



# **Hart District Council**

## Settlement Capacity and Intensification Study

**December 2023**

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# 1 Executive Summary

## Project Introduction

1. Hart Local Plan (Strategy & Sites) 2032 was adopted in April 2020. Hart District Council (HDC) must 'review' its plan by April 2025 to see whether it needs updating.
2. In November 2021 HDC's Cabinet agreed to commission a 'Settlement Capacity and Intensification Study'. The Cabinet report described this as a 'far ranging and robust study that assesses the opportunity and capacity for the district's settlements to deliver regeneration, brownfield renewal, and general development intensification. The focus will be assessing the opportunities that arise from within settlement boundaries rather than looking at the green fields beyond those boundaries.'
3. The Cabinet report explained that the Study would 'adopt a 'policy off' approach which means that current planning policy designations (unless the designation is a statutory designation) will not apply to any initial assessment. This is to avoid missing opportunities for assessment simply because of historic land use designations/constraints in previous plans.'
4. 'For regeneration opportunities, the Study would concentrate as a priority on those areas where regeneration has been specifically highlighted in an adopted or emerging Neighbourhood Plan. These are the opportunities that have been identified by local communities' themselves'.
5. 'The information gained from such a Study will go forward to support any future work that will be undertaken when a new Local Plan is required. The capacity for intensification of development within the settlements can then be balanced against all other growth options.'
6. The National Planning Policy Framework (NPPF) expects planning policies and decisions to promote an effective use of land in meeting the need for homes<sup>1</sup>. It also expects local planning authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. This Settlement Capacity and Intensification Study is a positive response to this national policy,
7. There are 34 settlement boundaries across the district, although some are fairly small groups of homes with no community facilities. The Hart Local Plan 2032 categorises the settlements within the district by their size and the services and facilities they offer, using criteria on employment opportunities, schools, health services, recreation and leisure

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<sup>1</sup> [National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/617282/nppf-2021-11-making-effective-use-of-land-guidance.pdf)

opportunities, shops, accessibility, and population. The towns and villages have been categorised by tiers.

- Fleet, including Church Crookham and Elvetham Heath, is the main urban area.
  - Blackwater, Hook and Yateley are the primary local service centres,
  - Hartley Wintney and Odiham & North Warnborough are secondary local service centres.
  - There are also additional small settlements that have been considered within the study.
8. The purpose of the settlement capacity study is to explore the potential scope for accommodating new homes within existing settlements boundaries. It explores different scenarios to illustrate how many homes could potentially be delivered depending on what types of sites are developed and at what types of densities.
9. *It is important to note that this study does not allocate any sites for development, and it is not to be regarded as a material consideration in the determination of planning applications. It is a high-level exercise in identifying potential development sites and capacity for new homes within existing settlements.*
10. The study has been undertaken with a ‘policy-off’ approach to avoid missing potential sources of capacity. In line with this approach, current planning policy constraints have not been applied to initial assessments. However intrinsic constraints, such as Flood Zones 3a and 3b and areas within 400m of the Special Protection Area (SPA) have been applied.
11. This study has identified potential sites with capacity within the existing settlement boundaries from sources including:
- redevelopment of car parks,
  - flats over shops,
  - subdivision of existing housing,
  - vacant homes,
  - previously developed vacant and derelict land and buildings,
  - potential conversions or redevelopment of commercial buildings (and other non-residential buildings),
  - sites identified through the Council’s call-for-sites exercise,

- vacant land, including amenity land not previously developed,
- neighbourhood plan sites,
- protected employment sites, and
- redevelopment / intensification of existing areas.

12. Sites have been identified and assessed for their suitability and capacity, with capacity being calculated using a combination of existing density contexts (i.e. the density of the area in which the site is located) and area and site-specific capacity estimates.

### **Results**

13. The study has identified three potential scenarios for intensification within existing settlements. These scenarios have between 152 and 169 sites within them, giving a potential net residential dwelling capacity of 2,275 in the scenario with the fewest sites, and 7,185 dwellings in the scenario with the most. Sites range from 0.01 hectares to 123.95 hectares in size, and capacity has been identified in 18 of the 34 settlements included within the study.

### **Impact on future Local Plan development**

14. This report provides evidence on potential options for new homes within existing settlement boundaries in Hart district from a wide range of sources, which could support any future work that may be undertaken when a new Local Plan is required.

15. For each of the sites identified as part of this study, information on existing use, constraints and capacity has been made available to HDC within Urban Intelligence's digital platform; PlaceMaker. Additionally, PlaceMaker supplies information on site ownership, allowing HDC to further investigate site availability as part of more advanced plan-making processes if the Council wishes to take the sites within this study forward in full or in part.

## 2 Introduction

### The Settlement Capacity and Intensification Project

16. Hart is a semi-rural district in north-east Hampshire, including the towns of Fleet, Yateley, Blackwater and a range of villages.
17. Hart Local Plan (Strategy & Sites) 2032 was adopted in April 2020. Hart District Council (HDC) must 'review' its plan by April 2025 to see whether it needs updating.
18. In November 2021 HDC's Cabinet agreed to commission a 'Settlement Capacity and Intensification Study'. The Cabinet report described this as a 'far ranging and robust study that assesses the opportunity and capacity for the district's settlements to deliver regeneration, brownfield renewal, and general development intensification. The focus will be assessing the opportunities that arise from within settlement boundaries rather than looking at the green fields beyond those boundaries.'
19. The Cabinet report explained that the Study would 'adopt a 'policy off' approach which means that current planning policy designations (unless the designation is a statutory designation) will not apply to any initial assessment. This is to avoid missing opportunities for assessment simply because of historic land use designations/constraints in previous plans.'
20. 'For regeneration opportunities, the Study would concentrate as a priority on those areas where regeneration has been specifically highlighted in an adopted or emerging Neighbourhood Plan. These are the opportunities that have been identified by local communities' themselves'.
21. 'The information gained from such a Study will go forward to support any future work that will be undertaken when a new Local Plan is required. The capacity for intensification of development within the settlements can then be balanced against all other growth options.'
22. The National Planning Policy Framework (NPPF) expects planning policies and decisions to promote an effective use of land in meeting the need for homes<sup>2</sup>. It also expects local planning authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. This Settlement Capacity and Intensification Study is a positive response to this national policy,
23. There are 34 settlement boundaries across the district, although some are fairly small groups of homes with no community facilities. The Hart Local

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<sup>2</sup> [National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework-11-making-effective-use-of-land)

Plan 2032 categorises the settlements within the district by their size and the services and facilities they offer, using criteria on employment opportunities, schools, health services, recreation and leisure opportunities, shops, accessibility, and population. The towns and villages have been categorised by tiers.

- Fleet, including Church Crookham and Elvetham Heath, is the main urban area.
- Blackwater, Hook and Yateley are the primary local service centres,
- Hartley Wintney and Odiham & North Warnborough are secondary local service centres.
- There are also additional small settlements that have been considered within the study.

24. The purpose of the settlement capacity study is to explore the potential scope for accommodating new homes within existing settlements boundaries. It explores different scenarios to illustrate how many homes could potentially be delivered depending on what types of sites are developed and at what types of densities. This is before any work has been undertaken on determining the new local plan housing requirement.

***25. It is important to note that this study does not allocate any sites for development, and it is not to be regarded as a material consideration in the determination of planning applications. It is a high-level exercise in identifying potential development sites and capacity for new homes within existing settlements.***

26. The study looks to identify sites that may contribute towards that potential, from a range of sources. However intrinsic constraints, such as Flood Zones 3a and 3b and areas within 400m of the Special Protection Area (SPA) have been applied. Using a 'policy-off' approach the study illustrates hypothetical scenarios of the types of sites and densities that would be needed to deliver significant numbers of new homes within settlements and avoid greenfield development.

27. In taking this approach, the aim is that opportunities that would typically be overlooked because of historic land use designations or constraints from previous plans will be identified.

28. This report forms the output of this study, created between Hart District Council and Urban Intelligence.

## **Project Objectives**

29. This section outlines the project objectives that this Settlement Capacity and Intensification Study has responded to. This includes objectives

setting out the area of search for potential sites, the types of sites to be identified, as well as specific requirements for site assessments.

### **Objective 1**

30. Identify, through a transparent and logical methodology, the potential capacity (under different scenarios) for new homes within the confines of the 34 existing settlement boundaries, as defined within the Local Plan<sup>3</sup>.

### **Objective 2**

31. Identify specific sites with potential for housing from the following sources of capacity (see below):

- redevelopment of car parks,
- flats over shops,
- subdivision of existing housing,
- vacant homes,
- previously developed vacant and derelict land and buildings,
- potential conversions or redevelopment of commercial buildings (and other non-residential buildings),
- sites identified through the Council's call-for-sites exercise,
- vacant land, including amenity land not previously developed,
- neighbourhood plan sites,
- protected employment sites, and
- redevelopment / intensification of existing areas.

## **Purpose and Structure of this Document**

32. This document sets out the methodology used along with its results. The structure of the document is as follows:

- Methodology - covers the methods used to identify and assess sites that feed into this study.

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<sup>3</sup> Hart Planning Policy <https://www.hart.gov.uk/planning-and-building-control/planning-policy/policies-map>



- Results - sets out the results of the study, including how the study has met the objectives laid out above.
- Appendix A: Suitability Layers – outlines how the methods set out in Chapter 2 have been applied to the specific constraints considered.
- Appendix B: Character Areas – shows the distribution of character areas across the settlements considered within the study.
- Appendix C: Full List of Sites
- Appendix D: District Map

### 3 Methodology

33. This section sets out the methodologies deployed when identifying and assessing sites for inclusion within this study. The overall approach to the study, as well as the specific decisions taken with regards to the methodology, were guided by national policy. Specifically, Section 11 of the National Planning Policy Framework: Making effective use of land.

34. The methodology of this study is split into three key stages:

- Stage 1: Site Identification;
- Stage 2: Assessment of Site Suitability;
- Stage 3: Scenario Creation and Capacity Estimation

#### **Stage 1: Site Identification**

35. Sites within this study have primarily been identified in four ways, and then further categorised into the sources of capacity highlighted within Objective 2:

- a Call for Sites exercise that was undertaken between August and October 2023 seeking submissions from landowners, promoters, developers, and any other interested parties. Within this exercise, submissions were asked to select a category from the list within this section.
- pre-existing sites known by Officers in the Council
- Neighbourhood plan sites yet to gain planning permission, and

- sites identified through bespoke geospatial analysis for each category drawing on a range of data including Land Registry titles, Ordnance Survey Master Map and more which will be explained within this section of the report.

36. 65 sites were submitted as part of the Call for Sites. Any sites that were submitted through the Call for Sites were categorised by the promoter or submitter, and the category was checked by council officers.

## **Geospatial Analysis**

37. This section will explain the proactive geospatial analysis approach for each site category.

### **Car parks with potential for redevelopment**

38. Any car parks with potential for redevelopment were identified through the use of the Ordnance Survey Master Map Topography Layer<sup>4</sup>. The automatically generated results were then manually checked to ensure that they were correctly identified.

### **Flats over shops**

39. Address data was used to identify retail addresses within settlement boundaries, and those with existing residential addresses in combination were removed from the results.

### **Subdivision of existing housing**

40. Address data was used to identify residential addresses within settlement boundaries, and those with >400sqm of floorspace were identified as potential opportunities for subdivision.

### **Empty Homes**

41. Using council tax vacancy data from Hart District Council, residential buildings that were vacant for at least 6 months were identified.

### **Previously developed vacant and derelict land and buildings**

42. Land registry parcels with a previous record of a use, but no current address or parcels with a previous record of a building but no current buildings were identified.

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<sup>4</sup> <https://www.ordnancesurvey.co.uk/products/os-mastermap-topography-layer>

### **Conversions or redevelopment of commercial buildings (and other non-residential buildings)**

43. Commercial parcels with no residential addresses, outside of town centres but within settlement boundaries were identified.

### **Vacant Land (not previously developed)**

44. Private green spaces/leisure facilities that were not specifically identified as protected public open spaces in the Hart Local Plan 2032 (Policy INF4) and did not fall under a range of uses that were not seen as compatible with development

45. The Ordnance Survey Greenspace dataset was used to identify green spaces in each settlement. A two-step process was then followed to rationalise this dataset. Firstly, sites within categories not seen as compatible with development<sup>5</sup> were excluded, followed by any remaining sites classified as protected public open spaces in the Hart Local Plan 2032 (Policy INF4).

### **Neighbourhood Plan Sites**

46. Sites identified within Neighbourhood Plans and not yet granted planning permission were included within the results.

### **Protected Employment Sites**

47. 'Protected Employment Sites', (i.e. Strategic and Locally Important Employment Sites identified under Policy ED2 of the Hart Local Plan 2032) rather than individual opportunities within these, were identified as entire sites. If a designated site was known to have included a building converted to residential use the boundary was re-drawn to exclude that building.

### **Redevelopment of Existing Housing / Intensification of Existing Areas**

48. Only a single area was considered within this category. North Fleet Conservation Area is a well-recognised area of low-density development in close proximity to Hart's principal town centre and therefore was considered appropriate to include.

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<sup>5</sup> Residential or Transport Amenity space, Private Gardens, Religious Grounds, School and Institutional Grounds and Cemeteries

## Site Merging

49. Following identification of sites, any overlapping sites were merged to create larger opportunities and avoid double counting. In addition, some adjacent sites which would present a more realistic development opportunity by being amalgamated were merged. As a result, sites could potentially fall within multiple distinct categories. Empty Homes, Subdivision of Existing Housing and Neighbourhood Plan sites were not included within this merging exercise, as they were considered as more distinct opportunities..

## Stage 2: Assessment of Site Suitability

50. The Call for Sites, Geospatial Analysis, and compilation of existing sites generated a 'long list' of 472 sites including sites outside of existing settlements or covered by constraints. Sites within this 'long list' needed to be reviewed by officers to assess their suitability for inclusion within the study. This was done in two stages:

- Firstly, sites were assessed to identify any significant constraints using further geospatial analysis. As this study takes a 'policy-off' approach, only policy constraints and designations set at a national level were considered.
- Secondly, sites were reviewed by Council officers.

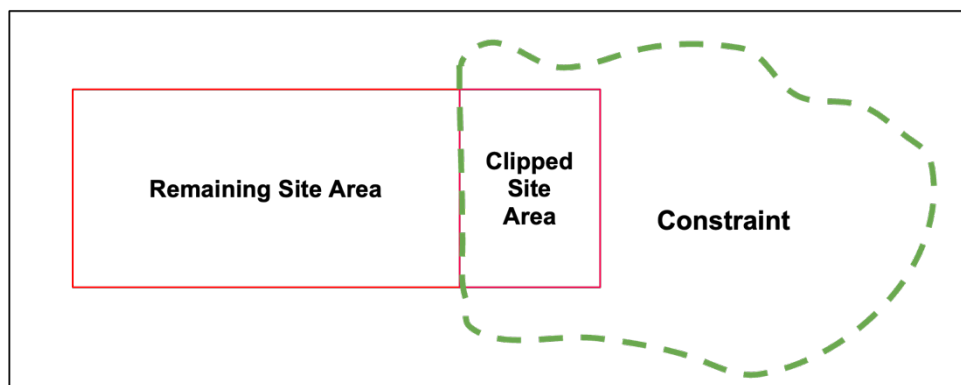
## Geospatial Analysis of Suitability

51. The first stage of review used geospatial data to assess whether there were any overlaps with different constraints. This analysis included two categorisations for constraints; 'clip' constraints and 'for information' constraints. This stage removed 13 sites.

## Clip Exclusions

52. Policies and designations that would make land unsuitable for development were 'clipped' from the developable area of the identified sites, with the remaining area of the site being retained within the assessment. Any site fully covered by a 'Clip' exclusion was designated as unsuitable. This process is shown in figure 1. A full schedule of designations and classifications acting as suitability exclusions is contained within Appendix A.

*Figure 1: Clip Exclusions*



#### **For Information**

53. Layers designated as 'For Information' have not had an automatic impact on site suitability. They are markers for matters that may need to be taken account of at a more detailed stage of plan-making.

#### **Manual review of sites**

54. The remaining 459 sites were reviewed by Council officers to identify other issues which made the site unsuitable for inclusion within the study. Some sites were excluded based on:

- site size and shape (generally sites of less than 5 new homes were excluded);
- access;
- location being outside of existing settlement boundaries;
- active existing use; and/or
- other site-specific constraints such as ecological constraints and flooding issues.

55. This step removed a further 290 sites, leaving 169 to be considered within the study.

### **Stage 3: Scenario Creation and Capacity Estimation**

56. The estimated capacity of the sites within the study was created using a two-step process:

- An estimation of baseline capacity that the site may be able to support, when using an assessment of existing densities and character surrounding the site.
- A 'scenario' based capacity estimate.

### **Baseline Capacity Estimates**

57. In order to estimate appropriate baseline densities, character areas within the settlements have been identified through an assessment of existing residential densities. This step is essential to ensure that potential capacities of sites are realistic and are grounded within prevailing development patterns.

58. To achieve this, an assessment of existing net residential density across the district was completed by analysing the number of residential addresses<sup>6</sup> against the residential area of Output Areas (OAs)<sup>7</sup>. The residential area of each OA was calculated through the use of Ordnance Survey's Master Map dataset. Using this dataset, land uses classified as serving residential development were separated from other land uses. Uses classified here included:

- residential buildings;
- local access roads;
- private gardens;
- parking areas;
- footpaths; and

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<sup>6</sup> The number of residential addresses within an area was ascertained using Ordnance Survey's Addressbase Plus product. <https://www.ordnancesurvey.co.uk/business-government/products/addressbase-plus>

<sup>7</sup> Output Areas are a census output geography, created using clusters of socially homogeneous households and dwelling types, bounded by roads and other 'obvious' boundaries. These were chosen for analysis due to their representation of physical character, and their compatibility with other datasets used. <https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

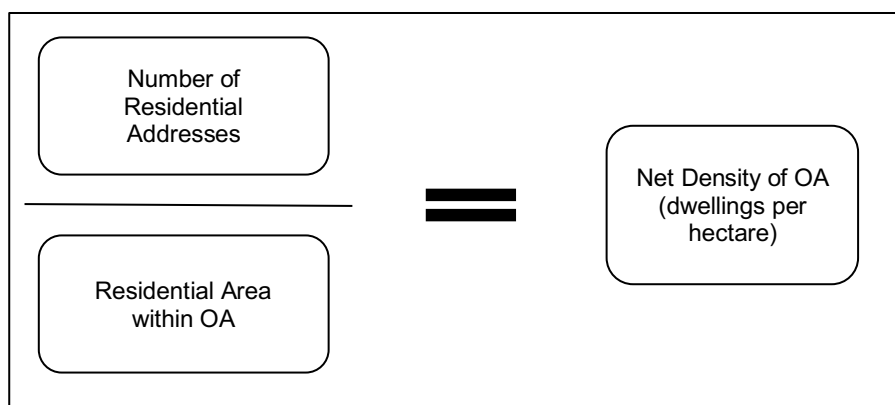
- local open space and amenity space that serves residential development.

59. Land uses that were not considered in this group included:

- main roads;
- open space serving a wider area; and
- shops and other non-residential facilities.

60. The process of calculating net residential density using these inputs is detailed within figure 2.

Figure 2: Net Dwelling Density



61. Following this assessment, it was possible to identify the net residential density of each of the district’s OAs and classify them within the following categories.

CAG Ref	Net Density	Net Density (dwellings per hectare)
CAG1	Low	0-19
CAG2	Low - Medium	19-28
CAG3	Medium	28-39
CAG4	Medium - High	39-61
CAG5	High	61+

62. Sites identified within each OA were then assigned the OA’s prevailing density as a ‘baseline’ estimate.

## Scenario Creation

63. The study has organised sites in to three different potential development scenarios. Sites are not mutually exclusive to each scenario, and can occur within one, two or all three scenarios. The purpose of the different scenarios is to explore the implications of removing some sites and changing density assumptions on others.

- Scenario A includes all 169 sites that were reviewed and included within the study results.
- Scenario B removes the North Fleet Conservation Area, North Hampshire Golf Club and private green spaces, the development or intensification of which would likely raise significant concerns in practice and potentially be contrary to national planning policy.
- Scenario C removes the same sites as scenario B but also removes the main employment sites. It is quite possible that in order to ensure a supply of suitable supply of employment land in the long term, these sites would continue to be protected in the next local plan and so be unavailable for new homes.

64. This exercise could be done in any number of ways, and the software can be used to generate different scenarios in future.

65. As well as a different composition of sites, each scenario also has variation in the capacity estimate methodology. This estimate either uses the baseline estimate generated using the methodology outlined above, a minimum density estimate of 30 Dwellings Per Hectare (DPH), or a site/area specific estimate. The site selection and density estimates are outlined in the table below.

Scenario	Site Selection	Density Estimate	Exceptions
A	All 169 identified sites that were considered suitable for inclusion in the study.	Higher of 30DPH or baseline density.	30DPH for North Hampshire Golf Club (site ID 42130) and North Fleet Conservation Area (site ID 42326) and 50DPH for all town centres and safeguarded employment land and premises
B	All identified sites that were considered suitable for inclusion in the study, minus North Fleet Conservation Area, the North Hampshire Golf Club, and all private green spaces.	Higher of 30DPH or baseline density	100DPH for all town centres and safeguarded designated employment sites



C	All identified sites that were considered suitable for inclusion in the study, minus North Fleet Conservation Area, the North Hampshire Golf Club, all private green spaces and designated strategic and local employment sites.	Higher of 30DPH or baseline density	100DPH for all town centres and safeguarded employment land and premises
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### Gross to Net Unit Number Calculation

66. As the aim of the study is to identify potential additional capacity, the number of existing residential addresses was removed from the capacity estimate to generate a net estimated capacity.

67. A number of Empty Homes with a net capacity of zero are included within the results. This occurred when a site under the category of Empty Home would not support an estimated capacity higher than the existing number of residential addresses present. These are included within the results to represent an address coming back to occupancy.

## 4 Assessment Results

68. In total, 169 sites have been included within the study. This includes a range of site sizes, sources, and locations. The results are set out within this section, and visually presented within the appendices. Scenario A contains all 169 sites, with Scenarios B and C then containing 161 and 152 sites, respectively.

	Number of Sites	Estimated Number of Additional Homes
<b>Scenario A</b>	169	7185
<b>Scenario B</b>	161	5692
<b>Scenario C</b>	152	2275

69. There were no suitable sites identified Greywell, Guillemont Barracks, Hartfordbridge, Hawley Park Farm, Hazeley, Hazeley Bottom, Hazeley Lea, Heckfield, Long Sutton, Mill Lane, RAF Odiham, Riseley, Rotherwick, Winchfield Court, Winchfield Hurst. The number of sites in each remaining settlement within the widest scenario (Scenario A) is shown below. A full breakdown of the sites within each settlement is within Appendix C.

Settlement	Number of Sites	Estimated Number of Additional Homes (Scenario A)	Estimated Number of Additional Homes (Scenario B)	Estimated Number of Additional Homes (Scenario C)
Blackwater & Hawley	6	135	297	94
Broad Oak	1	9	9	9
Cron dall	9	65	32	32
Crookham Village	2	8	8	8
Dogmersfield	1	7	7	7
Eversley Centre	3	22	22	13
Eversley Cross and Up Green	2	18	18	18
Eversley Street and Lower Common	2	4	4	4
Ewshot	2	8	8	8
Fleet, including Church Crookham and Elvetham Heath	75	5165	2518	1033
Hartland Village	1	300	300	300
Hartley Wintney	6	24	24	24
Hook	26	1154	2107	387
Hound Green	1	5	5	5
Mattingley	1	10	10	10
North Warnborough	6	73	73	73
Odiham	8	80	74	74
South Warnborough	1	24	24	24
Yateley	16	74	152	152
<b>Total</b>	<b>169</b>	<b>7185</b>	<b>5692</b>	<b>2275</b>

## 5 Use of this Study

70. This report provides evidence on potential options for new homes within existing settlement boundaries in Hart district from a wide range of sources, which could support any future work that may be undertaken when a new Local Plan is required.

71. Ahead of the next local plan process, this study illustrates how many homes could potentially be built within settlements in Hart under different scenarios, *if* the sites identified are built out for new homes. It can therefore inform debates about how future housing requirements could potentially be met. It also has the benefit of highlighting potential regeneration opportunities particularly within town and village centres.

72. It is emphasised that through this work the Council is **not** signalling a preference for all the sites identified within the study to be developed for new homes. Rather it is seeking a high-level understanding of the opportunities that may exist, and what types of sites and densities are

needed if significant numbers of new homes are to be accommodated within existing settlements.



## **Hart District Council**

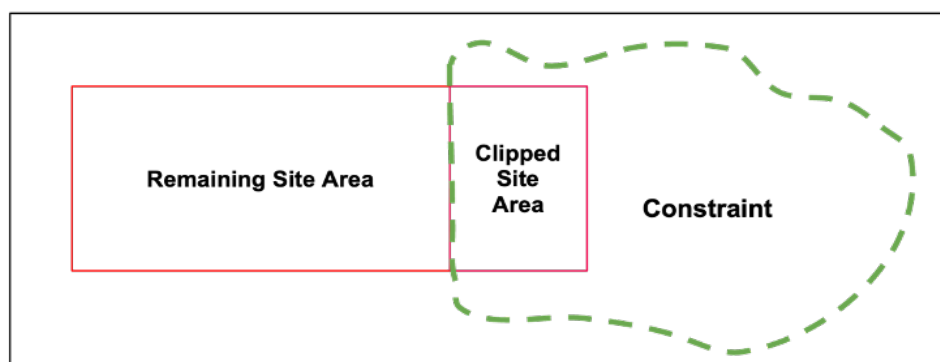
# Settlement Capacity and Intensification Study Appendix A | Suitability Layers

**December 2023**

## 1 'Clip' Layers

1. Policies and designations that would make land unsuitable for development were 'clipped' from the developable area of the identified sites, with the remaining area of the site being retained within the assessment. Any site fully covered by a 'Clip' exclusion was designated as unsuitable. This process is shown in the figure below.

Figure 1: Clip Exclusions



2. The layers used as 'Clip' exclusions are within the table below.

Allotments
Ancient Woodland
Ancient Woodland 50m Buffer
Cemeteries
Common Land
Country Parks
Local Nature Reserves
Playing Fields and Play Spaces
Priority Habitats
Public Park or Gardens
Religious Grounds
School Grounds
Sites of Importance for Nature Conservation (SINCs)
Special Protection Areas
Special Protection Areas 400m buffer
SSSI
Suitable Alternative Natural Green Space
Village Green
Battlefields



## **Hart District Council**

Settlement Capacity and Intensification Study

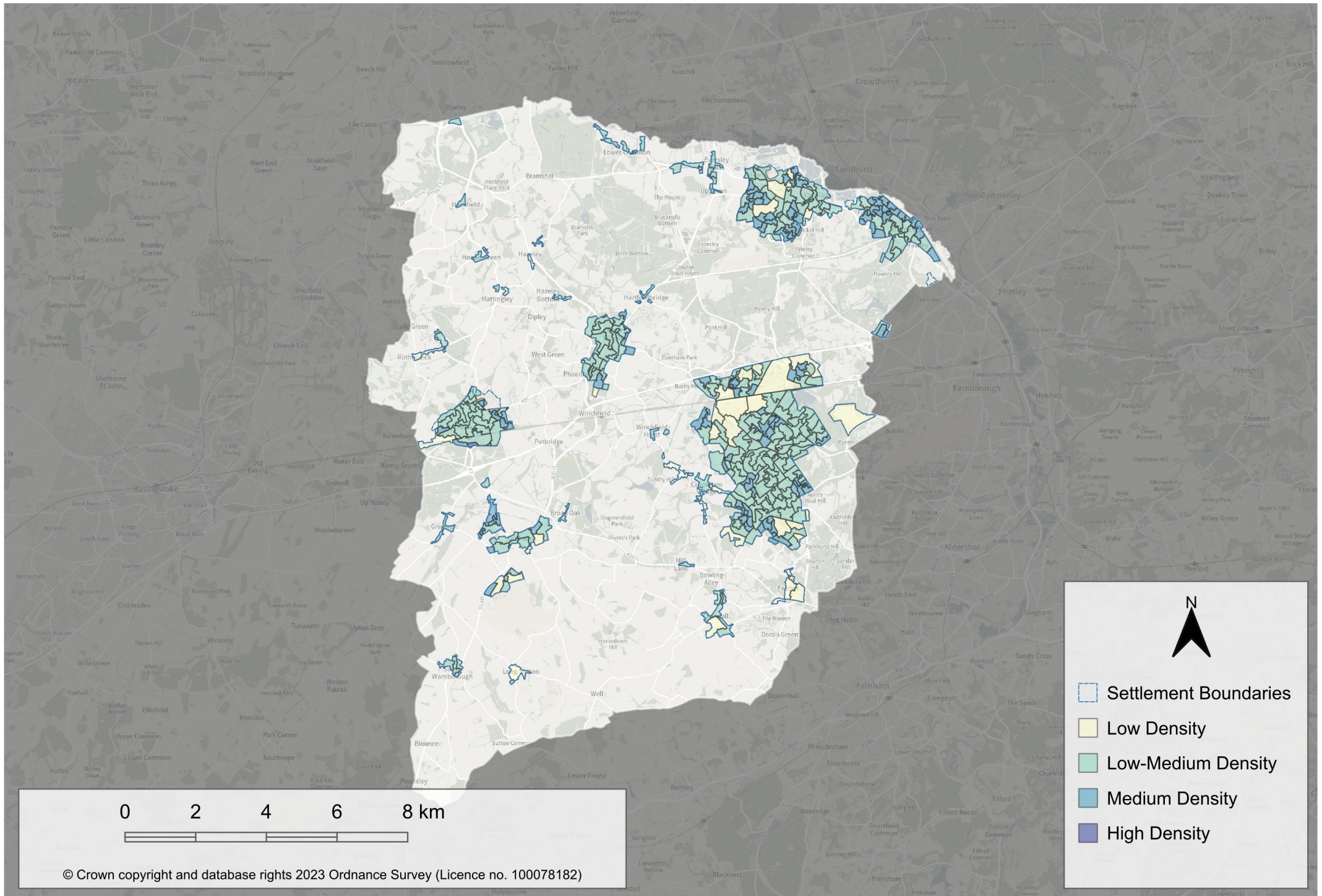
Appendix B | Character Areas

**December 2023**

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## **Hart District Council**

# Settlement Capacity and Intensification Study Appendix C | Full List of Identified Sites

**December 2023**



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	<i>Broad Oak</i>	4
	<i>Crandall</i>	4
	<i>Crookham Village</i>	4
	<i>Dogmersfield</i>	5
	<i>Eversley Centre</i>	5
	<i>Eversley Cross and Up Green</i>	5
	<i>Eversley Street and Lower Common</i>	5
	<i>Ewshot</i>	5
	<i>Fleet, including Church Crookham and Elvetham Heath</i>	6
	<i>Hartland Village</i>	8
	<i>Hartley Wintney</i>	8
	<i>Hook</i>	8
	<i>Hound Green</i>	9
	<i>Mattingley</i>	9
	<i>North Warnborough</i>	9
	<i>Odiham</i>	9
	<i>South Warnborough</i>	10
	<i>Yateley</i>	10

## 1 Introduction

1. There were no suitable sites identified Greywell, Guillemont Barracks, Hartfordbridge, Hawley Park Farm, Hazeley, Hazeley Bottom, Hazeley Lea, Heckfield, Long Sutton, Mill Lane, RAF Odiham, Riseley, Rotherwick, Winchfield Court, Winchfield Hurst.
2. The breakdown of the settlements with sites is in the table below.

Settlement	Number of Sites
Blackwater & Hawley	6
Broad Oak	1
Crandall	9
Crookham Village	2
Dogmersfield	1
Eversley Centre	3
Eversley Cross and Up Green	2
Eversley Street and Lower Common	2
Ewshot	2
Fleet, including Church Crookham and Elvetham Heath	75
Hartland Village	1
Hartley Wintney	6
Hook	26
Hound Green	1
Mattingley	1
North Warnborough	6
Odiham	8
South Warnborough	1
Yateley	16

3. The sites within each settlement are shown in Section 2 in this Appendix.

## 2 Settlement Results

### Blackwater & Hawley

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42256	0.37	All Scenarios	19	19	19
42488	0.04	All Scenarios	0	0	0
42545	0.02	All Scenarios	0	0	0
42681	1.26	All Scenarios	9	63	63
42685	2.39	Scenarios A and B	101	203	N/A
42693	0.13	All Scenarios	6	12	12

### Broad Oak

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42164	0.36	All Scenarios	9	9	9

### Crandall

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42144	0.19	All Scenarios	5	5	5
42147	0.19	All Scenarios	5	5	5
42152	0.20	All Scenarios	5	5	5
42158	0.14	All Scenarios	3	3	3
42175	0.40	All Scenarios	10	10	10
42521	0.03	All Scenarios	0	0	0
42555	0.05	All Scenarios	1	1	1
42627	0.23	All Scenarios	3	3	3
42682	1.30	Scenario A Only	33	N/A	N/A

### Crookham Village

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42257	0.14	All Scenarios	4	4	4

42546	0.16	All Scenarios	4	4	4
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## Dogmersfield

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42205	0.22	All Scenarios	7	7	7

## Eversley Centre

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42273	0.15	All Scenarios	4	4	4
42300	0.34	All Scenarios	9	9	9
42701	0.35	Scenarios A and B	9	9	N/A

## Eversley Cross and Up Green

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42516	0.01	All Scenarios	0	0	0
42667	0.69	All Scenarios	18	18	18

## Eversley Street and Lower Common

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42496	0.13	All Scenarios	3	3	3
42558	0.06	All Scenarios	1	1	1

## Ewshot

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42166	0.23	All Scenarios	6	6	6
42537	0.10	All Scenarios	2	2	2

## Fleet, including Church Crookham and Elvetham Heath

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
5122	0.30	All Scenarios	14	27	27
14041	0.13	All Scenarios	6	12	12
15566	0.01	All Scenarios	0	0	0
26702	0.12	All Scenarios	6	12	12
42071	2.42	All Scenarios	62	62	62
42074	0.05	All Scenarios	2	5	5
42076	0.20	All Scenarios	10	20	20
42108	0.81	Scenario A Only	33	N/A	N/A
42127	0.18	Scenario A Only	9	N/A	N/A
42130	59.50	Scenario A Only	1424	N/A	N/A
42139	0.11	All Scenarios	2	2	2
42171	0.09	All Scenarios	2	2	2
42172	0.29	All Scenarios	6	6	6
42179	0.29	All Scenarios	7	7	7
42201	0.25	Scenario A Only	7	N/A	N/A
42206	0.12	All Scenarios	6	12	12
42217	0.14	All Scenarios	4	4	4
42230	0.33	All Scenarios	15	15	15
42233	0.46	All Scenarios	21	41	41
42235	0.29	All Scenarios	8	8	8
42252	0.16	All Scenarios	5	5	5
42262	0.21	All Scenarios	6	6	6
42266	0.14	All Scenarios	4	4	4
42277	0.27	All Scenarios	7	7	7
42282	0.12	All Scenarios	6	12	12
42291	0.10	All Scenarios	5	10	10
42293	0.21	All Scenarios	6	6	6
42303	4.67	Scenarios A and B	187	374	N/A
42305	1.23	Scenarios A and B	51	104	N/A
42306	9.50	Scenarios A and B	380	760	N/A
42326	123.95	Scenario A Only	2363	N/A	N/A
42383	0.41	All Scenarios	11	11	11
42481	0.05	All Scenarios	0	0	0
42482	0.02	All Scenarios	0	0	0
42490	0.04	All Scenarios	0	0	0
42492	0.06	All Scenarios	1	1	1
42494	0.04	All Scenarios	0	0	0
42504	0.02	All Scenarios	0	0	0

42506	0.13	All Scenarios	3	3	3
42507	0.02	All Scenarios	0	0	0
42510	0.06	All Scenarios	1	1	1
42511	0.05	All Scenarios	1	1	1
42518	0.15	All Scenarios	3	3	3
42520	0.06	All Scenarios	1	1	1
42523	0.05	All Scenarios	1	1	1
42525	0.05	All Scenarios	1	1	1
42527	0.12	All Scenarios	3	3	3
42531	0.03	All Scenarios	0	0	0
42532	0.07	All Scenarios	1	1	1
42536	0.02	All Scenarios	0	0	0
42542	0.04	All Scenarios	0	0	0
42544	0.16	All Scenarios	4	4	4
42547	0.02	All Scenarios	0	0	0
42548	0.46	All Scenarios	11	11	11
42553	0.06	All Scenarios	1	1	1
42556	0.04	All Scenarios	0	0	0
42557	0.02	All Scenarios	0	0	0
42559	0.06	All Scenarios	1	1	1
42560	1.67	All Scenarios	70	141	141
42561	0.59	All Scenarios	10	36	36
42562	0.53	All Scenarios	7	31	31
42563	0.56	All Scenarios	25	51	51
42588	0.12	All Scenarios	2	2	2
42639	1.68	All Scenarios	71	143	143
42646	0.06	All Scenarios	0	3	3
42658	0.26	All Scenarios	5	5	5
42665	1.05	All Scenarios	26	26	26
42669	0.48	All Scenarios	4	4	4
42674	0.26	All Scenarios	0	0	0
42688	0.14	All Scenarios	4	4	4
42690	2.82	All Scenarios	85	204	204
42691	0.11	All Scenarios	5	11	11
42692	0.10	All Scenarios	3	3	3
42695	3.17	Scenarios A and B	120	247	N/A
42696	0.46	All Scenarios	20	40	40

## Hartland Village

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42573	47.52	All Scenarios	300	300	300

## Hartley Wintney

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42094	0.20	All Scenarios	6	6	6
42140	0.34	All Scenarios	8	8	8
42146	0.16	All Scenarios	4	4	4
42169	0.19	All Scenarios	5	5	5
42500	0.06	All Scenarios	1	1	1
42508	0.02	All Scenarios	0	0	0

## Hook

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42170	0.48	All Scenarios	11	11	11
42199	0.30	All Scenarios	13	27	27
42247	0.11	All Scenarios	3	3	3
42255	0.08	All Scenarios	4	4	4
42268	1.15	All Scenarios	56	56	56
42292	1.02	Scenario A Only	39	N/A	N/A
42309	3.57	Scenarios A and B	143	286	N/A
42310	14.63	Scenarios A and B	585	1170	N/A
42312	3.50	Scenarios A and B	124	264	N/A
42497	0.09	All Scenarios	4	4	4
42499	0.02	All Scenarios	0	0	0
42502	0.01	All Scenarios	0	0	0
42503	0.04	All Scenarios	0	0	0
42528	0.10	All Scenarios	2	2	2
42529	0.02	All Scenarios	0	0	0
42567	0.90	All Scenarios	10	50	50
42568	0.20	All Scenarios	10	20	20
42569	0.57	All Scenarios	21	47	47
42609	0.20	All Scenarios	10	20	20

42616	1.88	All Scenarios	0	0	0
42620	0.26	All Scenarios	7	7	7
42673	0.19	All Scenarios	6	6	6
42689	0.27	All Scenarios	5	5	5
42694	0.55	All Scenarios	24	48	48
42697	3.03	All Scenarios	73	73	73
42698	0.83	All Scenarios	4	4	4

## Hound Green

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42438	0.18	All Scenarios	5	5	5

## Mattingley

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42155	0.46	All Scenarios	10	10	10

## North Warnborough

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42275	0.14	All Scenarios	4	4	4
42495	0.08	All Scenarios	1	1	1
42551	0.02	All Scenarios	0	0	0
42597	0.17	All Scenarios	3	3	3
42603	0.94	All Scenarios	25	25	25
42704	1.57	All Scenarios	40	40	40

## Odiham

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42165	1.00	All Scenarios	26	26	26
42215	0.23	All Scenarios	7	7	7
42246	0.11	All Scenarios	3	3	3
42519	0.06	All Scenarios	1	1	1



42580	0.20	Scenario A Only	6	N/A	N/A
42683	0.11	All Scenarios	2	2	2
42702	1.04	All Scenarios	26	26	26
42703	0.32	All Scenarios	9	9	9

## South Warnborough

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
42156	0.91	All Scenarios	24	24	24

## Yateley

Site ID	Suitable Site Area (ha)	Scenario Inclusion	Scenario A Net Density	Scenario B Net Density	Scenario C Net Density
23158	0.27	All Scenarios	1	1	1
42073	0.21	All Scenarios	11	21	21
42161	0.13	All Scenarios	3	3	3
42202	0.14	All Scenarios	4	4	4
42203	0.36	All Scenarios	10	10	10
42264	0.19	All Scenarios	10	19	19
42483	0.03	All Scenarios	0	0	0
42486	0.03	All Scenarios	0	0	0
42489	0.04	All Scenarios	0	0	0
42493	0.02	All Scenarios	0	0	0
42509	0.03	All Scenarios	0	0	0
42533	0.04	All Scenarios	0	0	0
42539	0.03	All Scenarios	0	0	0
42552	0.05	All Scenarios	0	0	0
42554	0.02	All Scenarios	0	0	0
42677	1.39	All Scenarios	35	94	94



## **Hart District Council**

### Settlement Capacity and Intensification Study

### Appendix D | District Map

**December 2023**

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