentially contaminated land on site including 3 infilled pits, a historic railway line running though the site and the Faulkners Down Farm area.
There is a gas pipeline within the site. Parts of the site are subject to medium and high risks of surface water flooding. There are public rights of way within the site boundary (123/7/2).
Potential impacts:
The eastern site boundary is adjacent to the North Wessex Down National Landscape. There is a Site of Importance for Nature Conservation present in the western part of the site which is also Ancient Woodland. There is a further small area of ancient woodland in the eastern part of the site. Development would have an adverse impact upon Hurstbourne Park, a Grade II listed Registered Park and Garden which is adjacent to the south west corner of the site. Furthermore, there are several areas with archaeological potential across the site.
Parts of the site have been assessed as Grade 3 agricultural land and it is assumed that the same classification of land is present across much of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problem. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with potential contaminated land relating to current uses and by the need to provide nutrient neutrality mitigation. Some of the land is within Test Valley Borough Council's administrative area which would require joint working between the councils.

Conclusion (deliverable/developable)

This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the owner would develop part of the site but would offer the remainder of the land to a developer and that the site could start delivering within the next 5 years.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 835 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	**835 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
KING004	Land at Yew Tree Farm, Yew Tree Farm, Basingstoke Road	Kingsclere	11.42

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises farmed agricultural land of varying topography. This site lies adjacent to the south eastern edge of the Kingsclere Settlement Policy Boundary. The north of the site is bound by the Basingstoke Road where an existing property with a large garden is situated on the road frontage. Also, within the centre of site lie a number of properties and agricultural buildings. The majority of the site extends away from the SPB to the south and east and comprises agricultural land along with a significant tree belt forming part of the southern boundary. The character of the surrounding area is largely rural consisting of agricultural land defined by large open fields. Smaller sites along the road frontage overlapping with this area are covered by KING009 and KING015.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The site was assessed through the Neighbourhood Plan site selection process but was not allocated for development. The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it would presumably constitute major development within the National Landscape.

Physical problems: Most of the site lies within the mineral consultation area (brick clay) and parts of the site are covered by the minerals safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. The southern portion of the site is covered by Groundwater protection zones 2 and 3. There is a critical drainage area covering the residential area north of the site on the opposite side of Basingstoke Road.

Potential impacts: The majority of the site falls within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies within the draft Wolverton Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There is also a tree with a TPO in the north western corner of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 120 dwellings which has been used the purposes of the SHELAA.

Current Estimated Yield	120 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
KING005	Land North of Gaily Mill	Kingsclere	1.95

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the south of Kingsclere. It comprises a relatively flat, enclosed field almost entirely bounded by trees. Surrounding land use is primarily agricultural to the south, east and west. Directly to the north is a water works and a number of detached residential properties. There are three Grade II listed buildings to the south of the site including Gaily House and Mill and a stable barn within its curtilage. The southern and eastern edges of the sites are within Flood Zones 2 and 3. Access would be provided from Winchester Road, crossing Gaily Brook. A PROW runs down the western site boundary and continues parallel to the southern boundary a small distance from the sites edge.

Relevant Planning History

No relevant planning history on site.
Planning history relating to land adjacent to north of site:
18/00718/FUL –Erection of a detached 4 bed dwelling with alterations to existing access. Permission Granted June 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The site was assessed through the Neighbourhood Plan site selection process but was not allocated for development.
Physical problems: The southern and eastern portions of the site are partly within Flood Zones 2 and 3. The site is also located in Groundwater protection zones 1, 2 & 3.
Potential impacts: The site is located within the Kingsclere Conservation Area. Within the Conservation Area the site is recognised as an area of 'Important Open Space'. There are three Grade II Listed Buildings to the south of the site including Gaily House and Mill and a stable and barn within its curtilage. A number of notable buildings for their historic interest are located on the north eastern boundary. The North Wessex Downs National Landscape adjoins the southern site boundary. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. There are likely to be potential landscape impacts resulting from the development of the site. Development of the site would involve the loss of grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again in response to the Regulation 18 consultation in early 2024.There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 40 homes which has been used for the purposes of the SHELAA.

Current Estimated Yield	40 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
KING007	Land at Porch Farm, Newbury Road	Kingsclere	21.51

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises agricultural land adjacent to the western edge of the Kingsclere Settlement Policy Boundary. Porch Farm farmhouse is located on the western boundary of the site, residential development of varying ages is located to the east of the site with playing fields and the Fieldgate centre located adjacent to the south-eastern boundary. The southern boundary is bounded by the Ecchinswell Road. There are various public rights of way throughout the site and pylons also cross the site. The site is generally flat and contains hedgerows and mature trees, particularly along the eastern boundary.

Relevant Planning History

22/01856/FUL - Hybrid planning application for a landscape-led residential development comprising: Outline planning for up to 165 dwellings, public open space and cemetery; and Phase 1 comprising 63 dwellings. Received June 2022, pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The site was assessed through the Neighbourhood Plan site selection process but was not allocated for development. NP policy K12 designates land to the east as Local Green Space (1.) West of Keeps Mead and Garrett Close and (11.) The Fieldgate Centre.

Physical problems: The site is largely covered by the mineral consultation area and safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. There are pylons crossing the site which may need to be put underground. Two PROWs cross the site, one through the middle of the site from north to south and the other diagonally west to east. The site is in flood zone 1, although the northernmost extent of the site is identified as an area of high risk for surface water flooding. It will be necessary to provide an appropriate vehicular access arrangement to/from the A339.

Potential impacts: The North Wessex Downs National Landscape is located directly to the south of the site. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The majority of the site is composed of agricultural land classified as grade 3. The Kingsclere Conservation Area lies 125m to the west. Additionally, Grade II Listed Building 'Porch Farmhouse' lies to the west of the site and development of the site may potentially impact upon the significance of the heritage asset.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020 and the regulation 18 consultation in early 2024. The promoter puts forward a smaller site via the call for sites in 2025. A hybrid planning application was submitted in June 2022 on behalf of a housebuilder. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and is currently under option with a house builder. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter had previously suggested a yield of 250 dwellings, and subsequently 180 units during the issues and options consultation in 2020. The planning application submitted in June 2022 initially proposed up to 200 dwellings, however this has been revised to a yield of up to 165 units on a smaller site. The anticipated yield has been updated to reflect that.	
Current Estimated Yield	**165 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
KING009	Land at Yew Tree Farm Group option	Kingsclere	4.53

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises farmed agricultural land adjacent to the south eastern edge of the Kingsclere Settlement Policy Boundary. The north of the site is bound by the Basingstoke Road and an existing property with a large garden is situated on the road frontage to the west of the site. The majority of the site extends away from the SPB to the south and east. The site rises from the road up towards a significant tree belt forming the southern boundary. To the east is Sparrowbill Copse. The character of the surrounding area is largely rural consisting of agricultural land defined by large open fields. The land has also been promoted as part of two alternative sites.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The site was assessed through the Neighbourhood Plan site selection process but was not allocated for development. The NPPF adopts a restrictive approach to major development within the National Landscape. However no definition for major development is provided and therefore it is a matter for the decision maker taking account of scale, setting and whether there would be a significant adverse impact on the National Landscape.

Physical problems: Most of the site lies within the mineral consultation area (brick clay) and parts of the site are covered by the minerals safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. The site lies in flood zone 1. There is a critical drainage area covering the residential area north of the site on the opposite side of Basingstoke Road.

Potential impacts: The majority of the site falls within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies adjacent the draft Wolverton Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There is also a tree with a TPO in the north western corner of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 60 dwellings which has been used the purposes of the SHELAA. In order to avoid double counting with other sites making up this area (KING015) a yield of 20 has been used for the purposes of the SHELAA.

Estimated Yield:	**20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
KING011	Land at Porch Farm, east of the A339	Kingsclere	1.87

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site consists of open agricultural land and is a section at the field margin of a much larger agricultural area. It is located to the east of the A339, to the north west of Kingsclere. There is a low hedge at the western boundary running adjacent to the A339. To the north of the site is a farm track with buildings associated with Stanton's farm, and to the south is a tree belt and petrol station. The east of the site consists of further open farmland. There are a limited number of trees on the site, at the field margins. On the other side of the A339 to the south west is site KING012, both sites have been promoted for potential joint development on behalf of the same landowner.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the northwest of the site:

22/00733/FUL - Erection of 3no. new dwellings in the gardens of Oak Cottage; consisting of two semi-detached, two-bedroomed properties and one detached, three-bedroomed dwelling. Application withdrawn April 2022.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site.

Physical problems:

Adjacent to the southern corner of the site is a tree with a tree preservation order (TPO). There are no other known physical problems with the site.

Potential impacts:

There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The site is agricultural land quality grade 3 or 4. There are two listed buildings associated with Stanton's farm adjacent to the north of the site, and their setting and conservation would be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. It was promoted in conjunction with KING012 with possibility of development shared across both sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	**50 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
KING012	Land at Porch Farm, west of the A339	Kingsclere	9.51

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the west of the A339 and is located to the north west of Kingsclere. It consists of open agricultural land. The northeastern boundary of the site adjoins the A339 and is lined by a hedgerow. There are trees and hedgerows lining the north and west boundaries, and a belt of trees running through the centre of the site. There is also a small pocket of trees on the southeastern corner of the site which adjoins a cluster of buildings, and a pond associated with Porch Farm. A track with access to Porch Farm from the A339 runs adjacent to the eastern boundary of the site. On the other side of the A339 to the east is site KING011, both sites have been promoted for potential joint development on behalf of the same landowner.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the site to the south:

22/01856/FUL - Hybrid planning application for a landscape-led residential development comprising: Outline planning application for up to 165 dwellings, public open space and cemetery, alongside landscaping, SUDS, green/blue and hard infrastructure, with vehicular and pedestrian/ cycle accesses (all matters reserved except for means of access); and Details of the development of Phase 1 comprising 63 dwellings (63 of the 165 dwellings described above), internal estate roads, public open space (including LEAP), SUDS, internal footpaths/cycleway with associated parking and landscaping. Application received June 2022, decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site.

Physical problems:

Public Rights of Way (PROW) run adjacent to the site along the northern, western and southern boundaries. The southern half of the site is within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts:

There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The area of woodland adjacent to the northern boundary of the site is an Ancient Woodland and Site of Importance for Nature Conservation (SINC). Porch farm which adjoins the southeastern corner of the site has two listed buildings on site.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. It was promoted in conjunction with KING011 with possibility of development shared across both sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 250 dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	**250 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
KING015	Land at Yew Tree Farm	Kingsclere	2.70

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises farmed agricultural land adjacent to the south eastern edge of the Kingsclere Settlement Policy Boundary. The north of the site is bound by the Basingstoke Road and an existing property with a large garden is situated on the road frontage to the west of the site. The majority of the site extends away from the SPB to the south and east. The site rises from the road up towards a significant tree belt forming the southern boundary. The character of the surrounding area is largely rural consisting of agricultural land defined by large open fields. The land has also been promoted as part of two alternative larger sites.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside Kingsclere settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Kingsclere Neighbourhood Area. The Kingsclere Neighbourhood Plan was 'made' in October 2018 and its policies apply to this site. The NPPF adopts a restrictive approach to major development within the National Landscape. However, no definition for major development is provided and therefore it is a matter for the decision maker taking account of scale, setting and whether there would be a significant adverse impact on the National Landscape.

Physical problems: Most of the site lies within the mineral consultation area (brick clay) and parts of the site are covered by the minerals safeguarding area (brick clay) as identified on the Hampshire Minerals and Waste Plan Policies Map. The site lies in flood zone 1. There is a critical drainage area covering the residential area north of the site on the opposite side of Basingstoke Road.

Potential impacts: The site falls within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies adjacent the draft Wolverton Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 40 dwellings which has been used the purposes of the SHELAA. In order to avoid double counting with other sites (KING004 and KING015) making up this area a yield of 0 has been used for the purposes of the SHELAA.

Estimated Yield:	**0 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
LAV001	Land at Home Farm, Watch Lane	Laverstoke	0.85

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site forms part of the Laverstoke Estate, which is located approximately 700 metres to the north of the villages of Laverstoke and Freefolk. The site comprises a complex of traditional 19th Century buildings (15 in total plus two modern farm buildings). The site is accessed via Watch Lane, which connects to the B3400 (London Road). The site is located to the south of three cottages (44-46 Watch Lane) and to the north of 42 Watch Lane. Immediately to the west of the site is agricultural land and to the east and south-east is Gardener's Cottage and Laverstoke House respectively. Laverstoke House is Grade II* listed, which is set within landscaped parkland and lakes.

Relevant Planning History

16/03034/FUL - Conversion of agricultural buildings to 10 no. residential dwellings, including demolition, partial demolition and re-build, and small scale extensions. Creation of shared access, parking areas including car barns. Installation of a biomass boiler and associated landscaping. Permission granted January 2017.
15/02441/FUL - Conversion of agricultural buildings to 10 no. residential dwellings, including demolition, partial demolition and re-build, and small scale extensions. Creation of shared access, parking areas including car barns. Installation of a biomass boiler and associated landscaping. Application refused February 2016.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located outside of any designated neighbourhood plan area. This site falls within the Lower River Test catchment and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site is located within the Laverstoke and Freefolk Conservation Area and is on the edge of the Laverstoke Park Historic Park and Gardens. Approximately 430 metres to the east of the site is Grade II* listed Laverstoke House. There is a significant number of listed buildings located to the south of the site. As such, there is potential for development of the site to have an impact upon the significance of the surrounding heritage assets.
Potential impacts: The site is located approximately 310 metres to the south of the North Wessex Downs National Landscape and lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The River Test Site of Special Scientific Interest is also located approximately 400 metres to the south of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MAP001	Paddock at the Farm, Tunworth Road	Mapledurwell and Up Nately	0.66

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of grassland on the northern edge of Mapledurwell. The site is in close proximity to the M3, which runs just to the north of the site. Old Basing is situated to the north-west, on the other side of the M3. The site is located opposite two other promoted sites (MAP002 and MAP003), which are behind a row of houses to the east of the site. There are a small number of residential properties to the north, east and south of the site, with agricultural land beyond. The land to the west is grassland, with arable fields beyond. Mature vegetation runs around the perimeter of the site. The site promoter has stated that the site is currently accessed via a gateway with dropped kerb onto Greywell Road.

Relevant Planning History

21/00107/PIP – Application for Permission in Principle for residential development for a maximum of 6 dwellings – permission refused 19 April 2022. Subsequent appeal dismissed.
23/02653/FUL – Application for Erection of 1no. four-bed house with associated garage, car parking driveway and stable building. Application withdrawn 18th April 2024.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located on the edge of Mapledurwell, but this does not have a settlement policy boundary. The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: There is an existing field gate in the corner of the site, however, a new access may be required in order to facilitate the development of the site. The submission states that there were previously barns on the site, and hence it may be necessary to investigate whether there has been any contamination of the site. There is a critical drainage area immediately to the north of the site. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally, the Mapledurwell Conservation Area is located immediately to the south of the site. There is a listed building just to the south-east of the site. A viewpoint has been identified in the conservation area appraisal immediately to the south-east of the site. The development of the site is likely to have landscape, arboricultural and ecological impacts. The development of the site could also impact upon the residential properties next to the site. Noise from the nearby M3 could impact upon the proposed development of the site and would need to be considered. The development of the site could also impact upon the character of Mapledurwell.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and again in response to the 2025 call for sites consultation,with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MAP002	Land East of Cob Cottages, Greywell Road	Mapledurwell and Up Nately	1.14

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is designated countryside within the hamlet of Mapledurwell. It lies to the south of the settlement of Old Basing located on the opposite side of the M3 motorway. The site is currently in agricultural land use and forms the north western corner of a larger agricultural field. There doesn't appear to be any physical features demarcating the eastern site boundary. The land is adjacent to promoted SHELAA site MAP003, which has also been submitted through 'call for sites' and is situated directly to the east. To the east lies SHELAA site MAP003 and to the west, (located on the opposite side of Tunworth Road MAP001 which is separated from the site by Tunworth Road and a row of cottages which borders the western side of the site. The site promoter has stated that site access is via Greywell Road to the north. The topography is flat sloping gently to the south.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: There is a Critical Drainage Area adjacent to the west of the site (the site promoter suggests that this causes surface water to collect at the Greywell Road Junction and affects houses on the eastern side of Tunworth Road). The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally, the Mapledurwell Conservation Area lies to the south and east of the site which includes a number of notable and listed buildings (including Mapledurwell House close to the southern site boundary). The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and east would need to be carefully considered.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and again in response to the call for sites in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MAP003	Land adjacent to Meadowcroft, Greywell Road	Mapledurwell and Up Nately	1.63

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is designated countryside within the hamlet of Mapledurwell. It lies to the south of the settlement of Old Basing located on the opposite side of the M3 motorway. The site is currently in agricultural land use and forms the north eastern corner of a larger agricultural field. There doesn't appear to be any physical features demarcating the western site boundary. The land is adjacent to promoted SHELAA site MAP002 also submitted through 'call for sites' which is situated directly to the west. The eastern boundary of the site is bordered by several large houses on large plots which are within the Mapledurwell Conservation Area. The site promoter has stated that site access is via Greywell Road to the north. The topography is flat sloping gently to the south.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: There is a Critical Drainage Area to the north on the other side of Greywell Road. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is located within a SSSI Impact Risk Zone therefore there is the potential for residential development on site to have ecological impacts. Additionally, the Mapledurwell Conservation Area lies directly to the east of the site which includes a number of notable and listed buildings. The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and west would need to be carefully considered.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	20 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MAP005	Land at Blackstocks Lane	Mapledurwell and Up Nately	0.68

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use a paddock with some trees at the eastern end. There are trees and vegetation along the northern and southern boundaries of the site. The site is bound by Greywell Road to the south and Blackstocks Lane to the East.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems:
Across parts of the site there are medium/high risk of surface water flooding. There is a Tree Protection Order covering the site.
Potential impacts:
The site falls within Basingstoke Canal Conservation Area and adjacent to Up Nately Conservation Area. There is also a listed building on the northeastern boundary of the site. Basingstoke Canal SINC lies immediately north of the site. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 8 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**8 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MAP006	Lyde House, Greywell Road, Up Nately	Mapledurwell and Up Nately	0.58

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use as riding school. There are buildings, stables and hard standing associated with the use. Adjacent to the east, residential development and to the south there is further fields and paddocks presumed to be associated with the riding school. To the west and north there are agricultural fields. The site has frontage and access into Greywell Road.

Relevant Planning History

BDB/18812 - Continued siting of a mobile home (renewal of BDB 16635). Application granted August 1985.
BDB/16409 - Erection of office/tackroom & toilet facilities with staff accommodation over. Application granted April 1984.
BDB/15999 - Erection of indoor riding school and 11 loose boxes on 0.083ha. Application granted January 1984.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems:
The site is partially within, and adjacent to a mineral safeguarding area.
Potential impacts:
The site lies within the Up Nately Conservation Area. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	10 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MAP007	Pennybridge Farm	Mapledurwell and Up Nately	2.62

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use in relation to the breeding and 'meet and greet' experiences with Alpacas. There are some buildings associated with this use lying close to Greywell Road. The site is contained by boundary trees and hedges. The surrounding area is all in agricultural use. There is some ancient woodland to the north east of the site.

Relevant Planning History

17/02651/ROC - Removal of condition no. 3 of 16/04585/RET which requires the removal of the dwelling if its use as a workers dwelling in relation to any agricultural or forestry use on the site ceases. Application granted September 2017.
16/04585/RET - Removal of condition 2 of 13/02230/RET to allow permanent retention of agricultural workers cabin. Application granted April 2017.
13/02230/RET - Retention of agricultural workers timber cabin. Application granted January 2014.
BDB/60798 - Siting of a mobile home for a temporary period of five years. Application granted July 2005.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems:
The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts:
The south east corner adjoins a SINC which lies outside of the site boundary. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 15-60 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	38 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MAP008	Addisons Field	Mapledurwell and Up Nately	11.89

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use, with some mature trees around the boundary. There is access to Greywell Road. Beyond the site boundary there is some residential development and beyond these two roads, Frog Lane and Tunworth Road.

Relevant Planning History

No relevant planning history on site.
Relevant planning history for land adjacent to the north:
BDB/35407 - Erection of six affordable dwellings for local needs. Application granted August 1994.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems:
Areas of the site have a medium/high surface water flooding risk and parts of the south eastern corner of the site are within floodzone 2. To the north west of the site is a critical drainage area. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts:
The site partially falls within the Mapledurwell Conservation Area. There are some possible archaeological implications associated with the development of site in the south western corner, and this may require further investigation. There may be potential ecological impacts due to the site falling within a SSSI Impact Risk Zone. There is no assessment of agricultural land quality within the site, however nearby fields have been classified as Grade 2 (very good) so development in this location could cause the loss of high quality agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 100 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	100 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
MS002	Land at Ramsdell Road, Monk Sherborne	Monk Sherborne	3.80

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a relatively flat area of agricultural land adjacent to the north western edge of Monk Sherborne. The northern site perimeter is bounded by Ramsdell Road. Kiln Lane bounds the eastern and southern site perimeter. Surrounding land use is primarily agricultural, with residential to the north east and an area of Ancient Woodland (also designated as a SINC) to the west of the site. A hedge runs through the centre of the site and there are a number of trees bounding the perimeter, particularly on the western and eastern edges. The northern site perimeter wraps around a small portion of land where two Grade II Listed Buildings are sited, with a third Listed Building the other side of Ramsdell Road. The site is bounded by a Public Right of Way on all sides except the north and north west. There is direct access to the site from the public highway.

Relevant Planning History

19/02717/PIP – application for Permission in Principle for residential development of up to 4 no. dwellings – Refused 24 January 2020. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The north eastern edge of the site is within an Upstream Critical Drainage Area with the south-western edge of the site falling within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. As referred to in the site submission form, localised flooding may require remediation. Potential impacts: Monk Sherborne Conservation Area is in close proximity to the site to the south/south east. The site is very close to Grade II Listed Buildings 'The Forge', '2 Ramsdell Road' and 'Jonathans Thatch'. The north eastern corner of the site is within the buffer zone for an adjacent Archaeological Site (an Area of High Archaeological Potential – Historic Rural Settlement). Additionally, there is an Ancient Woodland / SINC to the west of the site. On a wider scale, the site is surrounded by Ancient Woodland SINCs. Development of the site is likely to result in landscape impacts, and the loss of good to moderate agricultural land and existing hedgerows, potentially impacting upon the biodiversity of the area.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings plus land available for community use. This yield has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MS003	Land west of Monk Sherborne	Monk Sherbourne	Total: 7.55

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently agricultural land to the west of the settlement of Monk Sherborne. The site is bounded by Kiln Lane to the western side which leads to Keepers Cottage which lies directly to the east. A public footpath and established tree belt to the south and is adjacent to residential development to the north and eastern sides. The south eastern part of the site lies close to the Monk Sherbourne conservation area.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The site is partially in an area of low archaeological interest towards the north. The eastern side of the site abuts an area which has been designated as being upstream of a critical drainage area.

Potential impacts: Monk Sherborne Conservation Area is in close proximity to the site along the eastern boundary within which a number of listed buildings are located to the north and south of the site. The Kiln Green Wood to the south west is in part designated as a SINC. t. The southern portion of the site is located within a mineral consultation area.

Availability (legal/ownership issues)

The site is under a single ownership and there are no known legal or ownership issues.

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

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

Conclusion

The site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 135 dwellings, which has been used for the purposes of the SHELAA.

Current Estimated Yield	**135 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MWE001	Land to the rear of Rowlands Close, Mortimer West End	Mortimer West End	1.50

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located close to the northern edge of the borough. The land in question is situated to the rear of an L-shaped collection of houses at the junction of Chapel Lane and Church Road, to the west of Mortimer Common. The land is currently used for grazing horses. Mature trees run around the periphery of the site. Extensive areas of woodland (probably commercial) are located to the south and west of the site, and houses enclose the site to the north and east. To the west and south is Benyons Enclosure which is a designated SINC. There is a large sand/gravel pit to the north-west of the site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is situated in the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The site appears to be relatively flat and there are no obvious significant physical problems with the site. However, if the soil is sand, this could have an impact from a construction perspective. The site is located within a mineral consultation area for river terrace deposits and Mortimer Quarry as identified on the Hampshire Minerals and Waste Plan Policies Map, and a Groundwater Protection Zone. The site does not appear to have a vehicular access at present; however, it may be possible to create a connection at the interface with Rowlands Close. Access may also be achievable from The Bridges (as referred to on the site submission form). The site is located some distance from facilities and services, including public transport.

Potential impacts: There are likely to be potential landscape impacts resulting from development of the site for housing. The site lies within the draft Pamber Forests and Heaths Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The trees to the south and west are designated as a SINC, and consequently there could be ecological implications associated with the development of the site. The site is located within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, the regulation 18 consultation in early 2024 and in response to the 2025 call for sites consultation with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the sites location in the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)

A yield of 20-30 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been used for the purposes of the SHELAA.

Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
MWE003	Land at Turk's Lane	Mortimer West End	0.98

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the northern edge of the borough and boarders the neighbouring authority of West Berkshire Council. The site in question is situated to the south of the settlement of Mortimer. The site currently appears to be in equestrian use and is bounded by a hedgerow on the east, south and west side, with fencing along the northern boundary. To the north and east of the site are a number of residential properties, with a field adjoining part of the northern boundary. Turks Lane runs to the east of the site from the settlement of Mortimer West End.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The site appears to be relatively flat. The majority of the site is located within a Mineral Safeguarding Area (MSA) for river terrace deposits as identified on the Hampshire Minerals and Waste Plan Policies Map. The site does not appear to have a vehicular access at present, however, it may be possible to create a connection onto Turk's Lane, although this appears to be narrow in some places.

Potential impacts: There is no evidence currently available of any particular environmental designations pertaining to this area which would act as a constraint to development.

Availability (legal/ownership issues)

The site was promoted to the council for development through the regulation 18 consultation in early 2024, and in response to the 2025 call for sites consultation, with permission from the landowner and is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. A yield of 25 dwellings has been used for the purposes of the SHELAA, predicated on the standard density applied in many areas of 30 dph, but with a slight reduction reflecting the rural nature of the site.

Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MWE004	Land at West End Farm	Mortimer West End	26.67

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located adjacent to the settlement of Mortimer, which lies outside of the Basingstoke and Deane Borough Boundary. The site is greenfield agricultural land with residential development to the north along West End Road and a few residential properties to the southeast. To the south and southwest of the site there is an established woodland, with a tree belt that extends northwards through the site. A public right of way crosses the western portion of the site linking Mortimer to adjacent countryside.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Although the site is not within an area designated for the purposes of neighbourhood planning, it lies adjacent to Mortimer which had a neighbourhood plan.

Physical problems:
There is a footpath which runs through the site to the west. Small parts of the site are at low, medium and high risk of surface water flooding. The site is within a Source Protection Zone 2.

Potential impacts:
There is a listed Grade 2 Listed Building to the east of the site, Windabout, and on the west of the site, although further away there are listed buildings associated with West End Farm.
The site has archaeological potential in two locations in the site, these are thought to be possible prehistoric ditched enclosures. Just over a kilometre from the site is Scheduled Monument: The Late Iron Age oppidum and Roman town of Calleva Atrebatum and associated features. Development of the site has the potential to impact upon the setting of the Scheduled Monument. The Pamber Forest and Heaths draft Valued Landscape is located to the north of the site and development of the site may have an impact upon the setting of the designation.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 25 dph. A yield of 350 dwellings is suggested for the purposes of the SHELAA.

Estimated Yield:	350 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NEW002	The Old Rectory	Newnham	1.43

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently in use as a dwelling and associated annex and gardens. A Public Right of Way runs along the south-western boundary towards the M3. To the east, on the opposite side of Blackstocks Lane is an Ancient Woodland SINC (Hang Wood) and to the west another Ancient Woodland (Mill Wood). Towards the south are a number of linear residential dwellings which are located along Blackstocks Lane before the M3 bridge. To the north is a cluster of residential dwellings and agricultural fields. The site is bound by mature trees on all sides and has an existing access from Blackstocks Lane which serves the dwelling. A group of listed buildings are located some distance to the north-east.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle development in this location is therefore not supported by the council's current planning framework.
Physical problems: The southern corner of the site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: Given the nature of the site there are likely to be landscape, arboriculture and ecological impacts. The land in question is in close proximity to the M3 and noise impacts will need to be considered. There is a group of listed buildings to the north-east of the site at St Swithins Church. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites consultation, there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 35 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	35 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
NEW004	Land to the east of Crown Lane, Nately Scures	Newnham	5.56

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is to the west of Nately Scures and is currently made up of woodland and open fields that don't appear to be being used for agriculture. The northern boundary of the site is the mainline railway line and to the south are residential properties alongside the A30 London Road.

Relevant Planning History

No relevant planning history on site.

Relevant planning history for land adjacent to the south:

23/00835/FUL - Erection of 1 no. two storey detached house with integral garage and loft rooms. Creation of new access gates off existing shared private road with new driveway, fencing and landscaping. Amended scheme to that approved under 19/00768/FUL. Application granted November 2023.

19/01977/FUL - Erection of 1 no. 5 bed dwelling with double garage and creation of a new access. Application granted May 2020.

19/00768/FUL - Demolition of existing buildings and structures and replacement with 1 no. detached two-and-a-half storey dwelling with attached double garage, together with pedestrian and vehicular access off existing shared access off Scures Hill, with associated landscaping and planting (amended scheme to 16/01206/FUL). Application granted June 2019.

16/03850/FUL - Erection of 1 no. 5 bed dwelling with double garage and creation of a new access. Application refused May 2017, subsequent appeal dismissed.

16/01206/FUL - Demolition of existing buildings and structures and replacement with 1 no. detached two-storey dwelling with attached double garage together with pedestrian and vehicular access off existing shared access off Scures Hill with associated landscaping and planting. Application granted July 2016.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Thames Basin Heath SPA Zone (7km Mitigation Zone).

Physical problems: Parts of the site are at high and medium risk of surface water flooding.

Potential impacts: The site is entirely within the Loddon and Lyde Valley Landscape Character Area where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter hasn't provided a yield, using a general density multiplier of 20dph would result in a yield of 67 homes.

Current Estimated Yield	**67 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
NEW005	Land Adjoining Basingstoke Country Hotel	Newnham	3.36

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is to the east of Nately Scures and is currently made up of woodland and open scrubland fields that don't appear to be being used for agriculture. The site is surrounded by residential properties, a small business park to the north east and a hotel to the southeast. The mainline railway line is to the north of the site and to the south is the A30 London Road.

Relevant Planning History

No relevant planning history on site

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Thames Basin Heath SPA Zone (7km Mitigation Zone).
Physical problems: Parts of the site are at high and medium risk of surface water flooding. A public right of way runs along the western boundary of the site (footpath 169/4/1) and a public right of way runs to the east of the site (footpath 169/12/1).
Potential impacts: The Newnham (South) Conservation Area adjoins the site immediately to the north. Two listed buildings are located to the north west of the site; Holdings Farmhouse (Grade II) and Cromwells (Grade II). The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development. To the south east of the site, across the A30 is the Hook Common and Bartley Heath SSSI.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 98 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	98 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NT001	Land at the Swan Inn, Newtown	Newtown	1.28

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises an area of land to the south of the Swan Inn, to the north of Newtown village. The site includes a small car parking area, though the vast majority of the site is grassland and trees of various sizes. The site has been promoted on the basis that it is brownfield land. However, the site is largely undeveloped and is not considered to be clearly within the curtilage of the public house. Therefore, it is considered to be a greenfield site for the purposes of the SHELAA. The site is located in between the B4640 on the western side and Well Street to the east. The outskirts of Newbury are located to the north of the site, while the remainder of the site's surroundings are rural, defined by arable fields and areas of woodland. The site is surrounded by a number of listed buildings to the north and south and is located within a Scheduled Ancient Monument.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: The site promotion material implies that it would be necessary to create a new vehicular access. The site is located within a Groundwater Protection Zone and mineral safeguarding area and consultation zone as identified on the Hampshire Minerals and Waste Plan Policies Map. The site is some distance from facilities and services, and does not appear to be accessible via public transport.

Potential impacts: Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. The development of the site for housing could also have an impact on the viability of the public house. There are potentially significant archaeological implications associated with the development of the site which will require further investigation. There are a number of listed buildings in the vicinity of the site, including the Swan Inn itself, Bridge Cottage, Forge View, Deepnell House and Gardeners Cottage to the north, and the St Mary and St John the Baptist's Church to the south. The site is located within a Scheduled Ancient Monument (Deserted Medieval Town of Newtown). The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 18 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**18 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NT002	Land West of Well Street, Newtown	Newtown	1.52

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the western side of Well Street, on the western edge of Newtown village. The site forms part of the wider Hill Farm estate, although the farm business has ceased to operate and planning permission was recently granted for the redevelopment of the former farmyard for residential development. The site itself comprises a field, enclosed by trees around the periphery. It is situated next to a listed church (Saint Mary the Virgin and St John the Baptists Church). The surrounding area is largely agricultural, with some low density housing on the opposite side of Well Street.

Relevant Planning History

No planning history on site.
Planning history relating to land adjacent to site to south west:
15/01847/FUL –Erection of 5 dwellings. Application refused September 2015. Granted at appeal August 2015.
16/02230/FUL –Erection of 8 dwellings. Application withdrawn.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside).The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: The site does not appear to have any vehicular access. The site is located within a Groundwater Protection Zone and mineral consultation area for river terrace deposits as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: Given the rural location of the site and the trees and vegetation on/around the site it is likely that there will be some landscape, ecology and arboricultural impacts associated with the development of the site for housing. The site is in close proximity to a Scheduled Monument and there could be some archaeological implications associated with the development of the site which will need to be investigated in more detail. There could also be heritage implications owing to the close proximity of the site to a Grade II Listed Building (Church of St Mary and St John the Baptist and Newtown House), located to the north and north-east respectively. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

A yield of 10-20 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been assumed for the purposes of the SHELAA.

Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NT003	Hill Farm, Newtown Common	Newtown	4.44

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the north-east edge of Newtown Common, approximately 1 kilometre to the south west of the village of Newtown. The site forms part of the wider Hill Farm estate, although the farm business has now ceased to operate. Abutting the site to the south is Walnut Tree Cottage, which consists of a detached two storey dwelling. Further dwellings are located to the south along the same side of the highway. There are also a number of houses on the opposite (western) side of the road. Abutting the site to the north is agricultural land, with land containing ponds abutting the site to the east. The B4640 defines the western boundary from which access to the site is gained. To the south-east is an ancient woodland and SINC (Newtown Grange). The site is currently served by two access points. The site itself comprises, a commercial building in B8 use, a farmyard comprising a number of disused agricultural buildings and a vacant agriculturally tied dwelling along with a large area of grassland.

Relevant Planning History

16/02230/FUL - Erection of 8 no. dwellings. Application Withdrawn.
15/01847/FUL - Erection of 5 no. two storey detached dwellings. Application Refused September 2015. Granted at appeal August 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: There are some existing buildings on part of the site, which would need to either cleared or incorporated into the development. Given the previous agricultural use, there could be some contamination of the site. The land falls within a Groundwater Protection Zone and mineral safeguarding and consultation area for river terrace deposits as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The barn located within the site is historic with a notable building also located within the site boundary. Given the rural character to the site surroundings there are likely to be landscape impacts associated with developing the site. This site is adjacent to a designated ancient woodland SINC (Newtown Grange), and within 200m of a watercourse. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

A yield of 20-30 units has been suggested by the site promoter, therefore, a figure in the middle of this range has been used for the purposes of the SHELAA.

Current Estimated Yield	25 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL001	South-west Basingstoke	North Waltham	330.33

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a large area of agricultural land to the south-west of Basingstoke, and to the east/north-east of North Waltham. The site includes a number of arable fields and some areas of woodland (which are designated as SINCs and Ancient Woodland), of various shapes and sizes. The northern edge of the site abuts the area being promoted for the next phase of the Manydown development (SHELAA site OAK001), while the north-eastern extremity of the site is adjacent to the Hounsome Fields housing allocation (policy reference SS3.12), with the Basingstoke Golf Course allocation to the south of that (policy reference SS3.11). Oakdown Farm promoted for logistics (SHELAA site DUM004) is also located adjacent to the southern boundary. The land to the north/north-west and to the south/south-west is agricultural. The A30 and M3 (junction 7) are located in close proximity to the south/south-west. A number of Public Rights of Way run across the site.

Relevant Planning History

15/01225/OUT – (Part of site approximately 22ha in middle of the site area on the eastern side): Development of critical treatment hospital. Permission granted January 2016. However, it was announced in December 2017 that following a financial appraisal of the project the provider would not be taking forward the development of the site.
The council approved a strategic vision for land north of the M3 at Junction 7 and this was approved by cabinet in March 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The Basingstoke – Oakley Strategic Gap is located to the north of the site, with a small part of it falling just within the site area. The site is split roughly equally between both North Waltham and Oakley and Deane designated neighbourhood areas. The Oakley and Deane Neighbourhood Plan was made in May 2016 and its policies apply to this site. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: There is a significant change of levels across the site. The site is largely located within Flood Zone 1, though there is a narrow strip of Flood Zone 2 running diagonally along the eastern side of the site. There is also a groundwater protection zone at the southern end of the site.
Potential impacts: The North Waltham Conservation Area is located in close proximity to the west of the site. There are 2 listed buildings on the eastern side of the site. The development of the site has the potential to result in significant landscape impacts. The site also includes a number of SINCs and the development of the site therefore presents potential arboricultural and ecological impacts. There is the potential for development of this scale to impact on both the local and strategic highway network which may require mitigation measures and interventions, including for Junction 7 of the M4. The promoters have considered wider opportunities to accommodate growth including joint promotion with the adjacent SHELAA site OAK001. There are also various parts of the site where archaeological remains could be present and there could be some noise impacts due to the site's close proximity to the A30 and M3 on the southern boundary.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner, through the issues and options consultation in late 2020 and most recently in response to the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 to 15 years. The promoter suggests that the development of the site should be residential led however also highlights an opportunity for employment uses (industrial and logistics), the provision of a new hospital on site and other supporting uses including new centres. The site is being promoted as part of a larger strategic option in conjunction with the adjacent southern Manydown site (OAK001).
Conclusion
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 4,500 dwellings alongside employment floorspace and a new hospital. At this stage a yield of 2,000 dwellings has been used for the purposes of the SHELAA, taking account of other uses and the outcomes of discussions with the site promoter and consideration of evidence associated with the emerging local plan. This yield will need to be refined through further masterplanning work.

Current Estimated Yield	**2,000 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL002	Land to the north-east of North Waltham	North Waltham	4.35

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of well-kept agricultural grassland situated on the north-eastern edge of North Waltham. The site lies outside but adjacent to North Waltham SPB and Conservation Area. The site is bounded primarily by hedges and a few trees and there is a line of trees crossing the northern portion of the site (east to west). The northern site perimeter reaches its maximum extent part way across an open agricultural field with no definitive, physical boundary marking the edge of the promoted land. Surrounding land use is open agricultural land to the north and the east and residential development immediately adjacent to the southern and western site boundaries. The site is currently accessed via Steventon Road.

Relevant Planning History

20/00749/PIP – Minor residential housing development of up to 9 new dwelling houses – refused 25 June 2020, Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent but outside the North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The topography of the site appears to be sloped from the south east down to the north west (approx. 10m difference). There is also a groundwater protection zone covering the north western corner of the site.

Potential impacts: The site is in close proximity to North Waltham Conservation Area which lies adjacent to the north–western corner of the site and runs along the western extent behind the existing properties fronting Steventon Road. Given the character of the settlement there are likely to be landscape impacts associated with development in this location. Development of the site would also result in the loss of good to moderate agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 65 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	65 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL003	Land at Westside Dairy (north)	North Waltham	3.10

Description of site (neighbouring uses; present use) Previously Developed Land: No

This site is occupied by Westfield Dairy which the site promoter states is a collection of agricultural and equine buildings and a residential dwelling. Given the site is in agricultural use it isn't considered to be previously developed land. The land ownership plan indicates that the field to the west is also in the same ownership but not being promoted for development. The site lies outside but adjacent to the North Waltham SPB and Conservation Area. The site appears to comprise four barns / warehouses, one residential dwelling and an area of hardstanding. The surrounding land use to the primarily agricultural. Residential properties are adjacent to the eastern perimeter on the other side of Steventon Road. A PRoW runs along the southern perimeter. There is existing access to the site via Steventon Road.

Relevant Planning History

20/00750/PIP - application for Permission in Principle for residential development of up to 6 dwellings – refused 18 June 2020. Subsequent appeal dismissed.
Planning history relating to land adjacent to south of site:
15/04569/OUT – Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent but outside the North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: There may be some contamination associated with agricultural uses which need to be remediated. Flood Zone 2 runs along the western perimeter.
Potential impacts: The conservation area lies directly to the south east of the site. There are a number of Grade II Listed and Notable Buildings south of the site. Given the character of the settlement there are likely to be landscape impacts associated with development in this location.

Availability (legal/ownership issues)

The site promoter indicates that whilst there are a collection of agricultural and equine buildings on the site the use of the site has declined in recent years and there is an opportunity to redevelop it for residential use. The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is achievable but the viability of the site may be affected by the potential costs associated with the remediation of the current uses on site and the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a middle figure (18 dwellings) has been proposed for the purposes of the SHELAA.

Current Estimated Yield	18 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL004	Land at Westside Dairy (south east)	North Waltham	0.71

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a field outside but adjacent to the west of the North Waltham SPB and within the Conservation Area. Surrounding land use is primarily agricultural with a Pre-School and residential properties on the other side of Steventon Road to the east and a residential property, church (and church yard) directly to the south. There are a number of trees on the site, mainly around the perimeter, and several Grade II Listed and Notable Buildings in close proximity to the site, notably Grade II Listed 'Church of St Michael' and 'North Waltham County Primary School'. There is also a PRoW that runs along the northern perimeter. There is existing access to the site via Steventon Road.

Relevant Planning History

15/04569/OUT - Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent but outside North Waltham Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site contains a number of mature trees.

Potential impacts: The site lies within the North Waltham conservation area. There are a number of listed buildings and notable buildings directly to the south and east of the site. In addition to heritage impacts, given the character of the settlement there are likely to be landscape impacts associated with development in this location. There are also likely to be ecological and arboricultural impacts. There may be archaeological implications associated with the development of the site, which may require further investigation. There is footpath running along the northern boundary of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has not provided a timeframe.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 5 dwellings is suggested for the purposes of the SHELAA. A low density has also been assumed in light of the site's location and constraints as referred to above.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL005	Land at Westside Dairy (south west)	North Waltham	1.41

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a field outside the North Waltham SPB but within the Conservation Area. Surrounding land use is primarily agricultural with a Pre-School and residential properties towards the south east and two large dwellings to the west. There are a number of large trees on site and one of the trees in the south eastern corner has a TPO. There are a number of Grade II Listed and Notable Buildings in close proximity to the site and a PRoW runs along the northern perimeter. The site slopes upwards from south the north. There is existing access to the site via Waltham Lane.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to site to east:

15/04569/OUT - Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Flood zone 2 runs along the western site boundary. There also appears to be a water pipeline within the site on this boundary.

Potential impacts: There are instances of archaeological potential across the site which would need to be investigated. The site lies within the North Waltham Conservation Area and there a number of buildings of historic buildings in close proximity including Manor Farm Barns (notable buildings) to the west and St Michaels Church (grade II Listed) and church cottage (notable building) and the primary school (grade II Listed) to the east. There are a number of significant trees within the site including a tree with a TPO listing which may impact on developable area. In addition to heritage and ecological impacts, given the rural character to the site surroundings there would be landscape impacts associated with developing the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for site consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.t. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has not suggested a timeframe.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 20 is suggested for the purposes of the SHELAA. A low density has also been assumed in light of the site's location and constraints as referred to above.

Current Estimated Yield	20 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL006	Land at Westside Dairy (Group Option)	North Waltham	2.10

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a combination/grouping of sites NWAL003, NWAL004 and NWAL005 which have all also been considered separately. The site is mainly small fields with barns / warehouse buildings, a dwelling and an area of hard standing situated in the north east portion of the site. The site is adjacent to the North Waltham Settlement Policy Boundary and the southern half of the site is within the Conservation Area. There are a few trees on the site, one of which (on the southern boundary) has a TPO. A line of trees and a PROW divide the site into a northern and a southern half. The surrounding land use is primarily agricultural with residential development of vary ages to the east, a farm to the north and a couple of larger residential properties to the west. There are also a number of Grade II Listed and notable buildings in close proximity to the site. There are a number of existing access points from both Steventon Road and Waltham Lane.

Relevant Planning History

15/04569/OUT – Part of site (eastern portion at NWAL004): Formation of new vehicular and pedestrian access, residential development of land for up to 6 dwellings, provision of open space, upgrade existing access and provision of additional car parking for the church and school. Application Refused March 2016.
20/00750/PIP – Part of site (NWAL003): Application for Permission in Principle for residential development of up to 6 dwellings – refused 18 June 2020. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the Council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Part of the north western perimeter is within Flood Zone 2. There are number of mature trees across the site. The northern portion of the site is likely to require remediation.
Potential impacts: The southern half of the site is within the Conservation Area. A number of listed and notable buildings surround the site to the south. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. There may be archaeological implications associated with the development of the site, which may require further investigation.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is may to be achievable, but the viability of the site may be affected by the remediation associated with the current agricultural use and the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has not provided a timeframe.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 25 dwellings is suggested for the purposes of the SHELAA. This indicative figure responds to the site constraints referred to above. Given this site overlaps with sites NWAL 003a yield of 5 dwellings has been utilised to avoid double counting.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL007	Land South of North Waltham	North Waltham	3.15

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a square field in agricultural use almost entirely bounded by trees. It lies directly to the south west of the North Waltham settlement policy boundary. To the north are residential properties (including notable building 'Boundary House'). The conservation area also adjoins the site to the north. Agricultural land surrounds the remainder of the site, with smaller fields lying to the east and larger open fields to the south and west. There is a small area of woodland off the south eastern corner of the site. It is assumed access to the site would be gained from St Michael's Close.

Relevant Planning History

20/03544/FUL – Part of site (northern portion): Full planning application for the erection of two dwellings with access, garaging, parking and landscaping and associated work – permission granted 27 April 2023.
20/01255/TDC – Technical Details Consent for the erection of 2 no. dwellings with associated access, garaging, parking and landscaping, pursuant to PIP Approval Ref 19/01954/PIP for up to 4 no. dwellings – refused 9 October 2020. Subsequent appeal allowed 27 May 2021.
19/01954/PIP – Part of site (northern portion): PIP for up to 4 no. dwellings. Permission Granted October 2019.
Planning history relating to land adjacent to site to north west:
15/03790/OUT – Outline planning application for erection of 2 no. lifetime home bungalows, garages, access and parking arrangements and amenity area. Permission Granted April 2016.
18/01564/RES - Reserved matters application for the erection of a dwelling and garage, including appearance, scale and landscaping (pursuant to outline planning permission 15/03790/OUT). Permission Granted August 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early state it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Ground water protection zone 3 runs east-west along the northern boundary.
Potential impacts: The site is adjacent to North Waltham conservation area which lies to the north. Boundary House is a notable building located to the north. Whilst screening is provided by tree cover on the site boundaries, the development of the site would be likely to have implications for the character of the settlement and is likely to have a landscape impact.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within 5 years.

Conclusion

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

Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 20 dwellings. Given the northern portion of the site has permission for 4, a yield of 16 dwellings a yield of 5 dwellings has been used for the purposes of the SHELAA for the remainder of the site.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL009	The Old Hall, Popham Lane	North Waltham	0.27

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of grassland, which is located at the southern end of North Waltham, just outside of the defined settlement policy boundary and adjacent to the North Waltham Conservation Area. There is a residential property to the north-west of the site, and also what appear to be some derelict agricultural buildings to the south-east. The pervading character of the area is rural and is defined by arable fields and areas of woodland. The site is next to Popham Lane and a tall hedgerow runs along the boundary with the road. The M3 and A30 are located just to the south of the site. The site slopes downwards from north to south and has an existing access off Popham Lane.

Relevant Planning History

22/02432/FUL - Erection of 1 no. dwellinghouse with new access from Popham Lane together with car parking and hard and soft landscaping – refused 11 August 2023.
19/03232/FUL – Erection of 4 no. dwellings including associated parking and landscaping and creation of new access onto Popham Lane. The applicant appealed against non-determination, and the appeal was dismissed on 16 September 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Any future development of the site would need to accord with the relevant neighbourhood plan policies. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site does not currently appear to have a vehicular access. It may be possible to provide an access onto Popham Lane, however, there is a bank and tall hedging adjacent to the lane, and the lane itself is narrow.
Potential impacts: The site is outside of, but immediately adjacent to the North Waltham Conservation Area. The development of the site could have potential landscape and ecological impacts. Any development of the site could impact upon the residential property to the north-west of the site. Development of the site may impact on the pattern of development in the area, as the site is detached from the main part of North Waltham.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	6 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL010	Land opposite Fox Public House, North Waltham	North Waltham	1.12

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site currently comprises an arable field opposite the Fox Public House, and Claydown Farm to the south of North Waltham and within the North Waltham Conservation Area. The site is bounded by hedges and other vegetation. The pervading character of the wider area is rural, defined by arable fields and areas of woodland. To the south and south east lies Portland Farm and fields used for grazing. The M3 and A30 are located just to the south of the site. The site slopes downwards from north to south and has an existing access off Popham Lane.

Relevant Planning History

No planning history on site.

Planning history relating to land adjacent to the site to the north:

22/02432/FUL – Erection of 1 no. dwellinghouse with new access from Popham Lane together with car parking and hard and soft landscaping – refused 11 August 2023.

19/03232/FUL – Erection of 4 no. dwellings including associated parking and landscaping and creation of new access onto Popham Lane. The applicant appealed against non-determination, and the appeal was dismissed on 16 September 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Any future development of the site would need to accord with the relevant neighbourhood plan policies. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: There is a slope across the site, and the existing access is only suitable for agricultural vehicles.

Potential impacts: The site is in close proximity to the North Waltham Conservation Area which is located immediately to the north of the site. Given the nature of the site there are likely to be landscape impacts associated with the development of the site. There may also be some ecological impacts. The development of the site may also have an impact on the existing settlement pattern.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
NWAL012	Waltham Lane	North Waltham	3.38

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the north-western edge of North Waltham just outside the North Waltham Conservation Area and Settlement Policy Boundary. The site is bounded by trees and hedgerows. To the south of the site are agricultural fields. Immediately to the east and north-east is residential development, along with a school and recreation ground. The site is bound along the north-eastern boundary by trees which are subject to Tree Preservation Orders (TPOs). There is no clear access point via Waltham Lane.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to, but outside of the North Waltham Settlement Policy Boundary (located to the east), in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the North Waltham Neighbourhood Area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The majority of the site is covered by a Groundwater Protection Zone and Flood Zone 2 bisects the north-eastern corner of the site. A site access will need to be established prior to development taking place. If the access is on to Waltham Lane then this may involve a significant amount of vegetation removal.

Potential impacts: Given the character of the settlement there are likely to be landscape impacts associated with development in this location. The North Waltham Conservation Area is located immediately to the east of the site. There is a row of trees along the north-eastern boundary which are subject to TPOs.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 70 dwellings based on a developable areas pf 2.27ha, which has been used for the purposes of the SHELAA.

Current Estimated Yield	**70 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
NWAL013	Church Farm, Steventon Road	North Waltham	1.33

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is made up of a mixture of agricultural fields and agricultural buildings and woodland. The site is located outside (to the north west) of the North Waltham Settlement Policy Boundary. The land surrounding the site is largely agricultural fields, with North Waltham village to the south and some ancient woodland to the north west of the site.

Relevant Planning History

25/01633/FUL - Erection of 9 no. dwellings following demolition of existing commercial buildings. Application received July 2025, Pending.
20/02527/LDEU - Certificate of lawfulness for the existing use of land at former poultry buildings for a mixed use comprising the assessment of techniques for the control of public health pests (Use Class E), and for the training of pest management professionals (Use Class F1). Permission granted July 2021.
BDB/53010 - Conversion and change of use of redundant poultry buildings for research and development (Class B1). Application withdrawn September 2002.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site is within a Mineral Safeguarding Area. A small part of the site is at low and medium risk of surface water flooding.
Potential impacts: The North Waltham Conservation Area is to the south of the site. The site is also located within an SSSI zone where developments of over 100 houses would have a major impact, however this site is only promoted for 9 dwellings and this would not apply in this case.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	9 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
NWAL014	Land at The White Cottage	North Waltham	0.9

Description of Site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site comprises a square parcel of land to the north of Popham Lane, which is where the site is currently accessed from. The site comprises garden land to the rear of The White Cottage, which is bounded on all four sides with trees and hedges, except for where the access points and The White Cottage are located along the southern site boundary. The south-eastern site boundary runs parallel to the Wheatsheaf Hotel with car park to the rear. To the north and north-west of the site are arable fields. Residential development exists to the south of the site on the opposite side of Popham Lane.

Relevant Planning History

No relevant planning history on site

Relevant planning history to the south west of site:

19/02096/RES - Approval of Reserved Matters for Landscaping for the erection of 4 no. dwellings with associated parking and amenity space (planning consent 18/02794/OUT). Permission granted October 2019.

18/02794/OUT - Outline application for matters of access, appearance, layout and scale, for erection of 4 no. new dwellings with associated parking and amenity space (with retention of existing Garage House dwelling). Permission granted February 2019.

16/01496/LDPU - Siting of 2 no. mobile homes for temporary guest accommodation, to include alterations to landscaping. Application refused August 2016.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site falls just within the North Waltham designated neighborhood area. The North Waltham Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: None identified.

Potential impacts: The North Waltham Conservation Area is located approximately 520 metres to the north-west of the site and there are two listed buildings located to the south (The Wheatsheaf Inn) and south-west (Flowerpots) of the site. The site is also part of an archaeological site, which falls within the archaeological buffer zones. The site is opposite and close to areas of medium landscape sensitivity. There is also potential for archaeological remains to be present on the site. The site is within the Dummer and Popham Down Landscape Character Area. The site is also located within an SSSI zone where developments of over 100 houses would have a major impact, however this site is only promoted for 9 dwellings and this would not apply in this case.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within five years.

Conclusion (deliverable/developable)

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of approximately 9 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**9 dwellings.**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK001	Manydown South, Basingstoke	Oakley and Deane	340.77

Description of site (neighbouring uses; present use) Previously Developed Land: No

This site comprises the remaining Manydown land that is in the control of BDBC and HCC that is not allocated in the current adopted Local Plan. The majority of the site is agricultural land, comprising a large number of arable fields and blocks of woodland (some of which are designated as SINCs and Ancient Woodland) which generally rises from north to south. The site includes a Scheduled Monument at Battledown Farm. To the north of the site is situated the area allocated for housing in the current adopted Local Plan (Policy SS3.10). A Roman road runs along the eastern side of the site, with suburban development beyond that. The western side of the area promoted abuts the eastern edge of Oakley and the site is bounded to the south by the current adopted Local Plan allocation Houndsome Fields (Policy SS3.12) and the land adjoining South Wood. Approximately 3km to the north west of the site is the North Wessex Downs National Landscape, although is separated from the site by Oakley. A railway line runs diagonally along the north western boundary of the site. A number of PROWs cross the site.

Relevant Planning History

The site is identified on the adopted Local Plan policies maps as 'Remaining Manydown area in land ownership, within which wider masterplanning will take place (Policy SS3.10)'.
The land to the north-east of the site is allocated in the adopted Local Plan for approximately 3,400 dwellings (Manydown, Policy SS3.10). The majority of this land is included within the outline planning application 17/00818/OUT which received planning permission in December 2021 for up to 3,520 homes.
In September 2017 permission was granted for 750 dwellings on Hounsome Fields (immediately south of the site).
The council approved a strategic vision for land north of the M3 at Junction 7 and this was approved by cabinet in March 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, much of the site is within the Basingstoke-Oakley Strategic Gap, which seeks to prevent coalescence between the settlements. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Part of the site contains a groundwater protection zone. Reinforcement may be required to the existing drainage networks to accommodate development. Infiltration mechanisms have the potential to impact on groundwater recharge and subsequent river flows in the River Loddon and Test. Given the scale of development proposed the impact of development on both the local and strategic highway network may require mitigation and interventions. The promoters have considered wider opportunities for transport improvements, such as the provision of a rail crossing connecting Manydown North with Southern Manydown and improvements to M3 Junction 7 to accommodate growth including accessibility to SHELAA site NWAL001 to the south of the site which is promoted for residential development, employment and a hospital. A suitable access for the site will need to be identified. The site submission material states that there are 2 oil pipelines (1 disused) running North-South through the site. In addition, there are 33kv overhead lines and pylon towers run east-west southern portion of the site.
Potential impacts: The site contains Grade 2, 3a and 3b (very good to moderate quality) agricultural land. There is a Scheduled Monument on the eastern side of the site (Battle Down Farm Iron Age Settlement). There are also various parts of the site where archaeological remains could be present. The topography of the site undulates markedly, which will increase the landscape impacts and could also impact upon how the site could be developed. In terms of biodiversity the main constraints are the ancient woodlands, SINCs and areas of importance for

rare arable flora. Other impacts associated with the development of the site are the impact upon the settlement pattern, in relation to both Basingstoke and Oakley, and any impacts flowing from noise generated by the railway line. Grade II Listed Breach Farmhouse is also located within the site, development therefore has the potential to impact on the significance of the Listed Building.
Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 by joint landowners (through a leasehold agreement) Basingstoke and Deane Borough Council and Hampshire County Council, again through the issues and options consultation in late 2020 and again in response to the Reg 18 consultation in early 2024. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site but viability may be affected by the significant infrastructure costs relating to transport and access in addition to community and green infrastructure requirements. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoters have suggested that the site could be delivered within the next 5-15 years however, this is likely to be dependent on the allocated area to the north being developed first. The site forms part of a larger strategic option which is being promoted with the land South West Basingstoke (SHELAA NWAL001).
Conclusion
This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 5000 dwellings. Following consideration of the relevant constraints outlined above, and the outcomes of discussions with the site promoter and consideration of evidence associated with the emerging local plan a yield of 4,000 units has been used for the purposes of the SHELAA. This yield will need to be refined through further masterplanning work.

Current Estimated Yield	**4,000 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK006	Land to west of Sainfoin Lane, Oakley	Oakley and Deane	1.24

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently an area of grassland situated outside of, but adjacent to, the Oakley Settlement Policy Boundary (as revised by the Oakley and Deane Neighbourhood Plan 2011-2029). Fairly dense vegetation runs along the southern and eastern boundaries of the site. To the east of the site, an area of farmland, which is designated as a strategic gap in the adopted Local Plan and is also part of the Manydown site. There is a row of houses to the south, while the rest of the land to the south and that to the west is defined by arable fields and blocks of woodland. There is also a Public Right of Way running along the eastern and southern perimeters of the site.

Relevant Planning History

BDB/29734 – Redevelopment to provide 100 houses. Appeal dismissed by Secretary of State, January 1992.

Planning history relating to land to the north of the site:

21/03806/OUT - Outline application for the construction of up to 32 new homes with upgraded access taken from Sainfoin Lane - pending

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016 and its policies apply to this site. The land immediately to the north of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Consideration will need to be given to how to gain suitable vehicular access to the site, as currently it is only accessible via a narrow track. This issue is likely to be ameliorated via the development of the neighbouring site, which has been allocated in the neighbourhood plan.

Potential impacts: Given the nature of the site its development is likely to result in landscape, arboricultural and ecological impacts. The development of the site could impact upon the residential property to the south. The site is located to the east of a sewage works, and odour from this facility could impact upon the development of this site. Consideration would need to be given to the relationship with land to the north to ensure comprehensive development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation.This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30 dwellings, which is a decrease of 10 dwellings from the 2017 SHELAA submission of 40-45 dwellings. It remains the council's position that this seems potentially unrealistic given that the larger area of land to the north is only allocated for 35 units. Therefore, a similar density to the northern site has been assumed for the purposes of the SHELAA, which gives a likely yield of 20.

Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK007	Land at Pardown	Oakley and Deane	4.39

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a large field in agricultural use to the west of the settlement of Oakley. There is no clear demarcation between the land being promoted and the remainder of the field. There is a sewage works adjacent to the northern site perimeter and a large house just south of the southern perimeter. The eastern perimeter is partly bounded by a line of trees which divide the site from the Oakley and Deane Neighbourhood Plan site allocation 'Site 4 - Sainfoin Lane'. There is an existing access point to the site at the junction of Pardown and Sainfoin Lane in the corner of site however the site promoter considered that access can be provided from Sainfoin Lane via the Oakley and Deane Neighbourhood Plan allocation site 'Site 4 'Sainfoin Lane'. The surrounding character to the west and south comprises large agricultural fields and blocks of woodland of varying size. There is a PROW running along the southern site boundary.

Relevant Planning History

No relevant planning history on site.
Relevant Planning History for land adjacent to east of site:
21/03806/OUT - Outline application for the construction of up to 32 new homes, with upgraded access taken from Sainfoin Lane and alterations to Doctors Surgery car park (all matters reserved except access). Received 20th Dec 2021, Application Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016. The land immediately to the east of the site has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: A PROW runs along the southern site boundary. An agreement would need to be reached to access the site via the neighbourhood plan allocation to the east. The sewerage works to the north of the site will require assessment to determine any potential odour issues.
Potential impacts: Given the nature of the site there are likely to be landscape impacts associated with the development of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, a development company, and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**120 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK011	Land to the north of Sunbeam Cottage, Rectory Road, Oakley	Oakley and Deane	1.61

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of grassland, which appears to currently be used for grazing horses. The site is located outside the Oakley Settlement Policy Boundary on the western side of the village within the Church Oakley Conservation Area. The Oakley Infant School and associated grounds are located to the north of the site. There is another area of grassland immediately to the east of the site, with the Oakley Church of England Junior School beyond that. A row or residential properties is situated to the south of the site. There is a Public Right of Way along the western and northern edges of the site separating it from a recreation ground to the west which has been designated as an area of Local Green Space in the Oakley and Deane Neighbourhood Plan (2011-2029). Access to the site currently appears to be via a track to the south-west, which connects the site with Rectory Road.

Relevant Planning History

16/01359/FUL - Erection of 3 no. four bed dwellings and 2 no. two bed dwellings with associated access, parking and landscaping. Application Withdrawn June 2016.
19/03108/PIP - Application for permission in principle for between 3 no. and 4 no. dwellings. Application Withdrawn August 2021.
20/00883/HSE – Erection of a first floor side extension. Application Granted April 2020.
21/03633/FUL – Erection of 2 no. 3 bed and 2 no. 4 bed dwellings – refused 24 August 2022

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site access is via track, and it is not clear whether this can be made suitable for the type of vehicular traffic which would be associated with the residential development of the site. In addition, it is not clear to what extent the use of the track for vehicular traffic associated with the new development could be reconciled with its status as a Public Right of Way.
Potential impacts: Development would need to conserve or enhance the quality of the borough's heritage assets. The site is located within the Church Oakley Conservation Area and adjacent to the Grade II Listed Sunbeam Cottage and Pavilion at Sunbeam Cottage. In close proximity to the site are also Notable Buildings (non-designated heritage assets), as defined on the Church Oakley Conservation Area Appraisal Map, and also a Locally Listed building. The development of the site is likely to have landscape impacts, and there are also likely to be biodiversity and arboricultural implications. Development of the site could impact upon the residential amenity of the properties to the south.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. More recently the land was put forward as part of a larger site through the 2025 call for sites. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter previously suggested a yield of 5 dwellings, this yield has been revised via the 2025 submission as a larger site is put forward, increasing the yield to 18 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**18 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK015	Oakley Coaches	Oakley and Deane	0.36

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is located to the north-west of Oakley at the fork of Andover Road and Ivy Down Lane and immediately south of the railway line. Immediately to the north of the railway line is a Sewage Treatment Works (STW). The site is separated from the railway line by a thick belt of trees. The site is divorced from the built-up area of Oakley and is surrounded by agricultural fields with a few residential dwellings (two immediately to the west and another some distance to the south) with further commercial uses including a restaurant/hotel and storage and storage/workers yard associated with the railway to the south and north-east respectively. The site is currently in use as a machine/coach servicing rentals and repairs. The site is accessed via two points, one from Ivy Down and one from Andover Road. Due to the number of access points and the layout of the site and its current use the site does not benefit from any landscaping features along its frontage. To the east of the site on the other side of Andover Road four large agricultural fields which have been promoted separately through the SHELAA for 250 dwellings (OAK017).

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site on the basis of policy SS6a), subject to consideration through a planning application of the loss of this use within this location. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The railway line running along the northern site boundary will need to be considered with regards to potential noise pollution. Approximately half the site falls within Flood Zone 2 and 3 across the eastern portion of the site. There is the potential for remediation costs associated with contamination associated with the current use.
Potential impacts: The sewerage works to the south of the site will require assessment to determine any potential odour issues. There is potential for the development to impact on the settlement pattern of Oakley.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and is currently being promoted by a developer. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested that the site could be used for residential, employment uses, or a mixed-use scheme. The site promoter has suggested 24 dwellings (and suggests this

could be achieved as flatted development) which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**24 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK017	Land west of Park Farm	Oakley and Deane	22.56

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the western side of Oakley and consists of four large agricultural fields which are defined by hedgerows. To the north is the railway line, separated from the site by a belt of trees, and to the south are situated further agricultural fields. A Public Right of Way (PRoW) runs through the site from north-west to south-east. To the north-west of the site is a group of commercial sites (restaurant/hotel and machine servicing) with two residential developments. The vehicle servicing site (Oakley Coaches) located to the north-west has been promoted separately through the SHELAA for 24 dwellings (OAK015). There are two existing access points, one along Andover Road and the other along Station Road (west and east respectively). To the east are a number of notable buildings with Park Farmhouse (a Grade II Listed Building) beyond. In addition, to the north, beyond the railway line there is a site allocation (SHELAA site OAK014) for 15 dwellings as set out within Policy 3 and 4 of the Oakley and Deane Neighbourhood Plan. The site is bound on all sides by high hedging.

Relevant Planning History

No relevant planning history on site.

Relevant Planning History for Site to the north of OAK017:

21/02482/RES - Reserved matters application for the erection of 14 dwellings including appearance, landscaping, layout and scale, with car parking for the village hall (Pursuant to Outline Planning Application 18/02521/OUT). Application received 27th July 2021, Pending.

Relevant Planning History for Site to the east of OAK017:

20/00004/OUT - Outline planning application for erection of up to 110 residential units (Class C3) with all matters reserved except for access. Application Refused 9th Oct 2020. Subsequent Appeal Allowed.

22/01021/RES - Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 20/00004/OUT) for the erection of 110 dwellings. Permission granted 17th Jan 2023.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' by the borough council in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The railway line running along the northern site boundary will need to be considered with regards to potential noise pollution.

Potential impacts: The southern portion of the site lies within the Church Oakley Conservation Area. A PRoW runs through the middle of the site from north-west to south-east. Within the south-eastern corner there is high archaeological potential which will require further investigation. Along the eastern boundary are a number of notable buildings. There are likely to be landscape impacts and intensive development of the site could also impact upon the character of the settlement.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020 and the regulation 18 consultation in early 2024. Most recently the land was submitted in response to the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and is currently being promoted by a developer. There is a reasonable

prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.	
Conclusion	
This site is available and likely to be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 100 to 250 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**175 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK018	Land at Pardown (Bull's Bushes Farm), West of Oakley	Oakley and Deane	72.30

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a two large fields in agricultural use to the west and south of Oakley. The site wraps around Bull's Bushes Copse stretching from the railway line, past Pardown and towards Trenchards Lane. Bull's Bushes Copse to the west of the site also consists of Ancient Woodland. A Public Right of Way (PRoW) runs through the centre of the northern part of the site, around the boundary shared with Bull's Bushes Copse and south east towards Basingstoke Golf Club. The surrounding character to the west and south comprises large agricultural fields and blocks of woodland of varying size. To the west of the site there are three round barrows near Bull's Bushes Farm which are Scheduled Monuments. Along the eastern boundary (between the settlement policy boundary and the site) are three SHELAA site promotions (OAK007, OAK008 and OAK009). There is a sewage works adjacent to the north-eastern boundary of the site perimeter. Historically a Sewage Treatment Works operated from a facility to the east of the site, known as the Water Ridges Wastewater Treatment Works. However, Southern Water has confirmed that this facility has now been decommissioned and a pumping station has been built in its place. This proforma replaces previous OAK018 and OAK019 proformas as the two sites are now being promoted as one combined site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016 and its policies apply to this site. There is a site to the east (adjacent to the promoted site OAK007) of the site, which has been allocated for housing development in the Oakley and Deane Neighbourhood Plan (Site 4 – Sainfoin Lane). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site can potentially be accessed from Trenchards Lane, which provides a large length of frontage along its western and southern boundary. The agent has also suggested a secondary access point off Sainfoin Lane/Pardown. A Ground Water Protection Zone covers the majority of the western boundary and north-western corner of the site. Noise impacts associated with the railway line to the north will need to be considered.

Potential impacts: There are three round barrows near Bull's Bushes Farm which are Scheduled Monuments located to the west of the site, the impact on these and there setting will need to be considered. Furthermore, located outside of the site, but close to the western boundary of the site is an ancient woodland/SINC. A PRoW runs through the centre of the northern part of the site and also across parts of the southern end of the site. Given the nature of the site it is likely that there will be landscape impacts. Development would also need to consider the pumping station, particularly in relation to exclusion distances/setbacks and easements, and this will require discussions with Southern Water.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020 and the regulation 18 consultation in early 2024. At this point the previous promotion of the site was superseded by an amended approach to the promotion of the site at that point (which combined the previous OAK018 and OAK019 promotions). There are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to gain access across third party land and the viability of the site may be affected by the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has stated that the site could be delivered within the next 15 years.	
Conclusion	
This site is available and likely to be achievable (subject to development of neighbouring sites), however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
Through the issues and options consultation, the site promoter has suggested a yield of 1,200 dwellings, with the potential for suitable economic, sport and community facilities to be developed alongside any residential units, which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**1200 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OAK020	Land east of Trenchards Lane	Oakley and Deane	15.93

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the south of Oakley and consists of a large agricultural field. Part of the site is located within the Church Oakley Conservation Area. A number of Public Rights of Way (PRoW) run across and alongside the site. An access exists off Trenchards Lane at the north-western corner of the site. The site is bound along the eastern boundary by a belt of trees and along the remaining boundaries by tall hedgerow. There is a belt of trees subject to a Tree Preservation Order (TPO) along the south-eastern boundary. To the south of the site is the railway line. Trenchards Lane bounds the western side of the site and beyond this are agricultural fields and pockets of woodland.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land to the east of the site:

14/00963/OUT - Outline planning permission for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close and a new pedestrian link to Barn Lane (appearance to be reserved). Application Refused. Appeal Allowed March 2016.

17/00519/RES – Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close and a new pedestrian link to Barn Lane. Application Granted May 2017.

17/00798/RES – Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings. Application Granted May 2018.

20/03185/FUL – Erection of five detached dwellings with garages together with associated parking and access off the estate road serving Phase 1 – refused September 2022

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Oakley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' by the borough council in May 2016 and its policies apply to this site. Land adjacent to the east is allocated in the neighbourhood plan for 25 dwellings through policy 3 and 4 'site 3 Land west of Beech Tree Close'. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site promoter has suggested that there is an existing drainage issue in the south-western corner. The site slopes steeply towards the south-west of the site. The railway line running along the southern site boundary will need to be considered with regards to potential noise pollution.

Potential impacts: The northern part of the site falls within the Church Oakley Conservation Area. A number of listed buildings are located to the north and north-east of the site including the Cartshed of Barns and Sunbeam Cottage. There are also a number of locally listed buildings to the north/north-east of the site along Rectory Road. Development of the site would result in the loss of Grade 3 agricultural land. The north-eastern part of the site has archaeological potential which would need to be considered. A stretch of TPO trees are located along the south-eastern boundary.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020 and the regulation 18 consultation in early 2024. Most recently it was submitted in response to the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and is currently being promoted by a developer. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.	
Conclusion	
This site is available and likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The agent representing the site promoter set out an updated version of the previous submission, including a development area of 7.5haand a yield of 805 units which has been used for the purposes of the SHELAA. The rest of the site is proposed to be given over to open space.	
Current Estimated Yield	**80dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OAK022	Land on the North East Side at Rectory Road	Oakley and Deane	0.17

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is an undeveloped area of grassland with hedgerow boundaries on each side and a few trees within the site. It is located to the west of Oakley, separate to the main settlement policy boundary and within a small cluster of the built form. The southern boundary of the site joins Rectory Road. Adjacent to the north and east are agricultural properties, and adjacent to the west is St Leonard's Centre and Pre-school. On the other side of Rectory Road to the south are other residential properties.

Relevant Planning History

23/01684/FUL - The erection of two 4-bedroom houses, together with the formation of a new access, garages and associated landscaping. Application refused August 2023. Subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Oakley and Deane Neighbourhood Area. The Oakley and Deane Neighbourhood Plan was 'made' in May 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

Potential impacts:

There are likely to be arboricultural and landscape impacts associated with the development of the site. The site lies within the draft Berrydown to Oakley Down Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. Development would need to conserve or enhance the quality of the borough's heritage assets. The site is located within the Church Oakley Conservation Area and is within an important archaeological site and its associated buffer zone. There are multiple Grade II listed buildings surrounding the site, including the Grade II* church of St Leonard. The site is also located within an SSSI zone where developments of over 100 houses would have a major impact, however this site is only promoted for 5 dwellings and this would not apply in this case. There is a tree protection order on site, and the site submission form states this tree would be preserved.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OAK023	Land adjacent to Oak Lodge Nursing Home	Oakley and Deane	3.18

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is located to the west of Oakley, adjacent to the south of Oak Lodge Nursing Home and part of the Grade II Oakley Hall Estate. The site forms part of the land that is allocated within the Oakley Neighbourhood Plan 2011-2029 for approximately 30 dwellings. The site is within the redline of 18/03558/OUT, an outline planning application for up to 33 dwellings with associated landscaping, open space, drainage and all other associated infrastructure (all matters reserved except access into the site). It is also part of a wider site with planning permission for a Continuing Care Retirement Community under 20/01586/OUT, and the site was promoted through the 2025 Call for Sites consultation as an extension to this. The site itself is made up of open agricultural lane, with a tree belt on the north and east boundaries and hedgerow on the western boundary. To the south is further open agricultural land. According to the site submission form the site can be accessed from the B3400 (Andover Road) via the internal road network within the Oakley Hall Estate. Oakley Hall is located approximately 600 meters from the Andover Road and is accessed via a tarmac lane. Oakley Hall has a hotel and conference facilities and a care home located within its western wing. Overnight accommodation for the hotel and conference centre is also provided within a converted stable block which is located to west of the main building and to the north of this site.

Relevant Planning History

18/03558/OUT - Outline planning application for up to 33 dwellings with associated landscaping, open space, drainage and all other associated infrastructure (all matters reserved except access into the site). Permission granted October 2021

20/01586/OUT - Outline planning application for the development of a Continuing Care Retirement Community (Use Class C2) of up to 150 units of accommodation and associated community facilities (including spa/pool/gym and associated changing areas, treatment rooms, salon area, hobbies room, shop/coffee lounge, bar/cafe/dining area, kitchen, meeting rooms, reception/waiting area, offices, laundry and other associated ancillary space), access (including new vehicular and pedestrian access to the adjacent Oak Lodge Nursing Home), open space, landscaping, drainage measures and foul pumping station (all matters reserved except for the access into the site). Permission granted February 2023.

Planning history relating to land adjacent to north and east:

BDB/71124 - Change of use, alterations, extensions and part demolition of existing agricultural buildings to provide a 60 no. bedroom care home at Home Farm; and the subsequent change of use of the West Wing of Oakley Hall from care home to provide 25 no. bedrooms of overnight accommodation in association with the existing conference centre in Oakley Hall. Permission granted November 2009.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is also located within the Oakley and Deane Neighbourhood Area, which was 'made' in May 2016 and its policies apply to this site. Due to its location in the countryside outside any SPB the general principle of development in this location is not supported by the council's current planning framework, however the site forms part of the land that is allocated within the Oakley Neighbourhood Plan 2011-2029 for approximately 30 dwellings. This would therefore be a consideration when deciding if the principle of development is acceptable, though the promotion of this site is for a 75-bed extension to a granted application for a Continuing Care Retirement facility rather than 30 houses as allocated. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC). The site is within a Zone 3 Groundwater Protection Zone.

Potential impacts:

There are likely to be arboricultural and landscape impacts associated with the development of the site. The site lies within the draft Berrydown to Oakley Down Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The site is also located within an SSSI zone where developments of over 100 houses would have a major impact, however this site is only promoted for 75 and this would not apply in this case. There are significant heritage assets relevant to the site. Oakley Hall itself is Grade II listed, whilst Home Farm House (which falls within the site area) is locally listed. In addition, the site is part of a Registered Park and Garden. There are also records of archaeological remains to the south of the site, but these fall outside of the neighbourhood plan allocation area. The Deane Conservation Area is under 1km to the north west of the site and the Church Oakley Conservation Area is around 1km to the north east. The southern part of the neighbourhood plan allocation area falls within a Groundwater Protection Zone 3, however, it is considered that this is unlikely to be a constraint which would prevent the delivery of the site for housing, subject to appropriate mitigation measures being provided if necessary.

Availability (legal/ownership issues)

The site was promoted by the landowners through the 2025 call for sites consultation. There are no known legal or ownership problems. However, the site is part of the red line boundary for two different planning applications (18/03558/OUT and 20/01586/OUT) and is being promoted as part of an extension to 20/01586/OUT. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The site is part of an allocation for 30 dwellings within the Oakley Neighbourhood Plan (2011-2029). This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years, and the land has two granted planning permissions. The distinctive character of the site is likely to be effective commercially and supports the achievability of the development.

Conclusion (deliverable/developable)

It is considered that the site is deliverable within the next 5 years. The site promoter suggests through the call for sites that a significantly larger number of dwellings (75 dwellings) could be accommodated which would need to be carefully considered due to the sites location in the countryside. The sites development for more than 30 units would not be in line with the borough's current planning framework. As such, the site is not considered suitable for a higher yield at this time. The suitability of sites for development for a higher yield will be robustly assessed through any future Local Plan review or Neighbourhood Plan process..

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 75 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**75 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD002	Land at Lodge Farm, Pyotts Hill, Old Basing	Old Basing and Lychpit	52.69

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the east of the settlement policy boundary of Basingstoke and comprises a large piece of arable farmland and mixed paddocks on the eastern side of the East of Basingstoke allocation (OLD001), stretching up to Whitmarsh Lane and the Basingstoke Sewage Treatment Works (STW) and Chineham Energy Recovery Facility (ERF). The river Loddon and a public right of way run along the south eastern boundary of the site. The southern tip of the site is next to Pyotts Hill/Bartons Lane, where there are a number of residential properties. Petty's Brook, a Site of Nature Conservation (SINC), flows along the northern boundary of the site. The boundary of the site has been amended when compared with its previous incarnation (with the part of the site on the northern side of the STW and ERF removed). The topography of the site gently undulates.

Relevant Planning History

The site was promoted through the course of the current adopted Local Plan preparation and examination. The site was considered by the Inspector as one of the 'omission sites' assessed during the Examination in Public. The Inspector noted that the previous version of the SHLAA concluded that Poors Farm and Lodge Farm would need to be considered together as a comprehensive scheme, with the East of Basingstoke site. The Inspector also noted that the Environment Agency had objected on the grounds of flood risk and impact on the river Loddon and associated wetlands on biodiversity grounds. He envisaged major infrastructure would be required, to ensure that the impact on the biodiversity of the Loddon Valley can be mitigated to an acceptable standard, and flood risk concerns could be addressed. He stated that it was difficult to see how this could be achieved based on the information available at that time.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but immediately adjacent to the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design, protection of the historic environment and housing mix (Policies 6, 7 and 8).

Physical problems: The site is located in close proximity to both a STW and an ERF, both of which could have an impact on the proposed development of the site for housing on the grounds of air quality and noise impacts. The indicative odour exposure contour shown in section 8 of the Development Brief SPD relating to the nearby sewerage treatment works covers part of the northern end of the site, this will require further assessment to determine any potential odour issues. Petty's Brook SINC flows along the northern boundary of the site. The northern part of the site lies within a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map. There is also a Flood Zone 2, 3a and 3b area running along the eastern side of the site and a small part of the northern part of the site. The vast majority of the site is outside of the flood zones. Previous assessment of the site by the Environment Agency indicates that there are significant flooding implications associated with the development of the site. The topography of the site gently undulates.

Potential impacts: A Roman road runs through the southern part of the site. The Old Basing Conservation Area is to the south-west of the site and there are two listed buildings within the site area – Basing Lodge Farmhouse (Grade II) and Barn at Lodge Farm (Grade II). Landscape analysis prepared in support of the current adopted Local Plan established that there are potentially significant landscape constraints associated with the site. It will also be necessary to consider the impact of the proposed development on the settlement pattern of Basingstoke. In light of the assessment of the site during the course of the current adopted Local Plan Examination as referred to above, there will also be significant biodiversity implications associated with its development. There are a number of trees within the site, some of which are protected by TPOs, consequently there are likely to be arboricultural

impacts associated with the development of the site. The section of Petty's Brook and its floodplain that flows through the site forms part of the River Loddon Biodiversity Priority Area (BPA) and Loddon Catchment Biodiversity Opportunity Area. Development of the site would result in the loss of grade 3b agricultural land. There are some potential archaeological implications associated with the development of the site. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.
Availability (legal/ownership issues)
This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowner, through the issues and options consultation in late 2020 and again in response to the Regulation 18 Local Plan consultation in early 2024. More recently it was put forward through the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site. However, the achievability of the site is likely to be dependent on the East of Basingstoke allocation to the west being developed first and an upgrade to the junction to the A33. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has stated that the site could be delivered within 5-9 years.
Conclusion
This site is available and likely to be achievable (subject to development of neighbouring sites and improvements to the junction to the A33), however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has submitted information to suggest a yield of 600 dwellings which has been used for the purposes of the SHELAA. The submission form suggests a mix of residential and community facilities for the site.

Current Estimated Yield	**600 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD003	Poors Farm, Pot Lane, Old Basing	Old Basing and Lychpit	253.43

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the east of Basingstoke, beyond the East of Basingstoke site allocation (Policy SS3.9 of the current adopted Local Plan, SHELAA site OLD001) and the Lodge Farm site (OLD002). Old Basing is located to the south west of the site. The site is irregularly shaped and existing land uses comprise arable farmland, streams, pasture and wet meadow. It is largely divided into open fields with several blocks of woodland and hedgerows of varying degrees of maturity and continuity. There are a number of designated woodlands within the site. The surrounding land uses are agricultural, with the Basingstoke Sewage Treatment Works (STW) and the Chineham Energy Recovery Facility (ERF) to the north west. The railway line runs to the south. A number of public rights of way (PRoW) dissect the site around Blackland Farm and Poors Farm with a PRoW running along the eastern boundary. The topography of the site gently undulates.

Relevant Planning History

The site was promoted through the course of the current adopted Local Plan preparation and examination. The site was considered by the Inspector as one of the 'omission sites' assessed during the Examination in Public. The Inspector noted that the previous version of the SHLAA concluded that Poors Farm and Lodge Farm would need to be considered together as a comprehensive scheme, with the East of Basingstoke site. The Inspector also noted that the Environment Agency had objected on the grounds of flood risk and impact on the river Loddon and associated wetlands on biodiversity grounds. He envisaged major infrastructure would be required, to ensure that the impact on the biodiversity of the Loddon Valley can be mitigated to an acceptable standard, and flood risk concerns could be addressed. He stated that it was difficult to see how this could be achieved based on the information available at that time.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. The Neighbourhood Plan includes a number of views and vistas, two of which include the north eastern portion of the site when viewed from Newnham Lane. Development of the site would also need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).

Physical problems: The site is located in close proximity to both a STW and an ERF, both of which could have an impact on the proposed development of the site for housing on the grounds of air quality. This will require further assessment to determine any potential odour issues. The topography of the site gently undulates. Overhead power cables run through the site. The northern part of the site lies within a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map. There is also a Flood Zone 2/3 area running along the western side of the site, and also within the northern part of the site. Previous assessment of the site by the Environment Agency indicates that there are significant flooding implications associated with the development of the site.

Potential impacts:

A Roman road runs through the southern part of the site (around Lower Mill Farm). The Old Basing Conservation Area lies to the south-west of the site and Newnham Conservation Area is located to the west of the site. Poors Farmhouse is surrounded by the site and is Grade II Listed, as is its associated granary. There is also a listed building just outside the site area to the south-east. There are potentially significant landscape constraints associated with the site. The site lies within the Loddon Floodplain Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. It will also be necessary to consider the impact of the proposed development on the settlement pattern of Basingstoke. There are a number of trees

within the site some of which are designated as SINCs, including Bain's Wood, Round Copse and Bells Copse. There are also several areas of ancient woodland. Consequently, there are likely to be arboricultural impacts associated with the development of the site. The development of the site would result in the loss of grade 3a and 3b agricultural land. There are some potential archaeological implications associated with the development of the site. There are also likely to be noise impacts associated with the proximity of the site to the STW and ERF (to the north) and the railway line (to the south). The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.
Availability (legal/ownership issues)
This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners, through the issues and options consultation in late 2020 and again through the Reg 18 Local Plan consultation in early 2024. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site. However, the achievability of the site is likely to be dependent on the East of Basingstoke allocation to the west being developed first and may be affected by the costs associated with undergrounding the pylons across the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has stated that the site could be delivered within 5-9/10-15 years over a phased period.
Conclusion
This site is available and likely to be achievable (subject to development of neighbouring sites), however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 3,000 dwellings (including affordable housing and specialist homes) via the issues and options consultation, which has been used for the purposes of the SHELAA. The yield suggested by the site promoter is higher than the assessment of the previous version of the SHLAA, however, this is considered reasonable given the increase in site area since the previous promotion.

Current Estimated Yield	**3,000 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD005	Land South of Newnham Lane	Old Basing and Lychpit	35.24

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a primarily agricultural land split into a number of large fields. It also contains some commercial uses at Wildwood Farm located in the centre of the eastern side of the site. The site is separated from Old Basing to the west by a number of sports fields, open space, allotments and a cemetery. The train line bounds the southern site perimeter. A public right of way (PRoW) runs along the southern edge of the site, as does a SINC adjacent to the train line (Brick Hill Copse). Part of the site lies within the vicinity of an ancient monument. It is also immediately adjacent to the Basing Conservation Area and settings of a number of Listed Notable and Historic Buildings. There is existing access to the site that would need upgrading to accommodate development.

Relevant Planning History

20/03374/FUL - Demolition of existing buildings and redevelopment of the site with the erection of 9 no. dwellings. Refused July 20021 but subsequently allowed on appeal, October 2022.
20/02954/FUL – Erection of 2 no. detached dwellings – permission granted 10 June 2021
21/03208/AGPD - Erection of Agricultural barn. Decision – Raise no objection. Issued 10th Nov 2021.
22/03411/AGPD - Erection of an Agricultural barn. Decision – Prior approval required, issued 20th Jan 2023.
Relevant Planning History for land adjacent to the site:
Adjacent to the north: 24/01596/OUT - Erection of 1no. self-build dwelling together with associated infrastructure. Application refused October 2024. Subsequent appeal lodged.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design, heritage assets and housing mix (policies 6, 7 and 8).
Physical problems: Given the size of the site and scale of development the existing access arrangements would need to be upgraded and the potential impact on the highway network considered. The western portion of the site lies within a minerals consultation area for brick clay and a small part of the northern extent of the site for sand and gravel as identified on the Hampshire Minerals and Waste Plan Policies Map. There may be some contamination associated with agricultural uses which would need to be remediated.
Potential impacts: An ancient monument (Oliver's Battery) lies to the west. Any archaeological implications will require investigation. The Old Basing Conservation Area containing a number of listed and locally listed buildings is also adjacent to the west. Gravelly Bottom SINC and Ancient Woodland are located directly to the east of the site. The railway line runs along the southern site boundary and any noise impacts will require mitigation. The majority of land is grade 3b agricultural land except for a small area which is grade 2. Development of the site may pose significant landscape impacts. There are also likely to be arboricultural and ecological impacts (the site is within a SSSI Impact Risk Zone).

Availability (legal/ownership issues)

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation in 2019, and in response to the 2025 call for sites when a smaller site was put forward ,with the land is promoted with the permission from the landowners and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter suggests a yield of 1,200 dwellings along with 14,000sqm of employment floor space (B class use) which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**1,200 dwellings, 7000sqm B1a, B1b and 7000sqm B1c, B2, B8**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD006	Land North of London Road	Old Basing and Lychpit	25.18

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of two agricultural fields, which rise towards the north and are separated by a belt of trees. This site lies to the east of Old Basing, separated by a number of large agricultural fields. The surrounding landscape is characterised by agricultural land and varying sized blocks of woodland, including some ancient woodland and Site of Nature Conservation (SINCs). The train line runs along the northern site perimeter and the A30 along the southern site perimeter. There is an existing access to the site however this would need to be upgraded to be suitable for development.

Relevant Planning History

The site was promoted through the course of the adopted Local Plan preparation and examination.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).

Physical problems: Given the size of the site and scale of development the existing access arrangements would need to be upgraded and the potential impact on the highway network considered. A small southern portion of the site lies within Flood Zone 3, although the majority of the site is Flood Zone 1. The majority of the site is in a mineral consultation area, the south-western portion lying in a mineral safeguarding area for brick clay as identified on the Hampshire Minerals and Waste Plan Policies Map. A wayleave would need to be provided for the electricity pylon line to the north. There may be some contamination associated with agricultural uses which would need to be remediated.

Potential impacts: The site is bounded to the north and south by the A30 and railway line which have the potential to be a source of noise pollution and any noise impacts will require mitigation. Hodds Copse East SINC is adjacent to the north west and is also designated ancient woodland. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter suggests a yield of 732 dwellings which has been used for the purposes of the SHELAA. The promoter also indicates that the applicant would consider some mixed use or commercial development alongside residential.

Current Estimated Yield	**732 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD007	Land at Hodd's Farm, Ashmoor Lane, Old Basing	Old Basing and Lychpit	69.81

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises an area of agricultural land which wraps around the eastern side of Old Basing and stretches east across Hodd's Farm and Hodd's Copse to the boundary of promoted SHELAA site OLD006. The site encompasses a number of arable fields, a small area of woodland on its western edge and towards the north and east ancient woodland and Sites of Nature Conservation (SINCs) including Hodd's & Virnell's Copses and Bushyleaze Copse, Virnell's Copse and Hodd's Copse East. The south eastern site perimeter sits alongside the A30 and the site is only a short distance from the M3 to the south, with a train line located immediately to the north of the site. The land to the east is agricultural, as is the land to the north however, this land consists of three other sites (Lodge Farm, Poors Farm, Land North of London Road) which are long standing site promotions through the SHELAA process and Local Plan examinations. There is a belt of trees running along the south-western boundary and to the north of the site which are protected by Tree Preservation Orders (TPOs), and there are also a number of hedgerows within the site area demarcating the field boundaries. There is a Public Right of Way (PRoW) which divides the site from north-west to south east. The Basingstoke Canal runs along/defines the southern/south-western boundary of the site.

Relevant Planning History

Part of the site was promoted through the course of the current adopted Local Plan preparation and examination and was considered by the Inspector as one of the 'omission sites' assessed during the Examination in Public. It was considered in conjunction with Lodge Farm and Poors Farm. The Inspector drew attention to sensitive landscape and biodiversity issues associated with the site. He stated that he envisaged major infrastructural work for the impact on the biodiversity of the Loddon Valley to be mitigated to an acceptable standard, and he stated that it was difficult to see how this could be achieved based on the information available at that time. Given the addition of a larger area of land which consists of additional woodland, SINCs and TPOs it is considered that the concerns raised by the Inspector apply to the full extent of the site now promoted.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. The Old Basing and Lychpit Neighbourhood Plan identifies a 'congested route' immediately to the west of the site and the woodland within the north-western corner of the site is designated as Local Green Space. A small part of the Basingstoke Canal on the south-western edge of the site has also been designated as Local Green Space (Policy 5). Development of the site would also need to accord with other relevant Old Basing and Lychpit Neighbourhood Plan policies such as design and housing mix (policies 7 and 8).

Physical problems: The topography of the site undulates, though not significantly. The site lies within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The site is located within Flood Zone 1, though there is a critical drainage area adjacent to the western edge of the site, and a Flood Zone 2/3 area to the south of the site. There may be some contamination associated with agricultural uses which would need to be remediated.

Potential impacts: The Old Basing Conservation Area lies to the west of the site, and any development would need to take into account the Old Basing Conservation Area Appraisal (2003). Hodd's Hill Farmhouse is a Grade II Listed Building and there are also a number of listed buildings to the west of the promoted area. As has been noted by the Inspector, there are likely to be significant landscape and biodiversity impacts associated with the development of the site. There are also likely to be significant arboricultural implications,

primarily in relation to the TPO woodland within the site and a number of SINCs as identified above. There is a Roman Road running through the site, and consequently there are likely to be potential archaeological implications associated with the development of the site. There are likely to be noise impacts stemming from the railway line to the north, and the A30 to the south which will require mitigation. The development of the site could also impact upon the residential properties to the west/south-west. There are also likely to be highways impacts associated with the development of the site. The development of the site would result in the loss of grade 2, 3a and 3b agricultural land. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.
Availability (legal/ownership issues)
Part of the site is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could start delivering within the next five years.
Conclusion
This site is available and is likely to be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 800 dwellings through the 2019 Call for Sites which been used for the purposes of the SHELAA. This figure was re-stated in the issues and options consultation representations provided by the site promoter.

Current Estimated Yield	**800 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD008	Riverside View	Old Basing and Lychpit	1.18

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is currently occupied by a group of single and half storey office buildings and associated hardstanding whilst the remainder of the site is an undeveloped area of trees and an area of reeds against the River Loddon. The southern and eastern part of the site are within Basing Fen and Wood SINC. To the north is a railway line and along the south eastern edge of the site is a Public Right of Way (PRoW) which runs alongside the River Loddon. To the south east are a group of listed buildings at Grange Farm. The site is also located within the Basing Conservation Area.

Relevant Planning History

13/00671/FUL - Demolition of existing office buildings on site and redevelopment of site with 36 no. two bedroom apartments and associated parking and cycle storage. Application refused September 2013.
13/00672/CAC - Demolition of existing office buildings on site, and redevelopment of site with 36no 2 bedroom apartments and associated parking and cycle storage. Application withdrawm March 2014.
13/02532/FUL - Demolition of existing office buildings on site, and redevelopment of site with 24 no. 2 bedroom apartments and associated parking and cycle storage. Application refused July 2014 and Appeal dismissed July 2015.
18/03671/GPDOFF - Prior notification for change of use of Buildings A, B and C from Class B1(a) Office use to Class C3 residential use to form 9 no 2 bed and 2 no 1 bed dwellings (9 flats and 2 bungalows). Application granted May 2019.
18/03672/GPDOFF - Prior notification for change of use of Building B from Class B1(a) Office use to Class C3 residential use to form 2 no. 2 bed and 1 no. 1 bed dwellings. January 2019 Withdrawn.
18/03673/GPDOFF - Prior notification for change of use of Building C from Class B1(a) Office use to Class C3 residential use to form 2 no. 2 bed dwellings. January 2019 Withdrawn.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Notwithstanding this matter, the site is located within the Basingstoke and Old Basing Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' in July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan.
Physical problems: The site is entirely within Flood Zone 2 and a mineral safeguarding area. The site is potentially contaminated owing to previous fly-tipping. It would be necessary to ensure that any future occupants of the site would not be affected by noise from the railway line due to its proximity to the site.
Potential impacts: To the south east are a group of listed buildings at Grange Farm this consists of a Grade I Listed Tithe Barn (a Scheduled Monument) and a Grade II Listed Farmhouse. The Ruins of Basing House are also a Scheduled Monument (south west of the site). The site is located with the Basing Conservation Area. There are some areas of archaeological potential to the east of the site which will need to be investigated. Development of the site is likely to result in landscape and ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and more recently in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available within the timeframe suggested by the promoter of within 5 years.

Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion	
This site is available and is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.	
Potential Density and Yield (including development type)	
The site promoter initially suggested a yield of 24 dwellings which has been revised via the 2015 site submission to 24 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**24 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD012	Paddock Land at Lower Mill	Old Basing and Lychpit	2.22

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a paddock adjoining a Grade II Listed house (Lower Mill) and its gardens (located to the west), to the north east of Old Basing. The paddock has been subdivided for its existing use and apart from fencing is undeveloped. To the south of the site is a belt of thick woodland and vegetation and beyond Newnham Lane, a large agricultural field with low density linear residential development on either side. A Public Right of Way (PRoW) runs along the eastern boundary. The Basing Conservation Area abuts the western boundary. To the north of the site is agricultural land and belts of woodland. Land surrounding the site to the south, east and north is also promoted for development within the SHELAA (OLD003).

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but close to the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (Policies 7 and 8).

Physical problems: The site lies within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. The site is also within Flood Zone 2 and 3 along its northern boundary. Whilst the site promoter has suggested an access exists from Newnham Lane into the site itself, this is unclear. Therefore, a site access would need to be established along Newnham Lane through the tree belt.

Potential impacts: There are likely to be arboricultural and landscape impacts associated with the development of the site. The site lies within the draft Loddon Floodplain Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The Old Basing Conservation Area containing a number of listed and locally listed buildings is also adjacent to the west. Development of the site would result in the loss of grade 3a agricultural land. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available within the timeframe suggested by the promoter.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a density of 15dph. A yield of 33 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of an area of Flood Zone 3 to the north, the rural character and density of surrounding

development and the need to mitigate impacts on the conservation area, landscape and countryside.	
Current Estimated Yield	**33 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD013	Land at Newnham Lane	Old Basing	1.70

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is adjacent to Newnham Lane (on the southern side) with residential development on either side. The land to the south is in agricultural use (as an arable field). A large residential property and expansive garden are located to the north along with a belt of mature trees. The site is screened from the Newnham Lane by a high hedge and is similarly screened along its southern boundary (adjoining SHELAA site OLD005) by mature woodland. The site does not have open landscape views, nor is it overlooked from higher ground. The site is currently in use as a pony paddock and amenity land but is considered Grade 3 agricultural land. The site is intersected by the course of an old Roman Road. The site lies on the boundary of the Old Basing Conservation Area and lies on the opposite side of Newnham Lane to Lower Mill a listed building. The site shares its boundary with the sites OLD005 and OLD012 within the SHELAA.

Relevant Planning History

BDB/28199 – Application for access to the site. Granted in 1990.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan.
Physical problems: The site lies within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site borders the Old Basing Conservation Area to the west and is in close proximity to a listed building.

Availability (legal/ownership issues)

The site was promoted by the landowner, in response to the Regulation 18 consultation in early 2024 and in response to the 2025 call for sites, there are no known legal or ownership problems. The site is therefore considered to be available within the timeframe suggested by the promoter.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a specific figure in terms of number of units. This is a two hectare site, and at 30 dph it could potentially accommodate 60 dwellings. However, owing to the heritage constraints a more conservative approach is considered suitable for the purposes of the SHELAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OLD015	Land at Wildwood Cottage, Newnham Lane	Basingstoke	11.42

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site is an irregular shaped area of land to the south of Newnham Lane, just to the east of the northern part of Old Basing. This site comprises farmland, a rectangular piece of woodland, and the residential curtilage of a private dwelling, Wildwood Cottage (located within the woodland area). The site lies to the east of the Basingstoke Settlement Policy Boundary and abuts OLD003 (Poors Farm) along it's southern boundary. OLD005 (Land South of Newnham Lane) is located immediately to the west. OLD001 (east of Basingstoke) and OLD002 (Lodge Farm) are located just to the north of the site. The land surrounding the site is generally agricultural (arable), whilst to the east is located a small row of residential properties. There is also a small industrial/storage site to the south, and an area of woodland adjacent to the eastern boundary.

Relevant Planning History

14/01520/FUL - Change of use of land for the siting of log mobile home following removal of two caravans certified under BDB/76604 (Reciprocal change of use from the siting of two mobile homes to agricultural) – granted 30 September 2014.
BDB/76604 - Certificate of lawfulness for existing use of land for the stationing of two caravans and their occupation as independent residences; use of part of an adjacent barn for purposes ancillary to the residential use – i.e. shared kitchen/utility room and WC; use of adjacent land for amenity purposes and for parking – Split decision, part approved, part refused, 16 August 2012.
Industrial/storage site to the south:
13/02188/LDEU - Application for a certificate of lawfulness for existing Class B8 (Storage and/or Distribution) use of parts of the yard as a self-storage facility, in the open and/or in containers, with associated parking and distribution, for personal and/or business use (non-agricultural items) – granted 17 March 2014.
14/03162/RET - Change of use to Class B8 Use of part of the Barn (Unit A) for storage and/or distribution with ancillary parking and outside storage – granted 7 April 2015.
16/01795/FUL - Siting of static home on farm site – withdrawn 30 November 2016.
Planning history relating to land to the west of the site:
20/03374/FUL - Demolition of existing buildings and redevelopment of the site with the erection of 9 no. dwellings – refused July 2021; allowed on appeal October 2022.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies 7 and 8).
Physical problems: There do not appear to be any obvious physical problems with the site, though it is not currently clear how the site is accessed for vehicular traffic.
Potential impacts: There is an area of woodland within the site, and the assumption is that this would need to be retained, particularly in terms of achieving biodiversity net gain. Similarly, avoiding impacts on biodiversity would require consideration. There would also be a potential impact on landscape character, and possibly the setting of the Old Basing Conservation Area (which lies to the west of the site).

Availability (legal/ownership issues)

The agent for the landowner confirmed in 2021 that the site remains available for future allocation in the Local Plan.

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

The site is likely to be attractive to developers and, if allocated for development, there is a reasonable prospect that the site would be developed at a particular point in time, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The agent for the landowner has confirmed that they consider the site to be deliverable.

Conclusion (deliverable/developable)	
This site is available and its development is potentially achievable. Though currently the development of the site would be contrary to the Development Plan. Any future assessment of the site would need to consider whether the site would be suitable for development in isolation, or whether it would need to be developed in conjunction with the neighbouring SHELAA sites, either OLD003 and/or OLD005.	
Potential Density and Yield (including development type)	
The yield used in previous versions of the SHELAA for this site was 150 units, and this anticipated yield has been retained for the purposes of the current version.	
Phasing:	**150 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OLD016	Doe Farm	Old Basing	8.07

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently in agricultural/commercial use, largely comprising agricultural fields with a range of associated buildings including barns, hardstanding and residential development. There is also a railway line to the south of the site. The surrounding area is generally in agricultural use, with an area of Ancient woodland located immediately to the north, with other small areas of Ancient woodland located further to the south and east. SHELAA sites OLD005, OLD015 and OLD003 adjoin the western, northern and eastern site boundaries respectively. A draft site allocation within the emerging Local Plan (Land at Whitmarsh Lane) is located approximately 900 metres away to the north-west.

Relevant Planning History

23/00070/REF - Erection of 1 no. dwelling with ancillary car parking and amenity space and other associated infrastructure following removal of existing menage. Application refused April 2023. Subsequent appeal dismissed July 2024.
23/00460/FUL - Demolition of existing agricultural building and replacement with a new agricultural building. Application granted May 2023.
21/03554/AGPD - Agricultural Barn with concrete hardstanding to the front. Permission required December 2021.
20/01087/FUL - Erection of a replacement dwellinghouse and detached garage, change of use of land from agricultural to residential and associated landscaping works. Application granted November 2020.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.The site is located within the Old Basing and Lychpit Neighbourhood Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' in July 2018 and its policies apply to this site.
Physical problems:
There is some low/medium/high surface water flood risk identified across the site. A Public Right of Way crosses the southern boundary of the site from east to west. The close proximity of the rail line to the south is likely to cause high noise levels at certain times of the day across the site. A small area within the southern section of the site falls within a Mineral Consultation Area.
Potential impacts:
The site is located approximately 560 metres to the south of the Loddon Floodplain Valued Landscape and approximately 870 metres to the east of a strategic gap within the Adopted Local Plan. In addition to this, the western part of the site and adjoining SHELAA site OLD005 are within areas classified as having medium/high landscape sensitivity. It will therefore be necessary to consider any potential impacts on the surrounding landscape arising from any future development on this site. There are a number of nearby listed buildings to the south and east of the site, in addition to the Basing Conservation Area, which is sited approximately 600 metres to the west. A number of Scheduled Monuments are also present to the west of the site, the closest one being just over 600 metres away. Given this, it will be necessary to take account of the potential impact of any future development on the setting of the surrounding heritage assets. There is a woodland adjacent to the northwestern boundary of the site (Gravelly Bottom Copse), which is designated as both an Ancient Woodland and a Site of Importance for Nature Conservation (SINC). A further smaller Ancient woodland, and SINC, adjoins the southwestern boundary of the site and there are numerous other pockets of Ancient woodland within close proximity to the site to the south and east.
Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable, .however, the viability of the site may be affected by the cost of mitigating the noise arising from the nearby railway line. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 to 10 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 270 dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	**270 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV001	Land west of Kingsclere Road, Overton	Overton	17.60

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the north of the main built up part of Overton, outside of but adjacent to the village's Settlement Policy Boundary, as defined in the adopted Local Plan. The site currently comprises an arable field, with a central valley running north to south. The railway line runs along the northern boundary, beyond which is the North Wessex Downs National Landscape. To the east is residential development of mixed character while a public footpath runs along the southern boundary. To the south west of the site is the village primary school and further residential development while to the south of the site are the listed buildings of Court Farm and St Mary's Church. To the south east of the site is the Overton Conservation Area.

Relevant Planning History

15/03489/OUT - Outline planning application for the development of up to 165 class C3 dwelling houses alongside a 65 sq.m home-working hub. Application withdrawn.
The site was considered as an 'omission site' as part of the Examination of the current Local Plan. The Inspector concluded that the site was not suitable for inclusion within the Local Plan at that time[1].

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Flood Zone 2 runs centrally through the site from north to south. Access to the site could potentially be taken from Kingsclere Road, subject to local highway authority approval. There is a narrow valley running through the site, which could impact on the layout of the development. The close proximity of the railway line to the north may result in noise pollution which would need to be addressed. The south and east of the site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site lies in close proximity to the Overton Conservation Area (to the south and east). Any development would need to take into account the Conservation Area Appraisal. The Court Farm buildings and St Mary's Church to the south are listed buildings. Development on this site has the potential to have a significant impact on landscape character, given its visual prominence from a number of viewpoints and proximity to the National Landscape. The site also lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. Court Drove Woodland Strip SINC runs along the western boundary of the site. The site assessment process in relation to the Overton Neighbourhood Plan also identified a number of significant concerns regarding the development of the site. There are also drainage and archaeological issues associated with the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permissions from the landowner and again through the issues and options consultation in late 2020 and the regulation 18 consultation in early 2024. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

[1] Inspectors Report April 2016.pdf (basingstoke.gov.uk), please see paragraph 183.

The previously submitted planning application (15/03489/OUT) indicates that the development of the site is likely to be achievable. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter suggests the site could be developed in the next five years.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter suggests a yield of 120 units (developable area of 3.7ha) which has een used for the purposes of the SHELAA.	
Current Estimated Yield	**120 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV002	Land to the east of Court Drove, Overton	Overton	1.91

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the north of the main built up part of Overton, outside but adjacent to the village Settlement Policy Boundary, as defined in the adopted Local Plan. The site comprises a number of small fields currently used for sheep grazing pasture with some woodland. A footpath forms the northern boundary with an open field beyond. To the east lies Kingsclere Road with the River Test to the other side. To the west of the site and beyond Court Drove there is residential development and the village primary school whilst to the south there are small open fields, Court Farm, St Mary's Church and Court Drove. To the west of the site a separate development site, which is allocated as Site B (for 14 dwellings) in the Overton Neighbourhood Plan (Policy SS1 of the Neighbourhood Plan). There is a Public Right of Way running along the northern boundary of the site. To the south are a number of listed buildings and locally listed buildings.

Relevant Planning History

No planning history on site.

Planning history relating to the land to the west of the site:

18/00412/FUL – Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and Outline application for the erection of 6 no. self-build detached houses. Application Refused August 2018. Appeal dismissed June 2019.

19/02083/FUL – Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works, and Outline application for the erection of 6 no. self-build detached houses. Pending.

20/03397/FUL – Demolition of existing outbuilding, erection of self-build dwelling and formation of new access with biodiversity/nitrate mitigation planting. Permission granted – 13 January 2023.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The eastern most part of the site falls within Flood Zone 2. There is quite a pronounced topography across the site. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is immediately to the north of the Overton Conservation Area. Any development would need to take into account the Conservation Area Appraisal. This identifies an open area of significance immediately south of the site (fronting Kingsclere Road). The Court Farm buildings and St Mary's Church to the south are Grade II and Grade II* Listed respectively. There are some possible archaeological implications, which may require further investigation.

The site is located within a SSSI Impact Risk Zone which will be relevant for residential development of over 50 dwellings on site due to the potential for ecological impacts.

The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and the site has since been repromoted in 2020 through the issues and options consultation, and the site area has been amended slightly in 2022. Most recently the land was promoted through the 2025 call for sites. There are no known legal or

ownership problems. The site is therefore considered to be available for development immediately as suggested by the site promoter.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested within the next 5 years.
Conclusion
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of up to 30 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV005	Land to the west of Overton Primary School and Lordsfield Gardens, Overton	Overton	9.65

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land immediately north of the River Test. To the east lies Overton Primary school and associated playing fields and residential dwellings (Lordsfield Gardens) A sewage treatment works (STW) and Lordsfield Plantation to the west. The site is in close proximity to the railway line and North Wessex Downs National Landscape which is located to the north. To the north east sits 'Site A', an allocated site within the Overton Neighbourhood Plan. There is a solar farm adjacent to the site to the north-east.

Relevant Planning History

No relevant planning history on site.
Relevant Planning History to site adjacent to the east:
21/03805/FUL - Erection of 21 dwellings and associated garaging, access, open space, and landscaping. Received 20th Dec 2021. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. Immediately to the west of the site is Site A which is an allocated site within the Overton Neighbourhood Plan for 11 dwellings. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site is in close proximity to a STW, which is located to the west of the site. Therefore, it will be important to carry out an assessment of how this will impact upon the potential development of the site. The site does not appear to have a vehicular access, and it has been suggested by the site promoter that a suitable access to the site can be achieved through land within the ownership of Hampshire County Council. Therefore, access to the site is subject to third party approval. It is not clear at present how easily this issue can be addressed, and the road network in this part of Overton may impact upon the feasibility of developing the site. The land appears to slope up appreciably from Silk Mill Lane in a northerly direction. The land is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is adjacent to the boundary of the Overton Conservation Area. There is also a listed building to the south-west of the site. The site is close to the National Landscape boundary, which is to the north of the site, and there are likely to be landscape implications associated with its development. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There could also be ecological impacts, and this will require further investigation. The River Test is located to the south. There would be a loss of good – moderate agricultural land. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 10 dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again in 2020 through the issues and options consultation,with permission from the landowner. There are no known legal or ownership issues. The site is therefore considered to be available for development.

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

The achievability could be impacted upon by the proximity to the sewage treatment plant and establishing a suitable vehicular access via third party land and the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter previously suggested a yield of 200 dwellings. However this has been reconsidered to take account of the adjacent sewage works, a buffer for the adjacent woodland and potentially the provision of compensatory land in return for access being provided through the primary school. This would result in the reduced development area of 3.9 ha, with a figure of up to 75 dwellings now suggested by the promoter. This would represent a density of 20dph. This has been used for the purposes of the SHELAA.	
Current Estimated Yield	**75 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV006	Vinns Lane, Southington	Overton	4.50

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is one of a number of large agricultural fields on the edge of the settlement. Southington comprises a small cluster of dwellings, many of which have a historic character, outside of the main settlement of Overton. The B3400 runs along the northern site perimeter providing a direct access to the site. The surrounding land uses comprise primarily agricultural to the west, east and south. To the north/north-east are residential dwellings. Overton Green Lanes SINC runs along the eastern boundary.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site is relatively flat, though slopes up slightly to the south, and there are no obvious physical problems with the site. There is a small vehicular access, which would only currently be suitable for agricultural vehicles, and a new access, possibly in a different position, is likely to be required. The land in question is located in a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is adjacent to the Overton Conservation Area boundary. There are historic buildings located to the north and east of the site (locally listed and notable buildings). The Conservation Area Appraisal also identifies the view over the site towards Overton as a key viewpoint. There are likely to be landscape impacts associated with the development of the site and impacts on the settlement pattern extending to the west. The site lies within the Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There is a SINC running along the eastern boundary, meaning there could be some ecological implications flowing from the development of the site. The development of the site would mean the loss of good – moderate agricultural land. There are some possible archaeological implications, which may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and in response to the Regulation 18 consultation early 2024. Most recently it was promoted in response to the 2025 call for sites with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and the site promoter has suggested that there is current interest in the site by a housing developer. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested only 4ha of the site is developable. The site promoter has suggested a yield of 100 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV007	7 Vinns Lane, Overton	Overton	1.28

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently used as a paddock and sited just west of Overton's Settlement Policy Boundary in the hamlet of Southington. The majority of the surrounding land appears to be agricultural fields with a small patch of woodland to the west. There is access to the site via Vinns Lane. Overton Green Lanes SINC is located to the south-west of the site. To the west is a separate SHELAA site promotion (OV006) which has been promoted for 120 dwellings.

Relevant Planning History

16/00232/FUL - Erection of 1 no. 4 bed dwelling with associated parking and amenity area including parking spaces for no. 7 Vinns Lane. Permission Granted June 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The land slopes in a southerly direction. The vehicular access would be via Vinns Lane, which is a narrow lane and may not be capable of accommodating any significant increase in traffic. A small part of the site (north-west) is located in a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is adjacent to the Overton Conservation Area boundary. 7 Vinns Lane is one of a row of 'notable' buildings in the Conservation Area Appraisal. The Conservation Area Appraisal also identifies the view over the site towards Overton as a key viewpoint. There is likely to be some landscape impacts associated with the development of the site. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There is a SINC in close proximity to the site (running along the southern part of Vinns Lane), meaning there could also be ecological impacts. The site is located within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years, or within a 5-9 year period.

Conclusion

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

Potential Density and Yield (including development type)

The site submission does not specify a number of units. The site is just over 1 ha, and therefore a yield of 30 has been assumed for the purposes of the SHELAA, which would allow for a density just under 30dph, which would reflect its location.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV009	Land south of Two Gate Lane Phase II & III	Overton	6.90

Description of site (neighbouring uses; present use) Previously Developed Land: No

The land in question forms part of a wider site which was previously included in the SHLAA, part of which has now been allocated in the Overton Neighbourhood Plan (ONP). This site promotion relates to the part of the land which is not included within ONP allocation. The site comprises agricultural land, with the northern boundary abutting the ONP allocation area (Site F: South of Two Gate Lane). There is a row of mature vegetation running horizontally across the centre of the site and. The north eastern side of the site is enclosed by mature vegetation. There is a row of houses running along the north-western boundary fronting onto Watham Road. A PROW runs along the southern site boundary.

Relevant Planning History

BDB/43491 - Erection of approx. 70 dwellings & 600 sqm of B1 office space. Application Withdrawn August 1998.
BDB/43492 - Erection of approx. 60 Dwellings & 600sqm of B1 office space. Application Refused February 2000.
20/00790/FUL – Construction of a new priority access junction connecting to the B3400 London Road and a new single carriageway road to the south of Two Gate Lane – Refused April 2021
Planning history relating to land adjacent to site to north:
20/00789/FUL – Erection of 82 dwellings, with vehicular access from the B3400, and the provision of public open space, landscaping and other associated works. Application refused April 2021; appeal allowed 1 November 2021.
21/01649/FUL - Erection of 82 dwellings, with vehicular access from the B3400, and the provision of public open space, landscaping and other associated works – application withdrawn January 2022

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was 'made' in July 2016 and its policies apply to this site. This part of the site has not been allocated in the ONP, though the Plan does state that the allocation boundary line for the neighbouring allocation in the Plan can be extended into this area if required. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The development of the site requires the neighbouring site allocation to be implemented to provide access.
Potential impacts: The site comprises agricultural land which has been assessed as being Grade 3a (good) quality. The design of any new development would need to accord with the Overton Village Design Statement, with respect for the landscape and character of Overton. The 2018 SHELAA assessment confirmed that a Biodiversity Assessment concluded that the site is predominantly a grass ley of very low biodiversity value. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. Most recently it was put forward through the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years. However, the achievability and timescale for the development will be dependent upon the delivery of the existing allocation within the ONP.

Conclusion	
This site is available and maybe achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 115 dwellings whi has been used for the purposes of the SHELAA.	
Current Estimated Yield	**115 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV011	Land south of Hazelcombe, Overton	Overton	19.38

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently agricultural land located adjacent to, and south of, the Overton SPB. Two roads, Sapley Lane and Waltham Road, follow the western and eastern site perimeters respectively and both provide direct access to the site. With the exception of residential use to the north, the site is surrounded with what appears to be mainly agricultural land. The site sits east of the site known as 'West of Sapley Playing Field' and west of the site lies the land known as 'South of Two Gate Lane', which have both been allocated in the Overton Neighbourhood plan. A PROW run north to south through the centre of the site.

Relevant Planning History

No relevant planning history on site.
Planning history relating to land to the west of the site:
16/03057/OUT –Outline planning application for 55 dwellings. Permission Granted October 2017.
18/00348/RES - Reserved matters. Permission Granted October 2018.
21/02310/OUT - Outline planning application with all matters reserved except access for up to 75 dwellings, open space, allotments, landscaping and access via Sheep Fair Lane. Application withdrawn 14th Dec 2022.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was 'made' in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The site slopes significantly, which is likely to impact markedly on any proposed development for housing.
Potential impacts: Development of the site would involve the loss of Grade 3a (good) and Grade 3b (moderate) quality agricultural land. Given the nature of the site there are likely to be some landscape, ecological and arboricultural implications associated with the development of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. This needs to be carefully considered as the site is proposed for the development of more than 50 dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. Most recently it was put forward in the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by increased build costs due to the topography of the site andthe need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 110 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**110 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV012	Land to the south west of Overton	Overton	6.93

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises agricultural land to the south west of Overton, adjacent to the settlement policy boundary. Residential development lies to the east and north-east including the recently developed 'Site J' Sheep Fair Lane, which was allocated within the Overton Neighbourhood Plan. Agricultural land lies to the north, west and south. The site was previously identified in the 2021 SHELAA as two sites, OV012 and OV014 which have now been merged into one site promotion. The 2025 submission reduces the site area to the part of the site the promoter considers suitable for residential development. Mature hedge/tree lines delineate part of the site's boundaries, and includes Overton Green Lanes SINC, a wooded sunken lane, along the northern boundary. A less substantial level of vegetation forms the eastern boundary to established residential development within the Settlement Policy Boundary.

Relevant Planning History

24/01827/OUT - Outline planning application for the development of up to 130 dwellings (Use Class C3), public open space (including country park) and associated landscaping and infrastructure works; with all matters reserved except for means of access – submitted Aug 2024 - pending.

Within the northern part of the site:

BDB/44946 - Erection of 60 dwellings. Application Refused 2000.

20/02375/OUT – Outline planning application with all matters reserved except access for 75 dwellings. Application refused on 10 February 2021. Appeal dismissed 9 November 2021.

21/02310/OUT - Outline planning application with all matters reserved except access for up to 75 dwellings. Application withdrawn Dec 2022.Adjacent to the site east: Overton Neighbourhood Plan 2011 - 2029 Policy SS1 Site J:

16/03057/OUT –Outline planning application for up to 55 dwellings. Permission Granted October 2017. 18/00348/RES - Reserved matters. Permission Granted October 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was 'made' in July 2016 and its policies apply to this site. This site is also within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The land slopes down from southern-west to the north-east. Access could potentially be provided via Sheep Fair Lane.

Potential impacts: The development of the site is likely to result in landscape implications and has the potential to impact upon the settlement pattern of Overton. Development of the site would mean the loss of Grade 3a (good) to Grade 3b (moderate) agricultural land. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. The site promoter has previously submitted a report for the southern part of the site to inform Habitats and Regulations Assessment Stages 1 and 2 which concluded that development proposals would have the potential to impact on the integrity of European sites and that Stage 3 and 4 assessments would be required.

Availability (legal/ownership issues)

The land was promoted through the call for sites consultation held in 2019 with permission from the landowner. The site was also promoted through the issues and options consultation in 202, repromoted as one site in December 2022 and put forward in response to the Regulation 18 consultation in early 2024. Most recently a smaller site has been put forward through the 2025 call for sites. There are no known legal or ownership problems It is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. It is currently under option and

there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion	
This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
While previous versions of the SHELAA suggested higher site yields, this has now been reassessed by the developer in response to a smaller site being promoted. The site is now being promoted for approximately 130 dwellings on a developable area of 4.2 ha, resulting in a density of 30 dph for the developed land.	
Current Estimated Yield	**130 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
OV015	Land at Overton Road	Overton	3.37

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the very edge of the borough and abuts the boundary with Winchester City Council. The land in question comprises an agricultural field, which is currently grassland. The site is adjacent to a Hampshire Grain facility (to the west), with what appears to be an industrial/storage site located immediately to the south of that. The site is bordered to the north by an area of woodland, and a row of trees run along the southern boundary of the site, some of which are protected by a Tree Preservation Order (TPO). Popham Beacons Scheduled Monument is located just to the south-east of the site. The pervading character of the area is generally rural and is defined by large arable fields and areas of woodland, however, the A303 is located just to the south of the site and Popham airfield is in close proximity to the east. The site is currently accessible via a field gate adjacent to Sapley Lane, though this is only suitable for agricultural vehicles. Micheldever Station is located approximately 1km to the south of the site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of housing development in this location is therefore not supported by the council's current planning framework. The site promoter has made reference to the potential for the site to be developed for industrial use. It may be possible for such a proposal to accord with Policy EP4 (clauses d and e) in the current adopted Local Plan, though this would need to be assessed in detail through the submission of a planning application. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan (ONP) was 'made' in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: This is a sloping site. The site is also located within a Groundwater Protection Zone, which could be particularly relevant if the site were to be developed for industrial use.
Potential impacts: There is an area of woodland situated immediately to the north of the site, which is designated as an SSSI (Micheldever Spoil Heaps). Therefore, the development of the site could have ecological impacts, and landscape impacts. The site is opposite a grain storage plant (Hampshire Grain), and also a storage facility, which are likely to involve some noise generation, and hence could impact on the development of this site for noise sensitive uses. There is a row of trees which are subject to a TPO along the southern boundary of the site. A Scheduled Monument is located to the south-east of the site. The development of the site would involve the loss of good to moderate agricultural land. The site is in close proximity to Popham Airfield, and so new development could impact on the operation of that facility. The site is located within a SSSI Impact Risk Zone which will be relevant should the site be developed for 50 or more dwellings due to the potential for ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield sitehowever, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and is likely to be achievable. However, due to its location in the countryside, its development for residential purposes would not be in line with the borough's current planning framework. The site promoter has also referred to the potential provision of industrial units on this site. This may be deliverable within the Plan period, provided the proposed development accords with the relevant policies of the borough's current planning framework.

Potential Density and Yield (including development type)	
The site promoter has suggested that only 2.2 hectares of the site area is developable and has identified a yield of 20 dwellings, and also 4 industrial units (measuring 464 square metres each). This yield has been used for the purposes of the SHELAA.	
Current Estimated Yield	**20 dwellings, 1,856 sq.m (industrial)**

Site Ref.	Site Address	Parish	Site Area (ha)
OV016	Land west of Dellands Lane	Overton	1.01

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land enclosed by hedgerows used as grazing pasture for sheep and alpacas. The SHELAA site OV012 lies immediately south of the site. Surrounding land uses are primarily residential to the north and north east and mostly agricultural land to the south and west. There is a PRoW running adjacent to the western site perimeter. London Road is approximately 200m away up Dellands Lane which bounds the sites eastern perimeter. The site promoter has suggested that the existing access could be reused, or alternatively a new access could be provided on the bend in Dellands Lane, in the south east corner of the site.

Relevant Planning History

BDB/44795 – Outline application for the erection of 60 dwellings and associated works. Change of use of Dellands Lane to footpath and cycle route and the provision. Refused at committee February 1999.
23/01987/OUT – Outline planning application with all matters reserved except access for the erection of up to 17 dwellings with the provision of open space, landscaping, formation of accesses and off-site highway improvements. Application Withdrawn 5th Feb 2024.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Overton Neighbourhood Plan Area. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The western half and southern portion of the site is a Mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is approximately 130 meters from the edge of Overton Conservation Area (south). Immediately opposite the site to the east lies a locally listed roadside wall approximately 22m north-west of Dellands House. Laverstoke Park (Listed Historic Park and Garden) is situated just over 600m from the western site boundary and stretches out west of the site. Consequently, there is potential for development of the site to have an impact upon the significance of the surrounding heritage assets. Regarding the potential for ecological impacts, the site is adjacent to the Overton Green Lanes Site of Importance for Nature Conservation (SINC), which runs along the western and southern site boundaries. The site promoter has suggested that reuse of the existing access in any future development of the site would likely to be the most ecologically sensitive option. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner, in response to the regulation 18 consultation in early 2024 and most recently in the 2025 call for sites. There are no know legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**17 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV017	Land southeast of Overton Station	Overton	2.63

Description of site (neighbouring uses; present use) **Previously Developed Land: Part**

The site is to the south-east of Overton Station and south of the railway line, east of Station Approach, and to the west and south of the filter beds and sludge settlement ponds that are associated with the paper works on the north side of the railway line. The southern boundary is formed by a minor road that serves the paper works and countryside to the north-east. Low density residential development to the west of Station Approach is within the Settlement Boundary. The northern part of the site comprises car parking (not all of which is covered by the planning permission noted below), some additional hard standing and an overgrown field to the south of the car park with a number of potentially significant trees and groups of trees. The southern part of the site is divided into two fields by a north-south hedge. Both parts of the site have access from Station Approach.

Relevant Planning History

BDB/54327 Provision of a 30 space car park. Approved, 6 Dec 2002

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The site is not allocated for development within the Neighbourhood Plan. It also falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site is in close proximity to settlement tanks to the east of the site which are associated with the paper mill, and to the Paper Mill on the north side of the railway line. Therefore, it will be important to carry out an assessment of how this will impact upon the potential development of the site. Noise from the railway line may also be an issue. The land appears to slope up from south to north.

Potential impacts: The southern end of the site is adjacent to the boundary of the Overton Conservation Area. There are also three listed buildings to the south-west. The National Landscape boundary is to the north of the railway line, and there are likely to be landscape implications associated with the site's development. There could also be ecological impacts both within and outside the site which will require further investigation. The site is also covered by a significantly number of trees. The River Test is located to the south, and the site is located within a SSSI Impact Risk Zone; therefore, there is the potential for development to have ecological impacts in this sensitive area.

Availability (legal/ownership issues)

The site has been promoted for development on behalf of the owner, most recently in response to the 2025 call for sites consultation, and there are no known legal or ownership problems. The site is considered to be available for development within the timeframes suggested by the promoter.

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

The submission states that there are no abnormal site development costs and that the development would be viable. However, this could be impacted upon by the proximity to the settlement ponds, contamination status, potential habitat and ecological impacts, including loss of trees. The viability of the site may be affected by the need to provide nutrient neutrality mitigation. This general location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 22 - 30 dwellings and the lower end of the range has been used for the purposes of the SHELAA resulting in an overall site density of approximately 10

dph. This is calculated on the basis of the retention of the station car parking and provision of open space.	
Current Estimated Yield	**22 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV018	Overton Mill	Overton	25.44

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

This largely brownfield site is located adjacent to Overton Railway Station to the north of the centre of the village and the crossroads between the B3400 and B3051. This site is split into two areas located north and south of the railway line. The northern portion (17ha) comprises a Paper Mill and associated office buildings which ceased trading in October 2022. It also encompasses the car park and agricultural fields to the east and west of the Mill. The site comprises a range of industrial buildings and warehouses ranging from 1-3 storeys in height, along with large industrial flues. A tree belt runs along the northern site boundary crossing the site north to south adjacent to the most western extend of the built footprint of the Paper Mill.

The southern portion (5ha) comprises a water treatment facility which served the paper mill that is currently being decommissioned along with a car park serving the train station and grazing paddocks in the southernmost tip of the area. An existing group of trees are located in the western part of the site, screening the water treatment works. The southern and eastern edges are bounded by dense vegetation. The northern boundary abuts the railway line, railway station and small scale industrial uses. Access to the site is via Papermill Lane which connects to the B3051 to the north.

Relevant Planning History

Extensive planning history relating to former Paper Mill.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located adjacent but outside of the Overton settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The majority of the site is previously developed land however, so it may be possible to justify redevelopment following more detailed consideration. However, development of the northern part of the site has the potential to constitute major development in the National Landscape which may not be in accordance with the NPPF. The site is located within the Overton Neighbourhood Plan Area. The Plan was 'made' in July 2016 and its policies apply to this site. The site has not been allocated for development within the Overton Neighbourhood Plan. The Neighbourhood Plan is being updated and was submitted for examination in October 2025. The updated Neighbourhood Plan includes a draft site allocation for this site.

This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Given the site is occupied by a Paper Mill the promoter confirms there will be some remediation required associated with former industrial use, site demolition and clearance. As the railway line runs through the centre of the two areas there are likely to be noise impacts from both this source and the industrial uses close to the train station. A gas pipeline runs through the northern portion of the site and sewer through the southern portion. The southernmost point of the site comprises an area of sand and gravel as identified in the Hampshire Minerals and Waste Plan proposals map.

Potential impacts: The northern portion of the site is within the North Wessex Downs National Landscape (the boundary runs along the railway line). It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Whilst there is currently development on the site, it is still considered that the landscape could be sensitive to new residential development. The boundary of the Conservation Area runs along the south-west of the site and a number of listed buildings are located to the south including Quidhampton Farmstead (grade II Listed) which is 50m away. The site is within the risk zones for the River Test SSSI. This will require consultation with Natural England to ensure any indirect impacts to the SSSI are avoided. A footpath runs north to south through the eastern part of the northern portion of the site.

Availability (legal/ownership issues)

The site was promoted for development with permission from the landowner (Portals Paper Ltd) (in response to the Regulation 18 consultation in early 2024) most recently via the 2025 call for sites and there are no known legal or ownership problems. The site has also been promoted via the neighbourhood plan call for sites and the land is included in as a draft allocation in the

emerging Neighbourhood Plan. The Paper Mill and water treatment works have ceased operations and are in the process of being decommissioned. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable, albeit there are likely to be some abnormal costs associated with remediation of the previous use which may affect the viability of development and the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This site lies in a sustainable location adjacent to the railway station, is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years.
Conclusion (deliverable/developable)
The site is available and is likely to be achievable. As previously developed land its development may in acceptable, although further consideration regarding any impact on the National Landscape would need to be considered.
Potential Density and Yield (including development type)
Whilst the draft neighbourhood plan allocation refers to a yield of 400 units, he site promoter previously suggested a yield of up to 340 dwellings, and, this has been used for the purposes of the SHELAA. The site is also promoted for small scale employment floorspace and a convenience store, although these uses are subject to further consideration.

Current Estimated Yield	**340 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV019	Land east of Overton Primary School	Overton	0.4

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is located on Court Drove, lying opposite to Overton Primary School. The majority of nearby residential development lies across the road from the site.

The site is currently in agricultural use and has well established treebelts/hedgerows to the east and western boundaries. The surrounding land uses are agricultural at present although a planning application was recently granted for 5-8 just to the south of the site (25/00894/PIP). Along the northern boundary lies a Public Right of Way, which is used by children around the village to walk to school. SHELAA site OV002 adjoins the southern and eastern boundaries of the site.

Relevant Planning History

No relevant planning history on site.

Relevant planning history for land adjacent to the north:

15/03489/OUT - Outline planning application for the development of up to 165 class C3 dwelling houses alongside a 65 sqm home-working hub. The development provides vehicular access off Kingsclere Road, residential car parking, public open space, playspace and a pedestrian link to Overton railway station including Access. Application withdrawn May 2017.

Relevant planning history for land to the south:

25/00894/PIP - Permission in principle for a minimum of no. 5 and a maximum of no. 8 residential dwellings. Permission granted August 2025.

19/02083/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works, and Outline application for the erection of 6 no. self build detached houses. Application withdrawn August 2025.

18/00412/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and Outline application for the erection of 6 no. self build detached houses. Application refused August 2018, subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The Overton Neighbourhood Plan is in the process of being reviewed, and therefore, once the new Neighbourhood Plan is 'made' its policies will be applicable to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

A Public Right of Way is located along the northern boundary of the siteand the site itself is located within a mineral consultation area.

Potential impacts:

The development of the site would result in the loss of grade 3a agricultural land. Furthermore, the site is located within the Test Valley draft Valued Landscape indicating that development of this site is likely to be unacceptable in landscape terms. The North Wessex Downs National Landscape is also located approximately 400 metres to the north of the site. A cluster of listed buildings are located to the south of the site, with the closest one being located approximately 150 metres away. The Overton Conservation Area is also located just to the south of the site. he site is within a low level buffer for archaeological sites in the nearby Overton Conservation Area, although this is only thought to impact on the southern portion of the site. As such, it will be

necessary to take account of the potential impact of any future development on the setting of the surrounding heritage assets. A small area of Ancient woodland is sited just to the north of the site (approximately 100 metres away) and the River Test Site of Special Scientific Interest is within close proximity to the site, both to the south and east. The site itself has been identified as a HBIC Biosite.
Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2025 by a planning agent with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-10 years.
Conclusion (deliverable/developable)
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV020	Land at Turrill Hill Farm	Overton	0.72

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use with a cluster of barns on the site, ranging in styles and design, and hardstanding. There are additional barns/agricultural buildings lying to the south of the site and adjoining land is in agricultural use. The site is accessed by Turrill Hill lane which is a single track rural road. There are several areas of woodland located immediately to the north and the east of the site. SHELAA site OV012 is located approximately 400 metres to the east.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The Overton Neighbourhood Plan is in the process of being reviewed, and therefore, once the new Neighbourhood Plan is 'made' its policies will be applicable to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The site is identified to be entirely within a a mineral consultation area. . There is also a Public Right of Way that runs along the eastern and southern boundary of the site.

Potential impacts:

Situated to the west of the site over 300m away is Laverstoke and Freefolk Conservation Area, including Laverstoke Park: Historic Park. To the east of the site is a Grade II listed building (Sapley Farmhouse), which is also some considerable distance away. The draft Test Valley Valued Landscape is located approximately 430 metres to the north of the site with the North Wessex Downs National Landscape located further to the north. To the north-east, SHELAA site OV012 is within an area of medium landscape sensitivity. As such, consideration will need to be given to the impact of any future development on the surrounding landscape. Additionally, to the west of the site within the Historic Park is an area of Ancient woodland and a Site of Importance for Nature Conservation, approximately 370 metres away. The River Test Site of Special Scientific Interest is located much further to the north.

Availability (legal/ownership issues)

Whilst the site is currently in active use relating to agriculture it was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable. Although the site is already developed, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV021	Land to the east of Berrydown Lane	Overton	1.48

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is in agricultural use comprising barns and large areas of hardstanding. The site is largely surrounded by agricultural land except for a few residential properties to the north. The site is bounded by Berrydown Lane to the east, which has been identified as a Public Right of Way. Immediately to the east of the site is Berrydown Copse, which is a large Ancient woodland. On the opposite side of Berrydown Lane is SHELAA site OV022.

Relevant Planning History

BDB/66468 - Conversion of existing cow sheds into dwelling units for farm workers involving the erection of a link. Application refused April 2008.
BDB/63207 - Change of use of farm store, pig sty and cow shed to two dwellings. Application withdrawn July 2006.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The Overton Neighbourhood Plan is in the process of being reviewed, and therefore, once the new Neighbourhood Plan is 'made' its policies will be applicable to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
There is the potential for some contamination in the land owing to the agricultural uses which occupy the site. Parts of the site are medium to high risk of surface water flooding.
Potential impacts:
. A number of listed buildings are sited to the north of the site with the closest one being approximately 280 metres to the north. As such, it will be necessary to take account of the potential impact of any future development on the setting of the surrounding heritage assets. The draft Test Valley Valued Landscape is located to the north of the site with the North Wessex Downs National Landscape beyond that. It is therefore possible that any future development on this site could have landscape implications. Just to the east of the site is the Berrydown Copse Ancient woodland, which is also a Site of Importance for Nature Conservation and a HBIC Biosite, and the River Test Site of Special Scientific Interest is located further away to the north.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems. The barns are currently in use, but the promoter states that these operations can be moved to other existing barns within the estate.

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

The site is likely to be achievable, however the viability of the site may be affected by the costs associated with remediation of contaminated land associated with the agricultural uses on site. The viability of the site may also be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

This site is available and may be achievable. Although the site is already developed, due to its location in the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	**25 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
OV022	Land to the west of Berrydown Lane	Overton	21.78

Description of site (neighbouring uses; present use) Previously Developed Land:

The site is in agricultural use with some barns and areas of hardstanding to the south east of the site. A Public Right of Way runs east to west through the site in the south. There is a new residential estate to the west of the site and a few low density residential properties to the east. To the north of the site is the B3400 and Berrydown Playing Fields beyond that. Beyond the southern end of the site is agricultural land. SHELAA site OV009 adjoins part of the western boundary of the site. The Overton Hill adopted site allocation is located to the north of the site on the opposite side of the B3400.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the site to the west:

BDB/43492 - Erection of approx 60 Dwellings & 600sqm of B1 office space. Application refused February 2000.

20/00789/FUL - Erection of 82 dwellings, with vehicular access from the B3400, and the provision of public open space, landscaping and other associated works. Application refused April 2021. Subsequent appeal allowed.

21/01649/FUL - Erection of 82 dwellings, with vehicular access from the B3400, and the provision of public open space, landscaping and other associated works. Application withdrawn January 2022.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The Overton Neighbourhood Plan was 'made' in July 2016 and its policies apply to this site. The Overton Neighbourhood Plan is in the process of being reviewed, and therefore, once the new Neighbourhood Plan is 'made' its policies will be applicable. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

There are some overhead cables on the site which would potentially need to be relocated underground if the site was developed. The northern part of the site lies within a ground water Source Protection Zone II - Outer Protection Zone. Small portions of the site have a medium to high risk of surface water flooding. There is a Public Right of Way that crosses the bottom of the site.

Potential impacts:

The site is within close proximity to a number of listed buildings to the east, the closest one being immediately next to the site approximately 40 metres away. Overton Conservation Area is also located approximately 370 metres to the west. It will therefore be necessary to take account of the potential impact of any future development on the setting of the surrounding heritage assets.

The quality of the agricultural land in this location has not been assessed, but adjacent sites were classified 3a quality. The Test Valley, draft Valued Landscape lies to the north of the site (across the B3400) and the North Wessex Downs National Landscape lies further beyond that to the north. As such, there is the potential for development to impact on the setting of the valued landscape. The southern end of the site lies adjacent to sites that are low/medium landscape sensitivity. Additionally, Berrydown Copse is located just to the east of the site, which has been identified as Ancient woodland, a Site of Importance for Nature Conservation and a HBIC Biosite and the River Test Site of Special Scientific Interest is located approximately 500 metres to the north. The SHELAA site to the west (OV009) is a HBIC Biosite.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. The viability of the site may also be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-10years, or possibly within the next 10-15 years, depending on the size of the site allocation.
Conclusion (deliverable/developable)
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 650 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	**650 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM002	Greenacres Nursery, Pamber Green Tadley	Pamber	1.90

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is located to the south of the main settlement of Pamber Green and lies to the east of and is accessed off, the A340. Greenacres Nursery is a horticulture site dealing mainly with trees and landscaping supplies. The site contains a small office building, two large and three small greenhouses and a poly-tunnel. Two storage buildings are located at the rear of the site. There is a small gravel car park on the site together with display areas. To the north is a bungalow, which formally had an agricultural tie linking it to the site. The land in question is enclosed by a perimeter fence and mature landscaping. A public right of way follows the north/south alignment of the site's rear boundary. There are a number of mature trees situated around the perimeter of the site. The general character of the wider area is rural, with clusters of houses lining sections of the highway network.

Relevant Planning History

24/00539/FUL - Erection of one dwelling with creation of new access. Permission granted August 2024.
24/00607/FUL - Erection of one dwelling with creation of new access. Permission granted August 2024.
24/00605/FUL - Erection of one dwelling with creation of new access. Permission granted August 2024.
23/02672/FUL – Erection of one dwelling with creation of new access. Pending
23/02538/FUL – Erection of one dwelling with detached garage and new access. Permission granted August 2024.
23/00497/FUL – Erection of one dwelling and creation of new access – permission granted May 2023
23/00498/FUL – Erection of one dwelling and creation of new access – permission granted May 2023
20/02064/FUL - Erection of 3 no. dwellings with associated parking and access – permission granted August 2021.
20/02979/OUT- (Western part of the site) Outline Planning Application for the residential development of up to 9no. dwellings including access. Granted in July 2021.
20/00661/FUL - Erection of light industrial building (B1(c) Use) subdivided into 3no. units. Permission Granted June 2020.
20/02064/FUL - Erection of 3 no. dwellings with parking and access. Granted August 2021
19/02819/FUL - Erection of a new storage building. Granted 2019.
19/02818/FUL - Erection of a two-storey office. Granted 2019.
18/01450/FUL - Use of part of the site as car wash and siting of shipping container. Granted 2018.
Planning history relating land to the north and east of the site:
16/00300/FUL (east) - Erection of 2 no. three bedroom bungalows. Permission Granted May 201617/02011/FUL (north) – Erection of 7 dwellings following demolition of the residential property of Greenacres. Permission Granted October 2017.
BDB/25529 - Erection of dwelling for Agricultural Worker on 0.01 Ha. Refused in 1988.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Plant nurseries are understood to fall within the A1 use class, and there is no restriction on the loss of such uses in this location. The site also seems to comprise a landscape contracting business, with associated storage facilities. That use is likely to be Sui-Generis, and therefore again there would be no restrictions on the loss of that use. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The site is located within an Upstream Critical Drainage Area. Due to the previous use of the site, there is a risk of contaminated land. Potential impacts: There are Listed Buildings in close proximity to the south and east of the site. The site is located within the Impact Risk Zone for the Pamber Forest and Silchester Common SSSI, and accordingly there could be ecological impacts associated with the development which is likely to require further investigation. There would probably be landscape impacts if the site were developed for housing. The site is located in Flood Zone 1.
Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019, and more recently in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable, however the sites location in the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the 5 – 9 year timeframe.
Conclusion
This site is available and is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).Therefore, this site is considered potentially developable.
Potential Density and Yield (including development type)
The site promoter has reconsidered the yield and has suggested a yield of 49 dwellings (rather than the 25 previously suggested). Part of the site original promoted site has now received planning permission, with 4 units under construction. . Whilst it isn't clear which of these permissions will be implemented at this stage, as they only relate to less than a hectare, there is a large part of the site remaining..
Current Estimated Yield | **49 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM003	Land at New Road, Little London	Pamber	2.05

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently in equine use. To the west of the site lies a small number of residential dwellings, with the main settlement of Little London immediately to the east. Agricultural fields lie to the north of the site. The southern boundary of the site is adjacent to New Road and there is a row of mature trees and hedges lining the boundary with the road. There is an existing site access off New Road via a field gate.

Relevant Planning History

24/00078/PIP - Application for Permission in Principle for the residential development of land for a minimum of 7 no. dwellings and a maximum of 9 no. dwellings (including demolition of existing agricultural building). Application Refused 14th March 2024.
23/02694/FUL - Erection of 8no dwellings including affordable housing, together with access, parking, landscaping and any other associated works and infrastructure. Application refused June 2025, subsequent appeal lodged.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).
Physical problems: The site appears to be relatively flat and there are no obvious significant physical constraints. However, it is not clear whether the existing vehicular access would be able to accommodate residential development and so a new access may be necessary. The site is located in Flood Zone 1, however, there are flooding zones to the south of the site and immediately to the south is an Upstream Critical Drainage Area. The site is also located within a minerals consultation area for river terrace deposits as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The development of the site is likely to involve some landscape and ecological impacts. There is potential for the development of this site to impact on the settlement pattern of Little London. There are some potential archaeological implications associated with the development of the site (particularly along the eastern boundary), which would need to be investigated in more detail. There may be highways impacts associated with any proposed new vehicular access. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 20-30 dwellings. Given that a range has been proposed a figure in the middle point has been used for the purposes of the SHELAA.

Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM005	Oak Tree Farm, Little London	Pamber	6.32

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

The site includes a haulage yard; farm shop; hardstanding and open storage and agricultural/grazing land. The site promoter also refers to a residential dwelling and residential caravan site being present on the site. The developed part of the site is accessed by a driveway from Boars Bridge Road to the south and is located in the middle of the northern part of the site. The eastern portion of the site comprising a large field extends further north. The settlement of Little London which is largely a linear settlement running along Silchester road lies to the west. A number of residential back gardens border the site. The surrounding land use is largely agricultural particularly to the south and east. There is pre-existing access out onto Boars Bridge Road. There is a boundary hedgerow and tree screening around the site. Part of the site is also separately promoted through the SHELAA under site reference PAM008.

Relevant Planning History

21/01477/AGPD - Erection of stables for housing Llamas. Application withdrawn 26th May 2021.
23/02537/LDEU - Certificate of lawfulness for the existing use of the site for the stationing of 4no residential mobile homes. Application withdrawn 11th Dec 2023.
Planning history relating to land to the west of the site:
17/00207/OUT –Outline application for the erection of 3 no. bungalows and 1 no. house; creation of a new vehicular access to Silchester Road; use of the existing access for pedestrians only; creation of a village green; and formation of a car park to serve the village green and St Stephen's Hall. Application Refused August 2017. Appeal dismissed October 2018.
22/02298/FUL - Erection of 2no. dwellings and associated parking and access. Refused September 2023.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. However, the site promoter suggests that the site should be considered as previously developed (as a whole) given the extent of the land which is 'developed'. Notwithstanding this suggestion, it is noted that a vast majority of the land, particularly the eastern portion and any land outside the area of site PAM008 is not previously developed land as defined within the NPPF. However, as part of the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: Given the current land use remediation is likely to be required to deal with any potential contamination. The northern part of site is in Flood Zones 2 and 3 but otherwise the majority of the site is Flood Zone 1. A Critical Drainage Area runs along the southern boundary of the site.
Potential impacts: There is a Grade II Listed Building (Martingales Farmhouse) adjacent to the south western corner of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts. Given the nature of the site there are likely to be landscape implications to the development of the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.

Conclusion (deliverable/developable)

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. However, part

of the site is considered to be potentially developable as it is brownfield land. This area consists of the extent of site ref: PAM008, provided it complies with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 56-85 dwellings. Given that a range has been proposed a figure in the middle point has been used for the purposes of the SHELAA (71 dwellings). The promoter suggests that if the site is not suitable for residential development it also has the potential for employment given the existing employment use at the site (including retail use); or for a mixed use of residential and employment (including retail) use. As the site promoter has suggested a preference for residential development other uses/mixed use have not been assessed at this time. To avoid double counting 17 units included in SHELAA site PAM008 have been taken off the total.	
Current Estimated Yield	**54 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM007	Land to the north of Ramsdell Road, Charter Alley	Pamber	0.97

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is undeveloped grassland located within Pamber End. The site is located at the end of a row of dwellings lining Ramsdell Road. There is a row of mature trees running along the southern boundary of the site. The surrounding area is largely agricultural, and there is a small cluster of commercial uses/buildings to the north-east of the site next to the A340. The site could potentially be accessed via an existing field gate in the south western corner of the site.

Relevant Planning History

25/01731/PIP - Permission in principle for the erection of 2 no. dwellings. Application received July 2025, pending.
23/02588/PIP – Application for PIP for the erection of 1 no. dwelling. Application refused 28th Nov 2023. Subsequent appeal lodged – Pending.
22/00865/PIP – PIP for residential development of 1 no. dwelling – refused April 2022
18/00858/OUT – Outline application for the erection of 4 dwellings with Access off Ramsdell Road to be considered. Application Refused December 2018. Appeal Dismissed August 2019.
Planning history relating to land to the north east of the site:
15/03029/OUT –Outline application for the erection of up to 12 no. dwellings together with the creation of a new vehicle and pedestrian access to the A340. Permission Granted May 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: There are high voltage electricity lines running over part of the site, which may impact on any potential development of the site. There is a slight change in levels across the site, but this does not appear to be significant. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map, and an area which has been designated as being upstream of a critical drainage area.
Potential impacts: There are some listed buildings to the east and west of the site, with the closest being those to the west, which are approximately 170m away. The development of the site is likely to have landscape, ecological and arboriculture implications. The site is located within a SSSI Impact Risk Zone which will become relevant should 50 or more dwellings be proposed for development on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and most recently in response to the Regulation 18 consultation in early 2024. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site although the undergrounding of electricity pylons and requirement for achieving access across third party land may affect the viability of developing this site. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of up to 12 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**12 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM008	Oak Tree Farm, Little London (previously developed land)	Pamber	1.47

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site includes a haulage yard; farm shop; hardstanding and open storage. The site promoter also refers to a residential dwelling and residential caravan site being present on the site. It is accessed by a long driveway from Boars Bridge Road to the south and is located in the middle of a number of agricultural fields. The site has also been promoted through the SHELAA as part of a larger area (PAM005) including the fields either side of the driveway and to the north east. The settlement of Little London which is largely a linear settlement running along Silchester road lies to the west. A number of residential back gardens border the western site boundary site. The surrounding land use is largely agricultural particularly to the south and east.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: Given the current land use remediation is likely to be required to deal with any potential contamination. A critical drainage area runs along the southern boundary of the site.

Potential impacts: There is a Grade II Listed Building (Martingales Farmhouse) adjacent to the south west of the driveway. Given the nature of the site there are likely to be landscape implications to the development of the site. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter suggests the site could be delivered in the next five years.

Conclusion (deliverable/developable)

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, the site is considered to be potentially developable.

Potential Density and Yield (including development type)

The site promoter suggests a yield of 13-20 dwellings. Given a range has been given, for the purposes of the SHELAA a middle point has been used.

Current Estimated Yield	**17 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM009	Pelican Road, Tadley	Pamber	2.84

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of greenfield land comprising mainly grassland and a number of trees scattered across the site which are covered by a Group TPO. The site is located adjacent to but outside Tadley Settlement Policy Boundary. There is an area directly north of the site with planning permission for, and in use as, a gypsy / traveller site. As noted in the site submission, the wider area of land adjacent but north of the site (excluding the gypsy/traveller site) is owned by the site promoter and in the event of development would be reserved to provide the necessary drainage (swales) however, as this area would not form part of the main development area, the site promoter has not included it within the promoted site boundary.

Relevant Planning History

16/04159/OUT - Outline application for the erection of up to 55 dwellings, together with garages, parking areas, access roads, footpaths, landscaping, surface water swales and associated ancillary development, with access to be determined. Application Refused February 2018.

Planning history replating to land to the north of the site:

15/02627/FUL: Change of use of land to use of site by Gypsy/Traveller families including construction of hardstanding, siting of 2 no. mobile homes and 2 no. touring caravans and erection of 2 no. utility rooms. Application refused September 2016 but then later approved by an inspector at an appeal of enforcement.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. Additionally, the site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE). The site is within the Pamber Neighbourhood Plan Area. The Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: There is a Groundwater Protection Zone pertaining to the entire site and a Mineral Consultation Area and Mineral Safeguarding Area apply to the central portion of the site.

Potential impacts: There is a Group TPO over a large portion of the site.

Availability (legal/ownership issues)

The site was promoted for development through the SHELAA in 2020, in response to the regulation 18 consultation in 2024. Most recently it has been put forward in response to the 2025 call for sites.There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the sites location in the AWE safeguarding area may affect the viability of development. and no particular factors.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. As such, the site is not considered suitable for development at this time. There are significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)

The site promoter previously suggested a yield of 55 which has reconsidered through their most recent submission to 64 units which has been used for the purposes of the SHELAA.

Current Estimated Yield	**64 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM011	Plot 3 Cottage Farm, New Road	Pamber	1.65

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land in the centre of the small settlement of Pamber Green. Surrounding land uses comprise agricultural land to the south, agricultural / industrial site to the east and residential properties to the north and west. The site is bounded by New Road on the northern perimeter and the site promoter considers that access directly onto New Road could be secured. A PROW runs across the northern portion of the site.

Relevant Planning History

20/00589/PIP – Part of site (northern portion): Application for Permission in Principle for residential development of up to 9 dwellings. Application Withdrawn.
20/01797/OUT – Part of the site (northern portion): Outline application for the erection of a dwelling, Permission Granted January 2021
22/00960/RES - Reserved matters application for the erection of 1 no. dwelling, including appearance, landscaping and scale (pursuant to outline planning application 20/01797/OUT). Application Granted 9th Sept 2022.
23/02661/FUL - Change of use of agricultural land to equestrian land and creation of a manege. Application Granted 7th Feb 2024.
Relevant planning history for the land to the East:
21/03782/OUT - Outline planning application for the demolition of the existing commercial buildings and erection of 4 no. dwellings with all matters reserved except for access. Application refused 25th April 2022. Subsequent appeal dismissed.
21/03066/FUL - Demolition of the existing agricultural and commercial buildings and erection of 9 dwellings (1no. one-bed, 2no. two-bed, 3no. three-bed, 2no. four-bed and 1no. five-bed) with associated amenity space, landscaping and car parking. Application refused 4th April 2022. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: The site is located in an Upstream Critical Drainage Area due to under-capacity sewers and adjacent to a Critical Drainage Area directly north of the site. The lack of sewer capacity could be a problem for any future development in the area.
Potential impacts: SSSI (Pamber Forest and Silchester Common) is located approximately 220m to north of the site, consequently the site falls within the SSSI Impact Risk Zone as development has the potential to impact the SSSI.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**17 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM012	Plot 4 Cottage Farm, New Road	Pamber	0.52

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land in the small settlement of Pamber Green. Surrounding land uses comprise primarily agricultural with an agricultural / industrial site to the west and residential properties in the wider surroundings to the east and west. The site is bounded by New Road on the northern perimeter and the site promoter considers that access directly onto New Road could be secured.

Relevant Planning History

No relevant planning history on site.
Relevant planning history for site adjacent to the West:
21/03782/OUT - Outline planning application for the demolition of the existing commercial buildings and erection of 4 no. dwellings with all matters reserved except for access. Application refused 25th April 2022. Subsequent appeal dismissed.
21/03066/FUL - Demolition of the existing agricultural and commercial buildings and erection of 9 dwellings (1no. one-bed, 2no. two-bed, 3no. three-bed, 2no. four-bed and 1no. five-bed) with associated amenity space, landscaping and car parking. Application refused 4th April 2022. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: The site is located in an Upstream Critical Drainage Area due to under capacity sewers. The very eastern edge of the site is within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: A SSSI (Pamber Forest and Silchester Common) is located approximately 220m to north of the site, consequently the site falls within the SSSI Impact Risk Zone as development has the potential to impact the SSSI.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM013	Land east of Pamber Place	Pamber	0.45

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a relatively flat portion of agricultural grassland in close proximity to the settlement of Pamber End. The northern perimeter the site is bounded by mature trees but is otherwise surrounded by further agricultural land. To the north east of the site running north to south runs the small settlement of Pamber End comprising a number of residential properties. An unnamed road runs down the western site perimeter. The site promoter has stated that there is an existing field access to the site, although it is unclear exactly where the access is located, and therefore a suitable access to the highway could be provided.

Relevant Planning History

No relevant planning history on site.
Relevant planning history for site adjacent to the north:
21/01572/FUL - Erection of 2no. new dwellings. Application granted 9th Dec
2022.23/00735/FUL - Erection of 4 no. dwellings. Application received 21st March 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: The site is located within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: There aren't any particular potential impacts of development on site apart from potential landscape impacts due to the site's location within surrounding open agricultural land. Further impacts would be picked up in detailed site assessments and studies accompanying any future planning application on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and most recently in response to regulation 18 consultation in early 024 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
PAM014	Land west of Wakeford Farm	Pamber	12.74

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a large area of agricultural land with a small cluster of farm buildings forming 'Wakeford Farm' in the north eastern corner. The southern portion of the site comprising half of a larger field area. The very northern section is broken up into two parcels bordered by hedgerows and mature trees. There is a pond in the south western corner of the site. The surrounding land use is primarily agricultural land. Pamber Green with a number of residential properties and a small industrial yard lies to the north and to the east there are a number of residential properties lining the A340 forming Pamber End. There is also a small industrial yard in Pamber End. The site promoter has suggested that the site would be accessed either off the A340 or an alternative existing access to the south of the site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is situated in the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: There is a Mineral Safeguarding Area in the south western corner of the site and the majority of the site is within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: There are two Grade II listed buildings 'Pamber Place' and 'Barn & Stable North of Pamber Place' immediately south of the site. Any future development on site has the potential to impact upon the significance of these heritage assets and their setting. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely achievable as it is, for the most part, a greenfield site, however, the sites location in the AWE safeguarding area may affect the viability of development. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.

Conclusion

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 238 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	238 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
PAM015	Land at Wigmore Farm	Pamber	11.62

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a large portion of flat agricultural land running west from Wigmore Farm, south of Pamber Green. The site is almost entirely bordered by hedgerows with mature trees and there is a small area of woodland adjacent to and continuing east of the site. The north western corner of the site is adjacent to a small industrial yard on Aldermaston Road. A PROW runs along the entire length of the northern site boundary.

Relevant Planning History

No relevant planning history on site.
Relevant Planning History of site adjacent to the north:
20/02064/FUL - Erection of 3 no. dwellings with associated parking and access. Application granted 16th Aug 2021.
23/00497/FUL - Erection of one dwelling and creation of new access. Application granted 5th May 2023.
23/02538/FUL - Erection of one dwelling with detached garage and creation of new access. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: Adjacent to and slightly overlapping eastern site perimeter is an Upstream Critical Drainage Area. An area of Flood Zone 2 and 3 runs adjacent to the site's southern perimeter with Flood Zone 2 slightly overlapping onto the site.
Potential impacts: Grade II Listed Buildings 'Barn North of Wigmore Farmhouse' and 'Wigmore Farmhouse' lie immediately west of the site. There is the potential for any future development on site to impact upon the significance of these heritage assets and their settings. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 204 dwellings. As a smaller portion of the site is also promoted via SHELAA site PAM023 the yield for this area has been taken off to avoid double counting (50 dwellings) which has been used for the purposes of the SHELAA.

Current Estimated Yield	156 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
PAM017	Land adjacent to Honeymill Farm	Pamber	1.06

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a flat portion of agricultural land adjacent to the southernmost point of Tadley settlement policy boundary and within Tadley conservation area. Honeymill Farm is situated to the east of the site. Surrounding land uses comprise residential to the north west and primarily agricultural land to the south west and north. Surrounding agricultural land is characterised by wooded field boundaries. East of the site are a couple of small fields beyond which lies a large area of Ancient Woodland (Pamber Forest Nature Reserve) which is also designated as a SSSI. The site promoter has stated that access is provided from Winston Avenue which borders the site to the west. A PROW runs along the site's south-eastern perimeter between the site and Honeymill Farm.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: There are no particular physical problems of note that would impact development on site.

Potential impacts: The site is located within Tadley conservation area in close proximity to a number of notable buildings and not far from Grade II Listed Buildings 'Highbury Cottage' and '45 Main Road'. Therefore, any future development on site would potentially impact upon the character of the conservation area and the significance of any heritage assets and their settings. The site is adjacent to Pamber Forest and Silchester Common SSSI. The site is therefore within the SSSI Impact Risk Zone due to the potential impact of development on the SSSI. The site lies within the draft Pamber Forests and Heaths Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020 and in response to the regulation 18 consultation in early 2024. Most recently it was put forward in response to the 2025 call for sites consultation. There are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely achievable as it is a greenfield site,however, the sites location in the AWE safeguarding area may affect the viability of development. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

The site is available and likely to be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	**18 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PAM019	Land on Bramley Road	Pamber	1.16

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of land split into two halves and bounded by hedgerows and a few trees. The western half appears to be covered in hardstanding / gravel and has been used as a caravan park. The applicant has stated that the eastern half of the site is in equestrian use however this half of the site appears to be greenfield with no physical development. The site is located to the south of Berry Court Business Park and adjacent to the solar farm. Surrounding land use is otherwise primarily agricultural land. The site is bounded by Bramley Road on the southern perimeter and the site promoter has confirmed that the site has access onto Bramley Road. A PROW runs along the western site boundary before continuing north along the western edge of Berry Court Business Park.

Relevant Planning History

17/02666/FUL – (western portion of site): Continued use of agricultural land for the secure storage of touring caravans and motorhomes; retention of fence upon earth bund and retention of extended hardstanding and erection of 12 x 4m high poles to mount CCTV / lights. Application Refused August 2018.
Change of use of land from the keeping of horses to residential. Refused January 2019
19/00237/FUL – (western portion of site): Continued use of land for the secure storage of touring caravans and motorhomes; retention of fence on top of existing earth bund; retention of extended hardstanding and 12 no. 4m high poles to mount CCTV cameras (no lights); retention of portable site office, retention of resurfaced access track and security gates/barriers (part retrospective). Refused and Enforced September 2019. Appeal dismissed December 2020.
17/03708/FUL – (eastern portion of site): Erection of a 3-bed dwelling, parking and associated amenity area. Application Refused January 2019.
19/02469/PIP – (eastern portion of site): PIP for residential development of up to 2 no. dwellings. Application Refused November 2019. Appeal dismissed 26 August 2020.
19/02469/PIP - Application for permission in principle for residential development of up to 2 no. dwellings. Application refused 5th Nov 2019. Subsequent appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: There do not appear to be any particular physical issues that would impede development on site.
Potential impacts: There are no particular impacts of note that the site would have on its surroundings should it be developed in the future.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM022	Land to the East of Winston Avenue	Pamber	0.38

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in use as a paddock lying adjacent to the south western edge of the Tadley settlement policy boundary and within the Tadley conservation area. A single dwelling, 'Harrys Cottages' abuts the site to the north. Surrounding land uses comprise the residential built up area to the west and primarily agricultural land to the south, east and north. Surrounding agricultural land is characterised by wooded field boundaries. East of the site lies an area of Ancient Woodland (Pamber Forest Nature Reserve) which is also designated as a SSSI. The site promoter has stated that access is provided from Winston Avenue, bordering the site to the west.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The existing access from Winston Avenue would need to be upgraded. The promoter also confirms that the site will require utility connections.

Potential impacts: The site is located within Tadley conservation area in close proximity to a number of notable buildings and not far from Grade II Listed Buildings 'Highbury Cottage' and '45 Main Road'. Therefore, any future development on site would potentially impact upon the character of the conservation area and the significance of any heritage assets and their settings. The site is adjacent to Pamber Forest and Silchester Common SSSI. The site is therefore within the SSSI Impact Risk Zone due to the potential impact of development on the SSSI. There is the potential for ecological and arboricultural impacts and the site is bounded by trees to the north, east and south, which are likely to reduce the developable area. The site lies within the draft Pamber Forests and Heaths Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site has been promoted for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however the sites location in the AWE safeguarding area may affect the viability of development. The location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. There are also significant concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ).

Potential Density and Yield (including development type)

The site promoter suggests a yield of 5-10 dwellings. Given that a range has been proposed a figure in the middle point has been used for the purposes of the SHELAA.

Current Estimated Yield	7 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
PAM023	Land at Wigmore Farm – Small Site	Pamber	5.49

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of flat agricultural land wrapping round Wigmore Farm to the west, south of Pamber Green. The site is almost entirely bordered by hedgerows with mature trees. The north western corner of the site is adjacent to a small industrial yard on Aldermaston Road. A PROW runs along the northern site boundary. This land is also being promoted along with land stretching to the east (PAM015).

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: An area of Flood Zone 2 and 3 runs adjacent to the site's southern perimeter with Flood Zone 2 slightly overlapping onto the site. The industrial yard lying to the north of the site has the potential for noise impacts, albeit planning permission has recently been granted for residential development on part of this site.

Potential impacts: Grade II Listed Buildings 'Barn North of Wigmore Farmhouse' and 'Wigmore Farmhouse' lie immediately west of the site. There is the potential for any future development on site to impact upon the significance of these heritage assets and their settings. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site is promoted for custom build development with permission from the landowner, most recently in response to the regulation 18 consultation in early 2024, and there are no known legal or ownership problems. The site is therefore considered available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a developable area of 2.4 ha and a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**50 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM024	Land at Orchard Farm, Frog Lane	Pamber	1.55

Description of Site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site is currently in use as a paddock, with an access road passing through the centre of the site to access a site further to the south that is located outside of the site boundary. The site boundaries are well vegetated bar the eastern boundary which is shared with a residential property. The site is bound by Frog Lane to the north. Beyond the site, land is mostly in agricultural use with some low density residential development. There are also a number of established groups of trees to the south of the site.

Relevant Planning History

21/03116/FUL - Erection of 1 no. new dwelling (amended scheme to that approved under 20/02247/FUL). Permission granted April 2022.
20/02247/FUL - Erection of a detached single storey 2no bedroom dwellinghouse following demolition of stable blocks and removal of enclosed manege. Permission granted May 2021.
20/00985/FUL - Erection of a detached dwelling and garage with new access, following demolition of stable blocks and removal of enclosed manège. Application refused June 2020, subsequent appeal dismissed.
19/03190/FUL - Erection of a detached dwelling and carport with alterations to an existing access following demolition of stable blocks and removal of enclosed manege. Application refused January 2020.
Relevant planning history for land to the north:
21/03689/FUL - Erection of new dwelling in side garden. Permission granted September 2022.
19/03221/PIP - Application for Permission in Principle for up to 3 no. residential units. Application refused April 2020, subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Furthermore, the site falls within the Aldermaston Atomic Weapons Establishment (AWE) Buffer Zone.
Physical problems:
Parts of the site are subject to medium/high levels of surface water flooding and the site is also located within a mineral consultation area.
Potential impacts:
The site is located just to the south of Pamber Forests and Heaths Valued Landscape, which is also a Local Nature Reserve, a Site of Special Scientific Interest and Ancient woodland. The area of Ancient woodland closest to the site, on the other side of Frog Lane, has also been identified as a Site of Importance for Nature Conservation (SINC). There is therefore potential for new development to result in landscape and ecological impacts. The site is also located approximately 560 metres to the west of an area of views and vistas that has been identified within the Bramley Neighbourhood Plan. Further to the south (approximately 140 metres away) is a separate Ancient woodland called Kinghern Copse.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant on behalf of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 15 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM025	Land next to Martingales, Bramley Road	Pamber	0.95

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The Site is an irregular shaped agricultural field, bordered by trees to the western boundary and adjacent to the Grade II Listed Martingales building to the eastern boundary. Further west of the Site is residential development along Boars Bridge and Silchester Road. To the northeast of the Site is an industrial estate, accessed further east along Boars Bridge. A solar farm is also located further west of the Site, adjacent to Silchester Road. Clusters of dwellings are also located on Silchester Road. Immediately to the east of the site are SHELAA sites PAM028 and PAM008.

Relevant Planning History

No relevant planning history on site.

Relevant planning history adjacent to the north west:

22/02611/FUL - Erection of 7 no. dwellings with associated parking and access (Amendment to approved 20/02658/FUL). Permission granted January 2023.

20/02658/FUL - Erection of 5 no. dwellings with associated parking and access. Permission granted April 2021.

20/00903/FUL - Demolition of barns and erection of 5 no. dwellings (1 x four bed and 4 x three bed) with associated parking and access. Application withdrawn June 2020.

Relevant planning history adjacent to the south west:

14/03923/FUL - Erection of 5 bedroom dwelling and detached garage. Retention and conversion of existing dwelling into games room/guest room, to include dormer window. (Amended scheme to that approved under BDB/77624). Application granted February 2015.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. Furthermore, the site falls within the Aldermaston Atomic Weapons Establishment (AWE) Buffer Zone.

Physical problems:

The site lies within an Upstream Critical Drainage Area. Some parts of the site have some low level surface water flooding.

Potential impacts:

There is a listed building adjacent to the site to the east. Approximately 900 metres to the north-west is the draft Pamber Forests and Heaths Valued Landscape, which is also a Site of Special Scientific Interest as well as a Local Nature Reserve.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 20 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM026	Land at Wigmore Farm, Aldermaston Road	Pamber	16.84

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site covers a large portion of agricultural land to the east of Wigmore Farm and Aldermaston Road (A340), to the south of Pamber Green and Green Lane, to the west of Little London and to the north of Pamber End. The site is also located approximately 800 metres to the south-east of the draft site allocation at Skates Lane. A PROW runs along the majority of the northern boundary of the site and a number of Grade II listed buildings, including Wigmore Farm, are within close proximity to the site to the north and west. The majority of the site is bounded by trees and hedges and to the eastern end of the site is a dense clump of trees. A number of SHELAA sites exist within the vicinity of the site.

Relevant Planning History

No relevant planning history on site.
Relevant planning history for land adjacent to the southwest:
22/03251/FUL - Construction of 4no. detached dwellings, SuDS drainage, access and on-site car parking together with hard and soft landscaping. Application withdrawn July 2023.
Relevant planning history for land to the north:
16/00638/FUL - Erection of a new dwelling and creation of new access. Application granted January 2018.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Aldermaston Atomic Weapons Establishment (AWE) buffer zone. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: A statutory main river runs along the entire southern site boundary, parts of which fall within Flood Zones 2 and 3. A portion of the land along the southern site boundary, as well as a central strip of land at the western end of the site, are affected by surface water flooding. Upstream Critical Drainage Areas also adjoin part of the northern, eastern and western site boundaries. There is an 11kv power line crossing the front section of the site.
Potential impacts: The site is in close proximity to a number of listed buildings and a PROW runs along the northern site boundary. Therefore, any future development on the site could potentially impact upon the setting of the nearby listed buildings. Approximately 800 metres to the south-east of the site is an Area of Views and Vistas that has been identified within the Sherborne St John Neighbourhood Plan. Approximately 540 metres to the north of the site is a valued landscape (Pamber Forests and Heaths), which is also a Local Nature Reserve and a Site of Special Scientific Interest. A SINC adjoins the south-western tip of the site next to Aldermaston Road.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered available for development.

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

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

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 200 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**200 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM027	Land at Wakeford Farm, Aldermaston Road	Pamber	67.99

Description of Site (neighbouring uses; present use) **Previously Developed Land:** In part

The site is currently in a mix of uses, including agricultural, residential, businessesand woodlandThe site is located to the west of Pamber Green and Pamber End. Beyond the site, the landscape is much the same except for the built form of Pamber Green and Pamber End. Part of the eastern site boundary also abuts Aldermaston Road. There are multiple listed buildings close to the site, adjacent to the southeastern corner, to the southwest and adjacent to the north western corner. Numerous other SHELAA sites are located within close proximity to the north and east.

Relevant Planning History

15/00703/FUL - Demolition of the Old Farmhouse, adjacent to the A340, and restoration of site to garden associated with the Long Barn. Creation of a new Farmstead, adjacent to Church Road, Tadley, incorporating the erection of a dwelling and two agricultural buildings with associated hardstanding and alterations to access. Restoration of farmland with biodiversity enhancements and associated landscaping. Application withdrawn September 2015.

Relevant planning history for land to the north east (partially adjacent to site)

24/00349/OUT - Outline planning application for up to 245 homes (use class C3); a Convenience Store (use class E); vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian access, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application received February 2024, pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The site is located within the Aldermaston Atomic Weapons Establishment (AWE) Buffer Zone.

Physical problems:

A small part of the southeastern corner of the site is within an area that is upstream of a critical drainage area.

A Public Right of Way runs through the middle of the site from west to east. The southern part of the site is also located within a Mineral Consultation Area.

Potential impacts:

The large woodland belt within the site is classified as ancient woodland. A further belt of ancient woodland runs parallel to the south-western boundary of the site.

The Tadley Church Road Conservation Area adjoins the northern site boundary and there are multiple listed buildings close to the site; the Pamber Place House and the Barn and Stable North of the House, to the south east of the site, the collection of listed buildings at Wyeford Farm and the Church of St Peter to the north of the site. It will therefore be necessary to take account of the potential impact of any future development on the setting of the surrounding heritage assets. The draft Pamber Forests and Heaths Valued Landscape is located approximately 570 metres to the north-east at the closest point, which is also a Local Nature Reserve and a Site of Special Scientific Interest. There is also an area of medium to high landscape sensitivity located immediately to the north-east of the site. Furthermore, the North Wessex Downs National Landscape is located to the south-west. On this basis, it is possible that any future development of this site could result in landscape implications, which will need to be considered.

The Lee & Moor Copses Site of Importance for Nature Conservation is within the proposed site, which has also been identified as a HBIC Biosite. Furthermore, the south-western tip of the draft

site allocation at Skates Lane (SPS5.16) adjoins part of the northern site boundary, which will need to be taken into account when considering the development of this site. Although not within the site, the mapping shows that there is an area immediately to the west of the site that may contain archaeological features. The land at Wakeford Farm is Grade 3 Agricultural land.	
Availability (legal/ownership issues)	
The site was promoted for development through the call for sites consultation held in 2025 by the promoter, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is predominately a greenfield site but the viability of the site may be affected by the presence of ancient woodland and a SINC within the site.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 700 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	700 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PAM028	Oak Tree Farm	Pamber	4.37

Description of Site (neighbouring uses; present use) **Previously Developed Land:** Yes

The site is currently in agricultural and commercial use, which is located on the southeastern edge of Little London. The site is partly brownfield land. The southern site boundary is bounded by Boar's Bridge. Beyond the site, the landscape is much the same except for the scattered built form of Little Loddon including residential and commercial uses. Immediately adjacent to the site, to the west is a haulage depot. The Grade II Listed Martingales building is to the west of the site. Further to the west of the site on the opposite side of Silchester Road is a solar farm. Immediately to the west of the site is SHELAA site PAM005.

Relevant Planning History

No relevant planning history on site

Relevant planning history for land adjacent to the south west:

22/02298/FUL - Erection of 2no. dwellings and associated parking and access. Application refused August 2022, subsequent appeal dismissed.

Planning history relating to access track running through the site north to south:

23/02537/LDEU - Certificate of lawfulness for the existing use of the site for the stationing of 4no residential mobile homes. Application withdrawn December 2023.

Planning history relating to land adjacent to the east:

22/00490/FUL - Conversion of existing stable to 1 no. dwelling. Permission granted April 2022.

20/02727/FUL - Part conversion of stables to 1 no. dwelling house. Application withdrawn December 2020.

20/01229/FUL - Conversion of stables to 1 no. dwelling house. Application withdrawn August 2020.

Planning history relating to land to the south east:

18/01635/FUL - Erection of a new dwelling and garage following demolition of existing building. Application granted September 2018.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Pamber Neighbourhood Area. The Pamber Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems:

A small part of the southern boundary of the site is upstream of a critical drainage area. This area extends to the south west and south east of the site.

The Little London Stream is to the north of the site.

A very small part of the north of the site is within Flood Zone 2 and 3. Significant parts of the land immediately to the north of the site are within flood Zone 2 and 3. The southeastern tip of the site is also located just outside of a Mineral Consultation Area.

Potential impacts:

There is a listed building adjacent to the site to the west (Martingales Farmhouse, Grade II), as well as some additional listed buildings located to the northwest. As such, impacts upon the setting of the neighbouring heritage assets will need to be taken into account. The site is located approximately 900 metres to the south of the draft Pamber Forests and Heaths Valued Landscapes, which is also a Site of Special Scientific Interest.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is partly greenfield land and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 100 dwellings which has been used for the purposes of the SHELAA. They also refers to storage and distribution and battery storage.	
Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
PCAN001	Land adjacent to Church Farm, Wield Road, Preston Candover	Preston Candover	2.07

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an open field outside Preston Candover Settlement Policy Boundary but within the Preston Candover conservation area. Apart from the settlement of Preston Candover stretching north of the site, the site is primarily surrounded by open countryside. There is a line of trees bordering the southern and eastern site perimeters and a lane runs along the western perimeter. There are agricultural buildings in the north western corner of the site and agricultural buildings associated with Fairview Farm including a number of cottages adjacent to the southern perimeter. There is access to the site from the unnamed lane adjacent to the western site boundary. A public right of way runs east to west to the north of the site.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Preston Candover settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Flood zone 2 and 3 lie directly to the north of the site and running to the east. The topography of the site may also provide a constraint to development.

Potential impacts: The site is within the Preston Candover conservation area. St Bernard cottages lying adjacent to the south of the site are classified as notable buildings, Grade II* Listed 'St Mary's Church' lies to the west of the site at the northern end. There are some areas of archaeological potential particularly in the north of the site which will need to be investigated. Development of the site is also likely to have landscape impacts due to its location within open countryside. The site lies within the draft Candover Valley Floor and Lower Valley Sides Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for site consultation held in 2019 and again in early 2024 in response to the regulation 18 consultation in early 2024 by the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the sites topography and the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	9 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
PCAN002	Fairview Farm	Preston Candover	1.36

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a poultry farm comprising two large agricultural buildings with some hardstanding covering approximately half the site on the western side. The remainder of the site is grassland with a few scattered bushes and trees. Surrounding land uses comprise primarily open agricultural land with a few residential properties adjacent to the site to the west and further north west of the site lies the main settlement of Preston Candover. The site promoter has stated that the site already has suitable vehicular access off Wield Road via an existing right of way.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside Preston Candover settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. As the site is a poultry farm and in agricultural use, the site is not considered to be Previously Developed Land as per the definition in the NPPF glossary. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Development of the site would involve the demolition of the existing agricultural buildings and there may be associated remediation required.

Potential impacts: The site is adjacent the Preston Candover conservation area. Therefore, there is potential that any future development on site may impact upon the character of the conservation area. There is one notable building in close proximity to the site The particularly rural nature of the site could result in development having wider landscape impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered available for development.

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

The site is likely to be achievable however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**10 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PCAN003	Land adjoining Paul's Field and Stenbury Drive	Preston Candover	2.13

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use, which is located to the southeast of Preston Candover. Beyond the site, the landscape is much the same except for the built form of Preston Candover to the north and the farm buildings immediately to the south of the site. There appears to be a number of significant trees located along part of the western site boundary. Two additional SHELAA sites (PCAN001 and PCAN002) adjoin the western and southern boundaries respectively.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

A public footpath (192/6/2 runs through the middle of the site (east to west).

Potential impacts:

The site immediately adjoins the Preston Candover Conservation Area along the western boundary of the siteand there is a large number of listed buildings located to the west of the site. It will therefore be necessary to take account of the impact upon the setting of these heritage assets.

The site is located on the edge of the draft Candover Valley Floor and Lower Valley Sides Valued Landscape, where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. Additionally, the aforementioned SHELAA sites adjoining the western and southern site boundaries have medium and low/medium landscape sensitivity. The site falls within the Grade 3 Agricultural land classification.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner. However, Stenbury Drive was built on land formerly in the ownership of the Moundsmere Estate. It is now possible that there is a third-party access issue, which will need to be addressed and that is subject to further investigation. Notwithstanding this, the site is considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of up to 30 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	30 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
PCAN004	Straight Furlong Site, Berrydown Lane, Axford	Preston Candover	0.25

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use, on the southeastern edge of the settlement of Axford. Beyond the site, the landscape is much the same except for woodland immediately to the west of the site and a more significant woodland area across the countryside to the southeast of the site (Inhams Copse) and the B3046 that runs through Axford. To the north of the site is Berrydown Lane.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

None applicable.

Potential impacts:

There is a listed building located within close proximity to the north of the site, on the opposite side of Berrydown Lane, and another slightly further to the west. Furthermore, the Preston Candover Conservation Area is situated approximately 500 metres to the south across an open field. It will be necessary to take account of the impact upon the setting of these heritage assets. The northern site boundary adjoins an area of land that has been identified as a HBIC Biosite and the site itself is classified as Grade 3 Agricultural Land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however,the viability of the site may be affected by the need to provide nutrient neutrality mitigation,

This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
RO001	Land adjacent to Weybrook golf course, Rooksdown	Rooksdown	1.57

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the north of Basingstoke, it comprises an open field bounded to the north and west by Weybrook Park Golf Club and to the south east by Rooksdown Lane. Biddesden Farmhouse is adjacent to the eastern edge of the site and there is a Public Right of Way within the site, running parallel with the north western perimeter. Residential development at Park Prewett lies to the south east of the site on the other side of Rooksdown Lane which is separated by the Spinney (a thick belt of mature trees). As referred to in the site submission form, the site could be accessed via Rooksdown Lane. The site is adjacent to SHELAA site SSJ011, which adjoins the northern site boundary and the draft site allocation at Northern Manydown is located further to the south.

Relevant Planning History

No relevant planning history on site.
Relevant Planning history for site adjacent to the northeast:
23/02622/OUT - Outline planning application for up to 220 homes, with vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian accesses, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application received 19th Oct 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of, but adjacent to the settlement policy boundary of Basingstoke, in a countryside location where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site also lies within the Strategic Gap separating Basingstoke and Sherborne St John (Policy EM2).
Physical problems: A power line runs west to east across the site. The majority of the site is covered by a Groundwater Protection Zone (Zone III) and the southern tip falls within Zone II.. A small portion of the site along the south-eastern boundary suffers from low levels of surface water flooding. The narrow nature of Rooksdown Lane and the relationship with the golf course will need to be considered to ensure satisfactory access. This site, whilst physically adjacent to the settlement policy boundary, is separated by the Spinney which forms a distinct edge to the settlement. This sites connectivity will need to be considered carefully. A Public Right of Way is located within the site, which runs along the western boundary in a north-south direction. The Public Right of Way has also been identified as a Roman Road.
Potential impacts: There are potential archaeological implications associated with the proposed development of the site, and this is likely to require further investigation, particularly in relation to the Roman Road and the banjo enclosure at the southern end of adjoining SHELAA site SSJ011 . Park Prewett Conservation Area is located less than 200 metres away from the southern site boundary. There is potential for there to be impacts on the landscape character of the area given the open nature of the landscape across the golf course and beyond. The site and adjacent SHELAA site SSJ011 have been identified as having medium landscape sensitivity and the North Wessex Downs National Landscape is located further to the west beyond the golf course. As such, landscape considerations will need to be given to any future development on this site. The area to the north, including SHELAA site SSJ011, has been identified within the Sherborne St John Neighbourhood Plan as being an area of views and vistas. Additionally, the site is classed as a HBIC Biosite.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and most recently in response to the 2025 call for sites, with permission from the landowner and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

years. There is also likely to be the potential for the site to be developed in conjunction with the neighbouring site promotion, SSJ011, which could aid it's achievability.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter submitted information through the issues and options consultation suggesting a yield of 6 units. However, the site is immediately next to SSJ011 (Weybrook Golf Club), and hence there may be the potential to bring the sites forward in conjunction, which could lead to a higher site yield. A yield of 30 dwellings has therefore been used for the purposes of the SHELAA.	
Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SIL001	Land east of London Road, Silchester	Silchester	2.90

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises two fields on the south-eastern side of the village. The land is currently used as a paddock for grazing horses. There is a small linear piece of woodland running along the northern boundary of the site. A row of trees run along the boundary with Little London Road. There is housing development on the opposite side of the road to the west, and the rest of the surrounding area is largely defined by arable fields and areas of woodland. The site is relatively flat. There is an existing entrance for agricultural/equestrian vehicles off Little London Road via a field gate access, and there is a bus stop next to the entrance. To the west is a Scheduled Monument and to the north-east of the site the Silchester Conservation area and a Grade II Listed Building (Silchester House).

Relevant Planning History

20/01285/PIP – Part of site (west): Permission in Principle for residential development of up to 9 no. dwellings. Application Refused October 2020. Appeal subsequently dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The Silchester Neighbourhood Plan is in the process of being prepared. Currently at examination, the draft Neighrbourhood Plan allocates this land for residential development.

Given the Neighbourhood Plan is still at examination, the general principle of development in this location is therefore not supported by the council's current planning framework. The site is situated in what was previously the middle zone in relation to the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: There are overhead power cables running across part of the site. The existing field gate access would need to be widened. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: A small part of the top of the site is located within the Silchester Conservation Area, and the land to the north of the site is also located within the conservation area. The Conservation Area Appraisal identifies an 'important general view especially of the wider landscape setting' from within the conservation area looking south-east across the site. The recent refusal of planning permission and subsequent appeal, which was dismissed, the inspector identified the key issues to be impacts on the Conservation Area and open countryside. Given the nature of the site there are likely to be historic environment, landscape and ecological, and possibly also arboricultural, impacts associated with the development of the site. Intensive development of the site may also impact on the character of the existing settlement. There is a Scheduled Monument approximately 20m to the west of the site (Flex Ditch). The site is located within a SSSI Impact Zone therefore there is the potential for development on site to have an ecological impact on the SSSI. The site promoter suggests that development of the land would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again in response to the regulation 18 consultation in early 2024 with permission from the landowner. Most recently the site has been forward in response to the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This sites location in the AWE safeguarding area may affect the viability of development as well as the costs of undergrounding overheard power cables which cross the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

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

Potential Density and Yield (including development type)	
The site promoter suggested a yield of 10 to 15 dwellings initially, this has been increased to a yield of 26 units through the 2025 call for sites submission, which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**26 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SIL002	Land West of Little London Road	Silchester	1.20

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the south-west of Silchester. The site is located immediately to the east of the Silchester Sewage Treatment Works (STW) and is separated from the STW by the Silchester Brooke. To the north and east is dense woodland and to the south are industrial/commercial units and associated yard areas. Beyond the commercial units is Little London Road and agricultural fields, with linear residential development running alongside Little London Road towards the south. To the west of the STW is Pamber Forest Nature Reserve. The woodland immediately to the east and along the site access are subject to Tree Preservation Orders (TPO). There is an existing access to the site from Little London Road.

Relevant Planning History

17/00653/RET - Change of use of land to residential caravan site comprising 13 plots including day rooms and construction of hardstanding and access road. Appeal against non-determination February 2018. Appeal withdrawn. Appeal against the enforcement notice dismissed July 2022. A prohibitive injunction has been served on the site preventing its occupation.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies outside of any defined settlement policy boundary, in a countryside location. Policy CN5 (Gypsies, Travellers and Travelling Show People) of the current adopted Local Plan sets out the council's approach to making suitable provision for gypsy and traveller pitches. This entails making provision for pitches on the 4 largest housing allocations (see policies SS3.9, SS3.10, SS3.11 and SS3.12), however, pitches can potentially be provided on other sites provided they meet the requirements as set out within Policy CN5. The Silchester Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.

Physical problems: The site partially lies within Flood Zones 2 and 3 along the western boundary of the site.

Potential impacts: Due to the close proximity of the site to noise and odour emitting sources (commercial units to the south and STW to the west), there may be impacts on the development as a result of their operational requirements. Any development of the site is likely to have landscape, ecological and arboricultural implications. The site is located in close proximity to a SSSI within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. The site lies within the draft Pamber Forests and Heaths Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. An injunction currently prevents the site's occupation. An enforcement notice has been served on the site in respect of its use as a traveller site.

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

The site has been partially laid out for traveller pitches and there are believed to be travellers intending to occupy the pitches in the event that planning permission were to be granted. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

The landowners are making the site available, and its occupation would be likely to be achievable in the event that planning permission were to be granted. However, given the enforcement notice and injunction which have been served on the site there are significant concerns regarding its suitability.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 13 Gypsy and Traveller pitches which has been used for the purposes of the SHELAA.

Current Estimated Yield	**13 pitches**

Site Ref.	Site Address	Parish	Site Area (ha)
SMB001	Wyke Down Driving Range	St Mary Bourne	3.21

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

The site is to the south-west of St Mary Bourne at the western edge of the borough, between Lower Wyke and Picket Piece. The site falls within the North Wessex Downs National Landscape and is currently in use as a golf practice driving range. The adjacent site to the west is in use as a Public House and static caravan site and to the north, east and south are agricultural fields. The railway line bounds the site to the north-west and is separated from the site by a thick belt of trees. The southern boundary is also tree-lined. Development surrounding the site is linear, following the road pattern between Andover and Whitchurch. The site access is from Walworth Road via the shared access with the Public House. To the north-west, on the opposite side of the railway line is a Scheduled Monument.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Parts of the site would likely be considered as previously developed land. It may be possible to justify the redevelopment of the previously developed areas of the site following more detailed consideration. However, development of the site has the potential to constitute major development in the National Landscape which would not be in accordance with the NPPF. The site is located within the St Mary Bourne Neighbourhood Plan Area. The St Mary Bourne Neighbourhood Plan was 'made' in November 2017 and its policies apply to the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: A separate access will need to be established to avoid cumulative impacts with the adjacent Public House operations. The site is some distance from facilities and services and does not appear to be accessible via public transport.

Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. There are potential archaeological implications which will require further analysis. To the north-west is a Scheduled Monument (Devil's Ditch within Pepper Hill Firs). Noise impacts from the continuation of the operations of the Public House business will need to be considered.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. As the site is currently in an alternative use, the site is considered to be available for development within the timeframes submitted by the site promoter below.

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

The site is likely to be achievable as it is primarily a greenfield site, albeit with some areas of previously developed land at the driving range. No particular factors have been identified that would affect the viability of development however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested that 2.0ha of the 3.21ha of the site is developable for residential development and the remainder of the land could provide additional informal

recreational land, allotments or community orchard. The site promoter has suggested a density of between 15-20 dph. Therefore, a mid-point of 35 dwellings has been used for the purposes of the SHELAA.	
Current Estimated Yield	**35 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SMB002	Land south of Bells Meadow	St Mary Bourne	0.49

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is to the south-west of the centre of St Mary Bourne within the St Mary Bourne Conservation Area. The site falls within the North Wessex Downs National Landscape and is currently used for agricultural purposes. A footpath bisects the site from north-west to south-east, however, this is not a designated public right of way. Adjacent land uses to the north and east are in residential use. To the south-east are recreational uses and to the west and north-west the land is used for agricultural purposes. The southern boundary is tree-lined and the site is bound on all sides by hedgerow. There is an existing site access to the site from Finkley Road.

Relevant Planning History

20/02309/FUL – Part of site: Erection of 1 no. detached dwelling; with associated parking, turning, landscaping, private amenity space and access. Application withdrawn 22 June 2021.
Planning history relating to land to the north of the site:
14/02936/FUL –Erection of 11 no. dwellings (affordable housing) with access, parking and associated landscaping. Permission Granted July 2015.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, development of the site has the potential to constitute major development of the National Landscape however this would depend on the number of units developed. The yield suggested by the site promoter would not constitute major development. The site is located within the St Mary Bourne Neighbourhood Plan Area. The St Mary Bourne Neighbourhood Plan was 'made' in November 2017 and its policies apply to the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. The site lies within a Groundwater Protection Zone and Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. A small part of the north/north-eastern area of the site lies within Flood Zone 2.
Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. There are potential archaeological implications around the north-eastern boundary which will require further analysis. Development of the site would result in the loss of Grade 4 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and most recently in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested some parts of the site are unsuitable for development due to flooding concerns. The site promoter initially suggested a yield of 20 dwellings which has been reduced to 9 dwellings through the 2025 site submission. This yield has been used for the purposes of the SHELAA.	
Current Estimated Yield	**9 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SMB003	Land rear of Denham Terrace	St Mary Bourne	1.15

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is situated towards the north western side of St Mary Bourne behind residential development. The site falls within the North Wessex Downs National Landscape and St Mary Bourne Conservation Area. The site is currently agricultural land. The site is bound by residential development to the east and adjacent fields to the south eastern and south western part of the site. Furthermore, the south western boundary of the site is adjacent to a Public Right of Way and mature hedgerow.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, development of the site has the potential to constitute major development of the National Landscape however this would depend on the number of units developed. The site is located within the St Mary Bourne Neighbourhood Plan Area. The St Mary Bourne Neighbourhood Plan was 'made' in November 2017 and its policies apply to the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site lies within a Groundwater Protection Zone and Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The site area lies within Flood Zone 3.

Potential impacts: The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site it is likely that the development of the land for housing would have landscape, arboricultural and ecological impacts. Development of the site would result in the loss of agricultural land.

Availability (legal/ownership issues)

The site was promoted by the landowner and there are no legal or ownership issues. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site area is just over 1 ha, and given the semi-rural nature of the site a yield of 30 units has been assumed at this stage on the basis of a density slightly below 30 dph.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SMB004	Land at Binley	St Mary Bourne	0.52

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently used as a paddock/scrub land and the topography gently slopes west to east. To both the north and south of the site are residential properties with agricultural/undeveloped land immediately to the east The western site boundary is bounded by a narrow road, which leads to a number of residential properties to the west.

Relevant Planning History

No relevant planning history on site.

Relevant planning history relating to land adjacent to the north:

22/03010/FUL - Erection of a replacement dwelling following demolition of the existing with associated hard and soft landscaping. Permission granted April 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The site lies within a Zone II Source Protection Zone and is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. A small slither of the western site boundary has been identified as having surface water flooding.

Potential impacts:

There are three listed buildings located immediately to the south of the site. As such, it will be necessary to take account of the impact upon the setting of these heritage assets. The site is also located within the North Wessex Downs National Landscape and therefore, it is likely that any proposed development will have an impact on the surrounding landscape. Further to the south (approximately 150 metres away is an ancient woodland called Pit Croft Copse.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SMB005	Wyke Down Farm 150 Dwellings	St Mary Bourne	5.22

Description of site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use and includes a barn. The site is currently used for weekly car boot sales. The northern boundary of the site is bounded by Walworth Road and on the other side of the road lies Mulbury Court Static Caravan site, Wyke Down Public House, storage unit compound and a driving range. Open fields are present to the south of the site, along with what appears to be a warehouse and access track close to part of the southern boundary. To the east of the site is Faulkners Down Farm and fields in agricultural use. SHELAA site SMB001 abuts part of the northern site boundary.

Relevant Planning History

24/01436/FUL - The change of use of the land from agricultural to B8 Storage and Distribution to site 104 shipping containers on hard-standing. Application refused August 2024. Subsequent appeal lodged.
24/02609/RET - Change of use of an agricultural building to B2 commercial use for a car mechanic workshop, storage and with associated parking (Retrospective). Permission granted March 2025.
Planning history relating to land north of the site:
23/02000/FUL - Installation of ground mounted solar photovoltaic array, with associated infrastructure, security fencing, CCTV, associated cable route, private and DNO substations, landscaping and onsite biodiversity net gain. Application received August 2023, decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: None identified
Potential impacts:
The North Wessex Down National Landscape lies to the north of the site, which adjoins the northern site boundary. The protection and enhancement of the landscape will therefore be a relevant consideration. There would be a loss of grade 3 agricultural land and the western tip of the site adjoins an area that has been identified as a HBIC Biosite.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems.

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

The site is likely to be achievable as it is largely greenfield but also comprising an agricultural barn so the viability of the site may be affected by the cost associated with remediation of contaminated land associated with agricultural uses. The viability of the site may also be affected by the need to provide nutrient neutrality mitigation The promoter has suggested that the site could be delivered within 5-10 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 150 dwellings which has been used for the purposes of the SHELAA.

Estimated Yield:	**150 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SMB006	Land at Spring Hill Lane	St Mary Bourne	

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is on the edge of the village of Swampton. The site is in agricultural use comprising a mixture of fields and tree/hedgerow belts. The site is bordered by residential dwellings to the west, south and south east. Spring Hill Lane borders the north-eastern boundary of the site. To the north of the site is agricultural fields and a campsite.

Relevant Planning History

No relevant planning history on site.

Relevant planning history relating to land adjacent to the south:

23/02465/FUL - Removal of existing dwelling and outbuildings. Erection of a replacement dwelling with detached garage and annexe ancillary to the main dwelling, with associated private amenity space, including the provision of a lap pool and solar garden. Permission granted January 2024.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the designated neighbourhood plan area of St Mary Bourne, which was 'made' in March 2018 and therefore the policies within this Plan will be applicable to the site.

The NPPF adopts a restrictive approach to major development within the National Landscape. Given the size of the site it may constitute major development within the National Landscape. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site is located within a Mineral Consultation Area.

Potential impacts:

The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape implications associated with development. There are a number of listed buildings located within close proximity to the south and west of the site. Parts of the western and southern sections of the site are also located within archaeological buffer zones, which will need to be taken into consideration. Furthermore, a statutory main river is sited approximately 60 metres to the south of the site, which has been identified as a River Test Compensatory SAC Habitat. An area of ancient woodland (Wakes Wood) is located approximately 330 metres to the north of the site

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of at least 15 dwellings (and a community facility) which has been used for the purposes of the SHELAA.

Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL002	Land north of Goddards Lane, Sherfield on Loddon	Sherfield on Loddon	6.65

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land adjacent to and west of a residential area of Sherfield on Loddon. The Bow Brook runs along the northern perimeter and trees line the northern perimeter on the edge of the flood zone. Trees also line the southern and western site perimeters separating the site from the surrounding agricultural land. Means of access to the site is suggested by the site promoter to be via Bow Lane. Goddards Lane also runs along the southern site perimeter.

Relevant Planning History

18/03486/OUT - Outline planning application for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS). Demolition of garages to form a vehicular access point from Bow Drive and replacement garaging. All matters reserved except for means of access. Application Refused March 2019. Appeal Dismissed September 2019.
17/02190/OUT - Outline planning application for the erection of up to 95 dwellings. Application Refused September 2017.
16/00265/OUT - Outline application with access to be considered for residential development of up to 95 dwellings. Application Refused June 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as policy SS6).
Physical problems: Flood Zones 2 and 3 of the Bow Brook marginally extend into a north western corner of the site.
Potential impacts: The site is adjacent to the Sherfield on Loddon Conservation Area. The neighbourhood plan identifies a number of key views relevant to this site (18, 19, 21, 22) along with view C identified in Conservation Area Appraisal. The site is approximately 300m from the Bulls Down Camp Scheduled Monument. A Grade II Listed Building (Carpenters Farmhouse) is adjacent to the southern boundary of the site. There are also Notable Buildings adjacent to the southern boundary. The form of the development and any highways works would need to take into account the impact upon the character of the village; landscape character; and the impact upon the residential amenities of surrounding properties. The recent appeal decision relating to application 18/03486/OUT concluded that there would be less than substantial harm and harm to the special interest and significance of the listed building and also less than substantial harm to the setting and heritage significance of the Scheduled Monument and Conservation Area and that these matters were not outweighed by public benefits. Part of the site is within 5-7km of the Thames Basin Heaths Special Protection Area (SPA). As per policy EM3 of the current adopted Local Plan, large scale residential development (over 50 dwellings) within 5-7k of the SPA will be assessed individually, and if needed, bespoke mitigation will be required in accordance with Natural England guidance.
The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site is a long-standing promotion and was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site, however, concerns have been raised within a previous planning application and subsequent appeal regarding the suitability of the site in respect of impacts to heritage assets and the historic environment which may affect the scale of development achievable and viability of the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. Whilst the site is adjacent to the settlement policy boundary development it would need to be small scale to accord with Policy H2 of the Sherfield on Loddon Neighbourhood Plan and to consider the potential impacts on the historic environment.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 90 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**90 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL003	Land at Breach Farm (south of Longbridge Mill, north of Wildmoor Lane and east of the A33), Sherfield on Loddon	Sherfield on Loddon	2.31

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site is agricultural land lying outside the Sherfield on Loddon settlement policy boundary. The surrounding land use comprises agricultural, with residential to the west. Longbridge Mill is adjacent to the northern boundary of the site. The A33 runs along the western perimeter of the site. The proposed access for the site is via the Longbridge Mill roundabout. The site sits within the wider promoted site boundary of SHELAA site SOL004.

Relevant Planning History

No relevant planning history on site.
Planning history relating to land to the west of the site:
17/03849/FUL – Erection of 15 no. dwellings (2 x 2-bed, 11 x 3-bed, 1x4-bed and 1x5-bed) with car parking, amenity space, public open space, a new service road and access onto Reading Road. Permission Granted November 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the defined Sherfield on Loddon settlement policy boundary, (separated from the village by the A33) in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.
Potential impacts: The site is within the Sherfield on Loddon Conservation Area. To the south east of the site there are two listed buildings (The Barn at Breach Farm is Grade II* listed and Breach Farm House is Grade II listed). There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). The Conservation Area Appraisal identifies a number of key views relevant to this site. There is land with high archaeological potential adjacent to the southern boundary of the site. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by Policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**50 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL004	Land at Breach Farm (south of Longbridge Mill, north of Wildmoor Lane and east of the A33), Sherfield on Loddon	Sherfield on Loddon	32.14

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises an area of agricultural land to the east of Sherfield on Loddon SPB. The surrounding land use is agricultural, woodland or copse with residential to the west and Sherfield Oaks Golf Club to the south. Longbridge Mill is adjacent to the north western boundary of the site. The site is centred on Breach Farm House. There is a copse to the south of the site and the A33 runs up the western perimeter. The proposed access to the southern part of the site is via the Longbridge Mill roundabout and off Wildmoor Lane, and to the northern part of the site via Bramley Road roundabout. There are PROWs crossing the site, one horizontally across the middle of the site, one running down the lower centre of the site and another on the lower eastern boundary. Promoted SHELAA sites SOL003 and SOL005 are situated within the site boundary.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the site:

17/03849/FUL – (north west) - Erection of 15 no. dwellings (2 x 2-bed, 11 x 3-bed, 1x4-bed and 1x5-bed) with car parking, amenity space, public open space, a new service road and access onto Reading Road at Land at Reading Road, Sherfield-on-Loddon, RG27. Permission Granted November 2019.

14/02437/FUL – (South) - Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities, together with associated access and landscaping works. Permission Granted May 2015.

23/02001/FUL – (east) - Redevelopment of existing golf course maintenance yard to provide 3 no. dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access. Provision of new golf course maintenance yard, and reconfiguration/expansion of golf course car park. Application refused April 2025, subsequent appeal lodged.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning) however, the Neighbourhood Plan Examiner concluded that the site is not adjacent to the settlement policy boundary.

Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33. A small area on the north eastern boundary of the site is within Flood zone 2 of the river Loddon. The north and north east of the site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is within the Sherfield on Loddon Conservation Area. In the centre of the site, there are two listed buildings (The Barn at Breach Farm is Grade II* listed and Breach Farm House is Grade II listed) and there are two listed buildings (Longbridge Mill House and Longbridge Mill are Grade II listed) adjacent to the north west boundary of the site. There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). Figure 6-3 'Strategic Views' of the Sherfield on Loddon NP also presents two sets of views across the site. Part of the site also has high archaeological potential. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by Policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. The form of the development and any highways works would need to take into account the impact

upon the character of the village, and the impact upon the residential amenities of nearby properties. The site lies within the draft Loddon Floodplain Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.
Availability (legal/ownership issues)
The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need to provide a bridge over the A33. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.
Conclusion
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 150-200 dwellings. Given that a range has been proposed a figure in the middle has been used (175 dwellings) for the purposes of the SHELAA. As SHELAA sites SOL003 and SOL005 lie within this site the yields for these sites have been taken off to avoid double counting (100 dwellings).

Current Estimated Yield	**75 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL005	Land at Breach Farm (south of Longbridge Mill, north of Wildmoor Lane and east of the A33), Sherfield on Loddon	Sherfield on Loddon	2.39

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land outside of the Sherfield on Loddon settlement policy boundary. The surrounding land uses comprise agricultural, woodland or copse with residential to the west and Sherfield Oaks Golf Club to the south. There is a copse to the south of the site and the A33 runs up the western perimeter. The proposed access for the site is off Wildmoor Lane. The site lies within the wider promoted SHELAA site area of SOL004.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land to the south of the site:

14/02437/FUL – Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities, together with associated access and landscaping works. Permission Granted May 2015.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the defined Sherfield on Loddon settlement policy boundary, (separated from the village by the A33) in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.

Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.

Potential impacts: The site is within the Sherfield on Loddon Conservation Area. To the north of the site there are two listed buildings (The Barn at Breach Farm is Grade II* listed and Breach Farm House is Grade II listed). There are also listed buildings and Notable Buildings to the south east and west of site (west of the A33). Figure 6-3 'Strategic Views' of the Sherfield on Loddon NP also presents two sets of views across the site. There is land with high archaeological potential adjacent to the northern boundary of the site. The form of the development and any highways works would need to take into account the impact upon the character of the village, and the impact upon the residential amenities of surrounding properties. The site is within 5-7km of the Thames Basin Heaths Special Protection Area. As required by policy EM3 of the current adopted Local Plan, proposals for large scale residential development (over 50 new dwellings) within 5-7km of the SPA may need to provide bespoke mitigation in accordance with Natural England guidance. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**50 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL006	SW of Sherfield on Loddon, Sherfield on Loddon	Sherfield on Loddon	13.53

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is surrounded by agricultural land apart from a few residential properties adjacent to the northern site perimeter. Reading Road lies along the Eastern perimeter with a junction onto the A33. A Public Right of Way runs along the north western edge of the site linking to Sherfield on Loddon. It appears (from satellite imagery) that there could potentially be access to the site in the southern corner onto the A33, however this is unclear due to a number of trees obscuring the area. The eastern part of the site is within the Sherfield on Loddon Conservation Area.

Relevant Planning History

24/02019/OUT – Planning application for up 130 homes and a commercial/community building – registered September 2024 - pending

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of, but adjacent to the settlement policy boundary for Sherfield on Loddon, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/ Chineham – Bramley/Sherfield on Loddon Strategic Gap (Policy EM2)
The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018.Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to Policy H2 clarifies that any development adjacent to the settlement policy boundary, which will help to meet the requirements of Local Plan Policy SS5, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as Policy SS6).
Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33. It is currently unclear whether the site has, or could have, a suitable access, however, it is noted that the site promoter has suggested that the site can be accessed via Reading Road.
Potential impacts: The site is within the Sherfield on Loddon Conservation Area. A Grade II Listed Building (Ye Olde Winton Cottage) is in close proximity to the north western boundary of the site. There are also Notable Buildings opposite the site on Reading Road. Figure 6-3 'Strategic Views' of the Sherfield on Loddon NP also presents two sets of views across the site. The site is within close proximity to a SINC (Little Bowlings Farm Wood). The site is within 5-7km of the Thames Basin Heaths Special Protection Area (SPA). As per Policy EM3 of the Local Plan, large scale residential development (over 50 dwellings) within 5-7k of the SPA will be assessed individually, and if needed, bespoke mitigation will be required in accordance with Natural England guidance. The form of the development and any highways works would need to take into account the impact upon the character of the village; landscape character; and the impact upon the residential amenities of surrounding properties. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner, through the issues and options consultation in late 2020 and in response to the regulation 18 consultation in early 2024. Most recently it was put forward in response to the 2025 call for sites. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to

developers and the site promoter has suggested that the site could be developed within the next five years.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. Whilst the site is adjacent to the settlement policy boundary it would need to be small scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan.	
Potential Density and Yield (including development type)	
The site promoter initially promoted the site for150 units. The yield has been reduced to 130 units through the 2025 site submission to align with the planning application. This has been used as the indicative yield for the purposes of the SHELAA.	
Current Estimated Yield	**130 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL007	Land south of Wildmoor Lane, Church End	Sherfield on Loddon	4.06

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a piece of arable farmland adjacent to the hamlet of Church End, just to the north-east of Basingstoke, and to the south of Sherfield on Loddon. The site is located immediately to the north of another site which has been promoted through the SHELAA (site ref: SOL008), which in turn is just to the north of the Redlands adopted Local Plan site allocation (Policy SS3.7). There are a small number of residential properties to the north and west of the site, with The Loddon School located to the east, and a garden centre to the north-east. There is a Public Right of Way (PRoW) running along the eastern side of the site. There are a few trees within the site area, and mature vegetation running around the periphery of the site. It is suggested in the site submission form that the site could be accessed from Wildmoor Lane.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land adjacent to the site:

19/01745/FUL – (east) Erection of two single storey residential homes associated with existing school comprising of 12 no. bedrooms with living/education space, including associated relocated parking and landscaping. Permission Granted September 2019.

21/01768/FUL – (north east) Demolition of existing outbuildings and erection of 3 no. linked single storey accommodation buildings with associated new car parking arrangements, fencing and landscaping works. Application granted 6th Oct 2021.

23/02707/OUT – (south) Outline application for the erection of up to 350 dwellings (including affordable housing) together with mobility hub, access, parking, pedestrian and cycle routes, landscaping, green infrastructure and drainage. Application received 27th Oct 2023. Pending.

21/00757/FUL – (east) Erection of 2 no. 3-bed dwellings on garden land to the side of The Old School House; formation of vehicular access following closure of existing access; associated hard and soft landscaping and drainage works. Application granted 19th May 2021.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/ Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (Policies H3, D1 and D2). The Neighbourhood Plan identifies the Wildmoor Lane Junction with the A33 as a traffic hazard, and therefore Policy T3 would be relevant to any proposed development of the site.

Physical problems: There are no known physical problems with the site.

Potential impacts: Development would need to conserve or enhance the quality of the borough's heritage assets. A Grade II listed building can be found to the west of the site (Le Fevre). There are also Locally Listed Buildings adjacent to the north western and north boundary. The development of the site is likely to result in landscape impacts. There are also likely to be arboricultural and ecological implications associated with the development of the site. The development of the site would need to consider the nearby residential properties. There are also likely to be noise impacts associated with the proximity of the site to the A33 and there would be a loss of good to moderate agricultural land.

Availability (legal/ownership issues)

This is a long-standing site promotion. The site was re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to

developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within 5-9 years.	
Conclusion	
This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**120 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL008	Land at Sherfield Hill Farm, Reading Road, Sherfield on Loddon	Sherfield on Loddon	15.81

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is agricultural land partially within the Basingstoke Settlement Policy Boundary. The site is situated directly north of the Redlands Local Plan housing site allocation (Policy SS3.7) and bounded primarily by agricultural land except for residential uses to the west. The site is adjacent to the A33. A Public Right of Way (PRoW) runs through the site. The Redlands housing allocation site includes provision for vehicular access via a new road connecting to the Taylors Farm roundabout, which would intersect the SHELAA site. Access to the site would therefore be provided from the proposed access road serving Redlands. Improvements are proposed for the Taylors Farm roundabout as a part of the overall A33 corridor improvements.

Relevant Planning History

23/02707/OUT - Outline application for the erection of up to 350 dwellings (including affordable housing) together with mobility hub, access, parking, pedestrian and cycle routes, landscaping, green infrastructure and drainage. Application validated 27 October 2023.Resolution to permit..

Planning history relating to land to the south of the site:

16/02457/OUT – Outline application for up to 150 new homes and to include access. Permission Granted (Redlands housing allocation). This site was promoted through the adopted Local Plan examination and was considered by the Inspector as an omission site. The Local Plan Inspector's Report (April 2016) stated that in the event that the Council could not demonstrate a 5-year supply of housing, this site could be considered a 'front runner' in view of its sustainability credentials and proximity to eastern Basingstoke.

19/02773/RES – Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings with associated internal access streets, car parking and landscaping. Permission Granted August 2020.

21/00808/OUT - Outline application for up to 57 no. new dwellings (all matters reserved except access and layout). Application refused 22nd Mar 2022. Subsequent appeal allowed.

23/00207/RES - Reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). Permission granted 21st June 2023.

23/01133/FUL - Full planning application for 16 dwellings (Use Class C3) including affordable homes, vehicular access off the approved Phase 1 development, pedestrian links to Phases 1 and 2, open space, SuDS, electricity substation and associated landscaping including minor earthworks for drainage infrastructure (to be known as Phase 3). Application received 2nd May 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of, but adjacent to, the settlement policy boundary for Basingstoke where new housing is generally only permitted as an exception, in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/ Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (Policies H3, D1 and D2). The Neighbourhood Plan identifies the Wildmoor Lane Junction with the A33 as a traffic hazard, and therefore Policy T3 would be relevant to any proposed development of the site.

Physical problems: The site is located in close proximity to the A33, Sewage Treatment Works and Energy Recovery Facility, all of which could have an impact on the proposed development of the site for housing on the grounds of air quality. This will require further assessment to determine any potential air pollution and odour issues.

Potential impacts: Development would need to conserve or enhance the quality of the borough's heritage assets. Grade II listed buildings can be found south-west of the site across the A33 (Sherfield Hall) and also to the north of the site (Le Fevre). Both listed buildings are approximately over 100 metres away. The form of the development and any highways works would need to take into account the impact upon landscape character and the impact upon the residential amenities of surrounding properties. Consideration would need to be given to the relationship with the land allocation to the south to ensure comprehensive development.
Availability (legal/ownership issues)
This is a long-standing site promotion. The site was re-promoted for development through the call for sites consultation held in 2019, through the issues and options consultation in late 2020 and more recently in response to the 2025 call for sites, with permission from the landowners . The south western corner of the site is being promoted by a different housebuilder to the majority of the site. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter of the larger portion of the site has suggested that the site could be delivered within the next five years. An outline planning application was submitted in October 2023 which has been granted permission subject to the signing of the legal agreement.
Conclusion
This site is available and is likely to be achievable, however, due to its location in the countryside, its development would not be in line with the current planning framework.
Potential Density and Yield (including development type)
For the purposes of the SHELAA a yield of 385 units has been used. This takes account of the planning application for 300 units, assuming another 25 units can be accommodated on the remaining land.

Current Estimated Yield	**385 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL011	Redlands Lodge, Reading Road, Sherfield on Loddon	Sherfield on Loddon	0.95

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

The site is occupied by a large dwelling with long liner rear garden culminating in a point where an outbuilding is located however the majority of the site is undeveloped. The site is bounded by trees on the western perimeter, directly to the east lies Redlands House another large dwelling separated by hedgerows and beyond to the east open farmland and tree belts. Bordering the site to both the west/south-west and north are two adopted Local Plan allocations for residential development; 'Land east of Basingstoke' (Policy SS3.9) and 'Redlands' (Policy SS3.7). The majority of the latter has outline planning permission. The site is accessed via a shared driveway (Redlands Drive) from the A33 which is lined by lime trees. Trees along Redlands Drive are subject to a Tree Preservation Order (TPO).

Relevant Planning History

No relevant planning history on site.

Planning history relating to surround land:

Land to the north, west and south west is allocated in the Local Plan for residential development (policies SS3.7 and SS3.9). The East of Basingstoke and Redlands Development Brief Supplementary Planning Document covering these current adopted Local Plan allocated housing sites was adopted in July 2017.

Planning applications have been submitted covering the Redlands allocation (SS3.7) directly to the north and north east:

16/02457/OUT – Adjacent to site: Outline permission granted for up to 150 new homes and to include access. Permission Granted September 2017.

19/02773/RES – Adjacent to site: Reserved matters application (pursuant to outline planning permission 16/02457/OUT) for appearance, landscaping, layout and scale. Permission Granted August 2020.

21/00808/OUT: Adjacent to site: Outline application for up to 57 no. new dwellings (all matters reserved except access and layout). Refused 22 March 2022. Subsequent appeal allowed.

23/00207/RES: Adjacent to site: Reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). Granted 21 June 2023

23/01133/FUL: Adjacent to site: Erection of 30 dwellings including affordable homes, demolition of Redlands House and associated buildings, vehicular access off the approved Phase 1 development, pedestrian links to Phases 1 and 2, open space, SuDS, underground foul pumping station, and associated landscaping including minor earthworks for drainage infrastructure (to be known as Phase 3). Pending

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to, but outside the defined settlement policy boundary for Basingstoke, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is within the designated Neighbourhood Area of Sherfield on Loddon. The Neighbourhood Plan was 'made' by the borough council in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). The site is not adjacent to the settlement policy boundary for Sherfield on Loddon itself, as that is located to the north of the site.

Physical problems: The indicative odour exposure contour shown in section 8 of the Development Brief SPD relating to the nearby sewerage treatment works lies just to the south of the site, this will require further assessment to determine any potential odour issues. Access to the site would require third party land and there is no indication from the site submission that an agreement has currently been reached to achieve access. The Development Brief SPD for the neighbouring current adopted Local Plan housing allocations requires that the 'Redlands Garden' part of the Redlands allocation should not be accessed off the A33 via Redlands Drive but rather through the Redlands allocation via the Taylors Farm roundabout or via the East of Basingstoke site. Further assessment would be required to determine suitable access arrangements. The trees lining Redlands Drive are subject to a blanket TPO.

Potential impacts: There is likely to be an impact on landscape character given the open nature of the landscape to the east, characterised by farmland and blocks of woodland.
Availability (legal/ownership issues)
The site was promoted for development by the landowner through the call for sites consultation held in 2019. Whilst it is understood that the site was recently sold at this stage there are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site. The site promoter suggests an agreement would need to be reached with Hampshire County Council who own the land to the west and also the westerly end of the current driveway to access the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.
Conclusion
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the current planning framework.
Potential Density and Yield (including development type)
The site promoter has suggested a yield of 20 dwellings. Given the constraints identified above a yield of 15 dwellings has been used for the purposes of the SHELAA to ensure satisfactory green buffers can be accommodated.

Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL012	Land at Redlands House, Reading Road, Sherfield on Loddon	Sherfield on Loddon	6.31

Description of site (neighbouring uses; present use) Previously Developed Land: No

This site comprises a large residential dwelling 'Redlands House' located in the north western portion of the site Its large garden extends to the north and is allocated for residential development under Local Plan Policy SS3.7 'Redlands'. As such, this part of the site no longer forms part of the site promotion. The site comprises a large field to the east and south/east of the property. The eastern and southern site perimeters are bounded by thick belts of trees. The surrounding land to the east is characterised by open agricultural fields and pockets of trees. The 'east of Basingstoke' (Policy SS3.9) and 'Redlands' (Policy SS3.7) current adopted Local Plan housing allocations lie south west and north/north west of the site respectively. The site is accessed from the A33 via Redlands Drive.

Relevant Planning History

During the current adopted Local Plan Examination, the Inspector stated (paragraph 186) that he had concerns whether acceptable odour standards for future residents could be achieved on the majority of the southern site. The Examiner went onto say that until such time as improvements to the Sewage Treatment Works (STW) significantly reduce the extent of these contours, the southern site should not be included within the Plan for housing purposes.

25/00946/FUL – Application for development of 100 dwellings. Received April 2025 – pending.

Planning history relating to surrounding land:

Supplementary Planning Document for the 'East of Basingstoke' and 'Redlands' sites was adopted in July 2017.

Planning applications have been submitted covering the Redlands allocation to the north (SS3.7):

23/01133/FUL: Adjacent to site. Erection of 30 dwellings including affordable homes, demolition of Redlands House and associated buildings, vehicular access off the approved Phase 1 development, pedestrian links to Phases 1 and 2, open space, SuDS, underground foul pumping station, and associated landscaping including minor earthworks for drainage infrastructure (to be known as Phase 3). Application granted November 2024.

21/00808/OUT: Adjacent to site: Outline application for up to 57 no. new dwellings (all matters reserved except access and layout). Refused 22 March 2022. Subsequent appeal allowed.

23/00207/RES: Adjacent to site: Reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). Granted 21 June 2023

16/02457/OUT – Adjacent to site: Outline permission granted for up to 150 new homes and to include access. Permission Granted September 2017.

19/02773/RES – Adjacent to site: Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings with associated internal access streets, car parking and landscaping. Permission Granted August 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The majority of the site lies outside, but adjacent to, the settlement policy boundary and therefore in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan, however, Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon Settlement Policy Boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (Policies H3, D1 and D2).

Physical problems: The indicative odour exposure contour shown in section 8 of the Development Brief SPD relating to the nearby STW extends into the majority of this site. The

site promoter has undertaken an Odour Assessment which concludes, in their view, that this land is not adversely affected by odour. This assessment was not available at the time of the current adopted Local Plan examination and will need to be considered further by Environmental Health and relevant consultees. A mineral safeguarding area lies close to the southern perimeter as identified on the Hampshire Minerals and Waste Plan Policies Map. Access to the site will require third party land and there is no indication from the site submission that an agreement has currently been reached to achieve access. The Development Brief SPD for the neighbouring Local Plan housing allocations requires that the 'Redlands Garden' part of the Redlands allocation should not be accessed off the A33 via Redlands Drive but rather through the Redlands allocation via the Taylors Farm roundabout or via the East of Basingstoke site. Further assessment would be required to determine suitable access arrangements.

Potential impacts: There is likely to be an impact on landscape character given the open nature of the landscape to the east, characterised by farmland and woodland blocks. However, the existing dense screening on the southern and eastern boundaries from the wider countryside to the east may help to mitigate the impact. Consideration would need to be given to the relationship with land to the north, west and south west to ensure comprehensive development.

Availability (legal/ownership issues)

This is a long-standing site promotion. The site was re-promoted for development through the call for sites consultation held in 2019with permission from the landowners and most recently in response to the Regulation 18 consultation in 2024. Part of the site now benefits from a resolution to permit, whilst a planning application has been submitted for the remainder. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the need to gain access across third party land. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable (subject to review of the supplementary odour evidence provided). Due to the location of the site within the countryside its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter previously suggested a yield of 140 dwellings based on a larger site area. The current planning application refers to a yield of 100 homes, whilst this emerging Local Plan contains a yield of 70 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**70 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL013	Land off Dixon Road	Sherfield on Loddon	3.97

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site, which is former MOD land, is located outside of any Settlement Policy Boundary, directly north of Basingstoke and to the south of Sherfield on Loddon. The site consists of an area of woodland at the south/south-eastern corner of the site, with a tree lined western boundary. The site is subject to a Tree Preservation Order (TPO). To the north-west is the MOD training camp (Bramley Ministry of Defence), to the east is agricultural fields and to the south is residential development on the outskirts of Basingstoke. The site is bound by the A33 to the east and Dixon Road, a Public Right of Way (PRoW) to the south.

Relevant Planning History

14/02362/FUL –Change of use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches, together with the formation of hardstanding and ancillary utility/dayrooms. Application Refused December 2014. Appeal Dismissed September 2016.
17/02123/FUL –Change of use of land for the stationing of a caravan and a mobile home for residential purposes, for 1 no. gypsy pitch, together with the formation of hardstanding and utility/dayroom. Application Refused November 2017. Allowed on Appeal April 2019.
22/00122/OUT – Outline planning application for up to 101 entry level dwellings, with parking and landscaping. All matters to be reserved except access to the A33 – appeal against non-determination lodged. Appeal withdrawn.
Through the course of the Examination of the current adopted Local Plan the site was promoted for 100 residential units. However, the Inspector considered that there was no need to allocate the site.
Relevant planning history for land to the east of site:
23/02707/OUT - Outline application for the erection of up to 350 dwellings (including affordable housing) together with mobility hub, access, parking, pedestrian and cycle routes, landscaping, green infrastructure and drainage. Application received 27th Oct 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/ Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps) and within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan.
With regard to the promotion of the site for gypsy and traveller pitches, Policy CN5 (Gypsies, Travellers and Travelling Show People) of the current adopted Local Plan sets out the council's approach to making suitable provision for gypsy and traveller pitches. This entails making provision for pitches on the 4 largest housing allocations (see Policies SS3.9, SS3.10, SS3.11 and SS3.12), however, pitches can potentially be provided on other sites provided they meet the requirements as set out within Policy CN5. On the basis of the previous refusal of 3 pitches there are concerns that the site may not be suitable for additional pitches.
Physical problems: A wayleave would need to be provided for the electricity pylon line running north to south through the site. There may be health and safety concerns associated with the MOD use of adjacent sites and also owing to the historic use of this site as part of Bramley Camp, which is likely to mean that there is the potential for buried ordnance within the site area. Concerns regarding buried ordnance would be likely to require appropriate consideration as part of any planning application process. Dixon Road provides existing access to the site; however, this is a no-through road and under separate ownership by the MOD.
Potential impacts: Development of the site may pose significant landscape impacts. There are also likely to be arboricultural and ecological impacts in respect of the TPO designation over the entire site and the remaining woodland at the site. Part of the woodland has previously been cleared and a restocking notice has been served. However, it is believed that this re-planting has not taken place.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by two promoters with permission from the landowner and most recently in response to the regulation 18 consultation in early 2024. There are no known legal or ownership problems. The site is therefore considered to be available for development. The site has been promoted separately for both housing and traveller pitches. It would appear that these are alternative uses rather than a combination of the two.
Achievability (economic viability; market factors; cost factors; delivery factors)
In terms of developing the site for housing, this location is likely to be attractive to developers owing to its proximity to established housing areas and the A33. With regard to using the site for additional traveller pitches, given the previous application on the site for 3 pitches, there are presumably travellers interested in this location and hence the use of the site for that purpose is likely to be achievable. The promoter has suggested that the site could be delivered within the next 5 years. However, there are factors which could hinder the achievability of the site, particularly the buried ordinance under the site, which would require investigation and potential remediation. The impact of the restocking notice would also need to be explored.
Conclusion
The site is available for residential development and may be achievable, depending upon the impact of the site constraints upon the capacity of the site and development costs. The principle of development would not accord with the policies set out within the current Local Plan. The site is also being promoted for gypsy and traveller pitches. While the site is available for this purpose, and may be achievable, subject to overcoming the site constraints, given the previous refusal on the site for 3 pitches there are concerns about its suitability for additional pitches.
Potential Density and Yield (including development type)
In terms of the proposed housing use, the site promoters have suggested a yield of 150 dwellings. While this yield has been used as the indicative figure, there are significant concerns regarding this yield given that it was previously only promoted for 100 units. 150 units would also result in a relatively high density, given the site constraints so 100 dwellings has been used for the purposes of the SHELAA. A yield for gypsy and traveller pitches has not been put forward. There is no clearly defined mechanism to establishing the potential capacity of a gypsy and traveller site, and in the absence of any guidance from the site promoter in terms of yield it is considered that it is not possible to make any reliable estimate of the potential yield in terms number of pitches, consequently no number of pitches has been specified at this time.

Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL014	Mole Country Stores	Sherfield on Loddon	0.62

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is located to the south-east of Sherfield on Loddon between a linear stretch of residential dwellings along Wildmoor Lane. The land is currently in commercial and retail mixed use that is leased as a working garden centre. To the east and north and sharing the eastern and northern boundary of the site is the Sherfield on Loddon Conservation Area. Immediately to the east is a notable building (The Apple House) and a Grade II Listed Building (The Walled Garden). There is an existing access via Wildmoor Lane. The site is bound on all sides by thick vegetation and trees. To the south of the site are further commercial units and to the north are agricultural fields and woodland.

Relevant Planning History

No relevant planning history on site.
Planning history relating to land to the south of the site:
14/02437/FUL – Erection of two 60-bedroom boarding accommodation blocks, incorporating six staff flats and ancillary facilities, together with associated access and landscaping works. Permission Granted May 2015.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Policy EM3 of the current adopted Local Plan is also of relevance as the site is located within 7km of the Thames Basin Heaths SPA. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as Policy SS6).
Physical problems: The site would require significant clearance before development could take place.
Potential impacts: The site is adjacent to the Sherfield on Loddon Conservation Area. There is a listed building to the east of the site and a notable building adjacent to the site, also on the eastern side. The site is within 7km of the Thames Basin Heaths SPA and mitigation may be required to be considered in accordance with Policy EM3 of the current adopted Local Plan. The site is located within a SSSI Impact Risk Zone which would be relevant should the site ever be developed for 50 or more dwellings due to potential ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. There are no known legal of ownership problems. As the site is currently in commercial and retail use the site is considered to be available for development within the timescales suggested by the site promoter below.

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

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

Conclusion

The site is available and is likely to be achievable. As the site is previously developed, considering its location in the countryside, it may be possible to justify development on site so long as any future proposal accords with the borough's current planning framework. The site falls outside of the settlement policy boundary therefore development would need to be small

scale to accord with policy H2 of the Sherfield on Loddon Neighbourhood Plan and should consider the potential impacts on the historic environment.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**9 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL015	Sherfield on Loddon Garden Centre	Sherfield on Loddon	4.10

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is located to the south of Sherfield on Loddon. The land is currently in commercial and retail mixed use as a garden centre. To the north is Sherfield Oaks Golf Course. To the east and west are residential dwellings within large plots and to the south is The Loddon School. A Public Right of Way (PRoW) runs along the eastern boundary. An existing access exists off Wildmoor Lane.

Relevant Planning History

25/00995/LDPO - Certificate of Lawfulness for the proposed use of the site/land for the siting of storage containers (B8 use) for the purposes of a self-storage rental facility. Application granted July 2025.

Planning history relating to land to the south of the site:

19/01745/FUL – Erection of two single storey residential homes associated with existing school comprising of 12 no. bedrooms with living/education space, including associated relocated parking and landscaping. Permission Granted September 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. Policy EM3 of the current adopted Local Plan is also of relevance as part of the site is located within 7km of the Thames Basin Heaths SPA. The site is located within Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The supporting text to Policy H2 clarifies that any development adjacent to the settlement policy boundary, should be small-scale. Policy H2 adds that once the Local Plan Policy SS5 requirements have been met, proposals for development outside of, but adjacent to, the settlement policy boundary will be subject to relevant Local Plan policies for new housing in the countryside (such as Policy SS6).

Physical problems: The site would require clearance given current uses on the site. There may also be notable highway and access constraints given the need to enable safe access onto the A33.

Potential impacts: The site shares its northern boundary with the golf course. The north-eastern corner of the site falls within 7km of the Thames Basin Heaths SPA.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. Since then, the ownership of the site has changed and the new owners have confirmed that the site is still being promoted for redevelopment and can be made available, promoting the site through the regulation 18 consultation in early 2024 and most recently through the 2025 call for sites..

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-8 years.

Conclusion

The site can be made available and the redevelopment of the site is likely to be achievable. As the site is previously developed land it may be possible to justify development of the site, so long as any future proposal accords with the borough's current planning framework.

Potential Density and Yield (including development type)

The original site promoter suggested a yield of 80-119 dwellings. As a range has been suggested a mid-point of 100 dwellings has been used for the purposes of the SHELAA.	
Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SOL016	Land to the north of Sherfield Park	Sherfield on Loddon	2.76

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the north of Basingstoke and to south of Sherfield on Loddon. The site is bounded by the A33 to the south east and to the north west of the site is the MOD Bramley Training Area. Delineating the sites boundary is a mature treeline and hedgerows. The site is near the listed Church: St. Leonard's Church along with other nearby listed buildings. The adjacent site (SHELAA ref: SOL013) has extensive tree protection orders covering the site. The site is currently in agricultural use. There is a loose row of residential properties on the opposite side of the A33, with the proposed development sites of SOL007 and SOL008 beyond.

Relevant Planning History

No relevant planning history on site.

Relevant Planning History for Land to the South of Site:

22/00122/OUT - Outline planning application for up to 101 entry level dwellings, with parking and landscaping. All matters to be reserved except access to the A33. Application refused 28th July 2023. Subsequent appeal withdrawn.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke/ Chineham – Bramley/ Sherfield on Loddon Strategic Gap (Policy EM2 – Strategic Gaps) and within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and its policies apply to the site. The site has not been allocated for development within the Sherfield on Loddon Neighbourhood Plan.

Physical problems: There may be health and safety concerns associated with the MOD use of adjacent sites. Site access could cause problems as the A33 would require modification to provide access for the site. The site promoter has suggested there is existing access from the farm onto the A33. However, the access which in place is very informal, seeming to amount to a gap in the hedge along the frontage and dropped curb, and clearly would not be suitable in its current state to serve a development site. The issues associated with trying to provide a new access onto the A33 would require very careful consideration.

Potential impacts: Development of the site may result in significant landscape impacts. The setting of the listed buildings near to the site would require very careful consideration. Figure 6-3 'Strategic Views' of the Sherfield on Loddon NP also presents two sets of views across the site.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

In terms of developing the site for housing, this location is likely to be attractive to developers owing to its proximity to established housing areas and the A33. The site has been promoted as it is adjacent to another SHEAA site (SOL013). The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

This site is available and is likely to be achievable, if site access can be agreed. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 70 dwellings, which has been used for the purposes of the SHELAA. However, this could be impacted upon significantly by the various site constraints, precise consideration of these impacts is beyond the scope of the SHELAA.

Current Estimated Yield	**70 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL017	Land North of Wildmoor Lane, Church End, Sherfield on Loddon	Sherfield on Loddon	2.37

Description of site (neighbouring uses; present use) **Previously Developed Land:** Part

The site is located adjacent to the settlement of Church End, north of Basingstoke. The current land use is equestrian, with development including related buildings and hardstanding. There is a belt of protected trees immediately to the north-west, which forms a buffer between the site and the A33 which is also close to the site. Sherfield Oaks golf course is to the north, while adjacent development to the east comprises two detached houses in spacious settings, and a garden centre a short distance beyond them. The Loddon School is south of the garden centre, on the opposite side of Wildmoor Lane. Land between the school and the A33 on the south side of Wildmoor Lane and on the western side of the A33 is part of a Strategic Gap.

Relevant Planning History

17/00348/FUL Erection of stable block and hay stores. Change of use of the land from agricultural to equestrian use and installation of a riding arena. Approved 24 May 2017.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is located outside the Basingstoke and Sherfield on Loddon Settlement Policy Boundaries in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6. The proposal does not align with any of the criteria in this policy. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and Policy H2 supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). However, the site is approximately 1km to the south west of this boundary. The general principle of development on this site is therefore not supported by the council's current planning framework.
Physical problems:
Parts of the site adjacent to Wildmoor Lane are subject to medium and high risks of surface water flooding. The adjacent woodland along the north-eastern boundary is subject to a group TPO.
Potential impacts: Given the sites location there are potential landscape and arboricultural impacts. There is an Archaeological Site Buffer zone along the north-western edge of the site.

Availability (legal/ownership issues)

The site is being promoted for development with permission from the landowner, in response to the regulation 18 consultation in early 2024 and most recently through the 2025 call for sites. There are no known legal/ownership problems. The owner has confirmed that the site is available.

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

The submission states that the site is viable and that there are no known site specific constraints that would result in any abnormal costs. Further attention to the surface water flooding issue would be required. This location would be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in the next five years if required.

Conclusion (deliverable/developable)

The site is available and likely to be achievable subject to access. However, due to its location in the countryside and the fact that the proposal does not appear to meet any of the criteria in Policy SS6, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site submission proposes 39 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**39 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL018	Little Bowlings Farm, Goddards Lane	Sherfield on Loddon	5.15

Description of site (neighbouring uses; present use) **Previously Developed Land: Part**

The site is in located immediately to the southwest of the Sherfield on Loddon Settlement Policy Boundary, and on the south side of Goddards Lane. The Sherfield on Loddon Conservation Area lies directly to the east of the site. The site is divided into two fields by a hedgerow, with hedges along the western and south-eastern boundary, and includes a small area of woodland at its southern end which is designated as a SINC. Current use is equestrian, with two equestrian buildings located adjacent to the access from Goddards Lane. The Bulldowns Camp Hillfort scheduled monument is located approximately 650 metres northwest of the northern boundary.

Relevant Planning History

23/00880/PIP - Application for Permission in Principle for the demolition of existing equestrian buildings and erection of a minimum of 3 dwellings and a maximum of 5 dwellings, and a new equestrian barn of up to 150 square metres. Application Refused 26th Oct 2023.
22/03270/LDEU - Certificate of lawfulness for the existing use of the land and buildings as equestrian use. Application granted 1st Feb 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside the Sherfield on Loddon Settlement Policy Boundary in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6. The proposal does not align with any of the criteria in this policy. The Sherfield on Loddon Neighbourhood Plan was 'made' in March 2018 and Policy H2 supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon settlement policy boundary which meet the requirements of the current adopted Local Plan Policy SS5 (Neighbourhood Planning). The general principle of development on this site is therefore not supported by the council's current planning framework. The site lies in the Basingstoke/Chineham- Bramley/Sherfield on Loddon Strategic Gap. The site is within 5-7km of the Thames Basin Heaths Special Protection Area (SPA). As per policy EM3 of the current adopted Local Plan, large scale residential development (over 50 dwellings) within 5-7k of the SPA will be assessed individually, and if needed, bespoke mitigation will be required in accordance with Natural England guidance.
Physical problems: The site has limited access from Goddards Lane. Electricity pylons cross part of the western side of the site and are also present close to Goddards Lane. Land directly to the east, within the settlement area, is 'Upstream of Critical Drainage Areas' (EM7).
Potential impacts: There are likely to be impacts on the character and appearance of the Conservation Area. Development of the site could impact upon the landscape character location (including views from the surrounding countryside) and the character of the settlement. The potential for biodiversity impacts would require careful consideration.

Availability (legal/ownership issues)

The site has been promoted to the council for development with permission from the landowner (estate executors) and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site although the costs associated with the potential relocation of the pylon and overhead cables require consideration. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within a 5 – 10 year timeframe.

Conclusion (deliverable/developable)

The site is available and may be achievable, however its development would not be in line with the borough's current planning framework, including the Sherfield on Loddon Neighbourhood Plan.

Potential Density and Yield (including development type)

The site submission proposes 75 dwellings and this has been used for the SHELAA.

Current Estimated Yield	**75 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL019	Land adjacent to The Paddocks, Church End	Sherfield on Loddon	1.33

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is located adjacent to the northeast boundary of the hamlet of Church End, midway between Basingstoke and Sherfield on Loddon. It is used for grazing of horses, a horse menage & woodland. The site is bounded by the A33 to the south and agricultural land to the north and east. To the west is a small group of dwellings based around Sherfield Court and St Leonards Church. The boundary with the A33 is partly screen by a tree belt within the site.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is within the Basingstoke/Chineham – Bramley/Sherfield on Loddon Strategic Gap (adopted Local Plan Policy EM2). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Sherfield on Loddon Neighbourhood Plan area. The Neighbourhood Plan was made by full Council on 22nd March 2018. The neighbourhood plan only supports the principle of housing development inside (or adjacent to in certain circumstances) the Settlement Policy Boundary.
Physical problems: No current access to the site. It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.
Potential impacts: There would likely be landscape impacts from the development of the site. The development of the site would diminish the physical and visual separation and compromise the identity of the gap between Basingstoke/Chineham and Bramley/Sherfield on Loddon. There are heritage considerations given the proximity of the listed buildings adjacent to the west, Sherfield Court and St Leonard's Church which also lie in an area identified as having archeological potential of nation importance. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 and through the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter initially suggested a yield 10 – 15 dwellings, which has been reduced to a yield of 5-9 dwellings through the 2025 site submission. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.

Current Estimated Yield	7 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL020	Land at Sherfield Hill Farm – smaller site	Sherfield on Loddon	0.66

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site forms a parcel of land bounded by a new estate access road on its northeastern boundary, the A33 road on its western boundary and the new housing estate on its southern boundary. There is a line of mature trees on the western boundary. To the west of the A33 is Sherfield Park and to the north and east of the site the land is currently in agricultural use.

Relevant Planning History

Planning history relating to land adjacent to the site

The site is immediately adjacent to the access road serving residential development of 150 dwellings on land to the south which was granted planning permission under outline application 16/02457/OUT with subsequent reserved matters application 19/02773/RES. A more precise definition of the access road was granted planning permission under outline application 21/00808/OUT for 57 dwellings on land further to the southeast.

Outline application 23/02707/OUT for up to 350 dwellings on land to the northeast of the site on the other side of the access road submitted Oct 2023 - pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located on the northwestern side of the Redlands allocation, under policy SS3.7 of the adopted Local Plan, where it was envisaged that the access road would be located. The eastern third of the site, between the originally proposed allocation boundary and where the access road to the Redlands site has been constructed on the ground, is designated as strategic gap under policy EM2 of the adopted Local Plan. The western section of the site (outside of the existing strategic gap designation) falls within the Settlement Policy Boundary. The site is also located within Sherfield on Loddon Parish, where the Sherfield on Loddon Neighbourhood Plan was made by full council in March 2018, and the site will need to be in accordance with the relevant policies.

Physical problems: It would be necessary to ensure that any future occupants of the site would not be affected by noise and air pollution from the A33.

Potential impacts: The potential impacts on the trees on the western boundary of the site would need to be addressed through future planning applications.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The site is within the control of and being promoted by a housebuilder and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion (deliverable/developable)

Whilst the site is included within the proposed Sherfield Hill Farm allocation in the Local Plan Update, it is outside of the boundary of the planning application for 350 dwellings under reference 23/02707/OUT. This site is available, is likely to be achievable and it may be suitable but due to its location in the countryside its development would not be in line with the borough's current planning framework. Therefore, this site is considered potentially developable.

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions (35dph) and a yield of 25 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield	25 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL021	Land at Ashwood Pines	Sherfield on Loddon	3.43

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in equestrian use comprising a mixture of fields and tree/hedgerow belts, alongside the A33, which borders the site along its southern boundary..A track, which forks off the A33, runs along the western and northern boundaries of the site. Beyond the site, the landscape is much the same except for the settlement of Sherfield on Loddon to the north and Sherfield School on the other side of the A33 to the south. The site is adjacent to other SHELAA sites to the north (SOL006 and SOL022) and to the west (SOL019).

Relevant Planning History

No relevant planning history on site.

Relevant planning history relating to land adjacent to the north:

24/02019/OUT - Outline planning (including access and strategic landscaping for approval) for up to 130 market and affordable homes, a commercial and/or community building, public open space, off-site highway improvements plus access from Reading Road. Application received September 2024, pending.

Relevant planning history relating to land to the south west:

21/00738/FUL - Erection of 1 no. new bungalow. Application refused July 2022, subsequent appeal dismissed.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area, which was 'made' in March 2018 and its policies apply to this site

Physical problems: None identified.

Potential impacts:

The Sherfield on Loddon Conservation Area is located almost immediately to the north of the northern tip of the site and there is a listed building located just to the west of the site at Ashwood Pines. There is a further listed building located on the opposite side of the A33 to the south along south Drive. As such, impacts upon the setting of the neighbouring heritage assets will need to be taken into account. The site is located just within a strategic gap and within an area of views and vistas, as identified within the Neighbourhood Plan. Further to this, the site is located next to an area that has medium to high landscape sensitivity. It is therefore likely that any proposed development on this site could have landscape implications.

Buckfield Copse, on the other side of the A33 from the site is Ancient Woodland,a Site of Importance for Naturel Conservation and it has been identified as a HBIC biosite. It is also noted that the site falls just within the Thames Basin Heath SPA 7km Mitigation Zone and therefore, if needed, bespoke mitigation will be required in accordance with Natural England guidance.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of at least 20 + dwellings, which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SOL022	Land north of the A33, Goddards Farm	Sherfield On Loddon	65.83

Description of site (neighbouring uses; present use) Previously Developed Land:

The Site, located to the southwest of Sherfield on Loddon, contains a series of agricultural field parcels, pastural land and horse paddocks. The South of the site is bordered by the A33 and the West by the Bramley Camp Army Training Facility. The Site's northern boundary is bordered by an area of woodland that is located adjacent to a watercourse (Bow Brook) that forms a tributary of the river Loddon.

Relevant Planning History

24/02019/OUT - Outline planning (including access and strategic landscaping for approval) for up to 130 market and affordable homes, a commercial and/or community building, public open space, off-site highway improvements plus access from Reading Road. Application received September 2024, decision pending.

Planning history relating to land adjacent to the site to the south:

22/00122/OUT - Outline planning application for up to 101 entry level dwellings, with parking and landscaping. All matters to be reserved except access to the A33. Application refused July 2023, subsequent appeal lodged and withdrawn.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is located just outside of the settlement policy boundary of Sherfield on Loddon, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The site is located within the Sherfield on Loddon Neighbourhood Area, which was 'made' in March 2018 and its policies apply to this site.

Physical problems:

The route of overhead transmission towers and associated pylons are located through the site from Sherfield Road to the A33 on a northeast to south west axis. Floodzones 2 and 3 are located along the northern part of the site, with surface water flooding also present on the site. There is a Minerals Consultation Area (superficial sand/gravel) as identified on the Hampshire Minerals and Waste Plan Policies Map. There are a few PRoW's that run through the site and along the site boundaries.

Potential impacts:

Parts of the site are adjacent to the Sherfield on Loddon Conservation Area, which is located to the north east. There are a number of listed buildings outside of the site boundary, in close proximity to the site including St Leonards Church, which is identified as having archaeological potential within the site. Further north of the site lies Bulls Down Camp Scheduled Ancient Monument. There is a SINC adjacent to the site. The site is within the 7km Thames Basin Heath mitigation zone where development requires consultation with Natural England.

While there is no data available for the quality of the agricultural land on site, nearby surveys identity land to be of grade 3b. Further to this, the site is located within a strategic gap, which is shown both within the adopted Local Plan and the Local Plan Update. The site is also within an area of views and vistas, as identified within the Neighbourhood Plan and immediately to the north-east and south-east of the site, several areas have been identified as having medium to high landscape sensitivity. As such, any proposed development has the potential to have landscape impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be

developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 to 10 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 700 dwellings which has been used for the purposes of the SHELAA.	
Estimated Yield:	**700 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ001	Land to the north of Cranesfield, Sherborne St John	Sherborne St John	12.97

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the northern side of the settlement and comprises an arable field and areas of grassland. The Wey Brook runs across the northern half of the site and the land in question also contains a number of groups of trees. Residential development lies to the south and west of the site, while the land to the north and east of the site is agricultural. A Public Right of Way runs along the northern site perimeter. There is an existing vehicular access for agricultural vehicles on the western side of the site.

Relevant Planning History

22/01669/OUT – Outline planning application for the erection of up to 26 dwellings and associated infrastructure (with access only for consideration, with all other details for Reserved Matters). Refused 15 March 2023. Appeal Dismissed.
25/02051/FUL – (southern corner of site) - Full Planning Application for residential development of the site with access, roads, parking, open space, SuDs and associated infrastructure for 26 residential dwellings. Application received August 2025, pending.
Planning history relating to land to the south of the site:
16/04110/OUT – Outline planning application for the erection of 18 no. dwellings, consisting of 2 no. 1 bed apartments, 7 no. 2 bed, 6 no. 3 bed, 2 no. 4 bed and 1 no. 5 bed dwellings, and village shop (111sqm A1 use) with associated development, including access. Permission Granted June 2018.
19/01828/RES – Reserved matters. Permission Granted December 2019. 20/01542/RES – Reserved matters. Permission Granted September 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of, but adjacent to, the Sherborne St John Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. Although part of the site (at the north-east end of Cranesfield) was considered for allocation in the Neighbourhood Plan, it was rejected by reason of its size, and its potential impact upon residents. The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: The topography of the site undulates. The Wey Brook runs through the site, and it would be necessary to ensure any development was not at risk of flooding, albeit the site is not situated within a recognised Flood Zone. There is an existing vehicular access for agricultural vehicles on the western side of the site, but it is not clear whether this is in a suitable location to serve any new development on the site. The site is located within a mineral safeguarding area as identified on the Hampshire Minerals and Waste Plan Policies Map, and forms part of a critical drainage area.
Potential impacts: The eastern and western sides of the site abut the edge of the Sherborne St John Conservation Area. There are listed buildings located outside the site on its eastern, south-eastern and western sides. A number of views across the site have been identified as being important in the Sherborne St John Neighbourhood Plan. The development of the site is likely to result in landscape, ecological and arboricultural impacts. The development of the site could involve archaeological implications, and this may require further investigation. Large-scale development of the site could impact on the character of the settlement.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 and also as part of a later SHELAA update. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested that only part of the site is suitable for development (5-10 hectares is referred to in the submission) and has put forward a yield of 20-50 dwellings. Given that a range has been proposed a figure in the middle has been used for the purposes of the SHELAA.	
Current Estimated Yield	**35 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ003	Vidlers Field, Sherborne St John	Sherborne St John	4.28

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises a relatively large field on the south-eastern side of Sherborne St John. The site is currently grassland and is used for grazing horses. Residential properties line the northern edge of the site, with allotments and a public house to the west. Agricultural land is situated to the south and east of the site. There is a Public Right of Way running diagonally through the centre of the site. Vegetation runs around the periphery of the site, including mature hedging and some trees in the north-eastern corner of the site. There is an existing field gate for access by agricultural/equestrian vehicles.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies adjacent to, but outside of, the Settlement Policy Boundary of Sherborne St John in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. Although part of the western end of the site was considered for allocation in the Neighbourhood Plan, it was rejected because the field was assessed as being a 'key part of the strategic gap' and was not popular in a community vote.

Physical problems: The existing access would need to be improved in order to facilitate the development of the site. There is a change in levels across the site. The Neighbourhood Plan evidence identifies that the field is prone to flooding due to a spring line crossing the field. The north eastern corner of the site has been identified as part of a critical drainage area. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site is adjacent to the Sherborne St John Conservation Area. The development of the site is likely to result in landscape impacts, and there could also be ecological and arboricultural implications. The development of the site would impact upon an 'important view' as identified in the Sherborne St John Neighbourhood Plan. The development of the site for housing could also impact on the character of the settlement. There are some potential archaeological implications associated with the development of the site, which may require further investigation.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 120 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**120 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ004	Land West of Marnel Park, Kiln Farm, Sherborne Road, Popley	Sherborne St John	20.47

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the east of Sherborne St John (approximately 500m away). Most of the site is currently being used as agricultural land but it also includes a linear area of woodland on its eastern side which is within the settlement policy boundary. This divides the open agricultural land within the site from the residential development to the east, which was developed on the 'North of Popley Fields' site allocation (SS3.4 - refer to planning history below). There are arable fields to the west, and an area of woodland known as Spiers Copse to the north. It is suggested in the site submission form that the site could be accessed via Marnel Park with two potential points of access.

Relevant Planning History

23/00205/OUT - Outline planning application with all matters reserved except access for up to 350 dwellings, landscaping, public open space and associated infrastructure. Pending

Planning history relating to land to the east of the site:

BDB/75761 –Outline planning permission for up to 450 dwellings including a community centre and primary school. Application Refused August 2012. Allowed at Appeal September 2013.

BDB/75762 –Application pursuant to outline planning permission BDB/75761 for Phase 1 200 dwellings. Permission Granted September 2013.

16/01794/RES –Reserved Matters for Phase 2 pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings. Permission Granted October 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in policy EM2. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. The site has not been allocated for development in the Neighbourhood Plan.

Physical problems: There are overhead electricity cables running cross the site. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The Public Right of Way crossing the site from east to west would need to be re-provided.

Potential impacts: There is a listed building within the Kiln Farm group of buildings to the south of the site. The woodland to the north of the site is designated as a SINC, as is a small patch of woodland on the north-western side of the site. There are likely to be landscape and ecological implications associated with the development of the site for housing. The site promoter states that the landowner has commissioned a landscape and visual impact appraisal in order to support the promotion of the site. The development of the site would involve the loss of Grade 3b agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known ownership problems. However, the site is part of an area identified within an area of search for 'Ecological Compensation Land' and 'Buffer Zones and Habitat Areas' required in the section 106 agreement for BDB/75761 and BDB/75762. It is not clear whether this requirement has been met; however, on the basis of the land area required for the Compensation Land (up to 13.9ha + 6.8 ha for the two permissions) it appears that the site could remain available provided that this issue is resolved in the wider 'area of search'. The site continued to be promoted through the issues and options consultation in late 2020 and most recently in response to the regulation 18 consultation in early 2024.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.
Conclusion
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter has previously suggested a yield of 300 dwellings based on a density of 35dph supported by a Vision document submitted through the issues and options consultation in 2020. It is suggested however that a lower yield is used for the purposes of the SHELAA in the interests of mitigating impacts on landscape and to ensure the delivery of ecological buffers. As such a yield of 200 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield	**200 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ005	Land at Carpenters Down	Sherborne St John	23.15

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site forms part of a larger area of woodland called Basing Forest which is situated adjacent to the Basingstoke Settlement Policy Boundary. The entire site is designated as a SINC and has dense tree cover. The surrounding land use is characterised by woodland on all sides apart from the eastern perimeter which is bounded by Chineham Business Park and Crockford Lane. An area of Ancient Woodland lies adjacent to the south and a Public Right of Way runs across the centre of the site east to west. It is proposed that the site would be accessed via Crockford Lane.

Relevant Planning History

No relevant planning history on site.

Planning history relating to land to the east of the site:

BDB/75761 – Outline planning permission for up to 450 dwellings including a community centre and primary school. Application Refused August 2012. Allowed at Appeal September 2013.

BDB/75762 – Application pursuant to outline planning permission BDB/75761 for Phase 1 200 dwellings. Permission Granted September 2013.

16/01794/RES – Reserved Matters for Phase 2 pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings. Permission Granted October 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. The site has not been allocated for development in the Neighbourhood Plan.

Physical problems: The Public Right of Way crossing the site from east to west would need to be re-provided.

Potential impacts: The entire site is designated as a SINC. The development of the site would involve the removal of a significant number of trees and is therefore likely to have significant ecological and arboricultural implications. The relationship with the remaining woodland would need to be considered carefully. Chineham Business Park is a Strategic Employment Area which may include noise generating uses.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The removal of the tree cover along with mitigation for ecological impacts would have significant impacts on the viability of delivering the site, particularly now that there is a need to demonstrate a net gain in biodiversity on site. This location is likely to be attractive to developers and there is a reasonable prospect that the site could be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable. However, there are significant concerns regarding the achievement of biodiversity net gain. Due to the site's location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter suggests a mixed-use scheme comprising residential, offices and warehousing and has suggested a yield of 100 dwellings. Given the site is highly constrained as it is completely tree covered and designated a SINC, it is suggested that a smaller yield is used for the purposes of the SHELAA in the interests of mitigating impacts on landscape, ecology and arboriculture. As such a yield of 30 dwellings is suggested for the purposes of the SHELAA.

Current Estimated Yield	**30 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ006	Land North of Cranes Field	Sherborne St. John	9.08

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land situated along the south western side of Sherborne St John, adjacent to the Settlement Policy Boundary. The site is bounded by Aldermaston Road (A340) to the west and residential properties to the north east. Other surrounding land to the west and south is primarily agricultural with the exception of Weybrook Park Golf Club adjacent to the southern tip of the site. The Sherborne St John Neighbourhood Plan allocation 'Cranes Road' (Policy 3 of the Neighbourhood Plan) lies adjacent to the site on the northern side. Access to the site is currently gained from Cranes Road through the Neighbourhood Plan allocation. To the east of the site is a separate SHELAA site promoted for 120 dwellings (SSJ010).

Relevant Planning History

No planning history on site.

Planning history relating to surrounding land:

16/04110/OUT – (north) - Outline planning application for the erection of 18 no. dwellings, and village shop (111sqm A1 use) with associated development, including access. Permission Granted June 2018. This site is allocated in the Sherborne St Neighbourhood Plan.

19/01828/RES – (north) - Approval of Reserved Matters for appearance, landscaping, layout and scale for the erection of 18 no. dwellings and village shop with associated works (planning consent 16/04110/OUT). Permission Granted December 2019.

20/01542/RES – (north) - Reserved Matters application for the layout, appearance, scale and landscaping of the retail unit (Outline planning permission 16/04110/OUT). Permission Granted September 2020.

23/02622/OUT – (south) Outline planning application for up to 220 homes, with vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian accesses, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application Received 19th Oct 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the settlement policy boundary for Sherborne St John, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, the site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2 of the current adopted Local Plan. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. The site has not been allocated for development.

Physical problems: The site is located within Flood Zone 1, but is in an area which has been identified as an Upstream Critical Drainage Area. The northern part of the site also includes a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. Access to the site is from the Cranes Road allocation and currently secured through planning application (16/04110/OUT) to the north of the site. Regarding topography, the site is gently sloped down towards the northern end.

Potential impacts: The development of the site would involve the loss of good to moderate agricultural land. Furthermore, the northern part of the site is in close proximity to Sherborne St John Conservation Area. There is also the potential for noise from the A340 to negatively impact the residents of any future residential development on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, by a housebuilder with permission from the landowner and and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to

developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter initially suggested a yield of 40-50 dwellings. This yield has been increased to 78 dwellings through the 2025 submission and has been used for the purposes of the SHELAA.	
Current Estimated Yield	**78 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ010	Land adjacent to Manor Road / Elm Road	Sherborne St John	10.88

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a large agricultural field situated along the south western side of Sherborne St John, adjacent to the Settlement Policy Boundary (located to the north of the site). The site includes a farmhouse within the centre of the site. To the west of the site is a separate SHELAA site promoted for 45 dwellings (SSJ006). The site is bound along the eastern boundary by Elm Road, to the north the site is bound by residential development and to the south there are a number of light industrial and commercial premises which separate the site from the Weybrook Park Golf Club.

Relevant Planning History

No relevant planning history on site.

Relevant planning history for land to the southwest of site:

23/02622/OUT – (south) Outline planning application for up to 220 homes, with vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian accesses, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application Received 19th Oct 2023. Pending.

Relevant planning history for land to the east of site:

25/00004/FUL - Erection of a four bedroom dwelling, with basement floor, sunken courtyard, soft and hard landscaping and roof terrace. Permission granted June 2025.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of but adjacent to the settlement policy boundary for Sherborne St John, in a countryside location where new housing is generally only permitted as an exception in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2 of the current adopted Local Plan. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site.

Physical problems: There is an existing access to the site which will need to be widened to accommodate development. The site is located within Flood Zone 1; however, the site is within an Upstream Critical Drainage Area.

Potential impacts: There are likely to be landscape impacts resulting from the development of the site. There are potential archaeological implications which will require further analysis.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner (also a developer) and and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested that approximately a third ofthe site will be developed for residential and the other half given over for community land use purposes (including informal recreational land, allotments and an orchard). The site promoter initially suggested a yield of 50-70 dwellings. This was increased to 90 homes through the 2025 submission and has been used for the purposes of the SHELAA.

Current Estimated Yield	**90 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ011	Weybrook Golf Club	Sherborne St John	11.47

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is part of an actively used and managed Golf Course adjacent to the north western Basingstoke Settlement Policy Boundary. The site promoter has stated that the development of the site would result in the disposal of 4 of the holes on the course. There are a number of established hedgerows and trees within the site and a Group Tree Preservation Order (TPO) runs down the eastern side of Rooksdown Lane, parallel to the site's south-eastern boundary. A PRoW runs up the western site boundary and SHELAA sites RO001 and SSJ006 are adjacent to the south and immediately north of the site respectively. Aldermaston Road runs along the sites' north-eastern boundary. Access to the site is via Rooksdown Lane and the site promoter has stated that opportunities for a second access onto Aldermaston Road are being considered. A draft site allocation at Northern Manydown is located to the south of the site.

Relevant Planning History

23/02622/OUT – Outline planning application for up to 220 homes, with vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian accesses, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application received 19 October 2023 - Pending
21/03305/ENSC - Request for screening opinion for up to 350 dwellings, submitted October 2021.
Planning history relating to land to the south east of the site:
13/00579/OUT – (south east) - Residential development comprising up to 585 new dwellings, open space provision and landscaping with details submitted for the means of access. Permission Granted October 2014. Reserved matters pursuant to outline: 15/00537/RES – Granted for 300 dwellings. Permission Granted December 2015. 17/03356/RES – Granted for Phase 2a 142 dwellings. Permission Granted March 2018. 17/03355/RES - Reserved matters application for details of appearance, landscaping, layout and scale of Phase 2b for erection of 143 dwellings. Permission Granted March 2018.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside of the Basingstoke settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site also lies within the Strategic Gap separating Basingstoke and Sherborne St John (Policy EM2). Furthermore, the principle of the loss of part of the golf course is potentially contrary to Policy CN8, subject to whether the proposal would comply with the exceptions set out within the policy whereby such a loss may be permissible as an exception. The site is located within the Sherborne St John Neighbourhood Area. The Sherborne St John Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site.
Physical problems: Surrounding areas to the east are Upstream Critical Drainage Areas due to under capacity sewers and a possibly overloaded pumping station. Part of the site, along the south-eastern boundary, forms part of this Critical Drainage Area. The site lies just south of the Aldermaston Road Chalk Pit Landfill, which means that ground conditions may require further investigation in the event of a redevelopment for residential use. The PRoW that runs in a north-south direction along the western site boundary is a Roman Road.
Potential impacts: A small portion of the south of the site is in a Source Protection Zone (Zone III). Additionally, there is the potential for development to impact upon possible archaeological assets in the southern portion of the site, in particular the banjo enclosure, as well as the Roman Road that is located along the western site boundary. It is presumed that the golf course will still be able to operate in-spite of the redevelopment of this part of the course for housing (that is the implication of the site promotion form), however, this will need to be considered in more detail in order to establish whether there would be any impact on sports/recreation provision. The amounts of leisure and recreational facilities required in the area will be considered as part of the council's updated Leisure and Recreational Needs Assessment which will form part of the evidence base for the Local Plan Update. The site falls within an area identified for views and vistas in the Sherborne St John Neighbourhood Plan

and the site itself, as well as adjoining SHELAA site RO001 to the south and SHELAA site SSJ006 to the north, are classed as areas of medium landscape sensitivity. The North Wessex Downs National Landscape is located further to the west beyond the golf course. As such, landscape considerations will need to be given to any future development on this site. The site has been classified as a HBIC Biosite. The Park Prewett Conservation Area lies approximately 320 metres to the south of the site.
Availability (legal/ownership issues)
The site has been promoted to the council for development with permission from the landowner, most recently in response to the 2025 call for sites, and there are no known legal or ownership problems. The site is currently in use as part of the golf course, but the site promoter has suggested that the site will be available for development within the next 5 years.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.
Conclusion
The site is soon to become available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
The site promoter originally suggested a yield of 350 dwellings; however, a planning application has since been submitted for 220 homes. Following consideration of evidence associated with the emerging local plan and the need to protect trees within the site the yield has been reduced to 180 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**180 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ012	Land at Hilltop Nurseries	Sherbourne St John	0.92

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located on the northern edge of Basingstoke town; although the site address is within Sherbourne St John it lies much closer to the edge of Popley. The site encompasses slight changes in level and is enclosed by mature hedging to both road frontages. The site is triangular in shape bounded by Chineham Lane to the north east and Sherbourne St John Road to the west. A small cluster of residential properties, along with a small yard (used by a fencing company) are located to the south, with Everest Community Academy beyond those. The site was previously used as plant nursery, however since its closure in the 1970s the site has remained unused. Currently the site has several sheds, storing site maintenance equipment.

Relevant Planning History

21/01796/FUL – Part of the site. Erection of 4 detached dwellinghouses. Withdrawn October 2021

Planning history relating to land to west of the site:

BDB/016891 - (west) - a replacement bungalow was built known as Hilltop which is under separate ownership.

23/00205/OUT (north) - Outline planning application with all matters reserved except access for up to 350 dwellings, landscaping, public open space and associated infrastructure. Application Received 30th Jan 2023. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of a defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception in line with the current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the councils current planning framework. Furthermore, the site is located within a strategic gap between Basingstoke and Sherborne St John, where development is permitted as an exception to prevent the coalescence between built up areas in line with Policy EM2 in the adopted Local Plan. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site.

Physical problems: The site access would need to be carefully considered to minimise the impact on Chineham Lane. The site has gentle changes in topography.

Potential impacts: There are no immediate impacts identified for the site. However, the northern part of the site has a small woodland which removal could cause landscape implications. Although, the site promoter has recommended development would be concentrated to the southern part of the site.

Availability (legal/ownership issues)

The site was promoted so that it can be considered as part of the Local Plan Update. The site is under single ownership and the landowner is prepared to make the land available immediately. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is vacant previously developed land, however the financial viability could be affected by any remediation costs associated with the previous use. The sites existing road frontage minimises the need for additional transport related infrastructure.

Conclusion

The site is available and likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 30-40 dwellings. A midpoint of 35 has been used for the purposes of the SHELAA. However, a lower yield may be more realistic given that the site is located on the edge of the settlement.

Current Estimated Yield	**35 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
SSJ013	Land West of Marnel Park, Kiln Farm, Sherborne Road, Popley	Sherborne St John	25.53

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site lies to the east of Sherborne St John (approximately 500m away). Most of the site is currently being used as agricultural land but it also includes a linear area of woodland on its eastern side which is within the settlement policy boundary. This divides the open agricultural land within the site from the residential development to the east, which was developed on the 'North of Popley Fields' site allocation (SS3.4 - refer to planning history below). There are arable fields to the west, and an area of woodland known as Spiers Copse to the north. It is suggested in the site submission form that the site could be accessed via Marnel Park with two potential points of access. This northern portion of the site was previously promoted under SSJ004, this proforma covers a larger area including land to the south of the original promotion extending down to Chineham Lane.

Relevant Planning History

23/00205/OUT - Outline planning application with all matters reserved except access for up to 350 dwellings, landscaping, public open space and associated infrastructure. Pending

Planning history relating to land to the east of the site:

BDB/75761 –Outline planning permission for up to 450 dwellings including a community centre and primary school. Application Refused August 2012. Allowed at Appeal September 2013.

BDB/75762 –Application pursuant to outline planning permission BDB/75761 for Phase 1 200 dwellings. Permission Granted September 2013.

16/01794/RES –Reserved Matters for Phase 2 pursuant to outline planning permission BDB/75761 for the erection of 250 no. dwellings. Permission Granted October 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is adjacent to but outside the Basingstoke Settlement Policy Boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Basingstoke-Sherborne St John Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in policy EM2. The site is located within the Sherborne St John Neighbourhood Area. The Neighbourhood Plan was 'made' in May 2017 and its policies apply to this site. The site has not been allocated for development in the Neighbourhood Plan.

Physical problems: There are overhead electricity cables running cross the site. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The Public Right of Way crossing the site from east to west would need to be re-provided.

Potential impacts: There is a listed building within the Kiln Farm group of buildings to the south of the site. The woodland to the north of the site is designated as a SINC, as is a small patch of woodland on the north-western and south eastern side of the site. There are likely to be landscape and ecological implications associated with the development of the site for housing. The site promoter states that the landowner has commissioned a landscape and visual impact appraisal in order to support the promotion of the site. The development of the site would involve the loss of Grade 3b agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and more recently in response to the 2025 call for sites and there are no known ownership problems. However, the site is part of an area identified within an area of search for 'Ecological Compensation Land' and 'Buffer Zones and Habitat Areas' required in the section 106 agreement for BDB/75761 and BDB/75762. It is not clear whether this requirement has been met; however, on the basis of the land area required for the Compensation Land (up to 13.9ha + 6.8 ha for the two permissions) it appears that the site could remain available provided that this issue is resolved in the wider 'area of search'. The site continued to be promoted through the issues and options consultation in late 2020 and as part of a larger site incorporating land to the south in response to the Regulation 18 Local Plan consultation.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the cost associated with undergrounding the pylons crossing the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.	
Conclusion	
This site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has previously suggested a yield of 300 dwellings based on a density of 35dph supported by a Vision document submitted through the issues and options consultation in 2020 for a smaller site excluding the southern portion. A planning application has been submitted for 350 dwellings. However, it is suggested however that a lower yield is used for the purposes of the SHELAA in the interests of mitigating impacts on landscape and to ensure the delivery of ecological buffers. As such a yield of 220 dwellings is suggested for the purposes of the SHELAA.	
Current Estimated Yield	**220 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SSJ014	Land at Aldermaston Road	Sherborne St John	0.54

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is currently in agricultural use, as part of a larger agricultural field. The site is bound by the A340 to the east. Beyond the site to the northeast and south west is densely vegetated with a few low density dwellings. Further south is a draft site allocation at Weybrook Park Golf Course and to the east, on the opposite side of the A340 is a much larger SHELAA site (SSJ006).

Relevant Planning History

22/01782/OUT - Outline application for the erection of 4 no dwellinghouse's including layout and access. Application withdrawn September 2022.
20/00128/PIP - Application for Permission in Principal for residential development of up to 1 dwelling. Application refused June 2020.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Sherborne St John Neighbourhood Area. The Sherborne St John Neighbourhood Plan was 'made' in May 2024 and its policies apply to this site
Physical problems:
The site is in an area designated as Upstream of Critical Drainage.
Potential impacts:
The site is located within a strategic gap, both within the adopted Local Plan. The SHELAA site to the east has also been identified as an area of medium landscape sensitivity, The site does therefore have potential for landscape impacts. Development of the site would result in the loss of Grade 3 agricultural land. Immediately to the south of the site is a draft housing allocation (Weybrook Golf Club), which should be taken into consideration when assessing this site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the planning consultant with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the need for contamination remediation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SSJ015	Land at Cranesfield	Sherborne St John	1.27

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in agricultural use and the residential area of Cranesfield is located immediately to the west and southwest of the site. Thick hedgerows run along the southern boundary of the site and beyond lies the cemetery and war memorial. A thick hedge runs along the eastern boundary of the site and this boundary abuts the Sherborne St John Conservation Area. Further, beyond the eastern boundary there are several large detached residential dwellings with large gardens and residential paraphernalia such as out buildings and swimming pools. Also to the south east is a pond and St Andrew's Church, a Grade I listed building. Land to the north of the site is also in agricultural use.

Relevant Planning History

25/02051/FUL - Full Planning Application for residential development of the site with access, roads, parking, open space, SuDs and associated infrastructure for 26 residential dwellings. Application received August 2025, pending.
22/01669/OUT - Outline planning application for the erection of up to 26 dwellings and associated infrastructure (with access only for consideration, with all other details for Reserved Matters). Application refused June 2022, subsequent appeal dismissed.
BDB/46628 - Proposed residential development of 83 family dwellings and 24 affordable units with adjacent land dedicated to public open space, landscaped parking area and re-location of school site. Application withdrawn December 1999.
BDB/10084 - Residential development on 17.11 ha 42.27 acres land. Application refused August 1980.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
The site is located within the Sherborne St John Neighbourhood Area. The Sherborne St John Neighbourhood Plan was 'made' in May 2024 and its policies apply to this site.
Physical problems:
The site falls within an area that has been identified as an Upstream Critical Drainage Area and parts of the south eastern area in the site are susceptible to surface water flooding. The site falls within the minerals consultation area for Brick Clay.
There is currently no access onto Cranes Road or the A340.
Potential impacts:
The eastern and part of the southern boundaries of the site abut the Sherborne St John Conservation Area and there are a number of listed buildings located within close proximity to the southern boundary of the site. As such, development on this site must take into consideration the impact on the significance of these surrounding heritage assets. The site covers an area that has been identified as having high landscape sensitivity and is located in an area of views and vistas, as is set out in the Neighbourhood Plan. The site does therefore have the potential for landscape impacts. There is an archaeological areas of high potential within the southeastern corner of the site and immediately southeast of the site. The development of the site could involve archaeological implications, and this may require further investigation. The site has also been identified as a HBIC biosite.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 26 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**26 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SSJ016	Land to the north of Cranesfield	Sherborne St John	11.7

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site borders the settlement of Sherborne St John to the south and is in agricultural use comprising a mixture of fields and tree/hedgerow belts. Beyond the site, the landscape is much the same except for the built form of Sherbourne St John to the south and woodland to the north of the site. The A340 runs to the east of the site. A public right of way runs along the northern edge of the site.

Relevant Planning History

BDB/46628 - Proposed residential development of 83 family dwellings and 24 affordable units with adjacent land dedicated to public open space, landscaped parking area and re-location of school site. Application withdrawn December 1999.

Relevant planning history relating to land adjacent to the south:

25/02051/FUL - Full Planning Application for residential development of the site with access, roads, parking, open space, SuDs and associated infrastructure for 26 residential dwellings. Application received August 2025, pending.

22/01669/OUT - Outline planning application for the erection of up to 26 dwellings and associated infrastructure (with access only for consideration, with all other details for Reserved Matters). Application refused March 2023, subsequent appeal dismissed.

BDB/10084 - Residential development on 17.11 ha 42.27 acres land. Application refused August 1980.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

The site is located within the Sherborne St John Neighbourhood Area. The Sherborne St John Neighbourhood Plan was 'made' in May 2024 and its policies apply to this site.

Physical problems:

The site falls within an area that has been identified as an Upstream Critical Drainage Area and parts of the southeastern area in the site are susceptible to surface water flooding. The site falls within the minerals consultation area for Brick Clay.

There is currently no access onto Cranes Road or the A340.

Potential impacts:

The western and eastern boundaries of the site are adjacent to the Sherborne St John Conservation Area. There are also a large number of listed buildings in close proximity to the site both to the south and west. It will therefore be important to consider the impact upon the significance of these heritage assets. The Wey Brook and Watercress Beds Site of Interest for Nature Conservation (SINC) runs across the site. There is a further SINC to the north of the site, Edgerton's Wood and the site itself has been identified as a HBIC biosite. There is also an indicative green corridor that runs along the northern and eastern boundaries of the site and an area identified as Local Green Space within the Neighborhood Plan, which stretches from east to west across the site. There are two archaeological areas of high potential within the northwestern corner of the site and immediately southwest of the site. The development of the site could involve archaeological implications, and this may require further investigation. Furthermore, the site itself has been identified as an area that has high landscape sensitivity and within the Neighbourhood Plan, this site forms part of a wider area of views and vistas. There is also a strategic gap (within both the adopted and emerging Local Plans) situated approximately 100 metres to the south of the site. Development on this site could therefore result in potential landscape impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.	
Achievability (economic viability; market factors; cost factors; delivery factors)	
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 50 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**50 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
STE001	Popham Airfield	Steventon	313.04

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

This large site encompasses a light aircraft airfield and a number of agricultural fields (in arable use), along with areas of woodland. The nearest settlements are North Waltham which lies some distance to the north east and Micheldever Station to the south west. The surrounding area is characterised by open agricultural land punctuated by blocks of woodland of varying size. The woodland delineating the site to the east is of significant size and is an Ancient Woodland. Along the northern boundary there is an additional pocket of Ancient Woodland. The southern site perimeter is bordered by the A303 where two small service areas and a container storage facility are located. To the north western part of the site is separated from the man site by Cobley Plantation and Cobley Wood House is promoted for a solar farm. There are a cluster of aircraft hangars in the central western part of the site, however, the site is mostly undeveloped greenfield land serving as mown runways for light aircraft. The south eastern corner of the site is currently in use as a dirt bike track. Within the site boundary lie two small portions of woodland in the south eastern corner and south western corner of the site. A Public Right of Way (PRoW) runs through the site (north to south) to the north-side service station along the A303.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The nearest settlement with an SPB, North Waltham, is approximately 2.5km from the site. The general principle of development on this site is therefore not supported by the council's current planning framework. The site is positioned between two Neighbourhood Plan Areas (Overton to the north-west and North Waltham to the north-east). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The existing access for the site is in close proximity to the slip road joining the A303 main carriageway and it is therefore likely to require upgrade to accommodate the number of vehicles that would be generated by a mixed use development of this size including potential HGV's serving the employment uses. The southern part of the site is within a groundwater protection zone. Given the close proximity of the A303 to the southern boundary the potential noise implications would also need to be considered.

Potential impacts: The development of this site would have a landscape impact given the open character of the surrounding landscape and the scale of the development proposed. There are also likely to be ecological impacts as the woodland forming the eastern site boundary and the woodland north of the hanger buildings (which lies within the site) are ancient woodland and designated SINC (Misholt Copse & Cocksford Firs and Oaken Copse). Two SINC surveys and a Habitat Survey have been undertaken on site and submitted to accompany the promotion of the site. There are instances of archaeological potential across the site and the Scheduled Monument (Popham Beacons Round Barrow Cemetery) lies adjacent to the site on the eastern boundary.

Availability (legal/ownership issues)

Whilst part of the site is currently in active use as an airfield it was promoted for development through the call for sites consultation held in 2019 by the landowner, and more recently in response to the 2025 call for sites where a larger site was promoted. The site is in dual ownership. Subsequently, a revised, larger site area was submitted by the site promoter's agent on behalf of the two landowners through the Local Plan Update, Issues and Options consultation in late 2020 and again in response to the Regulation 18 Local Plan consultation in early 2024. Most recently it was put forward in response to the 2025 call for sites consultation. The revised area included additional land located to the north and west of the site. Given that the site continues to be promoted, the land is considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive

to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site promoter has suggested that the site could be delivered within the next 5-10 years. A development partner has been appointed in order to help progress the development of the site.	
Conclusion	
The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter initially suggested a yield of approximately 3,000 dwellings depending on the potential for some employment use on site. The 2025 site submission extends the site to the north and west resulting in an increased yield of 4,500 dwellings. A solar farm is also included within the site promotion, separated from the main site to the north west. The precise yield and scope for the inclusion of employment land will be given further consideration through the site assessment process which underpins the Local Plan.	
Current Estimated Yield	**4250 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD002	Smiths Field, New Road, Tadley	Tadley	0.71

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently a piece of undeveloped grassland on the south-western side of Tadley. There is a belt of trees running along the northern boundary of the site, with Bishopswood golf course beyond. Suburban housing lies to the east, while the land to the south and west is rural in character and is largely defined by open arable fields and areas of woodland. To the south is the Tadley Church Road Conservation Area. There are a number of trees on the edge of the site, including a belt of trees to the north which are subject to a Tree Preservation Order (TPO), and hedging runs around the perimeter. New Road runs along the southern boundary of the site. There is currently no direct existing access to the site. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE).

Relevant Planning History

No relevant planning history on site.

Planning history relating to land to surrounding land:

24/00059/TDC (west) - Technical Details Consent (TDC) for the demolition of outbuildings and the development of a single dwelling with ancillary garage and associated works following the granting of Permission in Principle 22/01661/PIP. Permission granted April 2024.

22/01661/PIP (west) - Permission in principle for the demolition of outbuildings and the development of a single dwelling. Permission granted July 2022.

18/01892/FUL – (north) - Erection of extension to existing clubhouse to incorporate a 21-bed hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Application Refused January 2019.

19/01032/FUL – (north west) - Erection of a two storey side and rear extension to existing clubhouse to form a 21 bedroom hotel with associated works. Permission Granted June 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the AWE DEPZ. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: The site does not appear to have a vehicular access, though it may be possible to access the site via the end of the cul-de-sacs located to the east.

Potential impacts: The site is located immediately adjacent to the edge of the Tadley Church Road Conservation Area. There are also a number of listed buildings within the Hawley Farm complex to the south-east of the site. The trees running along the northern and southern boundaries of the site are protected by TPO. Given the nature of the site there are likely to be landscape, arboricultural and ecological impacts. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site is also located within a SSSI Impact Risk Zone which will be relevant for any residential development over 50 dwellings on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This sites location within the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable, however, due to its location in the countryside, its development would not be in line with the borough's current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.	
Potential Density and Yield (including development type)	
The site promoter has not suggested how many dwellings could be accommodated on the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. A yield of 15 is suggested. This reflects the site constraints and the fairly low density of housing which typifies the local area.	
Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD004	Land in Church Road and rear of Pound Farm House / Foxley Barn, Tadley	Tadley	5.45

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises an arable field on the southern side of Tadley within the Tadley Church Road Conservation Area. Surrounding land uses are residential to the north and east of the site and agricultural to the south. There are a number of residential properties on the western side, with arable fields beyond. A Public Right of Way divides the site west to east. The land in question is enclosed by trees and hedges running along the edges of the site. Church Road, which has the character of a rural lane, runs along the western side of the site and there is an existing vehicular access on this side, though it is currently only suitable for agricultural vehicles.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary (but is adjacent to it), in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within AWE DEPZ. Policy SS7 of the adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.
Physical problems: The site slopes markedly up in south-westerly direction. The existing access may need to be widened to accommodate development. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is located within the Tadley Church Conservation Area, and Pound Farmhouse which is located adjacent to the site is a listed building. There is an SSSI south of the site, therefore the site is within a SSSI Impact Risk Zone which will be relevant for any residential development of 50 dwellings or more on site. Given the nature of the site, its development is likely to have landscape and ecological impacts, and potentially there would also be some arboricultural implications. The development of the site would result in the loss of good – moderate agricultural land. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site although the sites location within the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework. In addition, there are also significant concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 44 dwellings which has been used for the purposes of the SHELAA. An area of public open space is proposed within the southern portion of the site.

Current Estimated Yield	**44 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD009	Land adjacent to The Whitehouse	Tadley	0.74

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site includes a residential dwelling with associated garden, outbuildings and an equestrian field consisting of paddocks, stables and grazing land. To the west and north is low density residential development and to the east and south are open fields and tree belts including other SINCs. The majority of the site is designated as a SINC. The site is bound by hedgerow and trees along the northern, eastern and southern boundaries. The western site boundary consists of The White House property and an established commercial unit in the south-western corner. A PROW runs along this boundary to the south towards Baughurst Road. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE) Zone K.

Relevant Planning History

16/00035/OUT – Outline Planning Permission (to include access) for up to 145 residential dwellings (including up to 40% affordable housing), a 60 unit Extra-Care development, associated landscaping, informal public open space and children's play area, an informal village green, an enhanced ecological area, surface water flood mitigation and attenuation, vehicular access point from Bishopswood Lane and associated ancillary works. Application Withdrawn.
21/01371/FUL – (western edge of the site) Erection of dwelling following demolition of existing B2 Industrial Unit with alterations to the existing access. Permission Granted 14th July 2023.
24/01675/FUL – (western edge of the site) Change of use of building from B2 (workshop) to residential workshop/storage area/garage building ancillary to White House. Permission granted October 2024.
21/01372/FUL – (Western edge of site) Erection of a new dwelling. Application refused May 2023, subsequent appeal allowed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The majority of the site lies outside of but adjacent to the Settlement Policy Boundary for Tadley, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The land which consists of outbuildings and The Whitehouse property falls within the settlement policy boundary. The general principle of development in this location is therefore not supported by the council's current planning framework. The site is also located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the AWE DEPZ Zone K. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.
Physical problems: The existing access from the lane to the west of the site would need to be widened or, alternatively a separate access obtained from Bishopswood Lane to the north.
Potential impacts: Due to the nature and location of the site, development would likely result in landscape and ecological impacts. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site is located within a SSSI Impact Risk Zone which will be relevant should the site ever be developed for 50 or more dwellings.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by obtaining permission to gain access across third party land and its location within the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoters have suggested that the site could be delivered within the next 5 years.

Conclusion

This site is available and likely to be achievable. However, due to its location in the countryside its development would not be in line with the borough's current planning framework. In addition, there are also significant concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of between 10-15 dwellings. Therefore, a mid-point of 13 dwellings has been chosen for the purposes of the SHELAA.	
Current Estimated Yield	**13 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD010	Land SE of Hawley Farm House	Tadley	1.02

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a large agricultural field which forms part of the Hawley Farm estate, on the south-western side of Tadley. The site is located within the Tadley Church Road Conservation Area. To the east is residential development within the Tadley Settlement Policy Boundary, to the west are a number of agricultural fields and Hawley Farmhouse, a Grade II Listed Building (which now includes a day nursery business) and to the south is a copse woodland. Between Hawley Farmhouse and the western site boundary is a further Grade II Listed Building (the Granary) and an unlisted (non-designated heritage asset) barn. On the opposite side of Church Road (along the eastern boundary) are a group of trees which are subject to Tree Preservation Orders. The site does not benefit from an independent access.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The site does not appear to have a vehicular access, and this would need to be established off Church Road.

Potential impacts: The site is located within the Tadley Church Road Conservation Area. There are also a number of listed buildings within Hawley Farm to the west of the site. Given the nature of the site there are likely to be landscape and ecological impacts. The site is also located within a SSSI Impact Risk Zone which would be relevant for any residential development of 50 dwellings or more on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This sites location within the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

The site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. In addition, there are also significant concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ. .

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
TAD011	Land adjacent to Deanswood Road & Bishopswood Golf Course	Tadley	1.81

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site forms part of the Bishopswood Golf Course and consists of a large area of shrub land which includes a belt of TPO trees along the northern boundary. To the north and east is residential development within Tadley Settlement Policy Boundary. The golf course continues around the west and south of the site. There is currently no direct existing access to the site.

Relevant Planning History

21/01668/OUT - Outline Planning Application for the residential development of 100% affordable housing up to a maximum of 90 dwellings with associated highways alterations and external works including access (All matters reserved). Application Withdrawn 19th Nov 2021Planning history relating to surrounding land:
18/01892/FUL – south-east of the site, within the golf course: Erection of extension to existing clubhouse to incorporate a 21-bed hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Application Refused January 2019.
19/01032/FUL – (south west) - Erection of a two storey side and rear extension to existing clubhouse to form a 21 bedroom hotel with associated works. Permission Granted June 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site lies outside of but adjacent to the Settlement Policy Boundary for Tadley, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Baughurst and Tadley Strategic Gap which seeks to prevent coalesce between the settlements (Policy EM2). The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).Development of the land would result in loss of part of the golf course which is considered a community, leisure and cultural facility under Policy CN8 of the current adopted Local Plan.
Physical problems: An access would need to be established. This has been suggested to be achievable from Deanswood Road to the north or through neighbouring SHELAA site TAD021.
Potential impacts: Due to the nature and location of the site, development would likely result in arboricultural and landscape impacts. Compensation may be required due to the loss of woodland and trees. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and subsequently through the Regulation 18 consultation held in 2024 with permission of the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes suggested by the site promoter.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by infrastructure costs relating to connecting to Deanswood Road for access, obtaining permission to gain this access across third party land. This sites location within the AWE safeguarding area may also affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoters have suggested that the site could be delivered within the next 5 years.

Conclusion

This site is available and may be achievable. However, due to its location in the countryside its development would not be in line with the borough's current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

Potential Density and Yield (including development type)

The site promoter has suggested a density of 40-50dph, therefore a yield of 72-90 dwellings. Given the sensitive location of the site within the countryside and a strategic gap and in the interests of mitigating impacts on the local landscape character a lower density has been assumed. The council has undertaken an initial assessment based on general density assumptions and density of 30dph, 54 dwellings, has been used for the purposes of the SHELAA.	
Current Estimated Yield	**54 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD014	23 Main Road and land south of Rectory Close	Tadley	6.11

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site includes an area of agricultural land located adjacent to Tadley settlement policy boundary to the south and west of Rectory Close and the Community Primary School, and 23 Main Road which is within the settlement boundary. The surrounding land use is primarily suburban to the north and east and agricultural land and forest to the south and west of the site. Ron Ward's Meadow SSSI is also to the west. Since the site was first promoted, 23 Main Road has been added to the site, which is intended to provide a new access road into the site.

Relevant Planning History

No relevant planning history on site.

Relevant Planning History for Land to South of Site:

24/00349/OUT - Outline planning application for up to 245 homes (use class C3); a Convenience Store (use class E); vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian access, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application Received 15th Feb 2024. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site largely is outside of but adjacent to the Tadley settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE). Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: The site promoter has stated that there is a utility cable running through middle of land and a timber electricity pylon which will need relocating. There are two areas designated as Mineral Safeguarding Areas within the site boundary, one in the north west and one just south of Tadley Primary School as identified on the Hampshire Minerals and Waste Plan Policies Map. In order to create a suitable site it would require demolition of 23 Main Rd.

Potential impacts: An area of land designated as a Site of Special Scientific Interest (SSSI), known as 'Ron Ward's Meadow with Tadley Pastures' surrounds the southern and western site perimeters and overlaps with the sites southern boundary. A portion of the SSSI is also a Site of Importance for Nature Conservation (SINC) situated close to the south western corner of the site. Consequently, there is the potential for development of the site to have ecological impacts. Tadley Conservation Area is situated immediately east of the site. There are also a number of Grade II Listed Buildings in the vicinity of the site, with '45 Main Road', 'United Reform Church', 'Cons Cottage', Crooked Cottage' and 'Highbury Cottage' appearing to be the closest. Furthermore, the Locally Listed 'The Old Cottage' and 'Methodist Chapel' are also located close to the site. Development of the site therefore has potential to impact upon the significance of the surrounding heritage assets.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the costs associated with the potential relocation of the pylon and utility cable across the site. This sites location within the AWE safeguarding area may also affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. In addition,

there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 90 dwellings which has been used for the SHELAA	
Current Estimated Yield	**90 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD015	Land at Church Brook Farm	Tadley	18.06

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of relatively flat agricultural land including some portions of woodland. The site was formerly in use as a dairy farm which ceased operation in 2003 and the site promoter has stated that the site is now used for equestrian purposes. The site is located immediately south of Tadley in close proximity to the settlement policy boundary, though slightly detached from it. The predominant land use is residential to the north east, while the rest of the site is surrounded by agricultural land with some small forested areas in all other directions. SHELAA sites TAD010 and TAD004 are situated adjacent to the site, located to the east. There is an existing gated access on to the site by Church Brook/New Road junction to the north and Church Brook to the south.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The majority of the site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE). Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: The south eastern portion of the site is situated within a Mineral Consultation Area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The periphery of the site encroaches into the Tadley Church Road Conservation Area. Within the Conservation Area immediately to the east of the site is situated Locally Listed building 'Garden Cottage', and number of Notable Buildings and Grade II Listed Buildings 'Barn Close House', 'Pound Farmhouse', 'Hawley Farmhouse' and 'Granary 20yds east of Hawley Farmhouse' are also close to the site. Development of the site therefore has the potential to impact upon the significance of the surrounding heritage assets. An area of land which is designated a Site of Special Scientific Interest (SSSI), known as 'Ron Ward's Meadow with Tadley Pastures' is situated in close proximity to east of the site. The site is therefore within the Impact Risk Zone for this SSSI which is relevant for residential development of 50 houses or more over the majority of the site and 10 or more at the very eastern edge due to the relative impacts of different scales of development and the proximity of such development to the SSSI. The presence of the SSSI will also be relevant for the development of water supply, sewerage and other infrastructure and may be relevant to other uses on site. The potential impacts of development on the SSSI will require investigation.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. As suggested by the site promoter, the site is considered to be available for development within the next 5 years.

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

Whilst the site is likely to be achievable as it is a greenfield site its location within the AWE safeguarding area may also affect the viability of development. . This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.

Conclusion

The site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. In addition, there are also significant concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 400 units which has been used for the SHELAA

Current Estimated Yield	**400 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
TAD016	Skates Lane	Tadley	25.70

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises of a number of fields which are located to the south west of the settlement of Tadley. The site itself it is located outside of the Settlement Policy Boundary but in close proximity. The promoter has noted that site is currently in agricultural use. There are a number of trees located within the site itself and an area of woodland is located to the north of the site and forms part of its northern boundary. To the south of the site are a small number of residential properties and a Plant Hire facility, however, the majority of the site is surrounded by fields. Three small ponds are located to the north of the site and a path runs through the side of these. There is also a footpath running through the centre of the site.

Relevant Planning History

24/00349/OUT - Outline planning application for up to 245 homes (use class C3); a Convenience Store (use class E); vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian access, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access. Application Received 15th Feb 2024. Pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is positioned outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. Additionally, a small section of land to the north of the site is located within the Aldermaston DPEZ.

Physical problems: There appears to be no direct vehicular access to the site at present, though the site does adjoin the A340. Part of the site is also accessed via Skates Lane which appears to be a narrow road which is used by a small number of cars to access dwellings and the Plant Hire business.

Potential impacts: Due to the nature and location of the site, development would likely result in landscape and ecological impacts. Two Sites of Importance for Nature Conservation (SINCs) are located within the boundary of the site, these are Ron Wards' Meadow South which is located to the north of the site, and Skates Lane which is a smaller SINC. A further SINC is located to the west of the site named Lee and Moor Copses which is also an area of ancient and semi ancient woodland which is located on the western boundary of the site. Pamber Forest which is a large Local Nature Reserve and Site of Special Scientific Interest (SSSI) is located close to the eastern boundary of the site. The boundary of an SSSI for Ron Wards Meadow with Tadley Pastures is located to the north and north eastern boundary of the site. Consequently, the site falls within a SSSI Impact Risk Zone as development has the potential to impact on the SSSIs. Two listed buildings immediately abut the southern boundary, these are Grade II listed Skates Farmhouse and the barn immediately south west of Skates Farmhouse. The conservation area of Tadley is located to the east of the site, which abuts the boundary to the east. To the west of the site is the conservation area of Tadley Church Road.

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the landowner in response to the regulation 18 consultation in early 2024, and again in response to the 2025 call for sites. There is a covenant which places restrictions on part of the site which may pose some impediment to development. The site promoter indicates that the house builder is aware of this restriction and that it can be satisfactorily dealt with, but the legal position would need to be confirmed.

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

Whilst the site is likely to be achievable as it is a greenfield site its location within the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The site has also been promoted by a regional housebuilder through the Issues and Options consultation associated with the Local Plan Update. The promoter has suggested that the site could be delivered within the next 5 to 5-10 years.

Conclusion	
This site may be available although it is subject to a legal covenant which requires further investigation. It may be achievable but, due to its location in the countryside, its development would not be in line with the borough's current planning framework. There are some concerns regarding the suitability of the site given its proximity to the Aldermaston AWE (and consequent impact on the DEPZ) although it is noted that only a small section of the site is located within the DPEZ.	
Potential Density and Yield (including development type)	
The prospective developer initially suggested a yield of approximately 300 units which has been reduced to 235 units for the purposes of the SHELAA to respond to the yield included in the submitted planning application.	
Current Estimated Yield	**235 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
TAD019	Land at New Road, south of Bishopswood Golf course	Tadley	5.69

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises agricultural land with a portion of the south western part of the site containing Martins Copse which is connected to a line of trees along the southern and western boundaries. It lies to the south of New Road north of which is Bishopswood Golf Course. To the south and west (on the other side of Shaw Lane) is agricultural land. To the east is a large residential property.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is adjacent to the Tadley – Baughurst Strategic Gap (adopted Local Plan Policy EM2) which follows the line of New Road to the north. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE). Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: A new vehicular access would be required.

Potential impacts: The eastern boundary of the site is adjacent to the Tadley Church Road Conservation Area. Development of the site therefore has the potential to impact upon the significance of the surrounding heritage assets. Development of the site would likely have landscape impacts. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion (deliverable/developable)

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 100 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
TAD020	South site, Bishopswood Golf Course	Tadley	1.83

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site forms part of the Bishopswood Golf Course, albeit not part of the active golf course as it is contains a significant number of trees. To the north and west of the site is the remainder of the golf course, including the active playing course interspersed with significant groups and belts of trees. To the south and east of the site is mainly residential development, interspersed with small fields and further woodland. . To the southwest of the site (on the other side of New Road) there is open countryside.

Relevant Planning History

18/01892/FUL Erection of extension to existing clubhouse to incorporate a 21-bed hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Application Refused January 2019. The housing element was proposed for this site and the clubhouse is on the other side of the golf course.

Planning history relating to surrounding land:

23/03028/FUL – to the northwest of the golf course: Erection of a part two/part three storey Assisted Living unit (use class 2) comprising 70 two bedroom suites along with a Gym, Community Room and Hydrotherapy Pool along with associated car parking and landscaping – pending.

21/01668/OUT – north part of the golf course: Outline Planning Application for the residential development of 100% affordable housing up to a maximum of 90 dwellings with associated highways alterations and external works including access (All matters reserved) – application withdrawn November 2021.

19/01032/FUL – south-west of the golf course: Erection of a two storey side and rear extension to existing clubhouse to form a 21 bedroom hotel with associated works. Permission granted June 2019.

15/03090/FUL – to the northwest of the golf course: Part two and part three storey 120 bedroom care home (Class C2) with visitors lounges/ Dining rooms, day centre and ancillary facilities, parking and access provisions. Permission granted May 2018.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Tadley – Baughurst Strategic Gap (adopted Local Plan Policy EM2) and also the AWE Buffer Zone and the AWE DEPZ. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: A new access to the site would need to be created. The extensive tree cover on site would also need to be considered carefully.

Potential impacts: The southern boundary of the site is adjacent to the Tadley Church Road Conservation Area. Development of the site therefore has the potential to impact upon the significance of the surrounding heritage assets. Due to the nature and location of the site, development would likely result in significant arboricultural and landscape impacts. Compensation may be required due to the loss of woodland and trees. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site. This location is likely to be attractive to developers and the site promoter has indicated that the site would be developed within the first five years of the plan.

Conclusion (deliverable/developable)

This site is available and may be achievable, however, due to its location in the countryside and the Tadley – Baughurst Strategic Gap, its development would not be in line with the borough's current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ and the trees covering the majority of the site.	
Potential Density and Yield (including development type)	
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20 dph. A yield of 40 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural character and the need to mitigate impacts on the trees within the site.	
Current Estimated Yield	**40 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
TAD021	Bishopswood Golf course (whole site (north, south, golf course)	Tadley	29.90

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises the Bishopswood Golf Course. It is a nine-hole course and includes typical greens and fairways, interspersed with significant groups and belts of trees, including all boundaries of the site. Midway along the western boundary of the site, the access, parking and clubhouse are located. The driving range lies to the west of Bishopswood Lane in this location and is also included within the land promoted. To the north and east of the site lies residential development in the town of Tadley. To the south and west, the golf course is bounded by New Road and Bishopswood Lane and beyond these roads lies open countryside mainly in agricultural use .This site encompasses TAD011 and TAD020 as part of this larger site.

Relevant Planning History

21/01668/OUT – north part of the golf course: Outline Planning Application for the residential development of 100% affordable housing up to a maximum of 90 dwellings with associated highways alterations and external works including access (All matters reserved) – application withdrawn November 2021.
19/01032/FUL – south-west part of the golf course: Erection of a two storey side and rear extension to existing clubhouse to form a 21 bedroom hotel with associated works. Permission granted June 2019.
18/01892/FUL – south-west part of the golf course: Erection of extension to existing clubhouse to incorporate a 21-bed hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking, landscaping. Application Refused January 2019.
Planning history relating to surrounding land:
23/03028/FUL – to the northwest of the golf course: Erection of a part two/part three storey Assisted Living unit (use class 2) comprising 70 two bedroom suites along with a Gym, Community Room and Hydrotherapy Pool along with associated car parking and landscaping – pending.
15/03090/FUL – to the northwest of the golf course: Part two and part three storey 120 bedroom care home (Class C2) with visitors lounges/ Dining rooms, day centre and ancillary facilities, parking and access provisions. Permission granted May 2018.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location where development is only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is within the Tadley – Baughurst Strategic Gap (adopted Local Plan Policy EM2). The site is within the AWE Buffer Zone and the AWE DEPZ. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety. The loss of the golf course would also need to be addressed in line with policy CN8.
Physical problems: The north eastern and south eastern corners of the site (outside of the active golf course) contain extensive tree cover.
Potential impacts: Part of the southern boundary of the site is adjacent to the Tadley Church Road Conservation Area. Development of the site therefore has the potential to impact upon the significance of the surrounding heritage assets. Due to the nature and location of the site, development would likely result in arboricultural and landscape impacts. Compensation may be required due to the loss of woodland and trees. The site is located within a SSSI Impact Risk Zone therefore there is potential for development to have ecological impacts. Development of the site would result in the loss of Grade 3 agricultural land

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, the sites location in the AWE safeguarding area may affect the viability of development. This location is likely to be attractive to

developers and there is a reasonable prospect that the site would be developed at a particular point in time.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside and the Tadley – Baughurst Strategic Gap, its development would not be in line with the borough's current planning framework. In addition, there are concerns regarding the suitability of the site for development owing to its proximity to the Aldermaston AWE and the impact of additional development on the DEPZ and the loss of the golf course.	
Potential Density and Yield (including development type)	
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20 dph. A yield of 604 dwellings is suggested for the purposes of the SHELAA. A low density is assumed on the basis of the rural character and the need to mitigate impacts on the trees within the site. The yields for TAD011 and TAD020 have been taken off to avoid double counting (94 dwellings) giving a new total of 510 dwellings.	
Current Estimated Yield	**510 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
UG002	Land adjacent to Elder Dell	Upton Grey	1.32

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the north-east of Upton Grey and consists of an agricultural field. The land to the north-east and south-east is also in agricultural use with land to the south-west in residential use. A scaffolding yard is located to the north. The site is enclosed by trees and hedges on all sides. The hedging to the north-east is low level owing clear views into the site. A vehicular access existing off Meadowside (to the south-west). The Upton Grey Conservation Area is to the south-west, separated by a recently approved housing development.

Relevant Planning History

20/02888/OUT - Erection of up to 16 no. dwellings (including 6no. affordable houses) with all matters reserved for later consideration. Refused 30 August 2022. Appeal Dismissed.
Planning history relating to land to the south west of the site:
BDB/69970 – (south-west) - Erection of 4 no. one bed flats, 4 no. two bedroom dwellings and 2 no. three bedroom dwellings, new access, associated parking and landscaping. Permission Granted April 2010.
15/03967/OUT – (south-west) - Outline application for erection of up to five bungalows. Permission Granted July 2016.
17/00847/FUL – (south-west) - Erection of 5 no. dwellings, detached garage and associated site works. Change of use of land from agricultural to C3 Residential. Permission Granted August 2017.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Upton Grey settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: There is an existing access to the site via Meadowside to the south. An alternative access could be established via Bidden Road to the north-east. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: There are a number of listed buildings to the north of the site, and the site is also located within the Upton Grey Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the development of site, and this may require further investigation. Development of the site would result in the loss of Grade 2 agricultural land. There may be noise impacts associated with the close proximity of the scaffolding yard to the north of the site. The site is also located within a SSSI Impact Risk Zone which would be relevant for any residential development of 100 dwellings or more on site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and more recently in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

The site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter initially suggested a yield of 30 dwellings which was revised to 12 in the 2025 submission. This yield has been used for the purposes of the SHELAA.

Current Estimated Yield	**12 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
UG003	Land at Draycott	Upton Grey	1.84

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of part garden land, meadow and paddock and is located to the north-west side of Upton Grey within the Upton Grey Conservation Area. The site is bound by trees along the north-eastern boundary and hedging to the south. A Grade II Listed Building (Cleves Farmhouse) is located to the west. A Public Right of Way (PRoW) cuts through the middle of the site from north to south. Land to the north and east is in agricultural use, land to the west is in residential use and to the south further agricultural uses with some residential use. The site has a sloping topography.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Upton Grey settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: There is an existing access to the site however it is unclear whether access over third party land is required. A PRoW runs through the centre of the site which would need to be maintained. The site is sloping which may affect the design and scale of future development.

Potential impacts: The site is located within the Upton Grey Conservation Area. The development of the site is likely to have landscape, ecological and arboricultural implications. The site is in close proximity to Cleves Farmhouse (to the west). The site is located within a SSSI Impact Risk Zone therefore there is potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, however, third party access may need to be required to access the site which may affect the viability of the development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 1-2 years.

Conclusion

The site is available and is likely to be achievable. However, due to its location in the countryside, its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of between 3-10 dwellings. As a range has been suggested a mid-point of 7 dwellings has been used for the purposes of the SHELAA.

Current Estimated Yield	**7 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
UG004	Land at Weston Road	Upton Grey	3.71

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located close to, but outside of, the settlement of Upton Grey. The promoter has noted that the site is currently in use as agricultural land, and it appears to be bounded by hedgerows. There also appear to be some trees and hedging within the site boundary as well as a pylon within the western portion of the site. In terms of neighbouring land uses, a residential property is located on the southern boundary of the site, the premises of a haulage company is located to the north of the site, with a wooded copse and field on the eastern and western site boundaries The site promoter has suggested that vehicular access for this site could be achieved from Weston Road.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.

Physical problems: There is a pylon and overhead powerline in the western field which may need to be put underground and there is currently no vehicular access to the site from Weston Road.

Potential impacts: The Upton Grey conservation area is located to the north of the site and is separated via the haulage yard and a recently constructed development. The site is also located within a SSSI impact zone

Availability (legal/ownership issues)

The site was promoted to the council for development with permission from the sole landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable, especially as it is a greenfield site, and Upton Grey is a desirable location in commercial terms. The viability of the site may be affected by the cost associated with undergrounding the pylon and associated powerline crossing the western part of the site, though such costs are unlikely to be prohibitive to any future development. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 50 dwellings, which has been used for the purposes of the SHELAA.

Current Estimated Yield	50 dwellings

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT001	The Gables, London Road	Whitchurch	4.60

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of two agricultural fields separated by a belt of trees and Public Right of Way (running west to east). The site surrounds the eastern and southern boundary of the Hillside residential development. To the east is a residential property (The Gables) which is a notable building (non-designated heritage asset) and to the north and west further residential properties. The northern part of the site falls within the Laverstoke and Freefolk Conservation Area. The Gables Meadow (SINC) is located within the southern half of the site. Thick hedging and a tree belt separate the southern boundary of the site from the River Test to the south. The site is bound by trees and hedging on all sides. A Grade II Listed Building (The Round House) is located to the north-west of the site along London Road.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. The neighbourhood plan identifies the land to the south as Local Green Space (Policy LD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The site falls within Groundwater Protection Zones 1-3 and the southern section of the site falls within Flood Zones 2 and 3 and a mineral safeguarding area. The northern half of the site falls within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. An access into the site would need to be established via London Road.

Potential impacts: The development of the site is likely to have landscape, ecological and arboricultural implications. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The northern part of the site lies within the Laverstoke and Freefolk Conservation Area. Development of this scale could impact significantly on existing traffic congestion in Whitchurch. There are potential archaeological implications which will require further analysis and potential ecological impacts due to the site falling within a SSSI Impact Risk Zone.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and a housebuilder has entered into an option agreement with the landowner. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has previously suggested a yield of 78 dwellings which had been used for the purposes of the SHELAA. However, in the delivery strategy document submitted by the

site promoter as part of the issues and options consultation it is noted that only the northern half of the site is shown as being developed, and hence the site yield is likely to be significantly lower. The site promoter has suggested approximately 48 homes, which has been used for the purposes of the SHELAA. This has the benefit of recognising that it is likely that only a portion of the site is likely to be developable.	
Current Estimated Yield	**48 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT006	The Knowlings, Whitchurch	Whitchurch	7.42

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site lies to the south east of Whitchurch outside but adjacent to the Town's Settlement Policy Boundary, as defined in the adopted Local Plan (ALP). The site was previously in use as agricultural land. The northern boundary of the site is formed by a partial hedge with agricultural land and the River Test beyond. The eastern boundary is formed by a hedge boundary with agricultural land beyond. A hedge boundary also forms the southern and western boundaries with residential development beyond. There is an existing unmade access strip from the Knowlings estate road and with a potential access via the south side of Daniel Park.

Relevant Planning History

19/01452/FUL - Erection of purpose designed building to relocate existing Whitchurch Montessori Nursery and Forest School with associated parking and access. Application Refused September 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. The neighbourhood plan identifies the land to the south as Local Green Space (Policy LD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: Access to the site is problematic although it could potentially be taken from Micheldever Road, the Knowlings or Aliston Way. Through the Scrutiny process, an officer from the highways Authority (Hampshire County Council) was consulted on road access for the site. Following a site visit he concluded that whilst access to the site is difficult it could be achieved. From an initial review he felt that access onto Micheldever Road would be the most suitable access point. In addition, a point of access has been reserved through the adjacent site at Daniel Park as a result of a Portfolio Holder decision in 2012. Any future proposals for development on the site would need to identify how a suitable access could be gained. A small area of the very northern corner of the site lies within Groundwater Protection Zones 2 and 3. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The Landscape Capacity Study 2010 highlighted that the site has a medium/high landscape capacity and that development on the site would not be out of keeping with previous settlement expansion, providing it respects the character of the town and limits visual intrusion into the wider landscape. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.The Biodiversity Assessment concludes that the site has a low biodiversity value, with no designated sites within the boundaries. The design of any new development would need to accord with the Whitchurch Village Design Statement, with respect for the landscape and townscape character of the town. Development of this scale could impact significantly on existing traffic congestion in Whitchurch. The site is located within a SSSI Impact Risk Zone and therefore there is the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site is owned by Basingstoke and Deane Borough Council and is considered available for development within the next 5-9 years.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within

the next 5 years. However, with the availability of the site falling within the next 5-9 years, delivery would also be expected within this time period.	
Conclusion (deliverable/developable)	
This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 200 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**200 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT008	Land north of Cricket Ground, Parsonage Meadow, Church Street, Whitchurch	Whitchurch	0.66

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a field currently used for grazing animals located within the Whitchurch Conservation Area. The site is immediately to the north of the cricket ground and sits between the disused railway line and the River Test to the west and east of the site respectively. The neighbouring site to the west is a car dealership. The cricket ground to the south has been designated as open space in the Whitchurch Neighbourhood Development Plan, and there is also a designated 'green corridor' running to the west of the site. The site is also identified as an important open space in the Whitchurch Conservation Area Appraisal. The A34 runs to the west of the site (approximately 130m away). There is a dense belt of mature trees running along the western boundary, and also a number of important trees outside of but adjacent to the site on its eastern side. The National Landscape is located to the west of the site. Current access to the site is via a field gate onto the B3400.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. The cricket ground to the south has been designated as open space within the Neighbourhood Plan (Policy LD1) along with a green corridor running to the west of the site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: There is an existing access to the site through a field gate onto the B3400, however, this would need upgrading if it were to serve housing development. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: In the south eastern corner of the site is a Grade II listed building, the 'Granary of the Vicarage', and there are a number of other Grade II and II* listed buildings immediately to the north east of the site. The site is also located within the Whitchurch Conservation Area. The National Landscape is located to the west of the site. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The development of the site is likely to have landscape, ecological and arboricultural implications. There are also likely to be noise impacts owing to the proximity to the A34. There are some possible archaeological implications associated with the site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and again through the issues and options consultation in late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The development is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10-15 dwellings. A figure in the middle of this range has been used for the purposes of the SHELAA.	
Current Estimated Yield	**13 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT010	Whitchurch Glebe, Land off B400, Church Street, Whitchurch	Whitchurch	0.82

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a currently pasture land located next to the River Test (to the east) and the Whitchurch Conservation Area. The site is adjacent to a cricket ground to the west, which has been designated as an area of open space within the Whitchurch Neighbourhood Plan. The land to the east of the site has been designated as a green corridor in the Whitchurch Neighbourhood Development Plan. There are mature trees situated along the southern boundary of the site. The A34 is in close proximity to the west of the site (140m away). As referred to in the site submission form, there is access to the site via Church Lane.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. The Neighbourhood Plan designates the cricket ground to the west as an open space along with a green corridor to the east (Policy LD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: There are no obvious physical problems with the site. The site is located within a Mineral Safeguarding Area as identified on the Hampshire Minerals and Waste Plan Policies Map. The site is located in Flood Zone 1, though due to the proximity of the River Test, a Flood Zone 2/3 area is located adjacent the eastern boundary of the site.

Potential impacts: There are a number of listed buildings to the north of the site, and the site is also located within the Whitchurch Conservation Area. The Whitchurch Conservation Area Appraisal also identifies it as an important open space. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The development of the site is likely to have landscape, ecological and arboricultural implications. There are some possible archaeological implications associated with the development of site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems with the site itself. The site is therefore considered to be available for development. However, the landowner does not appear to own the access track (as that appears to fall within WHIT008), and hence the access rights to the site are not clear at present.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the need to gain access across third party land and the need to provide nutrient neutrality mitigation.. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 25 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	**25 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT013	Land at Newbury Road	Whitchurch	57.15

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a number of fields in agricultural use and is located within the North Wessex Downs National Landscape . The site is bound by the A34 to the west and Newbury Road to the east with light vegetation and hedging along these boundaries. A belt of trees divides the site. A Public Right of Way (PRoW) divides the site through the middle in a 'T' shape. To the south is the railway line and train station. The majority of the land surrounding the site is within agricultural use with small pockets of linear residential development. Higher density development is located beyond the railway line to the south.

Relevant Planning History

16/00447/OUT: New business park incorporating B1, B2 and B8 floorspace with associated car parking and landscaping; and new car park to serve Whitchurch station (all matters reserved). Application Withdrawn.
23/03157/FUL - Construction of a surface car park; landscape buffer planting and screening; SUDS; erection of single cafe unit (class E); fast-charging EV points; cycle parking facilities; creation of vehicular access pedestrian footpath to station platform. Application Received 22nd Dec 2023. Application refused August 2025, subsequent appeal lodged.
Planning history relating to land to the south of the site:
16/03220/OUT Hybrid planning application comprising an outline planning application for alterations to an existing access, up to 60 new dwellings, B1 & B2 Use, new station car park, open space, landscaping and associated works (all matters reserved except access) and a full application for the change of use of land to public open space. Permission Granted June 2018.
21/01749/RES – Reserved matters application for the appearance, landscaping, layout and scale of residential buildings, commercial buildings and station car park (pursuant to outline permission 16/03220/OUT. Pending..

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of but adjacent to the Whitchurch settlement policy boundary (to the south), in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. An area to the southern portion of the site, adjacent to Newbury Road, is allocated within the current adopted Local Plan for the development of a new passenger railway station car park (Policy SS11). The site is also located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was 'made' by the borough council in July 2017. This site has not been allocated in the Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (Policies HD1, HD2 and GD1). The employment development element of the scheme would need to be considered in light of policy EP1 in the current Local Plan and policy EP4. There is also a relevant Whitchurch Neighbourhood Plan Policy, ES4, which provides support for business development outside of the SPB, subject to meeting a range of criteria. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: There are no obvious physical problems with the site, however, the development would extend the existing pattern of development of Whitchurch towards the north. A Ground Water Protection Zone covers parts of the northern area of the site. The site is located in Flood Zone 1. Noise impacts associated with the railway line to the north will need to be considered. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The development of the site is likely to have landscape, ecological and arboricultural implications. The site is also within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with further information provided in 2020 and most recently in response to the regulation 18 consultation in early 2024 with permission from the landowner. There are no known legal or ownership problems. The promoter suggests that the site is available for development within the next 5 years.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site, this location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time,however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The promoter initially stated that the site could be delivered within 5 years, however this was on the basis of a smaller developable area and yield. Therefore, it is suggested that the site would be achievable within 5-9 years. In terms of the employment floorspace component, this may be achievable as a greenfield site. The site promoter submitted a delivery strategy as part of the issues and options consultation response, which provided evidence to support the potential achievability of the development
Conclusion
This site is available and may be achievable, however, due to its location in the countryside and National Landscape its development would not be in line with the borough's current planning framework.
Potential Density and Yield (including development type)
In their issues and options submission the site promoter has included a delivery strategy document encompassing approx. 600 dwellings on the site alongside 25,000 sqm of employment floorspace, which is located on the land to the southern part of the site and doesn't encompass the whole site area. This approach to the potential development of the site has been used for the purposes of the SHELAA.

Current Estimated Yield	**600 dwellings, 25,000 sqm employment floorspace**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT014	East of Bere Hill and Lynch Hill Park	Whitchurch	17.03

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a number of fields in agricultural use. Beyond the railway line immediately to the north is the North Wessex Downs National Landscape. To the south and west lies low density residential development and to the east further agricultural land with some equestrian use. Immediately to the west between the site and existing residential development lies SHELAA site WHIT016, these two sites were previously promoted together. Two belts of trees run in parallel from London Road towards the centre of the site and the site is generally bounded to the north by trees and hedgerows with small pockets of trees/vegetation along the north-eastern boundary and southern boundary.

Relevant Planning History

No relevant planning history on site

Planning history relating to land to the west:

23/01876/FUL – Erection of 115 dwellings (including 40% affordable housing) and associated parking; public house (Use Class Sui Generis), employment units (Use Class E(g)); provision of public open space; installation of sustainable urban drainage system; pumping station; provision of local play areas; soft and hard landscaping; landscape buffer and associated works. Pending

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was 'made' by the borough council in July 2017. This site has not been allocated in the Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies HD1, HD2 and GD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: A Ground Water Protection Zone covers the majority of the site. The site is located in Flood Zone 1, though a Flood Zone 2/3 area is located adjacent the eastern boundary of the site. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The development of the site is likely to have landscape, ecological and arboricultural implications. The site lies adjacent to the south of the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There are some possible archaeological implications associated with the development of site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, again during the issues and options consultation in late 2020, in 2023 and most recently in early 2024 in response to the regulation 18 consultation. There are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. It is suggested that the site would be achievable within 5-9 years. The site promoter has submitted a delivery strategy document as part of the issues and options consultation, which provides further evidence in order to support the potential achievability of the development of the site.

Conclusion

This site is available and may be achievable, however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 100 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**100 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT016	East of Bere Hill	Whitchurch	9.48

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site consists of a number of fields in agricultural use. Beyond the railway line immediately to the north is the North Wessex Downs National Landscape. A Public Right of Way (ProW) transects the site in the north-western corner. To the south and west lies low density residential development and to the east further agricultural land with some equestrian use. The site wraps around the existing Oak Tree Nursery School. Immediately to the east lies SHELAA site WHIT014, these two sites were previously promoted together. There are no distinguishing features along the eastern site boundary separating these sites.

Relevant Planning History

23/01876/FUL – Erection of 115 dwellings (including 40% affordable housing) and associated parking; public house (Use Class Sui Generis), employment units (Use Class E(g)); provision of public open space; installation of sustainable urban drainage system; pumping station; provision of local play areas; soft and hard landscaping; landscape buffer and associated works. Pending

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside but adjacent to the Whitchurch settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was 'made' by the borough council in July 2017. This site has not been allocated in the Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies HD1, HD2 and GD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: A Ground Water Protection Zone covers the majority of the site. The site is located in Flood Zone 1, though a Flood Zone 2/3 area is located adjacent the eastern boundary of the site. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The development of the site is likely to have landscape, ecological and arboricultural implications. The site lies adjacent to the south of the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. There are some possible archaeological implications associated with the development of site, and this may require further investigation. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner, again during the issues and options consultation in late 2020 and most recently in 2023. As detailed above a planning application was submitted in July 2023. There are no known legal or ownership problems. The site is therefore considered to be available for development within the next 5 years.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. The location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. It is suggested that the site would be achievable within 5-9 years. The site promoter has submitted a delivery strategy document as part of the issues and options consultation, which provides further evidence in order to support the potential achievability of the development of the site.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of approx. 115 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**115 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT018	South East Whitchurch, Micheldever Road, Whitchurch	Whitchurch	28.31

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises agricultural land the south-east of Whitchurch. The south western site perimeter borders site HP004 and the north western perimeter borders Micheldever Road. The land to the north of Micheldever Road was previously included as larger site promotion (WHIT011) but the agent representing the landowner has advised that this land is no longer being promoted by their client. The south western end of the site abuts the Neighbourhood Plan allocation 'East of Winchester Road' (policy HA4). Surrounding land use is mainly agricultural with some residential to the north and a sewage works to the south west. There is a public right of way and road running through the south east boundary of the site. The site promoter considers that the primary site access would be via a roundabout on Winchester Road, replacing the approved access for the 100-dwelling scheme at Mill Springs.

Relevant Planning History

22/03219/FUL – Hybrid application comprising outline application for construction of a building comprising Class E(e) medical use and parking; and full planning permission application for erection of 183 residential dwellings (including 40% affordable housing) and parking; creation of woodland and ecological areas; provision of public open space, local play areas, and associated soft and hard landscaping; installation of sustainable urban drainage system; and associated works. Pending.
Planning history relating to land to the north west of the site:
16/02508/RES – Reserved matters application pursuant to outline permission 15/03693/OUT. Permission Granted March 2017.
15/03693/OUT – he erection of 100 dwellings. Permission Granted May 2016.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. The neighbourhood plan designates land to the north and to the south east as Local Green Space (Policy LD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The southern part of site is in close proximity to the Whitchurch Sewage Works, the potential impacts of this are exacerbated by the site's location to the south-west of the sewage works, meaning the prevailing westerly winds are likely to increase the odour impact on this site. This issue is likely to require detailed assessment.
Potential impacts: The development of the site would have landscape impacts and would have an effect on the settlement pattern and character of Whitchurch. Development of this scale could impact on existing traffic congestion in Whitchurch. There are potential archaeological implications which will require further analysis and potential ecological impacts due to the site falling within a SSSI Impact Risk Zone. The site lies within the draft Test Valley Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.

Availability (legal/ownership issues)

The site was promoted for development as part of a larger site including land to the north of Micheldever Road through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in late 2020. In response to the Regulation 18 Local Plan consultation the agent representing the land owner promoted a smaller site which excludes the land to the north which is now the subject of this proforma. Most recently the site was put forward in response to the 2025 call for sites. There are no known legal or ownership problems and a planning application has been submitted. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site however, the viability of the site may be affected by the need to provide nutrient neutrality mitigation. This location is likely to be attractive to

developers and a housebuilder has entered into an option agreement with the landowner. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.	
Conclusion	
This site is available and may be achievable however, due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
In the information submitted as part of the issues and options, the site promoter included an illustrated masterplan for only part of the site (on the southern side of Micheldever Road) which comprised 270 units. Subsequently a planning application covering the southern portion of the site has been submitted for 183 units which has been used for the purposes of the SHELAA. The promoter re-confirmed this yield in the 2025 site submission.	
Current Estimated Yield	**183 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WHIT020	Land Adjoining Wells-in-the-Field Farm	Whitchurch	1.51

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is in use as equestrian land to the north of London Road, B3400 and to the east of Whitchurch. To the north and east of the site are other fields in agricultural use. Further to the east of the site is a cluster of residential dwellings. To the west of the site is a row of residential properties fronting on to London Road with a small woodland to the rear. The site has existing access, off Wells-in-the-Field Lane, which connects to the B3400. There is a bus stop at the southwestern corner of the site and public right of way that runs along the western site boundary. On both the southern and eastern boundaries of the site, there are exisiting hedgerows screening the site from the road and footpath. There is a promoted SHELAA site (WHIT016) that is located immediately adjacent to the eastern settlement boundary of Whitchurch and to the west of this site.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The site has overhead powerlines and poles in the site which may need to be put underground and it is understood that the mains sewers run adjacent to the sites boundary.. The site is also located within a Zone II Source Protection Zone.

Potential impacts:

The site is immediately adjacent to Laverstoke and Freefolk Conservation Area and there are a number of listed buildings located on the eastern side of the site. Further to the east is the Laverstoke Park Historic Park and Gardens, which is Grade II listed. As such, any proposed development on this site may impact upon the significance of surrounding heritage assets, which will need to be taken into consideration. Owing to the proximity of the River Test SSSI which lies across the B3400 to the south of the site, the site is within a SSSI Impact Risk Zone. Furthermore, the site falls within the draft designation for the draft Test Valley Valued Landscape, which is considered to be one of the landscapes in the borough with the highest sensitivity to new development. The site is also located approximately 500 metres to the south of the North Wessex Downs National Landscape. Development of the site therefore has potential to impact upon the surrounding sensitive landscapes.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites in 2025 by the planning consultant with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the relocation of the power cables and the need to provide nutrient neutrality mitigation measures. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered immediately.

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.	
Current Estimated Yield	**5 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WHIT021	Land to the East of Kingsclere Road	Whitchurch	23.92

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises agricultural land to the north of the settlement of Whitchurch, which is currently being used for grazing. There are a number of large trees/hedgerows located around the periphery of the site. Through the middle of the site running west to east is a track which provides access to two residential properties and agricultural buildings. The site is largely surrounded by agricultural land, including a pig farm to the south. The western boundary of the site is bound by Kingsclere Road, which has a mixture of residential and agricultural buildings along it. There is a parcel of land immediately to the west of the site on the opposite side of Kingsclere Road called The Conifers, which is a Gypsy and Traveller site . Promoted SHELAA site WHIT013 is also located just to the west of the site.

Relevant Planning History

No relevant planning history on the site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:

The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Whitchurch Neighbourhood Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems:

The site has overhead power lines running through it, which may need to be re located underground. The south eastern corner of the site is located within a source protection zone, zone II - Outer Protection Zone.

Potential impacts:

The North Wessex Downs National Landscape coversr the entirety of the site, Additionally, the promoted SHELAA site to the west is located within an area of high landscape sensitivity. As such, these landscapes will be a relevant consideration. In the northwestern part of the site, there is an archaeological site and buffer zone identified. It is possible that further investigation would be required to understand the impact of this. It is identified that the site would be in a SSS1 impact risk zone for residential development proposals exceeding 100 dwellings. Furthermore, there is a cluster of listed buildings located approximately 200 metres to the north of the site. Development of the site therefore has potential to impact upon the significance of the surrounding heritage assets.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site but the viability of the site may be affected by the cost associated with undergrounding the power cables crossing the site and the need to provide nutrient neutrality mitigation. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered immediately.

Conclusion (deliverable/developable)

This site is available and may be achievable, however due to its location in the countryside its development would not be in line with the borough's current planning framework.	
Potential Density and Yield (including development type)	
The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions and a yield of 20 dph is recommended. A yield of 480 dwellings is suggested for the purposes of the SHELAA.	
Current Estimated Yield	**480 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WSL001	Land at White Hart Lane, Charter Alley, Ramsdell	Wootton St Lawrence	2.03

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently an arable field to the north of a fan shaped cluster of housing to the south west of the site, which includes a public house (the White Hart). The surrounding land is largely agricultural, with some barns adjacent to the northern boundary. White Hart Lane is a narrow lane, flanked by hedging, giving it a very rural character. The site is accessed via an existing field gate in the south-western corner of the site. There is a Public Right of Way running along the western boundary.

Relevant Planning History

23/02867/OUT for Outline planning application with all matters reserved, except the means of access and layout, for the erection of three dwellings with ancillary vehicle parking, amenity space and other associated infrastructure. Application refused September 2024.
19/02849/FUL – Change of use of the land to equestrian for the keeping and riding of horses for private use, together with the erection of associated stables and hay store. Application Refused February 2020.
21/00419/FUL - Change of use of the land to equestrian for the keeping of horses for private use, together with the erection of associated stables, an all-weather riding school, 1.25 metre fencing and new access. Granted 7 September 2023.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to this site.
Physical problems: The land appears to slope slightly, but this is not likely to have a significant effect on the feasibility of developing the site. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: Intensive development of the site may also have implications for the character of the settlement and would have a considerable landscape impact.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and more recently in response to the 2025 call for sites, there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has previously suggested a yield of 40 dwellings, albeit the 2025 site submission gives a range of 1-30 dwellings. A midpoint of 15 dwellings has been used for the purposes of the SHELAA.

Current Estimated Yield	**15 dwellings**

Site Ref.	Site Address	Parish	Site Area (ha)
WSL002	Ramsdell Glebe, Land adjoining Baughurst Rd, Ramsdell	Wootton St Lawrence	0.58

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is currently an undeveloped piece of land to the north of Christ Church (Grade II Listed Building), which stands at the crossroads of Baughurst, Basingstoke, Ewhurst and Monk Sherbourne Roads within Ramsdell Conservation Area. There are mature trees running along the northern and southern boundaries of the site. Hedging runs along the boundary with Baughurst Road. The surrounding land is rural, with the majority in agricultural use, with a cluster of houses to the south, and a small group of dwellings to the north. The site can currently be accessed via an existing field gate.

Relevant Planning History

No planning history on site.
Planning history relating to land to the south of the site:
17/03291/FUL – Erection of village hall with associated access and parking. Permission Granted December 2017.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to this site.
Physical problems: There is a vehicular access via an existing field gate, though this would need to be widened if it were to serve residential development of the site. The site is located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is located within a conservation area, and Christ Church immediately to the south is a Grade II Listed Building. The National Landscape boundary is located immediately to the west of the site, and there are likely to be landscape, ecological and arboricultural implications associated with the proposed development.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 10-15 dwellings. As a range has been provided a number in the middle of this range has been used for the purposes of the SHELAA.

Current Estimated Yield	**13 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WSL003	Upper Farm	Wootton St Lawrence	1.86

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

The site is located in the northern part of Wootton St Lawrence. The land comprises a range of different buildings and uses, including former agricultural buildings which have been converted into a range of commercial uses, a number of dwellings, some tennis courts (Manydown Tennis Centre) and some undeveloped areas of grassland. The former agricultural buildings arranged around the courtyard in the northern part of the site still retain vestiges of their appearance as a traditional farm complex. The pervading character of the area is rural, with the countryside defined by large open arable fields. Some of the land within the parcel is previously developed, though some of the land is not physically developed and so its status may require further clarification through the course of any future planning application. The National Landscape boundary is located just to the north of the site, and the Manydown Country Park is proposed to be just to the south of Wootton St Lawrence.

Relevant Planning History

BDB/62958 - Change of use of existing agricultural office to B1 use (commercial). Granted 28 June 2006.
BDB/46847 - Conversion of traditional farm building (redundant) to office. Granted 16 March 2000
BDB/44648 - Change of use of building for office & training use. Granted 23 February 1999
BDB/41944 - Temporary change of use of part of building for car servicing. Granted 30 October 1997.
22/02414/FUL - Demolition of an existing shed and construction of a Tennis Padel Court with perimeter fencing and lighting. Application granted 2nd Nov 2022.
23/00520/FUL - Erection of padel court shelter over approved padel tennis court. Application granted 6th Apr 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. However, as the site/part of the site is previously developed land, it may be possible to justify the redevelopment of the site on the basis of policy SS6a). The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to this site.
Physical problems: Some of the land may be potentially contaminated owing to the previous use of the site for agriculture. The land slopes appreciably up from the southern end of the site in a northerly direction.
Potential impacts: Given the nature of the site there are likely to be inevitable landscape and ecological implications. Intensive development of the site could impact negatively on the character of the village. None of the buildings on the site are listed, though it is possible that some may be deemed to be non-designated heritage assets. There are potential archaeological implications associated with the development of the site, which is likely to require further investigation. The site is located in Flood Zone 1. Owing to the location within the countryside and location near listed buildings, intensive development of the site may also have implications for the character of the settlement and would have a considerable landscape impact.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in June/July 2017 and there are no known legal or ownership problems. However, given that part of the site is currently in commercial use there may be existing leases pertaining to the land which could delay the development of the site. The site promoter has indicated that the site could be developed within the next 5 years, or the 5 – 8 year timeframe.

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

No particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion (deliverable/developable)

The site does not appear to be available now, but is likely to be over the Plan period, and the development of the site is probably achievable. The suitability of the site would need to established through any future planning application, but given that at least some of the site is previously developed, the principle of some housing on the site is potentially acceptable, subject to compliance with the relevant policies within the Local Plan and Wootton St Lawrence Neighbourhood Plan. In light of the above, it is considered that the site may be developable over the plan period.
Potential Density and Yield (including development type)
An anticipated yield has not been provided by the site promoter, and it is not clear how much of the site could be redeveloped. In addition, the site promotion material makes reference to other uses also being potentially included, such as a village hall and the re-provision of leisure uses. Therefore, a conservative estimate of 20 units is assumed at this stage, in light of the uncertainty referred to above, and the need to ensure that any redevelopment of the site does not have a negative impact on the character of Wootton St Lawrence.
Current Estimated Yield | **20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WSL005	Manor Farm	Wootton St Lawrence	1.38

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site comprises part of Manor Farm, which is part of the wider Manydown Estate. The site is located in the north-eastern part of Wootton St Lawrence. The land comprises a number of agricultural buildings. It is not clear whether these have been converted to other uses. However, it has not been possible to find records of changes of use and the material submitted with the previous planning application at the site for seasonal workers seems to imply that it is probably still in agricultural use. Given that these buildings appear to be agricultural, the site is not considered to be previously developed, however, this may need to be reconsidered if evidence can be provided that the buildings are now being used for other uses. The pervading character of the area is rural, with the countryside defined by large open arable fields. The National Landscape boundary is located just to the north of the site, and the Manydown Country Park is proposed to be just to the south of Wootton St Lawrence.

Relevant Planning History

14/02305/RET - Retention of siting of 2no caravans for temporary seasonal workers accommodation at Manor Farm. Granted 3 October 2014.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to this site.

Physical problems: Some of the land may be potentially contaminated owing to the use of the site for agriculture.

Potential impacts: The site is located in Flood Zone 1. Owing to the location within the countryside, intensive development of the site may also have implications for the character of the settlement and would have a considerable landscape impact.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in June/July 2017 and there are no known legal or ownership problems. The site promoter has indicated that the site could be developed within the next 5 years, or the 5 – 9 year timeframe.

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

No particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

An anticipated yield has been provided by the site promoter. In addition, the site promotion material makes reference to other uses also being potentially included, such as a village hall. Therefore, a conservative estimate of 20 units is assumed at this stage, in light of the uncertainty referred to above, and the need to ensure that any redevelopment of the site does not have a negative impact on the character of Wootton St Lawrence.

Current Estimated Yield	**20 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WSL007	Upper/Manor Farm	Wootton St Lawrence	3.32

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

This site involves a combination of 3 other sites which have been promoted individually: WSL003, WSL004 and WSL005 (the latter has been included in appendix 2 'discounted sites' as in isolation it would not be of sufficient size for assessment). The site wraps around the northern and eastern part of Wootton St Lawrence, and comprises a wide range of uses, encompassing commercial, agricultural, leisure and residential uses. The pervading character of the area is rural, with the countryside defined by large open arable fields. Some of the land within the parcel is previously developed, though some of the land is not physically developed and so its status may require further clarification through the course of any future planning application. The National Landscape boundary is located just to the north of the site, and the Manydown Country Park is proposed to be just to the south of Wootton St Lawrence.

Relevant Planning History

See proformas for WSL003 and WSL005.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development on this site is therefore not supported by the council's current planning framework. However, as part of the site is previously developed land, it may be possible to justify the redevelopment of at least some of the site on the basis of policy SS6a). The site is located within the Wootton St Lawrence Neighbourhood Area. The Wootton St Lawrence Neighbourhood Plan was 'made' in December 2019 and its policies apply to this site.

Physical problems: Some of the land may be potentially contaminated owing to the previous use of the site for agriculture. The land slopes appreciably up from the southern end of the site in a northerly direction.

Potential impacts: The site is located in Flood Zone 1. Owing to the location within the countryside, intensive development of the site may also have implications for the character of the settlement and would have a considerable landscape impact.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in June/July 2017 and there are no known legal or ownership problems. However, given that part of the site is currently in commercial use there may be existing leases pertaining to the land which could delay the development of the site. The site promoter has indicated that the site could be developed within the next 5 years, or the 5 – 9 year timeframe.

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

No particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.

Conclusion (deliverable/developable)

The site does not appear to be available now, but is likely to be over the Plan period, and the development of the site is probably achievable. The suitability of the site would need to established through any future planning application, but given that at least some of the site is previously developed, the principle of some housing on the site is potentially acceptable, subject to compliance with the relevant policies within the Local Plan and the Wootton St Lawrence Neighbourhood Plan.

Potential Density and Yield (including development type)

No anticipated yield has been provided by the site promoter, and it is not clear how much of the site could be redeveloped. In addition, the site promotion material makes reference to other uses also being potentially included, such as a village hall. Therefore, a conservative estimate of 40 units has been assumed at this stage, which reflects the constraints and potential provision of other uses in conjunction with housing. The yields for SHELAA sites WSL003 and WSL005 have been taken off this total to avoid double counting (40) leaving a yield of 0 dwellings for the purposes of the SHELAA.

Current Estimated Yield	**0 dwellings**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WSL009	Land north of Baughurst Road, Ramsdell	Wootton St Lawrence	0.48

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is a rectangular shaped piece of land in agricultural use with tree/hedgerow belts along the south-western and south-eastern site boundaries. The site forms part of a larger agricultural field that extends to the north, north-west and north-east. Ramsdell village is located to the south east of the site and Baughurst Road runs along the south western site boundary. On the opposite site of Baughurst Road, to the west, is a recreation ground and more fields. The site is in close proximity to SHELAA site WSL002, which is located approximately 130 metres to the south. Another SHELAA site (WSL001) is located approximately 500 metres to the east.

Relevant Planning History

No relevant planning history on site.
Relevant planning history relating to land adjacent to the north west:
23/02547/PIP - Permission in Principle for residential development for a minimum of 3 no. dwellings and a maximum of 5 no. dwellings. Application refused November 2023.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Physical problems: There are overhead power cables in the vicinity of the proposed access point.
Potential impacts:
The site is not within the North Wessex Downs National Landscape-but the National Landscape is adjacent to the site, on the other side of Baughurst Road to the west. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the nature of the site there are likely to be landscape implications associated with development. Ramsdell Conservation area is also located immediately to the south east of the site. Christ Church is the closest listed building to the site, which is located approximately 230 metres to the south east. As such, the potential impact on the setting of the Conservation Area and the church will also need to be taken into consideration.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. The site is therefore considered to be available for development. However, it should be noted that the title deeds for the land require the maintenance of a right of access along the south-eastern edge of the site from the access onto Baughurst Road. This extends for the full depth of the registered parcel of land in which the promoted site, but not extending as fas as where PROWs 258/1/2 and 258/501/2 meet.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 5 dwellings which has been used for the purposes of the SHELAA.

Current Estimated Yield	5 dwellings

Sites Promoted for Employment

Site Ref.	Site Address	Parish	Site Area (ha)
BGH002	Kingsclere Quarry	Baughurst	3.29

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located to the south-east of Kingsclere, to the south of Wolverton within the North Wessex Downs National Landscape and on the north side of the A339. The site is accessible from the adjacent A339 which connects Newbury with Basingstoke. The site has previously been used as an old lime quarry (ceased operational use in 2008). Immediately to the north is an area of Ancient Woodland SINC (Coneygrove Copse) followed by linear residential development along Ramsdell Road and Wolverton Lane. To the west, east and across the A339 to the south, the surrounding land uses are predominately agricultural. There are a number of buildings within the site which are in a deteriorated state. The surrounding land gently undulates. A belt of trees bounds the site along the A339 to the southern edge of the site which prevents views into the site.

Relevant Planning History

BDB/11594: Extraction of agricultural lime and retention of existing buildings. Granted October 1981.
13/01901/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.
13/01026/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.
13/00064/CONS: The construction and operation of a materials recycling facility and transfer station for construction, demolition and excavation waste, including the importation of inert fill to for an engineered based and localised road improvements to the A339 and site access - Application BDB/75928. Raise Objections.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where new development is generally only permitted as an exception. Given that the site is being promoted for employment use, the most relevant policy in respect of the principle of development is considered to be Policy EP4, which seeks to support the rural economy, subject to the development of the site complying with the requirements set out in the policy. The Baughurst Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site. The HCC Committee Report in connection with application BDB/75928 confirms that the site is not previously developed land, as the restoration of the site is required by previous consents. Given that the site is located within the National Landscape Policy EM1 in the current Local Plan, and paragraphs 172 – 173 in the NPPF are highly relevant and would be significant policy constraints.
Physical problems: The existing access to the site would need to be widened and improved to accommodate future development. Due to the previous use of the site, the land is not level and substantial land works will be required in order to develop the site. The site is within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: Given the nature of the site it is likely that the development of the land for employment development would have landscape, arboricultural and ecological impacts. There may be potential ecological impacts due to the site falling within a SSSI Impact Risk Zone. There may be impacts on the A339 in respect of highway movements/safety as a result of the development of the site for employment.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development within the timeframes submitted by the site promoter.

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

The site may be achievable for employment uses in this location however, the viability of the site may be affected by the high costs associated with the nature of the site as a former quarry. Additionally, the location of the site within the National Landscape may result in a need for a

reduced size and scale of buildings, which in turn may impact viability. This location is likely to be attractive to developers as the site is well related to the A339 rendering it conducive to industrial or logistics use, albeit the M3 would likely be more desirable. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that 100+ units could be delivered within the next 5 years.
Conclusion
The site is available and may be achievable, however, there are a number of factors which negate its suitability and achievability, including its location in the countryside, situation within the National Landscape and the costs involved considering the previous use of the site.
Potential Density and Yield (including development type)
The site area is 3.29 hectares. Working on the basis that the end use would either be B2 or B8 use (light industrial or storage and distribution), and on the basis of a 40% plot ratio, then the site could potentially deliver approximately 13,160 sqm of floorspace.

Current Estimated Yield	**13,160 sqm (B2 and B8)**

Site Ref.	Site Address	Parish	Site Area (ha)
BUR007	Land at Tothill	Burghclere	12.44

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a triangular portion of woodland north of Burghclere village, adjacent to the A34 which runs down the western site perimeter. The site is also bounded by the B4640 on the eastern boundary. Tothill service station lies the other side of the A34 to the south west of the site but the wider surrounding land is primarily a mixture of agricultural fields and woodland. The site lies adjacent to the perimeter of the North Wessex Downs National Landscape. A PROW runs along the western site perimeter. The site has access to the A34 in both northbound and southbound directions.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council's current planning framework. The site is located within both Burghclere (majority) and Highclere Neighbourhood Areas. The Burghclere Neighbourhood Plan was was made in May 2021 and so its policies apply to this site. The Highclere Neighbourhood Plan is in the process of being prepared, however as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development on site.

Physical problems: The site is wooded so development of the site would involve the removal of a number of trees. The industrial / storage and distribution traffic would likely impact upon the A34. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: There is archaeological potential on the northern edge of the site. Grade II Listed Buildings 'Thatched Cottages' are situated to the north of the site. The site itself is not a SINC although there are a number of SINCS surrounding the site within the wider landscape. Considering the wooded nature of the site, in addition to the potential for development of the site to impact upon the surrounding SINCs, there are also further potential ecological implications. Development of the site may impact upon landscape character specifically pertaining to its location within the setting of the North Wessex Downs National Landscape. Additionally, the site is situated within a SSSI Impact Risk Zone presenting the potential for development on site to have ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner. It is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by the need for buildings of a reduced size and scale in light of the sites position in close proximity to the National Landscape. This location is likely to be attractive to developers for industrial/logistics purposes as it is close to the A34 and M4 and not far from Newbury for last mile logistics. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site promoter has not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions for industrial uses. It is assumed that single storey floorspace would cover 40% of the site, equating to approximately 50,000 sqm with the remainder of the site used for miscellaneous ancillary development.

Current Estimated Yield	**50,000 sqm B1c, B2, and B8**

Site Ref.	Site Address	Parish	Site Area (ha)
CLID010	Pensdell Farm	Cliddesden	1.52

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is part greenfield, part previously developed and currently in use for office, light industrial and storage and distribution. The buildings on the western part of the site appear to be single storey agricultural style industrial units with hardstanding in between, some of which on the southern boundary has been used as parking provision. The eastern portion of the site is an agricultural field surrounded by other agricultural fields with the exception of the northern perimeter which is bounded by the mature trees that line the drive up to Grade II Listed 'Audleys Wood'. The site is being promoted for the expansion of the pre-existing uses on site. The site promoter has stated that the site has existing access onto the B3046 with suitable geometry and visibility.

Relevant Planning History

13/02467/LDEU - Certificate of Lawfulness for mixed B1 (c), B2 and B8 use including access and associated car parking. Permission Granted April 2014.
19/02068/FUL (relevant to track on North of site) - Change of use of land to forest school including the provision of associated parking. Permission granted 7th Feb 2020.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances and subject to compliance with the particular requirements set out in the policy In this regard it is noted that the site submission form states that the employment uses proposed would relate to the expansion of existing businesses and small scale new business, which would be conducive to potentially complying with Policy EP4. The site is located within the Cliddesden Neighbourhood Area. The Cliddesden Neighbourhood Plan is in the process of being prepared, however, as it is at an early stage it is not currently possible to clarify how it may impact on any future potential development of this site.
Physical problems: There are no particular known physical problems associated with the site.
Potential impacts: Grade II Listed Country House 'Audleys Wood' situated east of the site therefore any development on site may impact upon the significance of the listed building and its setting. Due to the sites edge of settlement/semi-rural location development of the site may have impacts upon the wider landscape.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers owing to its relatively close proximity to Basingstoke and the strategic road network and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-9 years.

Conclusion

This site is available and likely to be achievable. However, due to its location in the countryside its suitability for development would currently depend upon whether any future proposals accord with the borough's current planning framework.

Potential Density and Yield (including development type)

The site area is 1.52 ha however approximately 50% is already developed. Presuming 0.76 ha is available for a net increase in development, working on the basis that the end use would either be primarily industrial / storage and distribution, and a 40% plot ratio, then the site could potentially deliver approximately 3,000 sqm of additional floorspace.

Current Estimated Yield	**3,000 sqm (net) floorspace B1(c) / B2 / B8 and agriculture**

Site Ref.	Site Address	Parish	Site Area (ha)
DUM003	Land at Peak Copse	Dummer	14.51

Description of site (neighbouring uses; present use) Previously Developed Land: Partly

Peak Copse lies to the east of the dual carriageway approach road to Junction 7 of the M3 and opposite the junction with the A30. It is set within a woodland area that is currently vacant. The site was previously granted permission for a Gypsy and Traveller site however it was closed down by the owners in 1996. Adjacent to the south of the site and partially sharing the boundary lies a transport depot for highway works. There is currently access to the site onto the A30 and a PROW runs through the site parallel to the western site boundary and along the northern site boundary.

Relevant Planning History

BDB/19794 – Provision of a permanent (long stay) gypsy caravan site providing pitches for 20 families; the site will have hard standings utility units for each pitch, a warden's bungalow and garage and may have a sewage treatment unit. Permission Granted September 1989.
Planning history relating to surrounding land:
Adjacent to the northeast: 23/02973/RES - Reserved Matters approval for the appearance, landscaping, layout and scale in respect of Phase 3 comprising 485 dwellings in accordance with Conditions 3 and 4 of the Outline Planning Permission 19/00971/OUT, as varied by application 21/03327/ROC. Permission granted October 2024.
Adjacent to the site to the north: 15/04503/OUT –Outline application to include access to be considered, for up to 750 residential units with a mix of units, land for up to two pitches to accommodate Gypsies and Travellers, and a neighbourhood centre including principal community centre, private children's nursery, local retail facilities, and three form entry primary school and ancillary development. Permission Granted September 2017.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location where development is generally only permitted as an exception. Policy EP4 of the current adopted Local Plan supports the principle of economic uses on previously developed land in rural areas, however, the majority of the site is undeveloped. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: Part of the site has been laid out for gypsy and traveller pitches, and so has been largely covered with hardstanding. Beyond the existing developed area, the site is completely enclosed by dense, mature trees. The site has an access onto the A30 however, this is largely overgrown.
Potential impacts: The woodland around the site is designated as a SINC and Ancient Woodland. Therefore, there are potential ecological impacts of development on site. Furthermore, the potential to expand within the site is heavily constrained owing to the tree/nature considerations. In the north western corner of the site archaeological remains could also be present.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites held in 2019 by the landowner, Hampshire County Council and there are no known legal or ownership problems. The site is therefore considered to be available for employment development. Furthermore, the landowner has indicated that the site may be required for strategic infrastructure associated with the potential wider development of the area.

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

The site is currently detached from Basingstoke and existing employment areas, meaning office development would unlikely be achievable in this location although, it is possible that some form of industrial or logistics development could be achievable.

Conclusion (deliverable/developable)

The site is and so could be deliverable for employment use. The provision of employment use on a greater part of the site may be achievable, however there are factors which may negate its suitability, and therefore the site is not considered to be deliverable at present.

Potential Density and Yield (including development type)

The area currently covered by hardstanding comprises approximately 0.9 hectares. If a 40% plot ratio is assumed, as is generally the case with industrial and logistics, then the site could possibly accommodate approximately 360 sqm of floorspace. If the whole site could be developed for employment use, the yield could be as high as 5,800 sqm of floorspace. However, it is likely that

the yield would actually be lower, as it is likely that the whole site will not be suitable for development, but that can't currently be quantified.	
Current Estimated Yield	**360 sqm**

Site Ref.	Site Address	Parish	Site Area (ha)
DUM004	Oakdown Farm, Dummer	Dummer	35.66

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is located in the south-west of Basingstoke. It currently comprises a piece of agricultural land wedged in between the M3 and A30 and next to the Junction 7 roundabout. The M3 J7 slip road runs along the eastern boundary of the site, and there is a small access road on the western side of the site. The western tip of the site contains a dwelling and a small cluster of commercial buildings. There are a small number of other residential properties on the western edge of the site. The current adopted Local Plan housing allocation sites Hounsome Fields (Policy SS3.12) and Basingstoke Golf Course (Policy SS3.11) are in close proximity to the north-east of the site, and the villages of North Waltham and Dummer are located to the west and south of the site respectively. There are a number of significant mature trees within the site and along it's periphery. The land on either side of the site is also promoted for development, NWAL001 to the north-west and DUM009 to the south-east.

Relevant Planning History

20/02162/OUT – Outline planning application for the demolition of three dwellings, out-buildings and related structures and construction of commercial and industrial units including mezzanine floorspace (use class B8) with ancillary offices (use class B1), associated infrastructure works (including parking and landscaping), and full details of site levels, drainage and diversion of underground pipe-line. All matters reserved except for access arrangements. Application refused in April 2021, appeal lodged, but subsequently withdrawn.
20/02586/FUL – Demolition of three dwellings, out-buildings and related structures and construction of a storage and distribution warehouse including mezzanine floorspace (use class B8) with ancillary offices (use class B1) within Plot 1 of the site, with associated infrastructure works including site access, parking provision, landscaping, site reprofiling, drainage works and diversion of underground pipeline. Application Refused in October 2021.
22/00667/FUL - Demolition of three dwellings, outbuildings and related structures and proposed construction of commercial and industrial units (use class B8) with ancillary offices (use class E(g)(i)), associated infrastructure works (including parking and landscaping), and full details of site levels, access, drainage, tree retention and diversion of underground pipeline. Refused, May 2022; appeal dismissed.
Planning history relating to land to the north west of the site:
15/01225/OUT – Erection of a critical treatment hospital, cancer treatment centre, additional development including energy centre, service yard, link building and underground link. Permission Granted January 2016 but since expired.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. There is however the potential for employment development (for B8 – storage and distribution/warehousing) to be acceptable in this location if it were to comply with the relevant requirements as set out policy EP1. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The topography could have an impact on the proposed development and was relevant for the Outline planning application referred to above (20/02162/OUT).
Potential impacts: Development of the site would involve the loss of Grade 3a (good quality) and 3b (moderate quality) agricultural land. Given the nature of the site it is likely there would be ecological implications and landscape impacts (including, and particularly, impacts on trees). Given the proximity to the Roman Road, there is the potential for archaeological implications of any future development on site. Additionally, Ganderdown Copse and Peak Copse ancient woodland SINCs are in close proximity to the northern site boundary, albeit separated by the surrounding roads. The impacts associated with the proposed development of the site were considered in detail through the determination of the planning applications referred to above (20/02162/OUT and 20/02568/FUL).

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and again through the issues and options consultation in

late 2020. There are no known legal or ownership problems. The site is therefore considered to be available for development.
Achievability (economic viability; market factors; cost factors; delivery factors)
The site is likely to be achievable as it is a greenfield site, but the viability of the site may be affected by whatever measures are necessary in order to ensure that the development of the site is acceptable in environmental and highways terms. This location is likely to be attractive to developers, owing to its close proximity to the strategic road network, and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years. The planning applications which have been submitted on the site indicate that development of the site is likely to be deliverable, but recent refusals indicate issues with suitability.
Conclusion
This site is available for development, is likely to be achievable. However, in light of the recent refusal of two planning applications pertaining to the site there are clearly concerns regarding the suitability of the site, at least in relation to the scale of development proposed via those applications. Nevertheless, this site is considered potentially developable, though clearly the quantum of development which is acceptable will need to be informed by the issues which arose in relation to the two recently refused planning applications.
Potential Density and Yield (including development type)
Recent evidence suggests that a plot ratio of 35% is likely to be most appropriate for regional scale logistics, which is likely to be the form of development which would come forward on this site. Therefore, an indicative yield of 125,000 sqm has been suggested at this point in time. Applications for a more intensive form of development have recently been refused, which lends further support to adopting a conservative approach to the yield at this point in time.

Current Estimated Yield	**125,000 sqm B8**

Site Ref.	Site Address	Parish	Site Area (ha)
DUM008	Dummer Down Farm	Dummer	2.56

Description of site (neighbouring uses; present use) Previously Developed Land: Yes

The site is currently in use as a Farm Business Park and is promoted for economic uses. The site lies south of, and separate from, the village of Dummer and the M3 runs to the west. The site area also appears to include a playing field and a building of notable historic interest. Grade II Listed 'Dummer Down House' is situated close to the sites' southern boundary. The site is surrounded by open agricultural land and bounded by hedges and a number of mature trees. There is existing access to the site via an unnamed lane.

Relevant Planning History

There are a number of previous change of use applications on site.
25/01996/FUL and 25/01997/LBC - Extension of existing WC block to refurbish and expand facilities, including an accessible shower and WC. Application received August 2025, pending.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. Additionally, if the playing field currently on the site would be lost as part of the redevelopment then Policy CN8 of the current adopted Local plan seeks to prevent the loss of leisure facilities such as playing fields. The general principle of development in this location is therefore not supported by the council's current planning framework. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: The pre-existing buildings on site provide a physical constraint to development. Additionally, the roads in closest proximity to the site are rural in nature and it is unknown whether they are suitable for the traffic that would be created by new development of the nature proposed for this site.
Potential impacts: Development of the site may impact upon the significance of heritage assets within and in close proximity to the site.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location may be attractive to developers for last mile logistics operators who would typically use smaller premises and vehicles, albeit such uses are likely to be less commercially viable than a large logistics operator. However, the rural roads would not be ideal for larger industrial or logistic uses in comparison to available sites closer to the M3. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

Conclusion

This site is available and may be achievable, particularly for smaller scale last mile style logistics operators as opposed to larger scale operators. However, due to its location in the countryside and associated loss of a playing field its development would not be in line with the borough's current planning framework.

Potential Density and Yield (including development type)

The site promoter has suggested that the site could accommodate an additional 2,000 square metres of employment floorspace (in addition to the 2,800 currently provided on the site).

Current Estimated Yield	2,000 sqm floorspace B2 / B8

Site Ref.	Site Address	Parish	Site Area (ha)
DUM009	Land off Glebe Close	Dummer	15.01

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is a portion of agricultural land situated to the north of Dummer village adjacent to the M3 (north). The site sits south of junction 7 of the M3 and an unnamed road runs from Junction 7 down the eastern boundary of the site into Dummer. Dummer Golf Club is adjacent to the site on the eastern side, otherwise the surrounding land use comprises agricultural stretching east and west. South of the site lies Dummer Conservation Area where there are a number of Listed and locally Listed Buildings.

Relevant Planning History

No planning history on site.

Planning history relating to surrounding land:

20/02162/OUT – Adjacent to site (south west and northern side of M3): Outline planning application for the demolition of three dwellings, out-buildings and related structures and construction of commercial and industrial units including mezzanine floorspace (use class B8) with ancillary offices (use class B1), associated infrastructure works (including parking and landscaping), and full details of site levels, drainage and diversion of underground pipe-line. All matters reserved except for access arrangements. Application refused April 2021. An appeal was lodged but later withdrawn.

20/02586/FUL – Adjacent to site (northern side of M3): Demolition of three dwellings, out-buildings and related structures and construction of a storage and distribution warehouse including mezzanine floorspace (use class B8) with ancillary offices (use class B1) within Plot 1 of the site, with associated infrastructure works including site access, parking provision, landscaping, site reprofiling, drainage works and diversion of underground pipeline. Application refused October 2021. Appeal dismissed.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. However, given that the site is being promoted for storage and distribution then Policy EP1 is also relevant and would potentially support the principle subject to meeting the specific stipulations set out in the policy. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).

Physical problems: The southern corner of the site is located in Groundwater Protection Zone 3. Gaining suitable access to the strategic road network is likely to be important and achieving this in an effective manner will need to be investigated through appropriate transport studies. There is the potential that junction improvements could be required.

Potential impacts: The site is located adjacent to Dummer Conservation area where there are a number of Listed and locally listed buildings. Development of the site has the potential to impact on the significance of these heritage assets and the wider historic character of the village. The site opens up to the wider countryside and therefore has the potential for landscape impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019, and in response to the 2025 call for sites, with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development and there is a reasonable prospect that the site would be developed at a particular point in time. The site was previously promoted for storage and distribution; it is being re-submitted for hospitality or other employment uses to reduce impact on the village. The promoter has suggested that the site could be delivered within the next five years however, suitable access arrangements will need to be provided.

Conclusion

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

Potential Density and Yield (including development type)	
The site area is 15ha. The site promoter suggests that the site could accommodate 10,000sqm of light/general industrial floorspace alongside biodiversity net gain planting on the remainder of the site..	
Current Estimated Yield	**10,000 sqm B2**

HI001	Land to the South of Tothill Services, Burghclere	Highclere	2.20

Description of site (neighbouring uses; present use) Previously Developed Land: No

The site is an area of woodland to the south of Tothill Service Station. The land in question is next to the A34 sliproad, with Foxes Lane to the rear. The nearest settlement is Burghclere, which is located just to the east of the site, though separated by the A34 and sliproads. The surrounding area to the north, south and west is characterised by extensive woodland.

Relevant Planning History

No relevant planning history on site.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council's current planning framework, unless the proposal accords with the requirements set out in Policy EP4.
Physical problems: The site is currently covered with trees. There also appears to be quite a pronounced topography pertaining to the site. It is not clear how the site would be accessed, though there may be scope to access the site via the service station or possibly Foxes Lane. The site is also located within a Groundwater Protection Zone 3 and a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map.
Potential impacts: The site is located within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the national importance of the National Landscape. Given the location of the site within the National Landscape and owing to the current coverage of the site with trees, there are likely to be landscape impacts associated with the development of the site. Furthermore, the site is within a SSSI Impact Risk Zone therefore development of the site has potential for ecological impacts. In addition, given the existing tree coverage it is likely that the development of the site would involve ecological implications. There could also be highways impacts, particularly if the new use of the land generates a significant number of vehicle movements and attracts large vehicles.

Availability (legal/ownership issues)

The site has been promoted for development through the call for sites consultation held in 2019 by the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location could be attractive to developers for storage and distribution, owing to its close proximity to the A34 and M4, meaning there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion

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

Potential Density and Yield (including development type)

The site area is 3.76 hectares. Working on the basis that the end use would either be industrial or storage and distribution, and on the basis of a 40% plot ratio, then the site could potentially deliver approximately 15,000 sqm of floorspace.

Current Estimated Yield	**15,000 sqm (B1c, B2 and B8)**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
MAP004	Land at Greywell Road, Mapledurwell	Mapledurwell and Up Nately	5.90

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site is designated countryside to the west of the hamlet of Mapledurwell. The site lies to the south of the settlement of Old Basing and is located on the opposite side of the M3 motorway. The site is currently in agricultural land use and is bound to the north by the M3 and Greywell Road and to the south by a Public Right of Way which connects Tunworth Road to the business park on the north side of the M3. To the east of the site (further long Greywell Road) are a number of other promoted SHELAA sites (MAP001, MAP002 and MAP003). There are a small number of residential properties to the south-east of the site, with agricultural land to the west. Outside of the site, to the south is a large barn which is also in the same ownership as the estate and is currently used for grain storage. Mature vegetation runs around the perimeter of the site, particularly along the northern boundary. A route of an old Roman Road cuts across the western side of the site from north to south. The Mapledurwell Conservation Area is immediately to the east of the site. There is existing field gate access to the site from Greywell Road.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. The general principle of development in this location is therefore not supported by the council's current planning framework, unless the proposal accords with the requirements set out in Policy EP4.

Physical problems: There is an existing field gate at the north-eastern corner of the site along Greywell Road, however, a new access may be required in order to facilitate the development of the site. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map.

Potential impacts: The site forms part of a wider open agricultural field so the landscape character and relationship with the land to south and west would need to be carefully considered. The site promoter has previously suggested that there may be archaeological implications associated with the development of the site, which will require further investigation. The development of the site could also impact upon the character of Mapledurwell and the amenity of residential properties in Kembers Lane. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. The eastern boundary of the site is adjacent to the Mapledurwall Conservation Area and there may be heritage impacts.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

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

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site area is 5.9 hectares. Working on the basis that the end use would either be industrial or storage and distribution, and on the basis of a 40% plot ratio, then the site could potentially deliver approximately 23,600 sqm of floorspace.

Current Estimated Yield	**23,600 sqm**

Site Ref.	Site Address	Parish	Site Area (ha)
OLD011	Land on the north side of Tunworth Road, Tunworth, Basingstoke	Old Basing and Lychpit	22.15

Description of site (neighbouring uses; present use) **Previously Developed Land: No**

The site is currently in agricultural use, it lies in close proximity to Junction 6 of the M3 (which is situated to the north of the site). The proposed access to the site is noted as being from the motorway junction. Existing mature vegetation and hedgerow forms the eastern boundary of the site. To the south the site is surrounded by agricultural land and to the east the land is registered as a Historic Park and Garden (Hackwood Park).

Relevant Planning History

17/03487/FUL - Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works. Pending..

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside of any defined settlement policy boundary, in a countryside location. Current adopted Local Plan Policy CN9 (Transport) sets out that the council will work towards promoting a safe, efficient and convenient transport system. DfT Circular 02/2013 will also have a significant impact on whether the proposed land use is suitable for this site.

Physical problems: The topography of the site is likely to influence the proposed development. The planning application makes reference to some flooding/drainage constraints, but these will also be assessed through the planning application process.

Potential impacts: The site does not benefit from any local or national landscape or ecological designations, but is located adjacent to Hackwood Park, which is a Grade I Registered Park and Garden. There are potential archaeological impacts, the extent of which is has been investigated by the site promoter and will be assessed through the submitted planning application. There would be a loss of farmland (predominately of Grade3b with some smaller areas of Grade 3a and Grade 2 agricultural land) and it is likely there would be landscape and ecological impacts. The site promoter has stated that evidence of dormice has been found. There are likely to be some highways impacts associated with the proposed development and the associated connection to the M3 at junction 6.

Availability (legal/ownership issues)

The site is a long-standing promotion and was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site promoter has asserted that the site is available immediately for development.

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

The site is being promoted for a motorway service station by Moto Hospitality Ltd. They consider that the development of the site for this land-use is achievable and that there are no financial constraints which would undermine the proposed development of the site for the proposed use. A planning application for the proposed development has now been submitted and the site promoter expects the development to be fully developed within the next 5 years.

Conclusion

The site promoter considers that the site is deliverable for use as a motorway service station within the next 5 years. This is reinforced by the recent submission of a planning application, though this has not yet been determined.

Potential Density and Yield (including development type)

The density/yield previously promoted within the promoter's submission (in 2017) was 7,705 sqm. However, given the pending and more recent planning application submission (ref: 17/03487/FUL) comprises 7,247sqm it is considered that this is a more reflective and accurate assessment of the site's potential. Therefore, a yield of 7,247sqm has been used for the purposes of the SHELAA.

Current Estimated Yield	**7,247 sqm Sui Generis**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
POP001	Land north of M3, Popham	Popham	198.67

Description of Site (neighbouring uses; present use) **Previously Developed Land:** No

The site comprises undulating agricultural land in arable use, interspersed with small areas of woodland. The site is bounded to the north, east and south by the A303 and A33 roads with the M3 immediately to the southeast of the A33. The site boundaries are mainly screened by trees. Adjacent to the northeast boundary of the site there are two small groups of dwellings and a farm. Surrounding the site (beyond the main roads) is agricultural land or woods (to the north of the A303 and to the west of the site). To the northwest of the site (beyond the A303) is Popham Airfield and to the north (beyond the A303) is Basingstoke Crematorium.

Relevant Planning History

No relevant planning history on site.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is outside any defined settlement policy boundary, in a countryside location. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. However, given that the site is being promoted for storage and distribution then Policy EP1 is also relevant and would potentially support the principle subject to meeting the specific stipulations set out in the policy This site falls within the River Test and Itchen catchments and therefore any development will need to be nutrient neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems: A safe and suitable access would need to be provided and the impact on the highway network considered, reflecting the potential use.
Potential impacts: There are likely to be landscape impacts from the development of the site. There are 3 listed buildings at West Farm (farmhouse, granary and barn) within the site on the eastern boundary along with Popham Court adjacent to the east. There is a small area of ancient woodland (also a Site of Importance for Nature Conservation (SINC)) in the north east corner of the site (Bramley Wood). There are other areas of ancient woodland (and SINCs) to the west and north of the site, north of the A303. In addition to the SINCs and ancient woodland adjacent, the site is within a SSSI Impact Risk Zone therefore there is the potential for development on the site to have ecological impacts. There would be impacts on the amenity of the two groups of dwellings adjacent to the northeast boundary of the site. Development of the site would result in the loss of Grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the Regulation 18 consultation held in 2024 and most recently in response to the 2025 call for sites,with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The topography and landscape impacts could make it difficult to achieve the sort of large-scale industrial type units which would be required in order to facilitate such a use. The promoter has suggested that the site could be delivered early in the LPU plan period.

Conclusion (deliverable/developable)

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

Potential Density and Yield (including development type)

The site promoter initially suggested that the site could accommodate 250,000 square metres of employment floorspace, this yield has been updated to 300,000 square metres through the 2025 submission. This has been used for the purposes of the SHELAA.

Current Estimated Yield	300,000 sqm

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
SMB005	Wyke Down Farm Employment Use	St Mary Bourne	5.22

Description of site (neighbouring uses; present use) Previously Developed Land:

The site is currently in agricultural use and includes a barn, the site is also currently used for weekly car boot sales. To the north of the site is Walworth Road and on the other side of the road lies Mulbury Court Static Caravan site, Wyke Down Public House, storage unit compound and a driving range.

Relevant Planning History

24/01436/FUL - The change of use of the land from agricultural to B8 Storage and Distribution to site 104 shipping containers on hard-standing. Application refused August 2024. Subsequent appeal lodged.
24/02609/RET - Change of use of an agricultural building to B2 commercial use for a car mechanic workshop, storage and with associated parking (Retrospective). Permission granted March 2025.
Planning history relating to land north of the site:
23/02000/FUL - Installation of ground mounted solar photovoltaic array, with associated infrastructure, security fencing, CCTV, associated cable route, private and DNO substations, landscaping and onsite biodiversity net gain. Application received August 2023, decision pending.

Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints:
The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework.
Some of the site is located within the St Mary Bourne Neighbourhood Area. The St Mary Bourne Neighbourhood Plan was 'made' in March 2018 and its policies apply to this site.
This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
Physical problems:
None identified.
Potential impacts:
The North Wessex Down National Landscape lies directly to the north of the site. There would be a loss of grade 3 agricultural land.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2025 by a planning consultant with permission from the landowner and there are no known legal or ownership problems.

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

The site is likely to be achievable as it is largely greenfield but also comprising an agricultural barn so the viability of the site may be affected by the cost associated with remediation of contaminated land associated with agricultural uses.

Conclusion (deliverable/developable)

This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that development could start within the next 5 years.

Potential Density and Yield (including development type)

The site promoter has suggested the site could accommodate a range of uses including economic uses. Assuming the use would be industrial a yield of 32,000sqm which has been used for the purposes of the SHELAA.

Estimated Yield:	**32,000sqm**