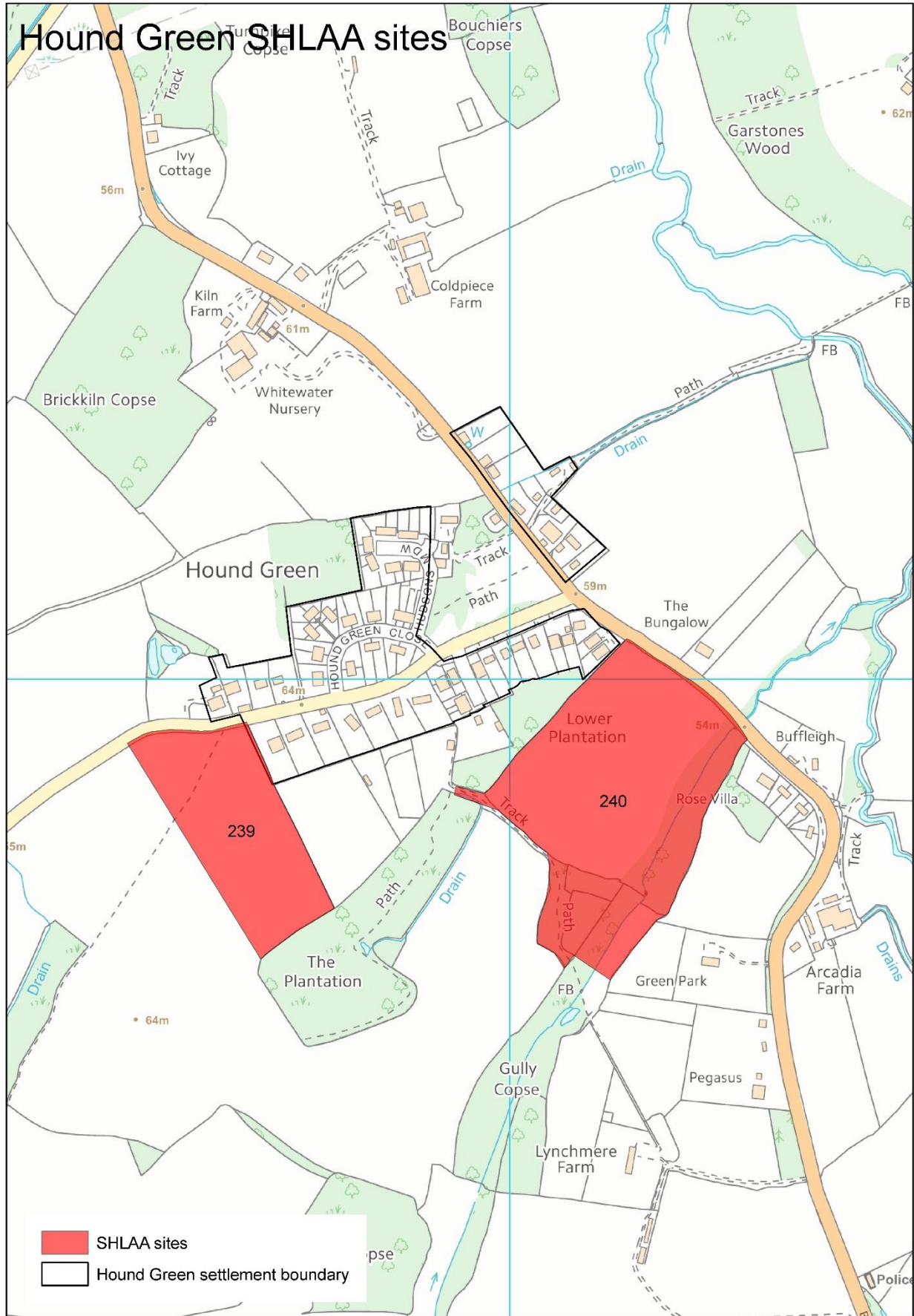


Hound Green

Site Ref	Site Name
SHL239	Land at Vicarage Lane, Hound Green
SHL240	Strawberry Field, Hound Green

Hound Green SHLAA sites

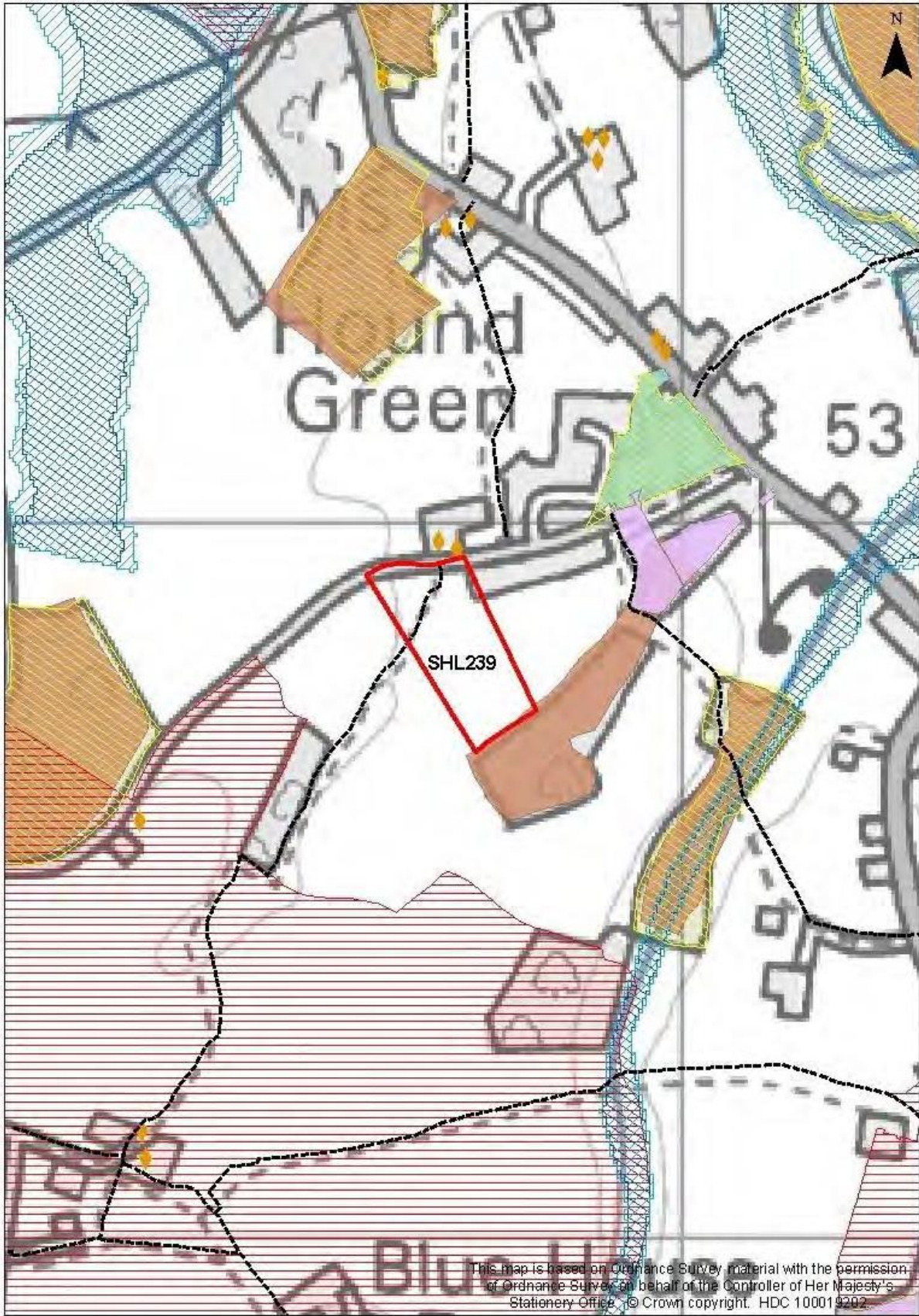


Site Reference	SHL239
Site Name	Land at Vicarage Lane, Hound Green
Site Address	Land at Vicarage Lane, Hound Green, Mattingley, Hook, Hampshire
Parish	Mattingley
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	3.09
Estimate of potential housing capacity	55
Current Land Uses	Agricultural
Suitability	<p>Policy Constraints</p> <p>The site is situated in the countryside, outside the Hound Green settlement boundary as shown in the Local Plan (Replacement) 1996-2006.</p> <p>Physical</p> <p>The site is within flood zone I and has a limited risk of groundwater flooding. The south and west have a higher risk of groundwater flooding to basements.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are two grade II listed buildings near to the northern boundary.</p> <p>The Mattingley, West End Conservation Area is nearby to the southwest.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>The site is on an area of grade 3 agricultural land (best and most versatile land).</p> <p>A public right of way runs through north west corner of site.</p>

Recommendations for overcoming constraints	<p>The site would need to be allocated for residential development in the new Local Plan or a Neighbourhood Plan.</p> <p>The design of any new development may need to incorporate mitigation relating to groundwater flooding, and should not adversely affect the setting of the two listed buildings to the north of the site or the character of the nearby Conservation Area.</p> <p>The public rights of way should be incorporated into the design of the development or redirected.</p> <p>SPA mitigation would be required.</p> <p>It may not be possible to avoid impacts on the high grade agricultural land.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (July 2017).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
Deliverability	Deliverable (within 5 years)	
	Developable (within 6-15 years)	
	Not currently developable	X



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Site Reference	SHL240
Site Name	Strawberry Field, Hound Green
Site Address	Strawberry Field, Reading Road, Hound Green, Mattingley, Hook, Hampshire
Parish	Mattingley
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	6.48
Estimate of potential housing capacity	75
Current Land Uses	Agricultural
Suitability	<p>Policy Constraints</p> <p>The site is situated in the countryside, outside the Hound Green settlement boundary as shown in the Local Plan (Replacement) 1996-2006.</p> <p>Physical</p> <p>The site lies adjacent to the Hound Green settlement boundary.</p> <p>The site is within flood zone 1. Parts of the site along the eastern boundary is within flood zones 2 and 3, and also at risk of surface water flooding and groundwater flooding at the surface. Parts of the west of the site are susceptible to groundwater flooding to basements.</p> <p>Landscape, nature and heritage</p> <p>There are no Listed Buildings, Conservation Areas, Scheduled Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The southern wooded area of the site is located on a Site of Importance for Nature Conservation (SINC) and another SINC is adjacent to the northwest of the site.</p> <p>The majority of the southern wooded area of the site is Ancient Woodland.</p> <p>There is a small area subject to an area-based Tree Preservation Order (TPO) towards the north-west boundary of the site.</p> <p>The site is within 5km of Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p>

	<p>Other</p> <p>A large part of the north of the site is on an area of grade 3 (best and most versatile' land) agricultural land.</p> <p>There is a public right of way along the southwest boundary of the site.</p>	
Recommendations for overcoming constraints	<p>The site would need to be allocated for residential development in the new Local Plan or a Neighbourhood Plan.</p> <p>Any proposed development would need to ensure that nearby ancient woodland, SINCs and TPOs would not be adversely affected.</p> <p>It may not be possible to avoid impacts on high grade agricultural land.</p> <p>Any development would need to take account of the Public Right of Way (PROW) near the site boundary.</p> <p>A contribution towards SPA mitigation would be required.</p>	
Availability	<p>Land Ownership: It has been confirmed that the land is available for development (July 2017).</p>	
Achievability	<p>There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.</p>	
Deliverability	Deliverable (within 5 years)	
	Developable (within 6-15 years)	
	Not currently developable	X



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