

Appendix 6d: Excluded Sites – Crondall, Ewshot, Winchfield

- 1 Land adjacent to Four Acre Field, Crondall**
- 2 Land west of Crondall**
- 3 Land north-west of Crondall**
- 4 ‘Paddocks’, Itchel Lane, Crondall**
- 5 Parsonage Meadow, Croft Lane, Crondall**
- 6 Land adjacent to Ewshot Hall, Ewshot**
- 7 Stillers Farm, Ewshot**
- 8 ‘Tanglewood’, Ewshot**
- 9 Land adjacent to Beauclerk Green, Winchfield**
- 10 ‘Ringwood’, Winchfield**
- 11 Shapley Heath, Winchfield**
- 12 Winchfield Lodge, Winchfield**
- 13 Land adjacent to Winchfield Lodge, Winchfield**

SITE NAME: Land adjacent to Four Acre Field, Crondall

SITE DETAILS

Site Reference Number: SHL72

Address: Four Acres, Pankridge Street, Crondall, Farnham, Surrey GU10 5QU

Agent: n/a

Site Owner: Mr and Mrs Lank

AREA CHARACTERISTICS

Character of Surrounding Area: The site is a large, pastoral open field adjacent to eastern boundary of Crondall. To the east of the site is a golf course. Beyond this is open countryside. To the south, east and north of the site are the existing boundaries of Crondall.

Summary of Surrounding Land Use(s):

- Residential
- Agricultural
- Leisure (Golf Course)

Proximity to Public Transport (metres):

- Bus: Site adjacent to two bus stops on Pankridge Street.
- Rail: approx. 8100m to Fleet Railway Station.

SITE CHARACTERISTICS

Site Size (ha): 1.7 hectares

Current Uses: Agriculture

Topography:

- The site rises to the east
- There are no existing structures on the site

Planning History: Part of the SHLAA submission site was subject to an outline planning application (Ref: 05/00557/MAJOR) for the erection of eighteen dwellings for affordable housing, parking, access and amenity space. This was refused at Development Control committee on 8th June 2005 following a recommendation for refusal from the case officer. The application was refused for the following reasons:

- In the absence of an overriding need, the proposal results in unnecessary development outside any settlement boundary in open countryside and represents an unwarranted intrusion into the countryside.
- The application as submitted has failed to demonstrate that there is a proven local housing need which cannot be met by other proposed developments

within the area. In the absence of an overriding need, the proposal results in unnecessary development outside any settlement boundary in open countryside and represents an unwarranted intrusion into the countryside.

- In the absence of any process of identification of possible alternative sites the application has failed to demonstrate that the application site is the most suitable available site with least adverse impact on the setting of the village, conservation area and surrounding countryside.
- In the absence of a S106 agreement to nominate a body to manage the occupancy and maintenance of the dwellings, and to ensure that the occupancy is restricted and remains available for those who meet the relevant criteria for local need, the proposal results in new housing in the open countryside for which there is no overriding need.
- The proposed development, by virtue of siting and scale of the dwelling units fails to reflect the traditional character and scale of the existing dwellings within the vicinity of the site, and does not form a logical extension to the village. Furthermore, the siting of the access road close to the rear of existing properties results in a loss of amenities for the occupiers of these properties through noise, disturbance and loss of privacy. As such the proposal fails to preserve or enhance the character and setting of the village, the Crondall Conservation Area and the adjoining listed buildings.
- The application as submitted fails to confirm that the proposal meets the relevant standards for highway safety.
- In the absence of a flood risk assessment and information concerning existing drainage systems, it is not possible to assess any possible risk of flooding to the proposed housing or the existing housing in the vicinity of the site or to determine appropriate alleviation or mitigation measures.

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed
- There is a spring (Ashley Head) immediately to the north of the site

Flood Zones: The western boundary of the site is located in Environment Agency (EA) Flood Zones 3a and 2. This issue was highlighted by the EA in correspondence with Hart DC in light of the prior application for 18 dwellings. The main issues the EA raised in addition to this were as follows:

- The EA asked for a full Flood Risk Assessment (FRA) for this proposal, as it is not known whether compensation for the loss of floodplain storage, dry access and buffer zones along the local water-courses can be achieved at this site.
- The site has limitations by two of its sides as it is bordered by the River Hart and a Critical Ordinary Watercourse – the Hart Heath Lane ditch, so buffer zones of 8m will apply to two of its boundaries

Access:

- The site could potentially be accessed from the existing road network
- There is an existing rights of way on the footpaths bounding the site to the south and east

Existing Service Infrastructure:

- A electricity power cable with 2m easement runs under the public footpath
- A surface water relief sewer passes underground between the rear of Frampton Cottage and Four Acres and is maintained by the Environment Agency

Historical/Archaeological:

Hampshire County Council Archaeologist (from previous application 05/00557/Major).

- There is a record of a Roman Villa in the vicinity of the site although the precise location is questionable. A condition should be imposed on any permission requiring the implementation of a phased programme of archaeological work including site prospection and (if appropriate) evaluation and excavation in accordance with details to be submitted and approved by the LPA. This should take the form of a geophysical survey and appropriate follow on works before any work on the development takes place.
- The site is adjacent, on its western and southern boundary to the Crondall Conservation Area boundary. Adjacent to the site, on its western boundary, is a listed building, Frampton Cottage. At the point where the site can be accessed from Pankridge Street, opposite is a terrace of listed cottages, Chiloway Terrace. The Conservation Area Appraisal (CAA) also outlines that the site is an area deemed as an 'important view' between Pankridge Street and the countryside to the east.

Local Plan Policy Context:

- The site is outside the Crondall settlement boundary as defined in the Hart Adopted Local Plan. Accordingly, proposals on the site should be assessed against the relevant countryside policies.
- The current Hart Housing Needs Survey indicates that Crondall Parish has a housing need of 26 people.

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA consultation site submission documents did not indicate what the potential dwelling capacity of the site. At a density of 30 dwellings per hectare (DPH), Officers estimated that the site could potentially accommodate a minimum of 51 dwellings.

Suitability: Officers are of the view that the site is unsuitable for the development of market residential dwellings, for the following reasons, inter alia:

- The site is located partly within Flood Zone 3a, where development is

contrary to national planning guidance PPS25 (Development and Flood Risk), unless it can be demonstrated that there are no suitable alternative sites outside the floodplain. This has not been demonstrated in Hart District.

- In light of the reasons for refusal outlined in the recent application, inter alia, it is the view of officers that unless there is a clearly identified need, development of the scale outlined above could potentially result in unnecessary development outside any settlement boundary in open countryside and represent an unwarranted intrusion into the countryside.

If the site was to be considered solely for affordable housing, then all of the issues outlined in the refusal for the previous application would need to be addressed.

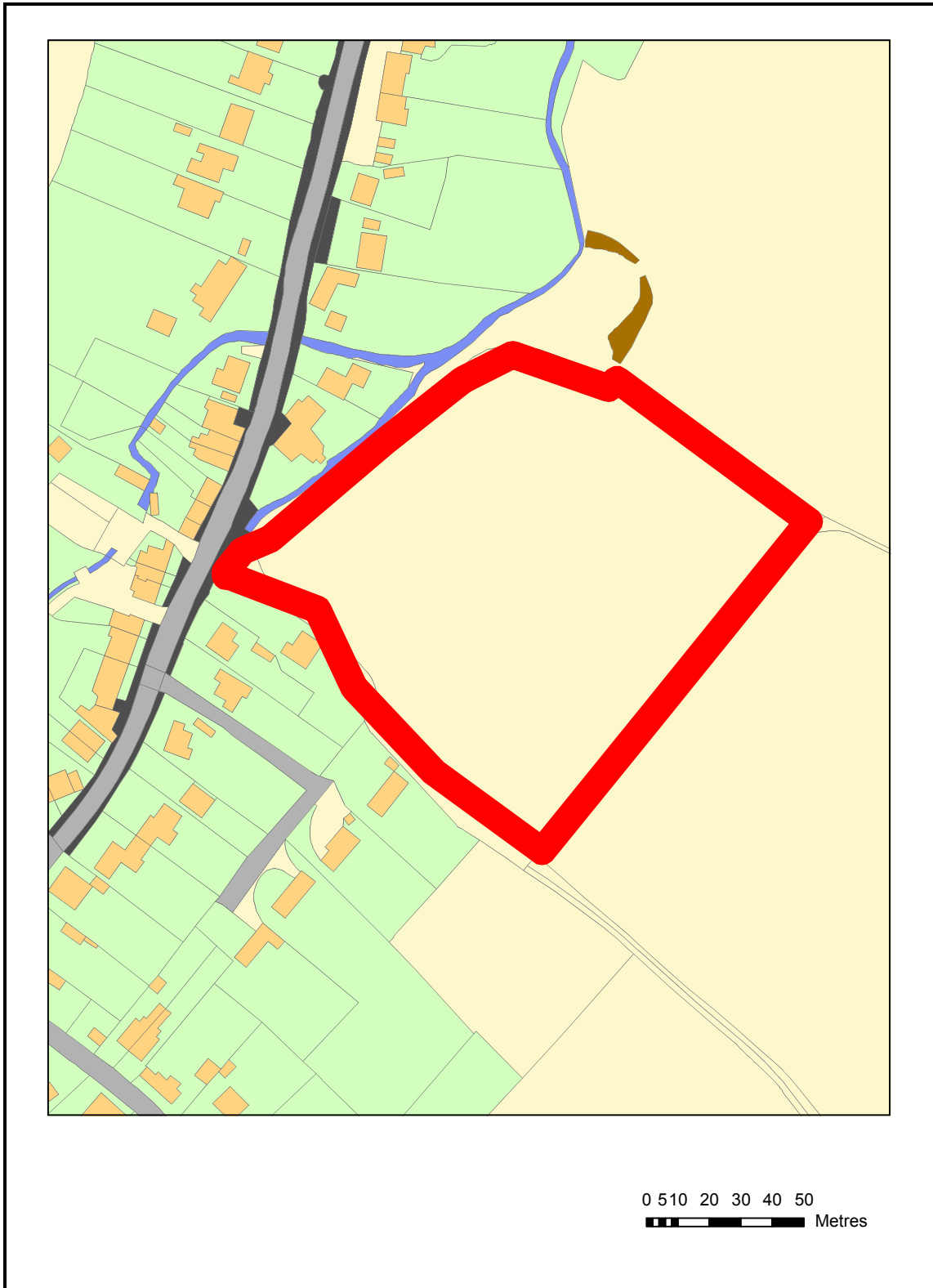
Availability: The SHLAA site submission documents indicate that the site has the potential to commence delivery within 0 to 5 years.

Achievability: n/a

Summary:

As stated, the site is unsuitable for market residential dwellings.

Map 72: Land adjacent to Four Acre Field, Crondall



SITE NAME: Land West of Crondall

SITE DETAILS

Site Reference Number: SHL73

Address: Land to the west of Crondall, Crondall

Agent: Fergus Hodge, Simmons & Sons, 12 Wote Street, Basingstoke RG21 7NW

Site Owner: Mrs JS Bramley & Mrs C Heijmer c/o Simmons & Sons

AREA CHARACTERISTICS

Character of Surrounding Area: The site is located adjacent to the village Crondall, west of Pankridge Street, the main route north from the village centre. The residential area to the immediate east is generally more modern housing. Beyond this is Pankhurst Street which is located in the Crondall Conservation Area. To the north of the site is a sewage works. Beyond this is an area of woodland, Hannam's Copse. To the west of the site is farmland. To the south and south-east of the site are residential areas of Crondall, most of which is within the Conservation Area.

Summary of Surrounding Land Use(s):

- Residential
- Sewage works
- Woodland
- Agricultural

Proximity to Public Transport (metres):

- Bus: number of bus stops adjacent to site along Well Road/The Borough.
- Rail: approx 8215m to Fleet Railway Station.

SITE CHARACTERISTICS

Site Size (ha): 10.7 hectares

Current Uses: Agricultural

Topography:

- The site rises to the west and then levels off
- There are no existing structures on the site

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed
- The adjacent area of woodland, Hannam's Copse, is a Site of Importance to Nature Conservation (SINC)

Flood Zones:

- The majority of the site is outside the Environment Agency floodplains 3a and 2. However, the far south-east corner of the site, adjacent to existing dwellings in Farm Close and the Borough, is within floodplains 3a and 2.

Access:

- The site is adjacent to the existing western built form of Crondall
- There is a public right of way footpath on the western boundary of the site

Existing Service Infrastructure:

- There would not appear to be any existing service infrastructure on the site. As stated, the site is adjacent to a sewage works.

Historical/Archaeological:

- The site is partly within, in the south-east corner, the Crondall Conservation Area, which itself includes a number of listed buildings

Local Plan Policy Context:

- The proposal site is within the area designated as Hart Downs as defined in Policy GEN3 (Landscape Character Area)
- The site is adjacent to the Crondall settlement boundary

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA site submission documents state that the site could accommodate 200+ residential dwellings. At a density of 30 dwellings per hectare (DPH), the site could potentially accommodate in excess of 330 dwellings if the site did not include any necessary contribution to the Thames Basin Heath Special Protection Area (SPA) Suitable Alternative Natural Greenspace (SANG). However, if the necessary SANG provision was made on-site, adjacent to any new residential development, this would result in a lower number of proposed dwellings for the site. If SANG land was facilitated on-site, the estimated potential housing yield for this site is approximately 200 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reasons, inter alia:

- As submitted the site has the potential for a scale of development that would be unsuitable for a village the size of Crondall
- Potential development here on this scale could have a detrimental effect on the wider setting of the village, inter alia
- Potential development here of this scale, it could be argued, would be contrary to the Draft South East Plan.

Policy WCBV3 outlines that for relevant Local Authorities, which includes Hart, residential development should be concentrated in the Western Corridor and Blackwater Valley. Likewise, the rest of the District, colloquially known as the 'rest of Hampshire' area, which includes Crondall, should see a much lower level of development proportionally in the lifetime of the South East Plan. In Hart District,

this equates to approximately 5 dwellings per annum and 100 dwellings up to 2026. This site could on its own therefore potentially deliver over three times the level of development which the rest of Hampshire area in Hart would expect up to 2026. Accordingly, officers are of the view that development in this location, of the potential scale outlined, would be contrary to the Draft South East Plan, Policy WCBV3.

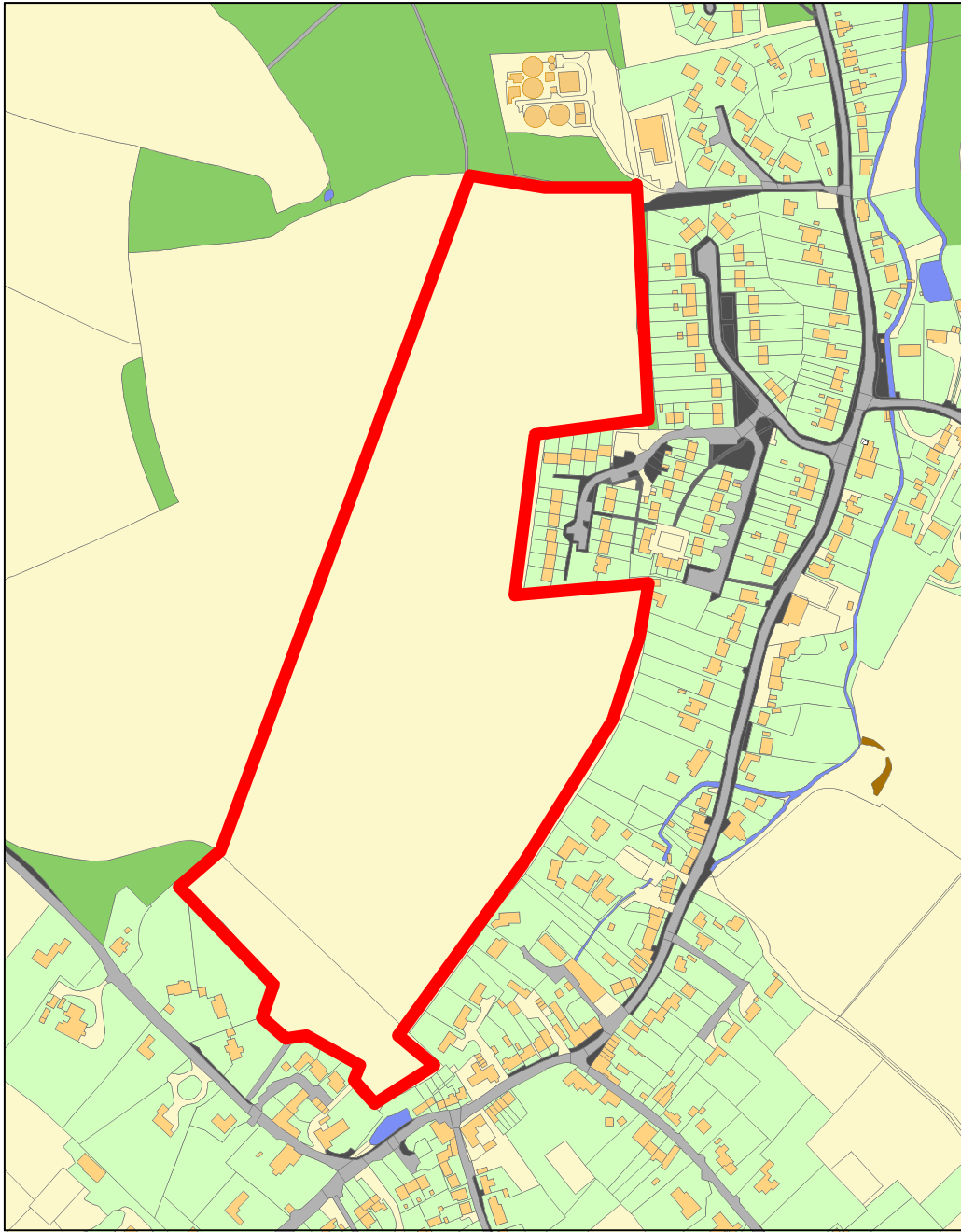
Availability: The site is currently not available for development as it is neither allocated for development in the current Local Plan nor have an outstanding planning permission. The SHLAA site submission document outlines that the site could be delivered within one year of the site being granted permission.

Achievability: n/a

Summary:

As stated, the site is unsuitable for market residential development, although in light of the fact that it is adjacent to the Crondall settlement boundary there may be potential for a rural exceptions scheme.

Map 73: Land west of Crondall



0 20 40 60 80 100
Metres

SITE NAME: Land North-West of Crondall

SITE DETAILS

Site Reference Number: SHL74

Address: Land north-west of Crondall, Crondall

Agent: Fergus Hodge, Simmons & Sons, 12 Wote Street, Basingstoke RG21 7NW

The site was also submitted in the SHLAA by Community Action Hampshire.
Address: Beaconsfield House, Andover Road, Winchester, Hants SO22 6AT

Site Owner: Mrs JS Bramley & Mrs C Heijmer c/o Simmons & Sons

AREA CHARACTERISTICS

Character of Surrounding Area: The site is open field, immediately to the north of Crondall. To the north is a mixed area of paddocks and some residential dwellings. To the east is a Scout Hut within a curtilage. Beyond this is open countryside. To the south of the site is the boundary of Crondall village. To the west of the site is Hannam's Copse.

Summary of Surrounding Land Use(s):

- Community facility
- Paddocks
- Residential
- Woodland
- Farmland

Proximity to Public Transport (km):

- Bus: site adjacent to a number of bus stops along Well Road/The Borough.
- Rail: approx. 7.3km to Fleet Station.

SITE CHARACTERISTICS

Site Size (ha): 3.7 hectares

Current Uses: Agricultural

Topography:

- The site is flat and devoid of structures

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed
- There is a band of trees adjacent to the site with Tree Preservation Orders (TPO)

Flood Zones:

- The site is outside the Environment Agency Floodplains 3a and 2

Access:

- Access to the site could be made from Lefroys Field, the development immediately to the south of the site

Existing Service Infrastructure:

- There would not appear to be any existing service infrastructure on the site

Historical/Archaeological:

The site includes two areas of archaeological interest:

- Firstly, in the north of the site and beyond, there are 26 anti-tank blocks. Concrete filled with brick shuttering. They are on either side of Hyde Lane at Bowling Alley (areas of paddocks to the north). To the north of the road, there are 11 running in a new direction. To the south there are 15 parallel to the road.
- Pillbox (type 24) in fair condition

For reference, the site is outside the Crondall Conservation Area.

Local Plan Policy Context:

- The proposal site is within the area designated as Hart Downs as defined in Policy GEN3 (Landscape Character Area)
- The site is not adjacent to the Crondall Settlement Boundary. Therefore, development here would represent an incursion into open countryside.
- Accordingly, development proposals here should be assessed against the relevant countryside policies of the Adopted Local Plan

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 30 dwellings per hectare (DPH), the site could potentially accommodate in excess of 110 dwellings if the site did not include any necessary contribution to the Thames Basin Heath Special Protection Area (SPA) Suitable Alternative Natural Greenspace (SANG).

Suitability: Development here could represent an incursion into open countryside. Accordingly, Officers are of the view that the site would be unsuitable for market residential dwellings. The site could also potentially facilitate a level of development in excess of that recommended in the South East Plan for the 'rest of Hampshire' area, as outlined for SHLAA submission site SHL73 (Land West of Crondall).

Part of the site has recently been considered for a rural exception scheme, which is a proposed scheme of affordable dwellings for people with a connection to Crondall Parish. The development immediately to the south of the SHLAA site, Lefroy's Field, was granted permission on this basis. The SHLAA site submission from Community Action Hampshire outlines that use of part of this site has hitherto been subject to community consultation and was selected as the best option for a rural exception

site in Crondall in March 2008. For reference, the Hart Housing Needs Survey in 2006 showed a need for 26 affordable homes in Crondall Parish. Accordingly, in light of the constraints outlined above, it is the view of Officers that the site is potentially suitable as a site for Rural Exceptions Housing only.

Availability: The site is currently not available for development as it is neither allocated for development in the current Local Plan nor have an outstanding planning permission.

Achievability: Unknown

Summary:

As stated, the whole site is unsuitable for market residential development. However, that part of the site adjacent to Leyfroys Fields could be considered for a rural exceptions affordable housing scheme.

Map 74: Land North-West of Crondall



048 16243240
Metres

SITE NAME: 'Paddocks', Itchel Lane, Crondall

SITE DETAILS

Site Reference Number: SHL75

Address: Land at the Paddocks, Itchel Lane, Crondall GU10 5PR

Agent: PRO Vision Planning & Design, Deer Park Court, Hursley, Winchester SO21 2LD

Site Owner: Mr P Vey c/o agent

AREA CHARACTERISTICS

Character of Surrounding Area: The site is located on Itchen Lane, Crandall. Development on Itchen Lane falls into two distinct areas. The lower part of the lane, centred on the listed Hanna's Farm barn and Kings Head House, are within the Crondall Conservation Area. The upper part of Itchel Lane comprises low-density modern housing, set in large cartilages, of which the SHLAA submission site is an example. To the west of the site is open countryside.

Summary of Surrounding Land Use(s):

- Residential
- Agricultural

Proximity to Public Transport (metres):

- Bus: approximately 250m to nearest bus stop on The Borough.
- Rail: approximately 8.5km to Fleet Station.

SITE CHARACTERISTICS

Site Size (ha): 0.48 hectares

Current Uses: Residential including garden curtilage

Topography:

- The site is level

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside the Environment Agency floodplains 3a and 2

Access:

- The site can be accessed from the existing road network

Existing Service Infrastructure:

- There would not appear to be any existing service infrastructure on the site

Historical/Archaeological:

- The site is outside the Crondall Conservation Area

Local Plan Policy Context:

- The proposal site is within the area designated as Hart Downs as defined in Policy GEN3 (Landscape Character Area)
- The site is partly within and partly outside the Crondall settlement boundary

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA site submission document states that the site could potentially accommodate 5 to 15 dwellings. However, as outlined above the site is mostly outside the Crondall Settlement Boundary. Accordingly, the estimated housing yield is based only on the area within Settlement Boundary, which is likely to be less than 5 dwellings, the minimum site size for consideration in the SHLAA.

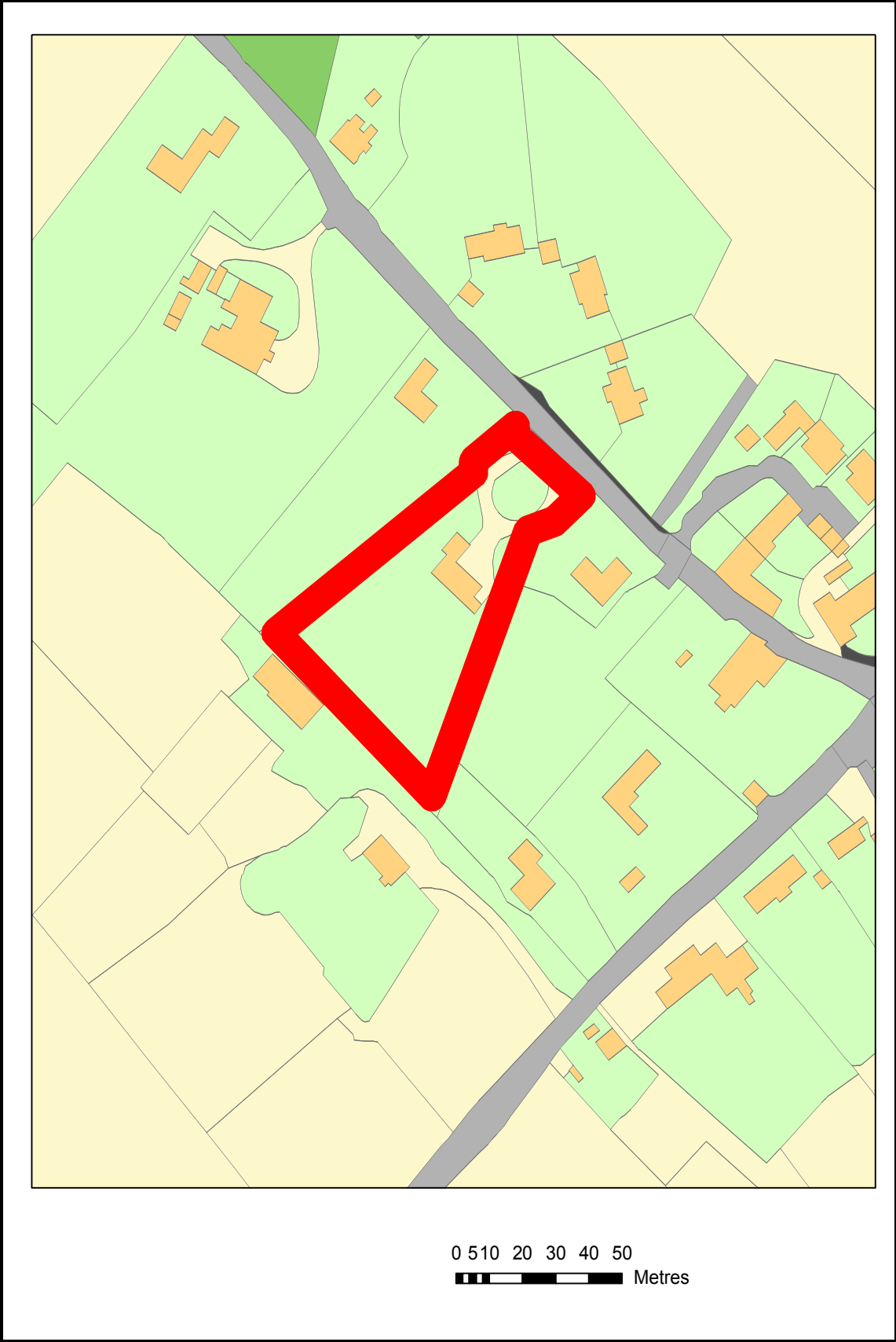
Suitability: In light of the above, any future development proposals for the area within the Settlement Boundary should be considered outside the SHLAA.

Availability: Unknown

Achievability: Unknown

Summary: As stated, the site is unsuitable for consideration in the SHLAA as the area of land in the submission site within the Crondall Settlement Boundary, would in likelihood if redevelopment, bring forward less than 5 dwellings.

Map 75: 'Paddocks', Itchel Lane, Crondall



SITE NAME: Parsonage Meadow, Croft Lane, Crondall

SITE DETAILS

Site Reference Number: SHL76

Address: Parsonage Meadow, Crondall

Agent: Nick Groves, Boyer Planning, Groveland House, Church Road, Windlesham, Surrey GU20 6BT

Site Owner: Various c/o Penn Croft Farms Limited

AREA CHARACTERISTICS

Character of Surrounding Area: Rough pastureland with a frontage to Croft lane which links Church Street with Dippenhall Street. Along the site frontage there is a hedgerow, which is particularly dense to the west of the existing access. A belt of trees extends along much of the frontage. There are a group of trees in the grounds of The Old Parsonage. The Old Parsonage is a listed building that is located to the west of the site.

Summary of Surrounding Land Use(s):

- Residential
- School
- Church and War Memorial

Proximity to Public Transport (metres):

- Bus: 2 bus stops adjacent to south side of site.
- Rail: approx. 9000m to Fleet Railway Station.

SITE CHARACTERISTICS

Site Size (ha): 1.3 hectares

Current Uses: Pastureland

Topography:

- The site slopes downhill to the north
- The site has a number of mature trees around its periphery

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures would be needed
- There would not appear to be any additional environmental designations on the site including Tree Preservation Orders (TPO) on the trees bounding Croft Lane

Flood Zones:

- The site is outside the Environment Agency floodplains 2 and 3a

Access:

- The site has frontage onto Croft Lane
- The remainder of the site is bounded by existing residential development

Existing Service Infrastructure:

- There would not appear to be any existing service infrastructure

Historical/Archaeological:

- The site is within the Crondall Conservation Area
- Three properties adjacent to the site are listed: The Old Parsonage, The Close and Tudor House

Local Plan Policy Context:

- The site is within the Crondall Settlement Boundary as defined in the Adopted Local Plan

Planning History:

03/00222/FUL: Application for 23 dwellings that was refused in February 2003. A subsequent appeal, APP/N1730/A/03/1120690, was dismissed.

97/00106/FUL: Erection of 5 no. detached dwellings and garages together with the provision of private access road and amenity open space/garden. Refused.

1984: Planning appeal for the erection of 24 houses was refused due to the detrimental effect on the character of the area and traffic generation.

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA site submission documents state that the site would be suitable for approximately 25 dwellings, although Planning Appeal Inspector's have found development on this scale inappropriate.

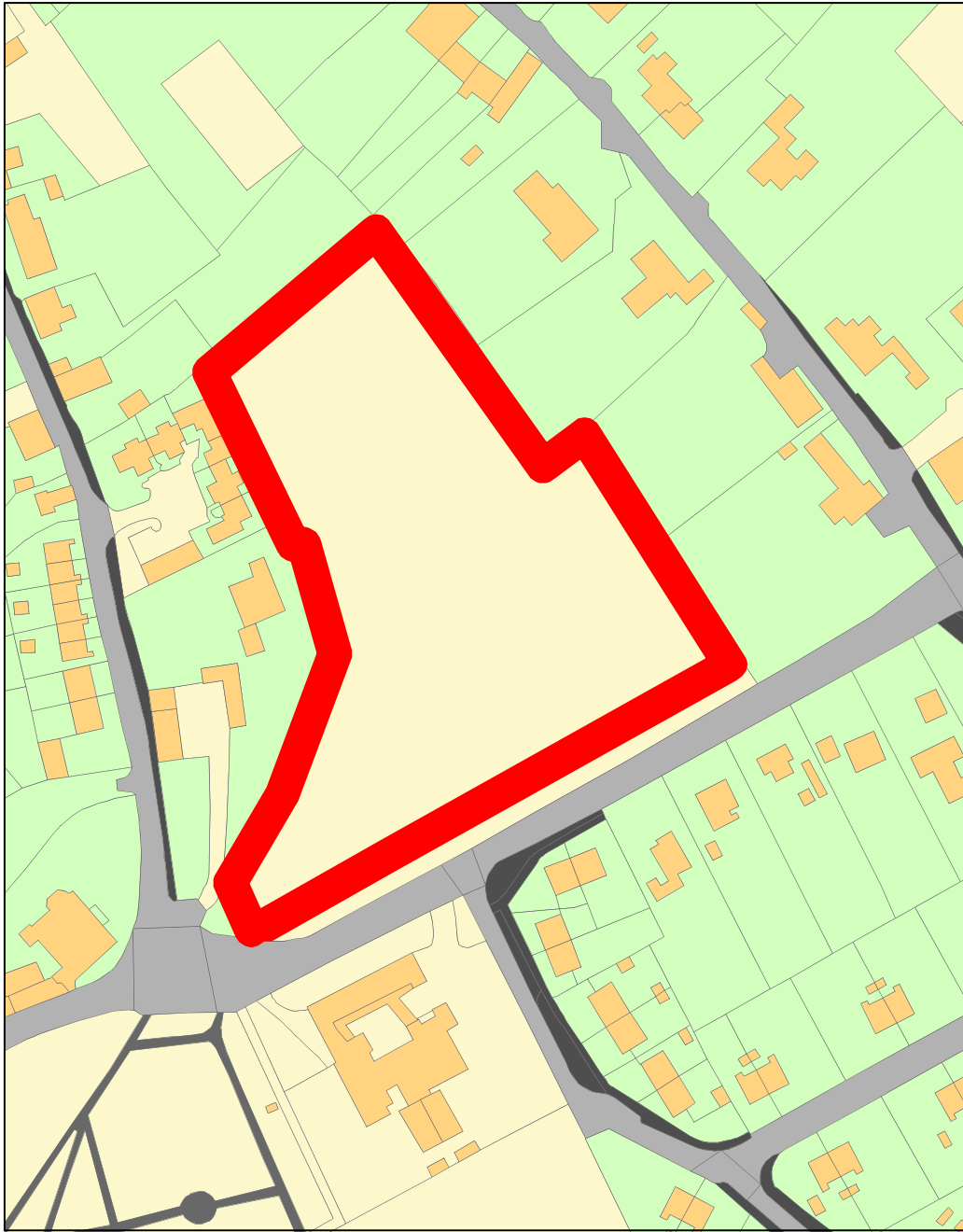
Suitability: The site is within the Crondall settlement boundary, but past appeal decisions indicate that development on the site is likely to be harmful to the character of the Conservation Area. As such it would be inappropriate to assume the site is deliverable or developable in the SHLAA.

Availability: The SHLAA site submission document states that the site could be made available within 5 years.

Achievability: Subject to planning permission the site would appear to be achievable with no identified additional abnormal costs on this site or legal / ownership issues.

Summary: SHL76 is classified as an excluded site.

Map 76: Parsonage Meadow, Croft Lane, Crondall



Q.5 10152025

 Metres

SITE NAME: Land adjacent to Ewshot Hall, Ewshot

SITE DETAILS

Site Reference Number: SHL77

Address: Land adjacent to Ewshot Hall, Ewshot, Farnham GU10 5AH

Agent: Richard Osborn, PRO Vision Planning & Design

Site Owner: Mr P Vey

AREA CHARACTERISTICS

Character of Surrounding Area: The site is south of the A287, adjacent to the village of Ewshot. Reflecting Ewshot generally, the site is on an elevated position on the higher ground between the Hart District river valleys to the north and the River Wey valley to the south in Surrey. To the north of the A287, is the village of Ewshot. Beyond the village, are areas of the Thames Basin Heath Special Protection Area (SPA). To the south of the site is Ewshot Hall and Ewshot Court, estates which includes a significant number of outbuildings. Beyond this is open countryside.

Summary of Surrounding Land Use(s):

- Residential
- Agricultural

Proximity to Public Transport (metres):

- Bus: approx. 440m to nearest bus stop on B3013
- Rail: approx. 6830m to Fleet Railway Station

SITE CHARACTERISTICS

Site Size (ha): 2.5 hectares

Current Uses: Agricultural

Topography:

- The gradient of the site falls away to the south

Environmental Designations:

- The site is within the 400m kilometre boundary of the Thames Basin Heath Special Protection Area

Flood Zones:

- The site is outside of the Environment Agency Flood Zones 3a and 2

Access:

- The site is adjacent to the A287

Existing Service Infrastructure:

- There would not appear to be any service infrastructure on the site

Historical/Archaeological:

- There would not appear to be any historical or archaeological constraints on the site

Local Plan Policy Context:

- The site is outside the Ewshot settlement boundary
- The site is within the Redland landscape character area as defined in Policy GEN 3 of the Local Plan

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA site submission details have indicated that the site has capacity for between 5 and 75 dwellings (1 to 5 bedrooms). This would facilitate development at an estimated density of between 2 and 30 dwellings per hectare (DPH).

Suitability: In light of the fact that the site is within 400m of the Thames Basin Heath SPA, inter alia, the site is not considered suitable for residential development.

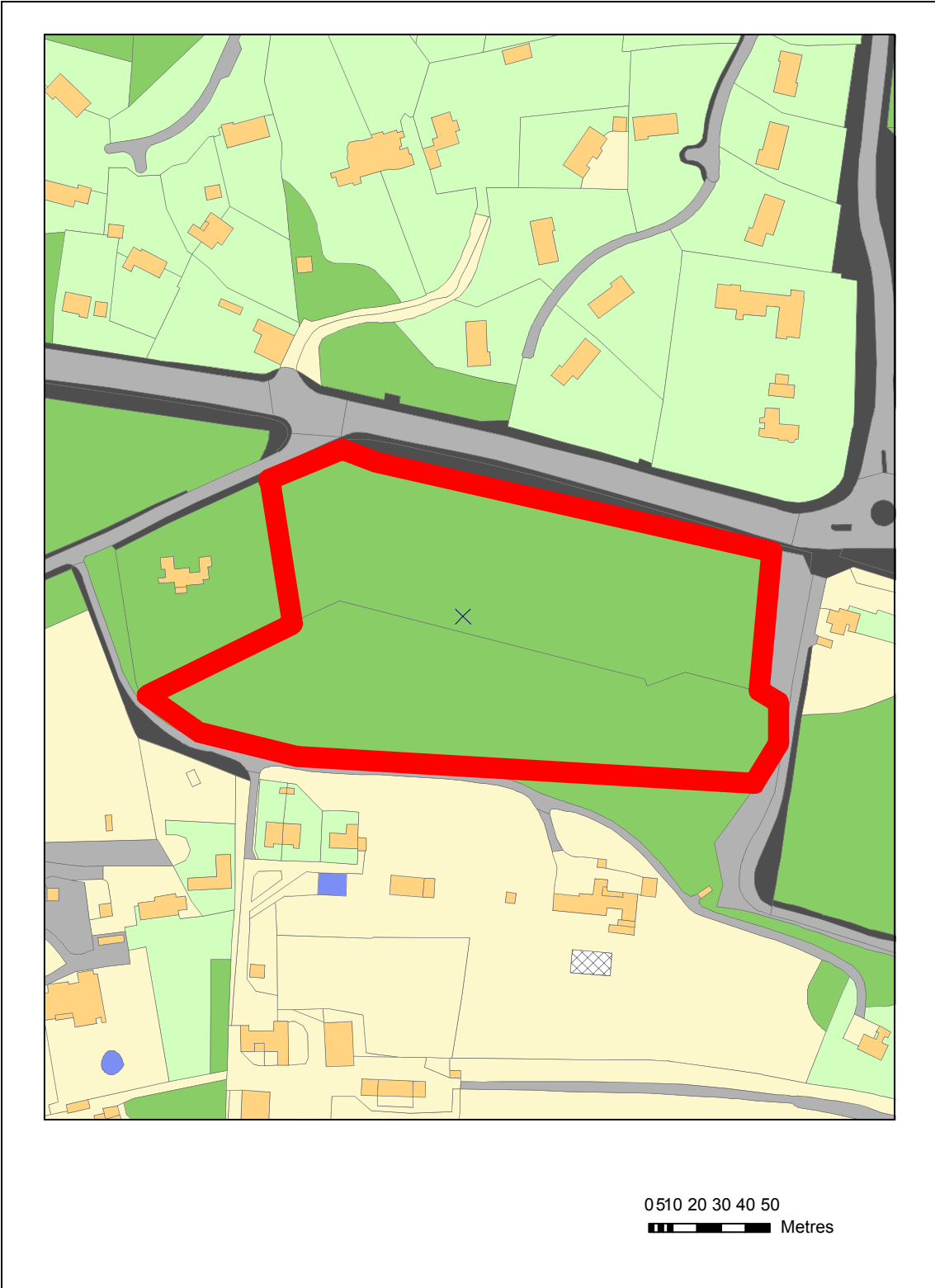
Availability: The site is currently not available for development as it is neither allocated for development in the current Local Plan nor have an outstanding planning permission. The Planning Agent representing the site has indicated during the SHLAA consultation process that the site has the potential to commence delivery within 12 of permission being granted.

Achievability: n/a

Summary: Officers are of the view that the site is unsuitable for residential development, for the following reasons, inter alia:

- The site is within the 400m kilometre boundary of the Thames Basin Heath Special Protection Area where residential development is currently prohibited

Map 77: Land adjacent to Ewshot Hall, Ewshot



SITE NAME: Stillers Farm, Ewshot

SITE DETAILS

Site Reference Number: SHL79

Address: Stillers Farm, Ewshot, Farnham GU10 5BT

Agent: Geoff White, Simmons & Sons (Chartered Surveyors), 12 Wote Street, Basingstoke RG21 7NW

Site Owner: Miss M Spencer, Stillers Farm

AREA CHARACTERISTICS

Character of Surrounding Area: The site is located on the south of Church Crookham. To the north of the site is Redlands garden centre, a tennis club and the established residential area of Humphrey Park, inter alia. To the east is the Queen Elizabeth 2nd Barracks site, which was allocated for development in the current Adopted Local Plan. To the west of the site is open countryside and Redfields Park industrial estate. To the south is open countryside, mostly agricultural, between the A278 and Ewshot, the next settlement. This area includes areas currently designated as a local gap.

Summary of Surrounding Land Use(s):

- Residential
- Disused barracks
- Agricultural
- Woodland

Proximity to Public Transport (metres):

- Bus: approx 430m to nearest bus stop on Aldershot Road.
- Rail: approx. 5760m to Fleet Railway Station.

SITE CHARACTERISTICS

Site Size (ha): 2.0 hectares

Current Uses: Agricultural

Topography:

- The site is undulating with various mature trees and one existing dwelling

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside the Environment Agency Flood Zone 2 and 3a

Access:

- The site is adjacent to an area identified in the Adopted Local Plan for junction

improvements to meet the needs of road safety in light of development (Policy T9 (ix) and (x), page 74)

Existing Service Infrastructure:

- There would not appear to be any existing service infrastructure on the site

Historical/Archaeological:

- The site includes Stillers Farmhouse, which is a Listed Building

Local Plan Policy Context:

- The site is located within open countryside. As submitted the site is not contiguous with the adjacent to existing settlement boundary of Fleet and Church Crookham. Development here could leave a narrow strip of undeveloped land between it and the existing allocation site to the east (if this is developed).

SITE ANALYSIS

Estimated Potential Housing Yield: The SHLAA site consultation documents state that the site could accommodate 60 to 100 dwellings. Development on this scale would reflect the density guidance set out in PPS3. Accordingly, the estimated potential housing yield for this site is 80 dwellings, if SANG provision was made off-site.

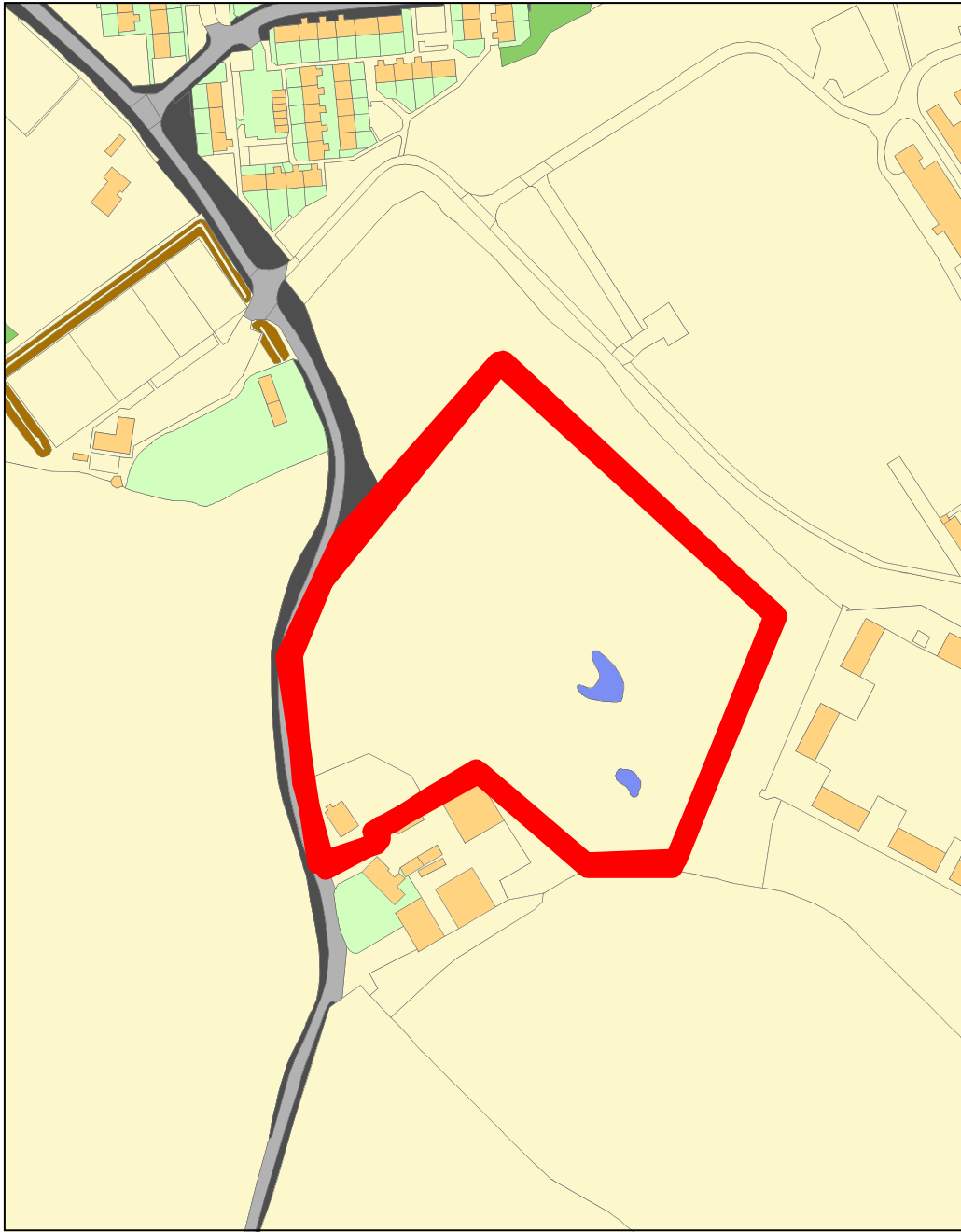
Suitability: The site would not appear to be contiguous with the Church Crookham settlement boundary. The site could then be considered to be in open countryside. Whilst an urban extension to Church Crookham could be put forward for further consideration, as submitted, this site could potentially represent an isolated development in open countryside.

Availability: The view of Officers is that the site is considered to be available, in light of the submission documents.

Achievability: The SHLAA submission document states that the site could be delivered within 1-2 years. Development would need to address the setting of the Listed Buildings in the Stillers Farm farmstead.

Summary: In light of the fact that the site is not contiguous with the existing Fleet and Church Crookham settlement boundary, and therefore in open countryside, Officers are of the view that the site, as submitted, is unsuitable for further consideration for residential development in the LDF.

Map 79: Stillers Farm, Ewshot



0.5 18273645
Metres

SITE NAME: 'Tanglewood', Ewshot

SITE DETAILS

Site Reference Number: SHL80

Address: 'Tanglewood', Redlands Lane, E

Agent: n/a

Site Owner: John Hawksworth

AREA CHARACTERISTICS

Character of Surrounding Area: The site is south of the A287, adjacent to the village of Ewshot. Reflecting Ewshot generally, the site is on an elevated position on the higher ground between the Hart District river valleys to the north and the River Wey valley to the south in Surrey. To the west of the site are two large, detached properties, Walden and Wilsland House in large cartilages. Beyond this is Ewshot Wood. To the north, across the A287, is open countryside, Combe Wood and Turner's Copse. To the east, north of the A287, is the village of Ewshot. Immediately, beyond the village, are areas of the Thames Basin Heath Special Protection Area. Immediately to the south of the site is an area of Ewshot south of the A287. Beyond this is open countryside.

Summary of Surrounding Land Use(s):

- Woodland
- Agricultural
- Residential

Proximity to Public Transport (metres):

- Bus: approx. 700m to nearest bus stop on Church Lane.
- Rail: approx. 7550m to Fleet Station.

SITE CHARACTERISTICS

Site Size (ha): 0.30 hectares

Current Uses: Residential

Topography:

- The site is flat; the site boundaries have tree cover
- The site is located on the side of a hill

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside of the Environment Agency Flood Zones 3a and 2

Access:

- The site is adjacent to the A287

Existing Service Infrastructure:

- There would not appear to be any service infrastructure on the site

Historical/Archaeological:

- There is a Pillbox adjacent to the site and the A287

Local Plan Policy Context:

- The site is outside the Ewshot Settlement Boundary as defined in the Adopted Local Plan. Accordingly, proposals for residential development here should be assessed against the more restrictive countryside policies of the ALP.

SITE ANALYSIS

Estimated Potential Housing Yield: The applicant has stated that at a density of 20 dwellings per hectare (DPH), 6-7 dwellings could be facilitated. At a density of 30 DPH, 9 dwellings could be facilitated.

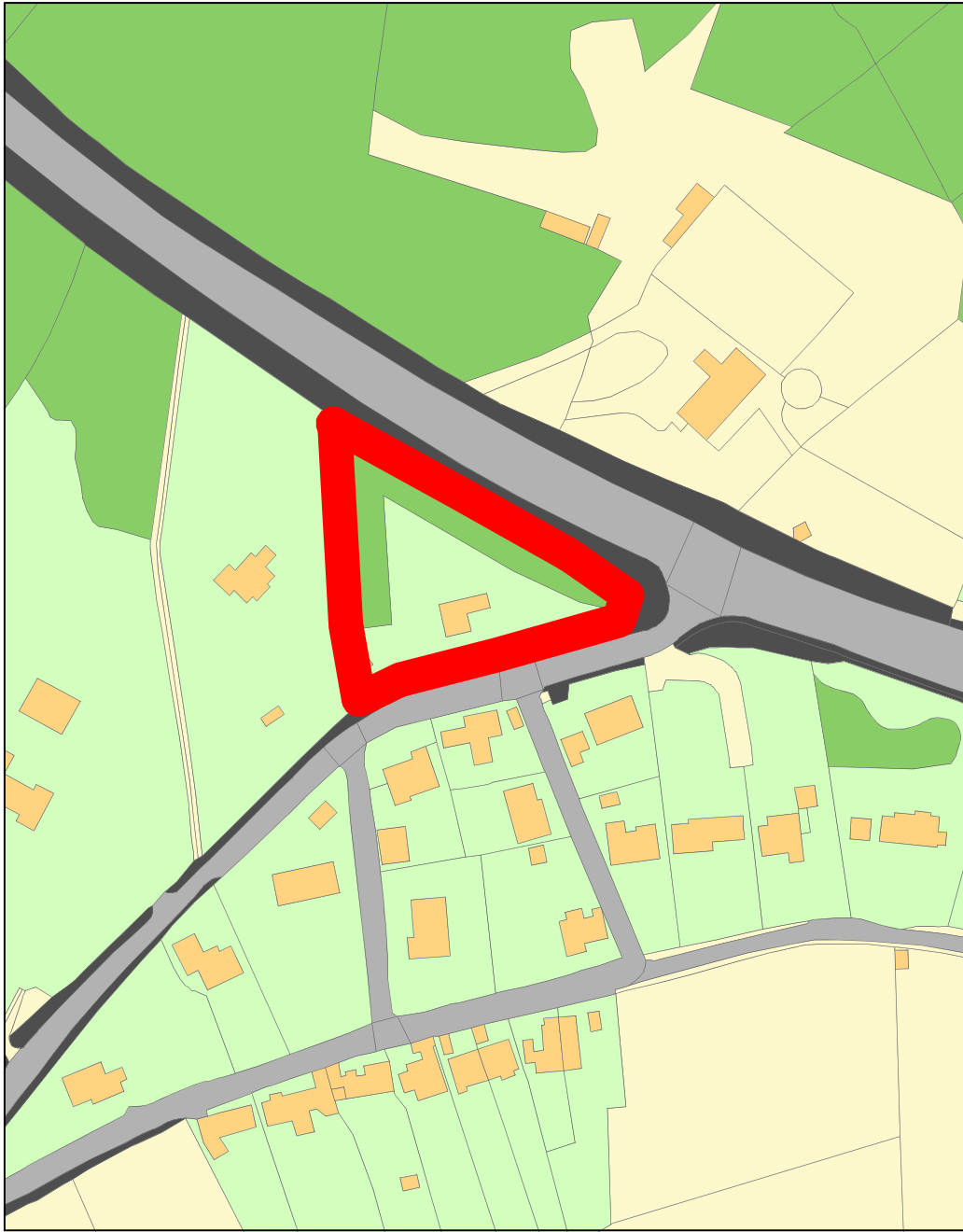
Suitability: Officers are of the view that the site is unsuitable for residential development. The site, although adjacent to the Ewshot settlement boundary, is as stated in the countryside.

Availability: The view of Officers is that the site is considered to be available, in light of the submission documents and subsequent discussions with the Planning Agent. The SHLAA site submission documents have indicated that the site could be made available within 6 months.

Achievability: As of December 2008, it is the view of Officers that as yet, there are no identified abnormal costs on this site, in addition to the issues outlined above.

Summary: The site is considered unsuitable for housing.

Map 80: 'Tanglewood', Ewshot



0.5 10152025
Metres

SITE NAME: Land adjacent to Beauclerk Green, Winchfield

SITE DETAILS

Site Reference Number: SHL81

Address: Land adjacent to Beauclerk Green, Winchfield Station

Agent: Community Action Hampshire

Site Owner: Mr L. Brazier

AREA CHARACTERISTICS

Character of Surrounding Area: The site lies immediate to the south of the mainline railway line and adjacent to Winchfield Station. To the east of the site is a residential area. To the south of the site lies open countryside. To the west of the site lies one dwelling, beyond which is open countryside.

Summary of Surrounding Land Use(s):

- Railway line, station, car parking and associated uses
- Open countryside
- Woodland
- Residential

Proximity to Public Transport (km):

- Bus: approx 0.5km to nearest bus stop on B3016.
- Rail: Adjacent to Winchfield Station.

SITE CHARACTERISTICS

Site Size (ha): 0.25 hectares

Current Uses: Woodland

Topography:

- The site is relatively flat and wholly comprises existing tree coverage

Environmental Designations:

- The site is largely covered by a Tree Preservation Order (TPO)
- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside the Environment Agency floodzones 2 and 3

Access:

- The site has direct access to the existing road network and is adjacent to Winchfield Station

Existing Service Infrastructure:

- The site has no existing service infrastructure

Historical/Archaeological:

- The site has no historical or archaeological constraints

Local Plan Policy Context:

- The site is within the Winchfield Landscape Character Area (GEN 3)
- The site is outside a defined Settlement Boundary in the Adopted Local Plan (ALP). Therefore development proposals should be assessed against the more restrictive countryside policies of the ALP.

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 40 dwellings per hectare the site could accommodate 10 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reasons, inter alia

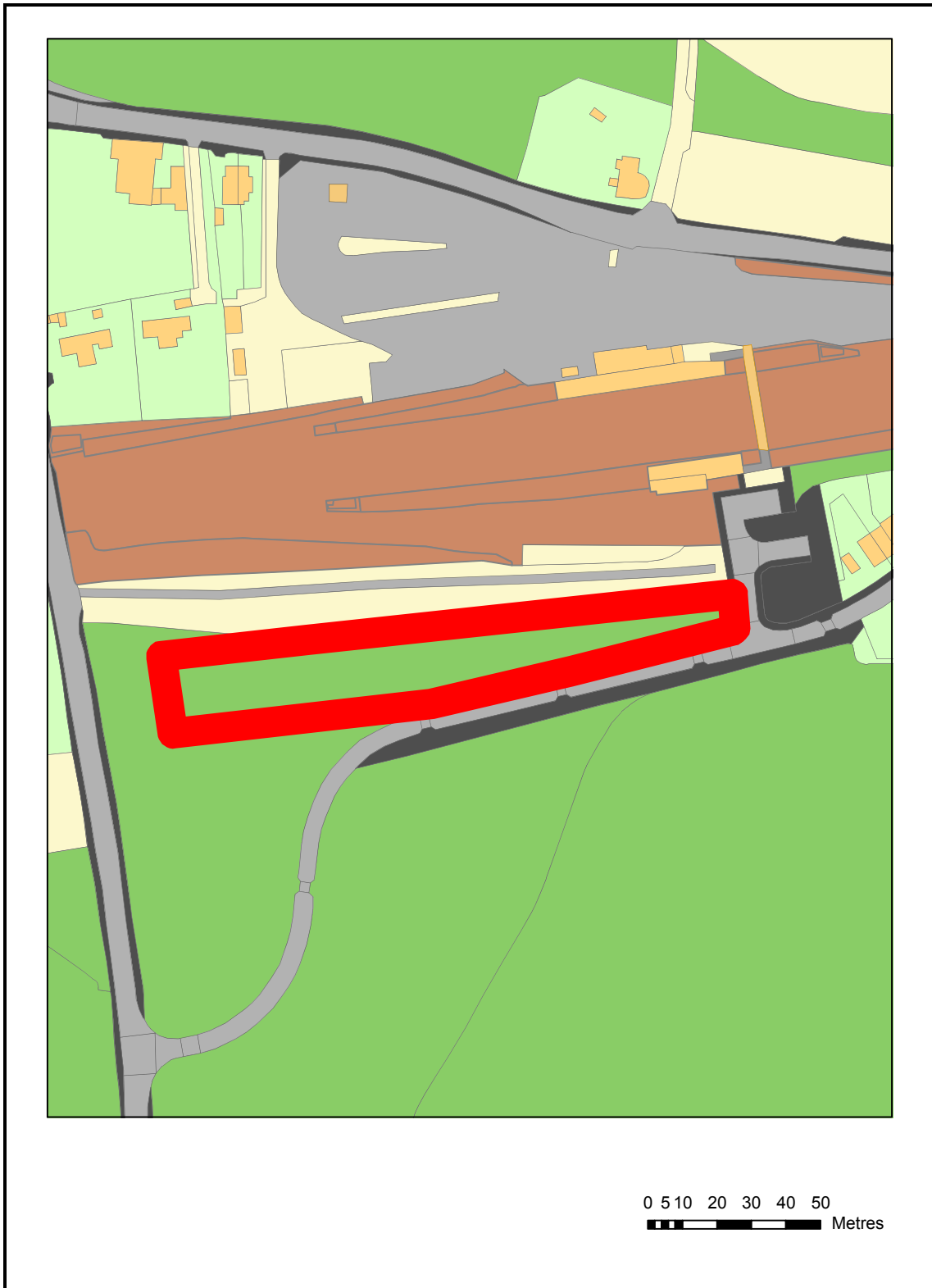
- the site, although closely related to Winchfield station, is outside a recognised settlement boundary (Winchfield does not have one) and would therefore represent an incursion into open countryside

Availability: Unknown

Achievability: Unknown

Summary: As stated, the site is unsuitable for residential development

Map 81: Land adjacent to Beauclerk Green, Winchfield



SITE NAME: 'Ringwood', Winchfield

SITE DETAILS

Site Reference Number: SHL82

Address: 'Ringwood', Old Potbridge Road, Winchfield RG27 8BT

Agent: n/a

Site Owner: Mr & Mrs Vint

AREA CHARACTERISTICS

Character of Surrounding Area: To the north of the site is open countryside, in agricultural use. Beyond this is the settlement of Hartley Wintney. To the east and south of the site is open countryside. Beyond this is the M3 motorway. To the west, along Old Potbridge Road, is a series of detached dwellings in large plots. Beyond this is open countryside.

Summary of Surrounding Land Use(s):

- Agricultural
- Residential
- Woodland

Proximity to Public Transport (km):

- Bus: approx. 0.54km to nearest bus stop on Odiham Road.
- Rail: approx. 0.7km to Winchfield Station.

SITE CHARACTERISTICS

Site Size (ha): 1.14 hectares

Current Uses: Residential curtilage

Topography:

- The site is on a slight gradient
- There is one building on the site

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside the Environment Agency flood zones 3 and 2

Access:

- The site is accessible from the existing road network
- The site is approximately 5 minutes walk from Winchfield station

Existing Service Infrastructure:

- There would not appear to be any service infrastructure on the site

Historical/Archaeological:

- There would not appear to be any historical or archaeological constraints on the site

Local Plan Policy Context:

- The site is within the Winchfield landscape area as defined in Policy CON20 of the Adopted Local Plan
- The site is outside of a designated settlement boundary in the Local Plan – Winchfield does not have one – and accordingly, is in open countryside. Therefore development proposals should be assessed against the more restrictive countryside policies of the ALP.

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 30 dwellings per hectare, the site could potentially accommodate 35 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reason, inter alia:

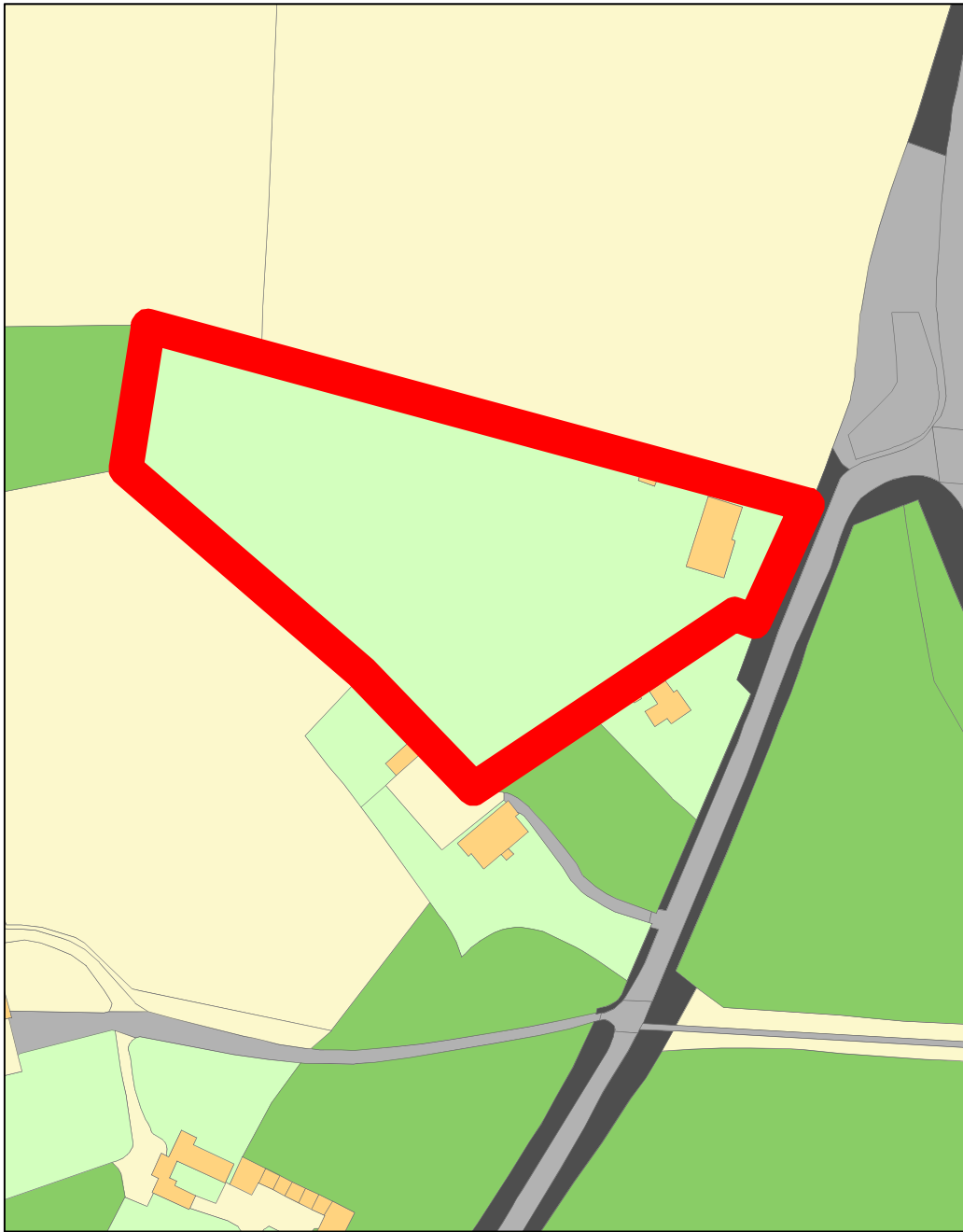
- Officers are of the view that new housing here would represent an unacceptable extension of development into open countryside.

Availability: The SHLAA site submission document states that the site could be made immediately available for development.

Achievability: The SHLAA site submission document states that the site could be developed within five years.

Summary: As stated, the site is unsuitable for residential development

Map 82: 'Ringwood', Winchfield



0.5 10152025
Metres

SITE NAME: Shapley Heath, Winchfield

SITE DETAILS

Site Reference Number: SHL83

Address: Shapley Heath, Old Potbridge Road, Winchfield

Agent: n/a

Site Owner: W.R. & G.M. Ezzard

AREA CHARACTERISTICS

Character of Surrounding Area: The site comprises two distinct parts. Firstly, a residential curtilage comprising one dwelling and gardens. Secondly, approximately 2.5 hectares of heathland in two parts divided by a track in different ownership. To the east and south of the site is open countryside. Beyond this is the M3 motorway. To the north, along Old Potbridge Road, is a series of detached dwellings in large plots. Beyond this, is open countryside and the settlement of Hartley Wintney. To the west is open countryside, in agricultural use. Beyond this is the settlement of Hartley Wintney.

Summary of Surrounding Land Use(s):

- Woodland
- Residential
- Agricultural

Proximity to Public Transport (km):

- Bus: approx 0.3km to nearest bus stop on Odiham Road.
- Rail: approx 0.6km to Winchfield Station.

SITE CHARACTERISTICS

Site Size (ha): Approximately 2.5 hectares

Current Uses: Heathland; Residential curtilage

Topography:

- The heathland site has extensive tree cover

Environmental Designations:

- The heathland site is designated as a Site of Importance to Nature Conservation (SINC)
- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures till be needed

Flood Zones:

- The site is outside the Environment Agency flood zones 2 and 3

Access:

- The site is accessible from the existing road network
- The site is approximately 5 minutes walk from Winchfield station

Existing Service Infrastructure:

- There are drains on the southern boundary of the heathland site

Historical/Archaeological:

- There is a Milestone on the eastern boundary of the heathland site which is listed

Local Plan Policy Context:

- The site is within the Winchfield landscape area as defined in Policy CON20 of the Adopted Local Plan
- The site is outside of a designated settlement boundary in the Local Plan – Winchfield does not have one – and accordingly, is in open countryside. Therefore development proposals should be assessed against the more restrictive countryside policies of the Local Plan

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 30 DPH, the site could potentially accommodate 75 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reason, inter alia:

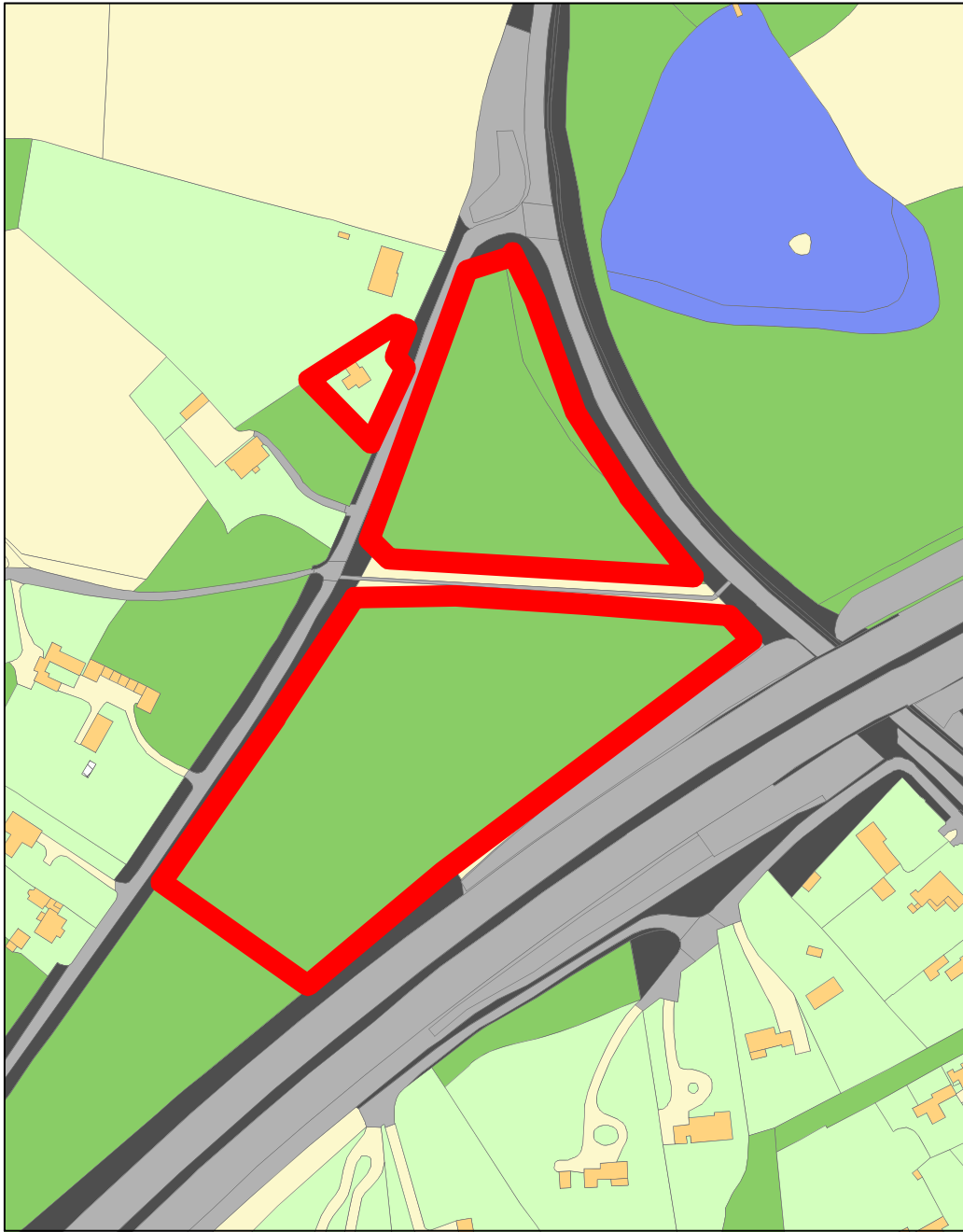
- Officers are of the view that new housing here would represent an unacceptable extension of development into open countryside
- The heathland site is part designated as a Site of Importance to Nature Conservation (SINC)

Availability: n/a

Achievability: The SHLAA site submission document states that the site could be developed within five years.

Summary: As stated, the site is unsuitable for residential development

Map 83: Shapley Heath, Winchfield



0.5 18273645
Metres

SITE NAME: Winchfield Lodge

SITE DETAILS

Site Reference Number: SHL84

Address: Winchfield Lodge, Old Potbridge Road, Winchfield RG27 8BT

Agent: dave.everest@centrix-uk.com

Site Owner: Unknown

AREA CHARACTERISTICS

Character of Surrounding Area: Winchfield Lodge is a large dwelling set in large, mature gardens. To the north and west is open countryside. To the west are other detached dwellings. To the south is open countryside (Shapley Heath Copse) and beyond, the M3 motorway.

Summary of Surrounding Land Use(s):

- Farmland
- Residential dwellings

Proximity to Public Transport (km):

- Bus: approx 0.6km to nearest bus stop on.
- Rail: approx. 1.0km to Winchfield Station.

SITE CHARACTERISTICS

Site Size (ha): 1.8 hectares

Current Uses: Former large residential house converted for office use and gardens

Topography:

- The site is generally rising to the north
- The site includes a number of mature trees although none would appear to have any TPO's

Environmental Designations:

- To the south of the site is a Site of Importance to Nature Conservation (SINC) (Shapley Heath Copse)
- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed

Flood Zones:

- The site is outside the Environment Agency flood zones 2 and 3

Access:

- The site can be accessed from the existing road network

Existing Service Infrastructure:

- There is no existing service infrastructure on the site

Historical/Archaeological:

- There are no historical or archaeological constraints on the site

Local Plan Policy Context:

- The site is within the Winchfield landscape area as defined in Policy CON20 of the Adopted Local Plan
- The site is outside of a designated settlement boundary in the Local Plan – Winchfield does not have one – and accordingly, is in open countryside. Therefore development proposals should be assessed against the more restrictive countryside policies of the Local Plan

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 30 dwellings per hectare, the site could potentially accommodate 54 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reason, inter alia:

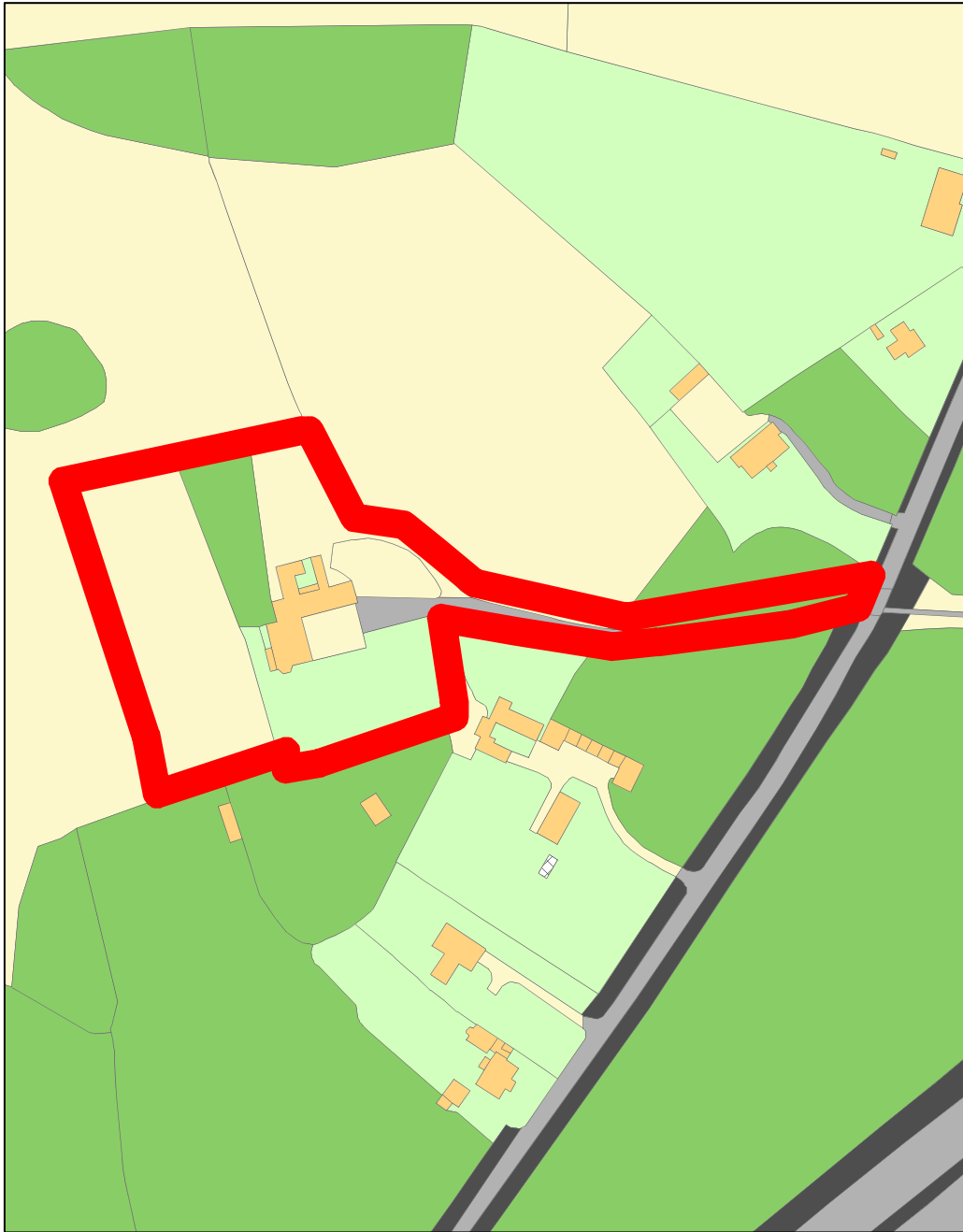
- that new housing here would represent an unacceptable extension of development into open countryside
- development would not be related to an existing settlement with a defined settlement boundary in the Local Plan

Availability: The SHLAA site submission document states that the site could be made available for development within 10 years.

Achievability: Unknown

Summary: As stated, the site is unsuitable for residential development

Map 84: Winchfield Lodge, Winchfield



0.5 14212835
Metres

SITE NAME: Land adjacent to Winchfield Lodge

SITE DETAILS

Site Reference Number: SHL102

Address: Land adjacent to Winchfield Lodge, Old Potbridge Road, Winchfield RG27 8BT

Agent: Jane Terry, Bell Cornwell

Site Owner: Maria Morgan

AREA CHARACTERISTICS

Character of Surrounding Area: Adjacent to the site is Winchfield Lodge, a large dwelling set in large, mature gardens. To the north and west is open countryside. To the south-west are a small number of detached dwellings. To the south is open countryside (Shapley Heath Copse) and beyond, the M3 motorway.

Summary of Surrounding Land Use(s):

- Farmland
- Residential dwellings
- Employment use (at Winchfield Lodge)

Proximity to Public Transport (km):

- Bus: approx 0.6km to nearest bus stop on.
- Rail: approx. 1.0km to Winchfield Station.

SITE CHARACTERISTICS

Site Size (ha): 2.1 hectares

Current Uses: Formerly in agricultural use; currently fallow.

Topography:

- The site would appear to be reasonably level; some mature trees

Environmental Designations:

- The site is within the 5 kilometre boundary of the Thames Basin Heath Special Protection Area (SPA); accordingly, SANG mitigation measures will be needed
- To the south of the site is a Site of Importance to Nature Conservation (SINC) (Shapley Heath Copse)

Flood Zones:

- The site is outside the Environment Agency flood zones 2 and 3

Access:

- The site can be accessed from the existing road network

Existing Service Infrastructure:

- There is no existing service infrastructure on the site

Historical/Archaeological:

- There would not appear to be any historical or archaeological constraints on the site

Local Plan Policy Context:

- The site is within the Winchfield landscape area as defined in Policy CON20 of the Adopted Local Plan
- The site is outside of a designated settlement boundary in the Local Plan – Winchfield does not have one – and accordingly, is in open countryside. Therefore development proposals should be assessed against the more restrictive countryside policies of the Local Plan

SITE ANALYSIS

Estimated Potential Housing Yield: At a density of 30 dwellings per hectare, the site could potentially accommodate 63 dwellings.

Suitability: Officers are of the view that the site is unsuitable for residential development, for the following reason, inter alia:

- that new housing here would represent an unacceptable extension of development into open countryside
- development would not be related to an existing settlement with a defined settlement boundary in the Local Plan

Availability: The SHLAA site submission document states that the site could be made available for development within 5 years.

Achievability: Unknown

Summary: As stated, the site is unsuitable for residential development

Map I02: Winchfield Lodge, Winchfield

