

# BURGHCLERE NEIGHBOURHOOD PLAN

## SITE ASSESSMENT REPORT

NOVEMBER 2019

### EXECUTIVE SUMMARY

1. This report supersedes the preliminary site assessment report published in December 2018. It summarises the site assessment process to inform the housing site allocation in the Burghclere Neighbourhood Plan (NP) and has been informed by the Sustainability Appraisal Report and Community Opinion.
2. The NP is obliged by Policy SS5 of the Basingstoke & Deane adopted Local Plan to allocate 'at least 10 houses' in the period 2011-2029. While there is no requirement to allocate housing through a NP, the Project Steering Group (SG) has chosen to take the opportunity afforded to communities to '*shape and direct development to deliver sustainable development*' (NPPF paragraph 29) and which reflects the '*character, needs and opportunities*' of the area (NPPF paragraph 9).
3. The process began with preliminary work by the SG on defining a Vision and Objectives for the NP to provide the basis for a strategy to guide future growth. The Parish Council engaged with the local community to publicise the Plan at a "Have Your Say" event in April 2018 and subsequently to seek the community's views at 'drop in' sessions in December 2018.
4. The SG selected a target of between 10-15 houses that would meet the existing housing requirement with some uplift to provide some flexibility during the life of the plan given the Government's objective of 'significantly boosting the supply of homes'. This number will also ensure the delivery of some affordable housing in the parish which is a clear priority for the community.
5. Alongside this other work, a sustainability appraisal has been carried out in iterations by AECOM for the SG between March and November 2019, using relevant sustainability baseline data and evidence from the NP reports. The appraisal assessed the 9 promoted sites as 'reasonable alternatives'.
6. To achieve the requirement of Policy SS5, an appropriate strategy is to allocate Site A to deliver about 15 homes which includes a modest buffer to accommodate additional housing that may emerge from the Local Plan Review.

## 1. INTRODUCTION

- 1.1 This report supersedes the preliminary site assessment report published in December 2018 and summarises the site assessment process to inform the housing site allocation in the Burghclere Neighbourhood Plan (NP).
- 1.2 The NP is obliged by Policy SS5 of the Basingstoke & Deane adopted Local Plan to allocate 'at least 10 houses' in the period 2011-2029. While there is no requirement to allocate housing through a NP, the Project Steering Group (SG) has chosen to take the opportunity afforded to communities to '*shape and direct development to deliver sustainable development*' in the Parish.

## 2. PLANNING CONTEXT

- 2.1 Basingstoke and Deane Borough Council (BDBC) Local Plan 2011-2029 (LP) was adopted in May 2016.
- 2.2 LP Policies SS1 and SS5 provide the strategic context for allocating housing. SS1(e) supports the delivery of new homes through Neighbourhood Planning in line with policy SS5 which requires an additional 150 homes to be delivered within and adjacent to settlements in the Borough with a defined settlement boundary. Burghclere is one of 13 Parishes that are required to deliver at least 10 homes in this way. Paragraph 4.67 of the Local Plan establishes the qualifying criteria; less than 10 dwellings within the defined Settlement Policy Boundary (SPB) will not qualify for the target. Outside the SPB developments of less than 5 dwellings will not qualify.
- 2.3 As insufficient land is available to meet the SS5 housing target within the Settlement Policy Boundary (SPB), only sites adjacent to the SPB have been considered.
- 2.4 BDBC noted in their letter to the Parish Council dated 20 Sep 2018 that, as of 1 Apr 2018, 6 dwellings have been granted planning permission within and adjacent to Burghclere's SPB in the period 2011-2018 that satisfy the policy SS5 requirement. Therefore the policy requirement of Policy SS5 has not yet been met, and the 'at least 10 homes' requirement continues to need to be identified through appropriate means (such as neighbourhood planning).
- 2.5 In addition to SS1 and SS5, policy SS6 (g) supports the on-going sustainability of settlements, such as Burghclere, by enabling the delivery of appropriate housing outside of settlement boundaries through policies in neighbourhood plans.
- 2.6 While there is no requirement to allocate housing through a NP, the Project Steering Group (SG) has chosen to take the opportunity afforded to communities to '*shape and direct development to deliver sustainable development*' (NPPF paragraph 29) and which reflects the '*character, needs and opportunities*' of the area (NPPF paragraph 9).
- 2.7 To reflect paragraph 65 of the National Planning Policy Framework (NPPF Feb 2019) and as part of the Local Plan Review, BDBC will be undertaking a review of the housing requirement figure across the Borough but it is too early to set out new housing requirement figures for designated neighbourhood areas or provide an 'indicative

figure' (NPPF Paragraph 66). Note should also be taken of the update to Planning Practice Guidance (PPG) in Sep 2018 which confirms that in order to benefit from additional protection afforded within the NPPF (Paragraph 14) a neighbourhood plan would need to allocate a site or sites which meet a Local Plan requirement for the relevant area in full.

- 2.8 The SG, conscious that the NP is progressing in the early stages of the Local Plan Review and in the absence of an indicative housing number (NPPF §66), has chosen to extend the plan period to provide flexibility should circumstances change.

### **PLANNING PRACTICE GUIDANCE**

- 2.9 Planning Practice Guidance provides general guidance on factors that should be considered in determining whether sites are deliverable.

*“Plan-makers will need to assess the suitability, availability and achievability of sites, including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period.”*

- 2.10 While the NPPF describes standard outputs, which should be produced from the assessment to ensure consistency, accessibility and transparency, it is silent on the methodology for site selection in neighbourhood plans. Planning Practice Guidance simply states: “A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria”. (Paragraph: 042 Reference ID: 41-042-20170728).

- 2.11 Nevertheless custom and practice indicates the following characteristics should be recorded:

- Site size, boundaries and location;
- Current use of land and character;
- Land uses and surrounding area;
- Physical constraints (access, steep sloped, contamination, flooding, natural features of significance, local infrastructure etc.)
- Potential environmental constraints;
- Initial assessment whether the site is suitable for a particular type of use or mixed-use development i.e. domestic and/or business.

At the screening stage the Steering Group was unable to assess viability or deliverability given lack of information from developers. Nevertheless an assessment of suitability and availability was possible.

2.12 B&DBC's Neighbourhood Plan Protocol (Feb 2018) notes (Para 7.24):

*If sites are being allocated then site specific analysis will be required. A consistent and coherent approach to assessing sites will be needed in order to show that the site(s) are the most sustainable and suitable when considered against the reasonable alternatives. In some instances the borough council may have assessed the sites being considered by the parish/town council, in which case the parish/town council can use the borough council's site assessments as a template for its own consideration of the relevant sites.*

2.13 Since the publication of the Protocol drafted under the NPPF 2012, such terms as the 'the most sustainable' are no longer consistent with NPPF 2019 which rather than requiring the "the most appropriate strategy" (as was the case with NPPF 2012), a local plan and by extension non-strategic policies in a neighbourhood plan need now only be "an appropriate strategy" (underlining added).

2.14 In light of this guidance, the Steering Group adopted its own template drawing on that used by the SHELAA and taking note of other templates used by other parishes in drawing up their own plans. While the BDBC Site Assessment process was framed for the Borough as a whole with the probability of very large sites, the extensive criteria it used inevitably had to cover every eventuality, many of which do not apply in the village of Burghclere. Moreover, some criteria are matters of fact, while others are matters of judgment. The assessment of each site in Annex A notes the salient features of each site and makes judgements on them based on the factors considered to be the most relevant as described in section 5, noting that public opinion is a valid criterion in site assessment.

### **3. METHODOLOGY**

3.1 The site assessment has been carried out in conjunction with the process of preparing the NP including informal consultation with the local community in April and December 2018 and the preparation of the Sustainability Appraisal Report by AECOM.

### **4. STAGE ONE**

4.1 Having taken the decision to use the NP to address the housing requirement in policy SS5, the process began with preliminary work by the SG on defining a Vision and Objectives for the NP to provide the basis for a spatial strategy to guide future growth. The Parish Council engaged with the local community to publicise the Plan at a "Have Your Say" event in April 2018 and to seek opinions across a range of topics including opinions on the 6 housing sites promoted at that time in the BDBC Strategic Housing and Economic Land Availability Assessment (SHELAA 2017).

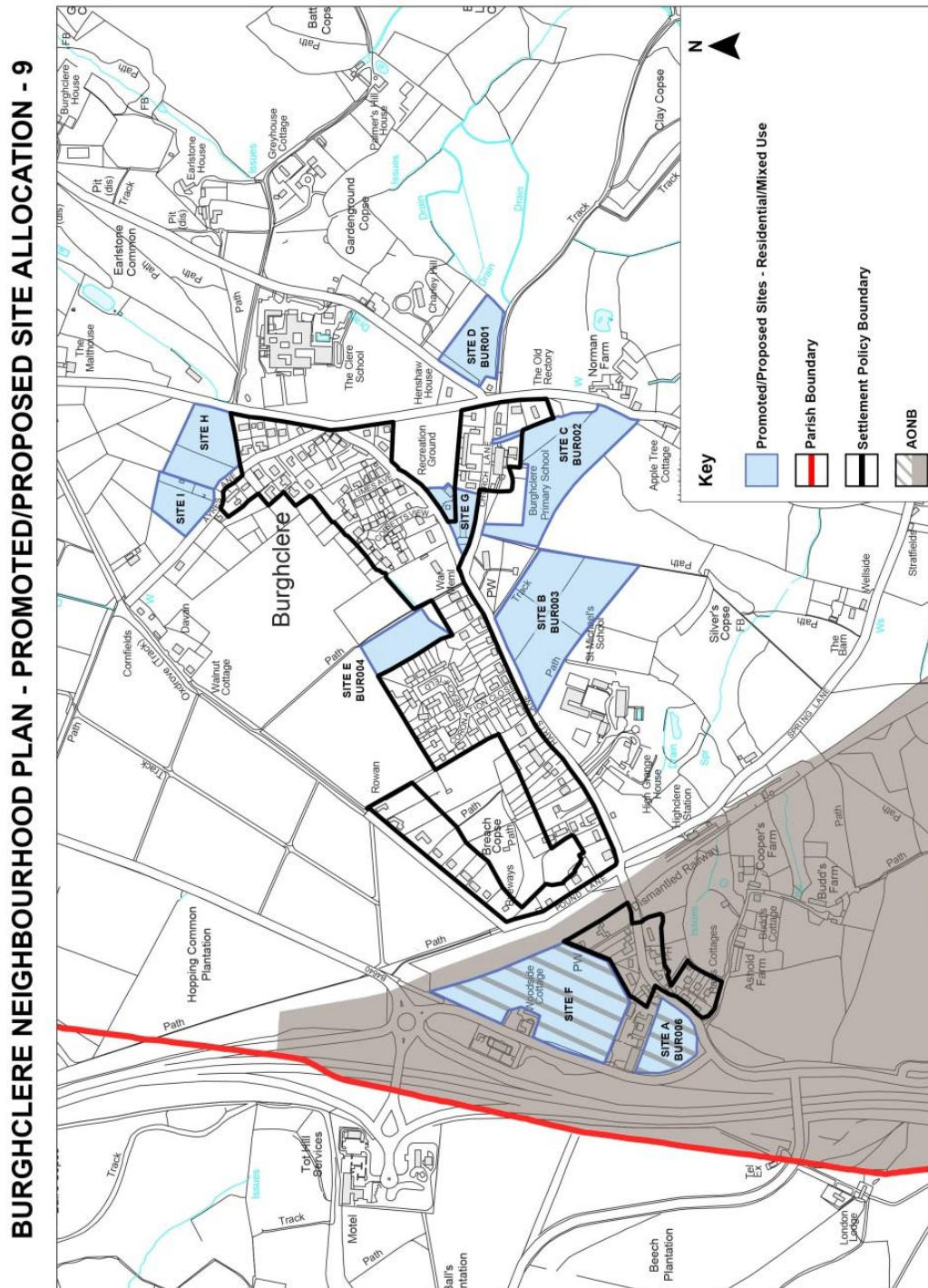
4.2 The 2018 SHELAA rejected one site (BUR005) as insufficient in size to accommodate 5 dwellings and the SG identified a further 4 sites which had not previously been submitted to the BDBC 'call for sites' but which were adjacent to the settlement boundary. This included Site G adjacent to the Portal Hall (but which was subsequently withdrawn).

- 4.3 At the outset the SG recognised that proposals for development in the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) must demonstrate they are acceptable (see Footnote 55 to Paragraph 172 of the National Planning Policy Framework (NPPF). Consultation with NWD AONB throughout 2018 and 2019 had raised no concerns at the proposal to include two sites within the AONB for further consideration.
- 4.4 Hence, this preliminary stage culminated in 9 sites that qualified for consideration, the owners/developers of which had been contacted and confirmed their availability at that time. The 9 sites are illustrated on Plan A (overleaf) and were summarised in the table below

<b>Site Ref</b>	<b>SHELAA Ref</b>	<b>Location</b>	<b>Comment</b>
<b>A</b>	BUR006	SW of Beacon House	AONB
<b>B</b>	BUR003	Land S of Harts Lane between Church & St Michael's School	
<b>C</b>	BUR002	Land S of Primary School	
<b>D</b>	BUR001	Land E of Reeves Cottage	
<b>E</b>	BUR004	Land NE of Breachfield	
<b>F</b>	-	Land East of Woodside Cottage	AONB
<b>H</b>	-	Land between Ayres Lane & Well St	
<b>I</b>	-	Land NW of Site H & N of Ayres Lane	

- 4.5 Site G is Parish-owned land adjacent to the Portal Hall and may be considered separately as a potential Community Led Housing project.
- 4.6 The preliminary technical assessment applied a number of spatial criteria to assess the initial merits of each site and considered to be the most relevant. These criteria included one condition: being adjacent to the SPB (as required by SS5) and four criteria: protecting the integrity of the rural character of the village, minimising local traffic impact, proximity to local services/facilities, and convenient access to strategic road and rail network. Views on the initial criteria were subsequently sought from the local community.
- 4.7 The SG acknowledge that for the two sites (Site A and F) located within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) the provisions of NPPF paragraph 172 will apply. This confirms that within an AONB the scale and extent of development should be limited. Given the Parish Council's obligations under Section 40 of the Countryside and Rights of Way Act 2000, the SG has maintained a dialogue with the NWD AONB throughout the site selection process.

4.8 The next step was to invite public consultation at two ‘Drop In’ sessions in Dec 2018. As result of the preliminary assessment the SG felt that 4 of the 9 sites best met the condition and selected criteria. Additional criteria were also considered: sites should not be sited in or impede Key Views, be a reasonable walking distance to schools and the village centre, be economically viable, and that it should not encourage further development for the duration of the current Local Plan.



Plan A – Promoted Sites

## 5. STAGE TWO

5.1 In addition to the preliminary assessment of sites two further tests have been applied to the site selection process, namely:

- The Sustainability Appraisal of the Neighbourhood Plan. This provides an assessment of the technical attributes of each site. All nine potential sites have been assessed as ‘reasonable alternatives’ through the SA process by applying the seven SA themes established in the SEA Scoping Report; and
- Community Opinion, which summarises the preferences of the local community for each of the proposed housing sites (bearing in mind that the plan can only be ‘made’ in due course following a successful referendum)

5.2 All nine available sites were considered in Stage 2 as, aside from their technical attributes, each site has the capacity to meet the quantum of development required by Policy SS5 over the plan period, and all meet the fundamental test of being adjacent to the settlement boundary.

### Sustainability Appraisal

5.3 The sustainability appraisal has been carried out in iterations by AECOM for the SG between March and November 2019, using relevant sustainability baseline data (see separate SEA Scoping Report) and evidence from the NP reports. The Appraisal has assessed the 9 promoted sites as ‘reasonable alternatives’ by applying the 7 themes as shown in Table A below.

Site	Biodiversity	Climate change	Landscape	Historic Environment	Land, soil and water resources	Population and Community	Transport
Site A	Yellow	Blue	Blue	Blue	Blue	Green	Blue
Site B	Blue	Red	Red	Red	Blue	Green	Blue
Site C	Yellow	Blue	Red	Red	Blue	Green	Blue
Site D	Blue	Blue	Yellow	Blue	Blue	Green	Blue
Site E	Blue	Blue	Blue	Yellow	Blue	Green	Blue
Site F	Blue	Blue	Blue	Yellow	Red	Green	Blue
Site G	Yellow	Blue	Yellow	Red	Green	Green	Blue
Site H	Yellow	Blue	Yellow	Yellow	Red	Green	Blue
Site I	Yellow	Blue	Red	Yellow	Red	Green	Blue
<b>Key</b>							
Likely adverse effect (without mitigation measures)				Red	Likely positive effect		Green
Neutral/no effect				Yellow	Uncertain effects		Blue

Table A: Summary of SA Site Appraisal findings

(Source: Table 4.10, Draft Sustainability Appraisal, AECOM, September 2019)

- 5.4 All sites have the potential to contribute to local housing needs and given the scale of the village and the limited services and facilities available, all are considered to be within reasonable proximity to available services. Sites A, D and E have no adverse effects, Sites F, G, and H have only one adverse effect; Sites C and I have two adverse effects and site B three adverse effects, although this could be reduced to two on the basis that mitigation is incorporated into the proposed scheme to manage the evidenced localised flooding issues.
- 5.5 Site A and F are located in the NWD AONB which is a nationally designated landscape. Site A is bounded by Winchester Road and Harts Lane with the Beacon House employment site to the north. The site is also in close proximity to the A34 and due to the roads and employment area surrounding the site, it is not considered to have a high sensitivity within the surrounding landscape. Trees and hedgerows around the border of the site also limit views in and out of the site. Similar reasons apply to Site F which lies to the north of Beacon House. While the remaining sites are outside the AONB, sites B and C are assessed as having a likely adverse effect because of their open nature with the surrounding landscape and their potential impact on important views to the Downs including long distance views towards Ladle Hill and Watership Down. Site I is also assessed as having likely adverse landscape effects.
- 5.6 Sites B, C and G also register likely adverse effects due to their proximity to heritage assets including the Grade II Church of Ascension and the Portal Hall. While much of Site G is previously developed land and hence development could be viewed as an efficient use of land, its proximity to the Grade II Portal Hall is likely to have an adverse effect. In addition sites F, H & I are underlain by Grade 3a (good quality) agricultural land and could result in the loss of best and most versatile land although in the case of Sites A it is unclear whether the land is Grade 3a or 3b.
- 5.7 On the basis of the appraisal findings, if sites with no likely adverse effects are to be chosen then sites A, D and E should be considered for allocation. However, as Site E does not front the highway its deliverability is uncertain.
- 5.8 A table indicating size and housing number potential is included below.

<b>Site Ref</b>	<b>Location</b>	<b>Gross Ha</b>	<b>Net Ha</b>	<b>DPH</b>	<b>No.</b>
<b>A</b>	SW of Beacon House	0.89	0.89	25	22
<b>F</b>	Land East of Woodside Cottage	3.68	3.5	25	87
<b>H</b>	Land between Ayres Lane & Well St	1.32	1.3	25	32
<b>I</b>	Land NW of Site H & N of Ayres Lane	1.11	1	25	25
				Total homes	166



## Community Opinion

- 5.9 At the December 2018 ‘Drop In’ sessions, parishioners were invited to comment on the criteria used to assist the selection of sites and on the wider policies being proposed in the NP. They were also invited to rank sites in order of preference. The outcome was reported in the Parish Magazine, on nextdoor.com and published on the Parish website.
- 5.10 With regard to questions about the amount of housing the plan should allocate, assessment criteria and other policy matters the respective preferences are shown in table B below.

Question	Yes	No	No opinion	No response
1. In today's world is the number of houses being proposed for the Plan realistic?	77%	13%	6%	4%
2. Have we the right mix of criteria when considering sites?	81%	11%	4%	4%
3. Which of the four sites that meet the criteria are more suitable than others?	<i>Site preferences have been recorded separately.</i>			
4. Are one or more excluded sites more suitable for development?	32%	58%	4%	6%
5. Would you like to see the Parish land used for affordable housing for local people?	75%	13%	8%	4%
6. Do you think the proposed mix of design, heritage and key view policies preserve and enhance Burghclere's rural character?	81%	11%	4%	4%
7. Do you think proposals for local green spaces, green infrastructure (i.e. footpaths, byways etc) and community facilities protect those assets that are important and allow us to improve them in future?	70%	15%	4%	11%
8. Are the proposed business policies realistic?	60%	17%	9%	13%
9. Do you support the idea of a rural business hub for those who live and work in the parish?	66%	19%	6%	9%
10. Do you support the proposed policy towards tourism in the Parish and wider area?	62%	15%	15%	8%
11. Mindful the parish does not have control over traffic, are the proposed parking and traffic policies viable?	58%	26%	6%	9%

Table B

## Site preferences

- 5.11 The following table indicates the community's preference for each of the nine sites recorded at the ‘Drop In’ sessions.

Question - Which of the four sites that meet the criteria are more suitable than others?	Most suitable	2 <sup>nd</sup> most suitable	3 <sup>rd</sup> most suitable	4 <sup>th</sup> most suitable
1. Site A - Land to SW of Beacon House	53%	15%	6%	4%
2. Site B - Land S of Harts Lane and between St Michael's School and Church of the Ascension	4%	2%	2%	2%
3. Site C - Land S of Primary School fronting Church Lane and Well Street	0%	2%	4%	0%
4. Site D - Land E of Reeves Cottage	0%	2%	2%	2%
5. Site E - Land NE of Breachfield	0%	2%	2%	2%
6. Site F - Land E of Woodside Cottage	17%	36%	6%	15%
7. Site G - Pinder Land E of Portal Hall	<i>This site does not form part of the target considerations set by B&amp;DBC due to its small size. Development by the parish is under consideration for affordable housing</i>			
8. Site H - Land between Ayres Lane and Well Street	15%	15%	34%	4%
9. Site I - Land NW of Site H to the N of Ayres Lane	4%	17%	13%	36%

Table C

5.12 While engagement activities have engaged local people effectively with the projects, it is acknowledged that a definitive view of community opinion is hard to come by. Experience suggests those who do engage from the outset remain engaged throughout and are more likely to comment at the Pre-Submission (Regulation 14) and Pre-Examination (Regulation 16) stages, as well as to turn out to vote in the referendum. Community opinion is therefore a valuable snapshot as well as an insight, and the conclusions must be given weight in the final selection of sites.

5.13 Two sites have been actively promoted through the NP process. The land interest associated with Site A has included consideration of a ‘Rural Business Hub’; a building that would contain a locally run business with conference and networking facilities, well placed near the BT Central allowing users fast internet speeds. The proposal also offers an area of public open space and a ‘Local Equipped Area for Play’.

5.14 The Land Interest for Site B proposed a connection with local Public Rights of Way and local footpaths. An earlier proposal for new allotments, public open space with playground, a Parish owned and locally run village shop and an option for self/custom build housing was removed prior to the land promoter undertaking a public exhibition in the village on 18 July 2019. Applications for development on Site B (19/02215/OUT and 19/02724/PIP) were refused by B&DBC on 13 Nov 2018, demonstrating the unsuitability of this site for proposed development.

5.15 Additional consideration was given to the following factors:

- Landscape character and impact
- Heritage assets
- Biodiversity impact
- Relationship to the existing settlement
- Proximity to amenities and transport options

5.16 This culminated in an assessment of sites that is summarised in the table below, green highlighting the sites favoured, blue the site removed from further consideration:

Summary Assessment of Sites

Site	Location	Advantages	Disadvantages
Site A	Land to SW of Beacon House	Good access Well related to existing village form. Close to strategic road network Accords with spatial strategy.	Within NWD AONB. Potential loss of habitat.
Site B	Land S of Harts Lane	Good access.	Prominent site from roads and

	and between St Michael's School and Church of the Ascension	Close to village centre	footpaths with considerable landscape and visual impact. Not in keeping with village form. Close proximity to heritage assets. Additional traffic through village centre Does not accord with spatial strategy. Potential loss of habitat.
Site C	Land S of Primary School fronting Church Lane and Well Street	Good access. Close to village centre and schools.	Prominent site from roads and footpaths with considerable landscape and visual impact. Not in keeping with village form. Close proximity to heritage assets. Additional traffic through village centre. Does not accord with spatial strategy. Potential loss of habitat.
Site D	Land E of Reeves Cottage	Good access. Close to village centre and schools.	Prominent site from roads and footpaths with considerable landscape and visual impact. Not in keeping with village form. Close proximity to heritage assets. Some additional traffic through village centre. Does not accord with spatial strategy. Potential loss of habitat.
Site E	Land NE of Breachfield	Small site suitable for small number of houses.	Significant access constraints, requiring extensive work on either Pound or Ayres Lane. Does not accord with spatial strategy. Some landscape and visual impact from without and outside the village. Potential loss of habitat.
Site F	Land E of Woodside Cottage	Good access. Well related to existing village form. Accords with spatial strategy	Within NWD AONB. Potential loss of habitat.
Site G	Pinder Land E of Portal Hall	Good access.	Potential visual impact being in close proximity to listed buildings in the village centre. Loss of allotments unless

			relocated. It is not part of the NP target.
Site H	Land between Ayres Lane and Well Street	Good access. Well related to existing village form. Accords with spatial strategy.	Prominent site from roads. Some visual and landscape impact from outside the village. Potential loss of habitat.
Site I	Land NW of Site H to the N of Ayres Lane	Related to existing village form. Accords with spatial strategy.	Access poor; would require road widening on Ayres Lane. Potential loss of habitat.

## 6. RECOMMENDATION FOR SITE ALLOCATION

- 6.1 The NP is obliged by Policy SS5 of the Basingstoke & Deane adopted Local Plan to allocate 'at least 10 houses' in the period 2011-2029. To achieve this requirement an appropriate strategy is to allocate Site A to deliver about 15 homes which includes a modest buffer to accommodate additional housing that may emerge from the Local Plan Review.
- 6.2 The sustainability appraisal has indicated how Site A should seek to mitigate or avoid any adverse effects and these requirements will be made in the allocation policy.
- 6.3 Site A is available now and the landowner has confirmed that there are no legal or other encumbrances to prevent the land coming forward for development.
- 6.4 Consultation with NWD AONB throughout 2018 and 2019 had raised no concerns at the proposal to include Site A for consideration within the emerging plan. At the invitation of BDBC, the SG has presented written evidence in respect of development within the AONB in response to NPPF paragraph 172, which confirms that the scale and extent of development in AONB's should be limited.
- 6.5 There is no presumption in the SHELAA that development on this site might be construed as 'major development' and precedent elsewhere in the Borough indicates it falls below any threshold for consideration as 'major development. In addition to which the policy includes development principles to deliver additional social and community benefits to outweigh potential harm to the AONB. BDBC has been presented with evidence to enable it confirm the site falls below consideration as 'major development' and as the 'decision maker' is invited to formally confirm this position.

## **ANNEX A – SITE INFORMATION**

*Note: All areas and boundaries are approximations only and are included to provide an indication of location and size of site.*

### **SITE A**



<b>Site Ref: SHELAA # / BNDP designation</b>	<b>Site address</b>	<b>Parish</b>	<b>Site area (ha)</b>
BUR006/Site A	Land SW of Beacon House	Burghclere	0.89
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
The site is half circle in shape, with two roads to the E and W of the site. It is scrub farmland, bounded by tall hedges and trees.			
<b>Relevant Planning History</b>			
This site has in the past been considered for residential development but no application was ever submitted.			
<b>Suitability (spatial strategy; access, policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			
<p><u>Spatial strategy.</u> Consistent with strategy.</p> <p><u>Access.</u> Direct onto Harts Lane and/or Winchester Road.</p> <p><u>Proximity to services.</u>            Convenience shop (Tothill Services)-1000m            Carpenters Arms pub-100M            Portal Hall (&amp; pre-school)-900M            Primary School-1025M            Clere School-1525M            Good access to strategic road network (A34 and B4640 to Newbury) avoids village centre.</p> <p><u>Policy restrictions.</u> The site lies within the NWD AONB.</p> <p><u>Physical problems/limitations.</u> This site is an appropriate size for the NP target of circa 15 houses and could also incorporate a rural business hub (RBH).</p> <p><u>Potential impacts:</u></p> <p><u>Noise.</u> The A34 runs in a cutting approx. 75M from the nearest point of the site. Noise impact is estimated to be the same or less than other locations such as the Carnarvon Arms,</p>			

houses on White Hill or, outside the parish, by the A34/A343 junction A34/Washwater (raised bridge) or A34/Enborne Road.

Landscape & Views. The site is relatively well contained with hedgerows and deciduous trees on all boundaries of the site.

Village scape. At the entrance to the village some additional screening would be required to mitigate housing impact. This could be further helped by having gardens on the SW side of the nearest properties to the road junction. To reduce building dominance consideration could be given to 1 ½ storey dwellings.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Yes.

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

Yes. Highclere Estate has provided supporting documentation

**Neighbourhood Plan Assessment**

This site is well located in relation to the spatial strategy. Being in the AONB, development would have to take into account NWD AONB criteria and ensure biodiversity is maintained or enhanced. Scope also exists for co-location of a rural business hub on-site. The site is considered suitable, achievable and deliverable, and is therefore proposed to be considered for housing in the Neighbourhood Plan.

**Community Opinion 'Drop In' session**

53% first preference

**Current estimated yield: circa 15 dwellings**

**SITE B**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
BUR003/Site B	Land to the South of Harts Lane between St Michael's School & Church of the Ascension.	Burghclere	3.33

<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>
The site is half circle in shape, with two roads to the E and W of the site. It is scrub farmland, bounded by tall hedges and trees.
<b>Relevant Planning History</b>
None.
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>
<p><u>Spatial strategy.</u> Inconsistent with strategy.</p> <p><u>Access.</u> Good access onto Harts Lane.</p> <p><u>Proximity to services.</u>  Convenience shop (Tothill Services)-1900m  Carpenters Arms pub-580M  Portal Hall (&amp; pre-school)-250M  Primary School-420M  Clere School-950M  Access to strategic road network through village centre</p> <p><u>Policy restrictions.</u> None.</p> <p><u>Physical problems/limitations.</u> While this site could accommodate the NP target of 10-15 houses it has the potential to hold significantly more, risking over-development. It could also incorporate a rural business hub (RBH) but may face problems in achieving fast broadband speeds.</p> <p><u>Potential impacts:</u></p> <p><u>Landscape &amp; Views.</u> The site is very open and development on this site would detrimentally impact on Key Views both out from and into the village, as well as from Breachfield opposite.</p> <p><u>Traffic.</u> There would be an increase in traffic into and through the village.</p> <p><u>Conservation &amp; Heritage.</u> The site is adjacent to the Grade II listed Church of the Ascension on one side and St Michael's School on the other.</p> <p><u>Village scape.</u> Additional screening would be required to mitigate housing impact along Harts Lane. This could be further helped by having gardens facing the edges of the site.</p> <p><u>Biodiversity.</u> The scrub and hedgerows may have some biodiversity interest.</p>
<b>Availability (legal/ownership issues)</b>
Yes. The land promoter has presented a Vision Document to the Parish Council proposing development with options for 9, 20 & 35 houses on this site.
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>
Yes. Falcon Developments have produced supporting documentation in respect of planning application 19/02215/OUT.
<b>Neighbourhood Plan Assessment</b>
This site is likely to have a negative heritage impact on the historic assets of Burghclere and create very significant problems relating to landscape and views. Access onto Harts Lane, while good, means increased traffic onto the main village thoroughfare. It is inconsistent with the spatial

strategy and not considered suitable for an allocation in the Neighbourhood Plan. Planning applications 19/02215/OUT and 19/02724/PIP were refused by B&DBC on 13 Nov 19.

**Community Opinion 'Drop In' session**

4% first preference

**Current estimated yield: circa 60 dwellings**

**SITE C**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
BUR002/Site C	Land to the South of Primary School, fronting Church Lane & Well Street	Burghclere	2.54

**Description of site (neighbouring uses; present use). Previously developed land: No**

The site is irregular in shape and has frontage to Church Lane and Well Street. Adjoining the Primary School and neighbouring properties there is hedging and mature trees. There are two separate parts; the larger faces SW, the smaller abuts properties to its N and E and which has access to Church Lane by a narrow track. The land is well maintained pasture. It is presently farmed by the Whiting family and used on request for overflow parking for village activities. To the West side of the larger field runs a well-used and popular footpath.

**Relevant Planning History**

None.

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

Spatial strategy. Inconsistent with strategy.

Access. Good access onto Church Lane.

Proximity to services.

Convenience shop (Tothill Services)-2000m

Carpenters Arms pub-830M

Portal Hall (& pre-school)-50M

Primary School-120M

Clere School-640M

Access to strategic road network through village centre.



Policy restrictions. None.

Physical problems/limitations. While this site could accommodate the NP target of 10-15 houses it has the potential to hold significantly more, risking over-development. It could also incorporate a rural business hub (RBH) but may face problems in achieving fast broadband speeds.

Village scape. From within the village there would need to be some additional screening to mitigate housing impact.

Potential impacts:

Landscape & Views. The site lies on the edge of an escarpment allowing clear views to and from Watership Down. Development on this site would detrimentally impact on Key Views both out from and into the village.

Traffic. There would be an increase in traffic into and through the village.

Conservation & Heritage. The site is close to the Grade II listed Church of the Ascension and Burghclere Primary School as well as other buildings of architectural and historical interest.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Yes.

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

**Neighbourhood Plan Assessment**

This site is likely to have a negative heritage impact on the historic assets of Burghclere and create significant problems relating to landscape, views and biodiversity. Access onto Church Lane will increase the already bad congestion caused by buses and cars to the pre-school, Primary School and Clere School. It is inconsistent with the spatial strategy and not considered suitable for an allocation in the Neighbourhood Plan.

**Community Opinion 'Drop In' session**

0% first preference

**Current estimated yield: 50 dwellings**

## SITE D



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
BUR001/Site D	Land to the East of Reeves Cottage	Burghclere	1.03
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
The site is a lozenge in shape and the ground falls away from West to East. Access might be gained to Aldern Bridge Road via a gate on the Western boundary, the remainder of which is a thick belt of trees that screens the site from the road. The land is well maintained pasture.			
<b>Relevant Planning History</b>			
None.			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			
<p><u>Spatial strategy.</u> Marginally consistent with strategy.</p> <p><u>Access.</u> Direct onto Aldern Bridge Road.</p> <p><u>Proximity to services</u>            Convenience shop (Tothill Services)-2300m            Carpenters Arms pub-140M            Portal Hall (&amp; pre-school)-325M            Primary School-100M            Clere School-370M            Access to strategic road network would pass through village centre to A34 and via Newtown to Newbury.</p> <p><u>Policy restrictions.</u> None.</p> <p><u>Physical problems/limitations.</u> While this site could accommodate the NP target of 10-15 houses it has the potential to hold significantly more, risking over-development. Although in size it could also incorporate a rural business hub (RBH) fast broadband may be difficult to achieve given the distance to the nearest Cabinet.</p> <p><u>Village scape.</u> Some additional screening would be required to mitigate housing impact.</p> <p><u>Potential impacts:</u></p>			

<p><u>Landscape &amp; Views.</u> The site is mostly hidden from the village side by dense trees and hedge. Nevertheless there is a Key View from the gate and development here would detrimentally impact on views into the village from the South and East.</p> <p><u>Conservation &amp; Heritage.</u> The site is next to Reeves Cottage which is listed on the B&amp;DBC BAHl.</p> <p><u>Biodiversity.</u> The scrub and hedgerows may have some biodiversity interest.</p>
<b>Availability (legal/ownership issues)</b>
Yes.
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>
Not assessed by SG
<b>Neighbourhood Plan Assessment</b>
This site is likely to have a negative heritage impact on landscape, views and biodiversity. Access onto the Aldern Bridge Road will increase congestion on Well Street and Clere School especially at school run times. It is inconsistent with the spatial strategy and not considered suitable for an allocation in the Neighbourhood Plan.
<b>Community Opinion 'Drop In' session</b>
0% first preference
<b>Current estimated yield: 6 dwellings</b>

**SITE E**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
BUR004/Site E	Land to the North East of Breachfield	Burghclere	0.87
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
This is a rectangular site adjacent to the 1950's residential development of Breachfield. The land is managed pasture with access some distance to the North from the Ox Drove which is for the most part an unmade road and does not allow good access.			
<b>Relevant Planning History</b>			
None			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			

Spatial strategy. Inconsistent with strategy.

Access. No access onto existing road infrastructure. Access only possible over a field and via the Ox Drove, an unmade track.

Proximity to services.

Convenience shop (Tothill Services)-1900m

Carpenters Arms pub-140M

Portal Hall (& pre-school)-200M

Primary School-325M

Clere School-845M

A footpath runs into the village centre to the schools and recreation ground.

Access to the strategic road network would run through the village centre if using Pound Lane. If using Ayres Lane access to the A34 would be through the village centre and via Newtown to Newbury.

Policy restrictions. None.

Physical problems/limitations. This site is an appropriate size for the NP target of 10-15 houses and could also incorporate a rural business hub (RBH). New roads would have to be built to support any development on this site.

Village scape. This is a very open site. Additional screening would be required to mitigate housing impact. To reduce building dominance consideration could be given to 1 ½ storey dwellings.

Potential impacts:

Landscape & Views. The site is adjacent to an existing development and would impact on neighbouring properties. It also would affect a Key View into the village from the NW.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Yes.

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

Not assessed by SG

**Neighbourhood Plan Assessment**

This site is likely to have a negative impact on landscape, views and biodiversity. Lack of access is the principal constraint and would add considerably to costs of development. It is inconsistent with the spatial strategy and not considered suitable for an allocation in the Neighbourhood Plan.

**Community Opinion 'Drop In' session**

0% first preference

**Current estimated yield: 8 dwellings**

**SITE F**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
None/Site F	Land to the East of Woodside Cottage.	Burghclere	3.68
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
This site is a rectangular lozenge with access to the Winchester Road. To the East are houses in the village and to the SW is the small industrial estate The land is well maintained pasture. There are hedges with mature trees around most of the site.			
<b>Relevant Planning History</b>			
In the late 1990s this site was included in a draft Local Plan but was removed.			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			
<p><u>Spatial strategy.</u> Consistent with strategy.</p> <p><u>Access.</u> Good access onto the Winchester Road.</p> <p><u>Proximity to services.</u>            Convenience shop (Tothill Services)-850m            Carpenters Arms pub-500M            Portal Hall (&amp; pre-school)-1300M            Primary School-1450M            Clere School-2000M            No direct footways to schools are available although scope exists for a footbridge over the old railway line or to the footway at the B4640/Winchester Road roundabout. The distances above are measured using Winchester Road and Harts Lane.            Good access to strategic road network (A34 and B4640 to Newbury) avoiding village centre.</p> <p><u>Policy restrictions.</u> The site lies within the NWD AONB.</p> <p><u>Physical problems/limitations.</u> While this site could accommodate the NP target of 10-15 houses it has the potential to hold significantly more, risking over-development It could also incorporate a rural business hub (RBH) but may face problems in achieving fast broadband speeds. This area is known to experience drainage problems. A flood risk assessment may be required.</p> <p><u>Village scape.</u> This is an open site and would require significant screening to mitigate housing</p>			

impact. There would be little impact on the adjacent business site.

Potential impacts:

Noise. Being close to the A34 there would be a noise impact on development but not greater than that affecting the surrounding houses.

Landscape & Views. The site is relatively well contained with hedgerows and deciduous trees. There would be insignificant impact on landscape or views. Being close to the A34 there would be some noise impact on development.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Yes.

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

Not assessed by SG

**Neighbourhood Plan Assessment**

This site is well located in relation to the spatial strategy. Being in the AONB, development would have to take into account NWD AONB criteria and ensure biodiversity is maintained or enhanced. Scope also exists for co-location of a rural business hub on-site. The site is considered suitable, achievable and deliverable, is therefore proposed to be considered for housing in the Neighbourhood Plan.

**Community Opinion 'Drop In' session**

17% first preference

**Current estimated yield: circa 85 dwellings**

**SITE G**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
None/Site G	Pinder Trust Land to the East of the Portal Hall.	Burghclere	0.53(-)
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
This site lies to the East of the Portal Hall, and includes the allotments and Memorial Garden.			
<b>Relevant Planning History</b>			
None.			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical</b>			

<b>problems/limitations; potential impacts; environmental conditions)</b>
<p><u>Spatial strategy.</u> Partially consistent with strategy.</p> <p><u>Access.</u> Good access onto Church Lane.</p> <p><u>Proximity to services.</u>  Convenience shop (Tothill Services)-2000m  Carpenters Arms pub-500M  Portal Hall (&amp; pre-school)-1300M  Primary School-1450M  Clere School-2000M</p> <p>This site sits within the village and does not affect any key views. To the East is Elkington Close and West the Portal Hall and associated private dwelling. To the North lies the Sports Club and Recreation Ground.</p> <p><u>Policy restrictions.</u> Conditions set out in Para 4.67 of B&amp;DBC's Local Plan mean development on this site would not count towards the figures in the NP.</p> <p><u>Physical problems/limitations.</u> The site lies within the setting of the Portal Hall (Grade 11 listed) therefore its current capacity is unknown without a more detailed heritage assessment.</p> <p><u>Village scape.</u> Additional screening would be required to mitigate housing impact on the West side of this site. This could be helped by having dwellings in semi-detached lines set away from the Portal Hall and road. To reduce building dominance consideration could be given to 1 ½ storey dwellings.</p> <p><u>Potential impacts:</u></p> <p><u>Landscape &amp; Views.</u> The site is relatively well contained with hedgerows and deciduous trees on all boundaries of the site.</p> <p><u>Conservation &amp; Heritage.</u> With the Grade II Church of Ascension opposite, Portal Hall next door and Primary School close by this site is architecturally very sensitive.</p> <p><u>Biodiversity.</u> The scrub and hedgerows may have some biodiversity interest.</p>
<b>Availability (legal/ownership issues)</b>
PC to decide.
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>
Not assessed by SG
<b>Neighbourhood Plan Assessment</b>
<p>This site does not form part of the target considerations set by B&amp;DBC due to its small size. Nevertheless development by the parish is under consideration for affordable housing. The site could have a negative impact on heritage being in close proximity to the Portal Hall and Church of the Ascension. Access onto Church Lane will increase congestion in the village centre especially at school run times. While inconsistent with the spatial strategy the Steering Group has decided to remove this site from consideration for the purpose of this Plan.</p>
<b>Community Opinion 'Drop In' session</b>
No opinion sought.
<b>Current estimated yield: Not yet known subject to heritage constraint</b>

## SITE H



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
None/Site H	Land between Ayres Lane and Well Street	Burghclere	1.32
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
This site is a rectangular lozenge with possible access to either Ayres Lane or Well Street. To the South are houses in the village. The land is well maintained pasture. There are hedges with mature trees around the South and West sides and fences to fields to the North.			
<b>Relevant Planning History</b>			
None			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			
<p><u>Spatial strategy.</u> Consistent with strategy.</p> <p><u>Access.</u> Direct onto Well Street or Ayres Lane.</p> <p><u>Proximity to services.</u>            Convenience shop (Tothill Services)-2500m            Carpenters Arms pub-1300M            Portal Hall (&amp; pre-school)-520M            Primary School-570M            Clere School-300M</p> <p>Good access onto Well St if heading North for Newbury; going South means driving through the village centre. Reasonably close to the recreational ground and Portal Hall.</p> <p><u>Policy restrictions.</u> None.</p> <p><u>Physical problems/limitations.</u> While this site could accommodate the NP target of 10-15 houses it has the potential to hold significantly more, risking over-development. Given the distance from the nearest Cabinet it is unlikely to be able to incorporate a rural business hub (RBH). The site slopes from W to E to Well Street and may require a flood risk assessment.</p> <p><u>Village scape.</u> At the entrance to the village some additional screening would be required to mitigate housing impact. Care should be taken to avoid sky-lining and this could be assisted by having houses of 1 ½ stories.</p>			



Potential impacts:

Landscape & Views. The site is relatively well contained with hedgerows and deciduous trees. There would be insignificant impact on landscape or views.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Not yet. 2 year restriction.

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

Not assessed by SG

**Neighbourhood Plan Assessment**

This site is well located in relation to the spatial strategy. Walking to schools is feasible and to the recreation ground. The site is considered suitable, achievable and deliverable, and is therefore proposed to be considered for housing in the Neighbourhood Plan. This is unlikely to be a suitable site for a rural business hub.

**Community Opinion 'Drop In' session**

15% first preference

**Current estimated yield: circa 30 dwellings**

**SITE I**



Site Ref: SHELAA # / BNDP designation	Site address	Parish	Site area (ha)
None/Site I	Land NW of Site H and N of Ayres Lane.	Burghclere	1.11
<b>Description of site (neighbouring uses; present use). Previously developed land: No</b>			
This site is a rectangular lozenge with possible access to Ayres Lane. To the South are houses on Ayres Lane and in the village. The land is well maintained pasture. There are hedges with mature trees around the South and East sides and fences to fields to the North.			
<b>Relevant Planning History</b>			
None			
<b>Suitability (spatial strategy; access; policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)</b>			
<u>Spatial strategy.</u> Consistent with strategy.			
<u>Access.</u> Direct onto Ayres Lane.			

Proximity to services.

Convenience shop (Tothill Services)-2600m

Carpenters Arms pub-1400M

Portal Hall (& pre-school)-570M

Primary School-660M

Clere School-700M

Access to strategic road network (A34) is through village centre or via Newtown if going to Newbury.

Policy restrictions. None.

Physical problems/limitations. This site is an appropriate size for the NP target of 10-15 houses. Given the distance from the nearest Cabinet it is unlikely to be able to incorporate a rural business hub (RBH).

Village scape. Additional screening would be required to mitigate housing impact from Ayres Lane.

Potential impacts.

Landscape & Views. The site is relatively well contained with hedgerows and deciduous trees. There would be insignificant impact on landscape or views.

Roads. Ayres Lane is unmade track and may require upgrading to be able to take additional traffic.

Biodiversity. The scrub and hedgerows may have some biodiversity interest.

**Availability (legal/ownership issues)**

Yes.

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

Not assessed.

**Neighbourhood Plan Assessment**

This site is well located in relation to the spatial strategy. Access to the recreation ground and schools is good. Ayres Lane is not tarmac and would require improvement to support additional traffic. The site is considered suitable, achievable and deliverable, and is therefore proposed to be considered for housing in the Neighbourhood Plan. This may not be a suitable site for a rural Business Hub.

**Community Opinion 'Drop In' session**

4% first preference

**Current estimated yield: circa 25 dwellings**