

Highclere Neighbourhood Plan - Site sustainability assessment - Navigus Planning

Site Location					
Sustainability criteria	Site HC1 Foxs Lane	Site HC6 Oakley Farm	Site HC2 Cleremeadows	Site HC5 Mount Common	Site HC12 Flexford Field
Size of site (hectares)	1.13	0.57	2.12	2.2	1.8
Is site suitable to deliver 10-15 dwelling scheme?	Possibly if 15 dwellings were delivered. However, it would also be possible to bring forward the part of the site fronting onto Foxes Lane to deliver a smaller scheme at an appropriate density.	Yes	The site is too large to deliver a solely residential scheme which makes effective use of the whole site. However, it would be possible to bring forward part of the site fronting onto Andover Road and Church Lane to deliver a smaller scheme at an appropriate density.	The site is too large to deliver a solely residential scheme which makes effective use of the whole site. However, it would be possible to bring forward part of the site to deliver a smaller scheme at an appropriate density.	The site is too large to deliver a solely residential scheme which makes effective use of the whole site. However, it would be possible to bring forward part of the site to deliver a smaller scheme at an appropriate density.
Deliverability - landowner willing to release the site	Yes. Call for Sites submission by owner.	Yes. Call for Sites submission by owner.	Yes. Call for Sites submission by promoter.	Yes. Call for Sites submission by promoter.	Yes. Call for Sites submission by owner.
Context					
Proposed development	Residential	Residential	Residential	Residential	Residential
Current and previous uses (mixed use or previously developed land)	Greenfield. Pasture	Greenfield. Grazing	Greenfield. Paddocks	Greenfield. Grazing	Greenfield
Surrounding land uses	Housing on west. Mature trees to south, east and north.	Residential on the south side, agricultural land on the east, west and north	Trees to the east, west and south. To the north are further paddocks and woodland beyond.	Residential uses on all sides. On the western side these are large, widely spaced residences so has a more open feel.	To the south is thick woodland, to the west and north is residential and to the east is agricultural land
Proximity to existing built-up area	Adjacent to Penwood settlement.	Adjacent to Wash Water small settlement.	Adjacent to main built up area of Highclere although separated from the main settlement by the A343.	Within the main built up area of Highclere.	Site adjacent to the southern edge of the built up area of Highclere. But it is not well related to the settlement.
Site boundary - existing screening where site borders open countryside	On the southern and eastern sides, where the site borders countryside, it is very well screened. It is also well screened on the northern boundary.	Mature trees/hedgerows on the southern, western and eastern boundaries. The site is slightly more open to the countryside on its northern boundary but is still generally well screened.	Site is screened on 3 sides. Northern boundary is more open but there is some screening along the A343 which limits any likely visual intrusion.	The site is surrounded by mature hedgerows on three sides which provide reasonable levels of screening.	The southern boundary is well screened by a thick tree belt. The eastern edge of the site would be adjacent to open countryside although there is a thick tree belt just beyond which would limit any visual intrusion.
Housing					
Ability to accommodate affordable housing (40% on sites of 5 or more dwellings)	Could deliver a small amount of affordable housing under Local Plan Policy CN1 (4 - 6 units)	Could deliver a small amount of affordable housing under Local Plan Policy CN1 (4 - 6 units)	Could deliver a small amount of affordable housing under Local Plan Policy CN1 (4 - 6 units)	Could deliver a small amount of affordable housing under Local Plan Policy CN1 (4 - 6 units)	Could deliver a small amount of affordable housing under Local Plan Policy CN1 (4 - 6 units)
Ability to provide a range of housing types, sizes and tenures	The site could provide a range of housing types and tenures	The site could provide a range of housing types and tenures	The site could provide a range of housing types and tenures	The site could provide a range of housing types and tenures	The site could provide a range of housing types and tenures
Community Facilities and Access to Services					
Loss of community/recreation facilities/cultural	No	No	No	No	No
Opportunity to provide open space/recreation/ community facility	If part of the site is used to provide 10-15 dwelling units then there would be insufficient land to provide any open space, recreation or community facilities. If part or all of the remaining land put forward were included then there would be some opportunity to provide small scale open space/recreation.	The site is too small to provide any open space, recreation or community facilities.	If part of the site is used to provide 10-15 dwelling units then there would be insufficient land to provide any open space, recreation or community facilities. However, if part or all of the remaining land put forward were included then there would be some opportunity to provide small scale open space/recreation.	If part of the site is used to provide 10-15 dwelling units then there would be insufficient land to provide any open space, recreation or community facilities. However, if part or all of the remaining land put forward were included then there would be some opportunity to provide small scale open space/recreation. Given the location of the site this could provide recreational and open space for the wider community of Highclere.	If part of the site is used to provide 10-15 dwelling units then there would be insufficient land to provide any open space, recreation or community facilities. However, if part or all of the remaining land put forward were included then there would be some opportunity to provide small scale open space/recreation.
Biodiversity					
Ancient woodland	No	No	No	No	No
Tree Preservation Order (within site/ boundary)	No	No	No	No	No
Record of protected species/habitats	None	None	None	None	None
Site of Importance for Nature Conservation (SINC)	No	Yes	No	No	Yes
Site of Special Scientific Interest (SSSI) impact zone	Yes - development of the site has potential for ecological impacts although, given the scale of development, it is expected that these could be adequately managed.	Yes - development of the site has potential for ecological impacts although, given the scale of development, it is expected that these could be adequately managed.	Yes - development of the site has potential for ecological impacts although, given the scale of development, it is expected that these could be adequately managed.	Yes - development of the site has potential for ecological impacts although, given the scale of development, it is expected that these could be adequately managed.	Yes - development of the site has potential for ecological impacts although, given the scale of development, it is expected that these could be adequately managed.

Landscape					
In Area of Outstanding Natural Beauty	Yes	No	Yes	Yes	Yes
Views into site (wide/framed/screened/long/short)	Views into the site are limited by mature tree belts.	The site is surrounded by mature hedgerows on three sides. The only reasonably long distance views into the site are from higher ground to the north.	There are views into the site from the A343 because the tree belt is thin.	The site is surrounded by mature hedgerows on all sides so there are no views into the site.	Landscape impact of development of the western part of the field (adjacent to the existing built-up areas) likely to impact significantly on views across the field from the A343.
Heritage					
Distance to Listed Building	Not close to any listed buildings.	150m from Grade II listed building. Unlikely to affect setting.	200m from Grade II listed building. Unlikely to affect setting.	Not close to any listed buildings.	Not close to any listed buildings.
Conservation Area - within or nearby	No	No	No	No	No
Distance to Scheduled Monument	Not close to any scheduled monuments	Not close to any scheduled monuments	Not close to any scheduled monuments	Not close to any scheduled monuments	Not close to any scheduled monuments
Archaeological Areas	No	No	No	No	No
Transport					
Access to highway	Access could be provided off Foxes Lane - no obvious issues with visibility. Access could also potentially be provided from estate road to the west although availability to expand this into a vehicular access unknown.	Access would be on to Penwood Road - no obvious issues with visibility.	Access could be provided off Andover Road and Church Lane - no obvious issues with visibility.	Access could be provided from Tubbs Lane or Pantings Lane - no obvious issues with visibility.	Access would be on to the A343 - no obvious issues with visibility.
Site potential to generate significant additional traffic/congestion	Scale of development would mean that there would be no significant additional traffic created.	Scale of development would mean that there would be no significant additional traffic created.	Scale of development would mean that there would be no significant additional traffic created.	Scale of development would mean that there would be no significant additional traffic created.	Scale of development would mean that there would be no significant additional traffic created.
Pedestrian access - nearest shop	100m (within desirable distance) - all off road or on pavement	1,900m (well above maximum distance) - all off road or on pavement although mostly along busy A343 road.	1,700m (well above maximum distance) - long sections along A343 without pavement.	2,200m (well above maximum distance) - sections of route along Woolton Hall Road without pavement.	2,600m (well above maximum distance) - most of route is along roads without pavements.
Pedestrian access - nearest bus stop	270m (within desirable distance) - all off road or on pavement	150m (within desirable distance) - all on pavement	30m (within desirable distance) - all on pavement	490m (within desirable distance) - none of route has pavement although all roads are small lanes within limited traffic.	150m (within desirable distance) - all on pavement
Public rights of way (PROW) present	None on or close to the site	None on the site. There is a PROW adjacent to the site, on the other side of the A343.	None on or close to the site	There are 4 PROWs that are immediately adjacent to and easily accessible from the site.	None on or close to the site
Economic Development					
Opportunity for employment	Site has not been made available for employment.	Site has not been made available for employment.	Site has not been made available for employment.	Site has not been made available for employment.	Site has not been made available for employment.
Flooding					
Within Flood zone 1, 2 or 3 (low risk)	No	No	No	No	No
Surface water flooding issues	No	No	No	No	No
Environmental Quality					
Agricultural land classification	Grade 3 - possibly best and most versatile ag. land	Grade 3 - possibly best and most versatile ag. land	Grade 3 - possibly best and most versatile ag. land	Grade 3 - possibly best and most versatile ag. land	Grade 4 - poor
Potential contaminated land	Not known - unlikely to be contaminated based on recent known uses	Not known - unlikely to be contaminated based on recent known uses	Not known - unlikely to be contaminated based on recent known uses	Not known - unlikely to be contaminated based on recent known uses	Not known - unlikely to be contaminated based on recent known uses
Other issues					
SUMMARY Important note: All sites in the Area of Outstanding Natural Beauty would need to be assessed in more detail for the potential impact. This would include engaging with the North Wessex Downs AONB Partnership for their assessment of each site.	Whilst in AONB, the site is well screened and has no fundamental constraints on its delivery for housing. The site is adjacent to the settlement of Penwood which does have a convenience store and good access to public transport. Development would be appropriate and would serve to address local housing needs.	The site is adjacent to an existing cluster of housing which has limited facilities or services - it is a long way from the nearest convenience store although it does have good access to public transport. The site is reasonably well screened although is not in the AONB. However, a potentially significant issue is the fact that the site is a SINC and should not be taken further until more is understood about the habitats present.	The site has no fundamental constraints on its delivery for housing. Whilst in AONB, the site is reasonably well screened although would benefit from improvements to this along the A343. It is too far from the nearest convenience store to encourage pedestrian access although it does have good access to public transport. transport. Development would be appropriate and would serve to address local housing needs.	Whilst in AONB, the site is well screened and has no fundamental constraints on its delivery for housing. It is too far from the nearest convenience store to encourage pedestrian access although it does have good access to public transport. transport. Development would be appropriate and would serve to address local housing needs.	The site is located on the very outskirts of Highclere village and is too far from the nearest convenience store to encourage pedestrian access. It does however have good access to public transport. The visual impact of development on the AONB and the potential impact on habitats of development on a SINC (subject to further assessment of the habitats in question) would be likely to make development inappropriate.

Rank score (1-5) carried forward to Five Sites - Final Assessment

4

2

4

4

1

Appraisal framework:

Red 

Significant detrimental impact likely, e.g. directly affects Listed Building.

Pink 

Some detrimental impact likely

Amber 

Possible detrimental impact, e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective

Light Green 

Some positive impact likely or some positive contribution towards achieving NP objective.

Dark green 

Significant positive impact likely.

White 

No Issue/Neutral impact

Purple 

Not relevant

Site walking distance assessments (N.B. final colour used in assessment reflects ease and safety of pedestrian access along the route)

Desirable
Acceptable
Preferred Maximum
Above Maximum

Source: Institute for Highways and Transport

Facilities (shop)	Travel (bus stop)
<200m	<500m
201-400m	501-1,000m
401-800m	1,001-2,000m
>801m	>2,000m