

Site Reference	5S0001		
Site address	Land at Sonning Farm, RG4 6TH		
Parish	Sonning	Ward	Sonning



WOKINGHAM
BOROUGH COUNCIL



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Site description			
The site is located to the east of Sonning, within settlement limits. The site comprises a small field within the wider Sonning Farm site. The site is accessed from Garde Road.			
Site Size	1.37ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/> Adjacent to
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 2	Minerals	<input checked="" type="checkbox"/> Sand and Gravel bedrock/superficial

Distance to facilities			
Healthcare	1.9km	Primary school	0.3km
Employment	1.4km	Secondary school	1.3km

Relevant planning history
Allocated reserve site – MDD policy SAL03 – for around 25 dwellings.

Suitability
Suitable
The site is adjacent to Sonning and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.
The site comprises Grade 2, best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.
The site is an allocated reserve site for housing within the MDD (Policy SAL03) and lies within the settlement and is therefore considered suitable in principle for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of a landowner. There are no developers/housebuilders involved. There are no disclosed legal issues, however this would need to be investigated further.

Achievability
Potentially achievable
The site is considered to be suitable, however further work would be required to ascertain the availability of the site. It is therefore considered to be potentially achievable.

Deliverability / Developability (including potential capacity)	
Potentially developable	
The site is adjacent to Sonning and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.	
Potential capacity	25 (based on MDD reserve allocation)

Site Reference	5S0002		
Site address	Land east of Garde Road, Sonning, RG4 6TH		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the south-east of Sonning. The site is bounded to the north by Sonning Farm, to the south by the A4 and the west by Garde Road. To the east are fields. The site comprises two open flat fields currently used as grazing land and located adjacent to but outside of the settlement boundary, within the countryside. The site is accessed via Sonning Farm.			
Site Size	6.16ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 2	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial, Bedrock

Distance to facilities			
Healthcare	1.8km	Primary school	0.4km
Employment	1.5km	Secondary school	1km

Relevant planning history
No relevant planning history

Suitability
<p>Unsuitable</p> <p>The site is adjacent to Sonning and development could achieve a satisfactory relationship with the existing built-up area.</p> <p>The site lies adjacent to site 5S0001 and could form a logical extension to the settlement of Sonning. However, there is no physical, defensible boundary to ensure that separation of Sonning and Charvil would be maintained. This would need to be considered further.</p> <p>The site comprises Grade 2, best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Further consideration would be required around potential highway capacity of the A4 and formation of a new access from the A4 to the site. The impact of noise from the A4 would also need to be investigated further.</p> <p>On balance this site is considered to be unsuitable for development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of a single land owner. There is no housebuilder/developer involved and no disclosed legal issues. This would need to be investigated further.

Achievability
Not assessed
The site is considered unsuitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is considered that the site, whilst adjacent to Sonning, does not have a defensible boundary to the east and would also result in the loss of best and most versatile agricultural land.	
Potential capacity	92 dwellings

Site Reference	5S0003		
Site address	Land North of Thames Street, RG4 6TH		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the north of Sonning, within the countryside and outside of development limits. The site is located in a backland setting and comprises an arable field that slopes down to the north-east and north-west and is domed in shape. The site is accessed from a track off Thames Street known as Broadmoor Lane (an un-adopted rural lane).			
Site Size	3.66ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 4	Minerals	<input checked="" type="checkbox"/> Sand and gravel bedrock, superficial

Distance to facilities			
Healthcare	2.2km	Primary school	0.6km
Employment	1.5km	Secondary school	1.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site, whilst adjacent to Sonning, would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>The site currently has poor access, via a single-width, unadopted rural lane. The scale of development on this site would require significant improvements to the access. The site lies within the Sonning Conservation Area as an important area of open space to the north, which significantly enhances the character of the conservation area. There are also potential contamination issues on the site, which would require further investigation.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
The site is promoted by an agent on behalf of a single landowner. There is no developer/housebuilder involved. There are no disclosed legal issues, however this would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years

It is considered that the site, whilst adjacent to Sonning, would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.	
Potential capacity	54 dwellings

Site Reference	5S0004		
Site address	Land west of Milestone Avenue, Sonning, RG10 9TN		
Parish	Sonning	Ward	Sonning



Site description			
<p>The site is located to the west of Charvil in the countryside, adjacent to the settlement boundary. The land is rural in character comprising part of a field. The site is bounded to the north and west by fields, to the south-east by the A4, and to the east Milestone Avenue (a single width byway) and dwellings.</p> <p>The site is flat and sloping in places. There is no access to the site at present.</p>			
Site Size	8.81ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 planning use class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 53/1972
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.9km	Primary school	0.4km
Employment	2.1km	Secondary school	1.2km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>Development of the site would be poorly related to the existing built up area of Charvil and is more related to the open countryside.</p> <p>An area TPO runs along the eastern boundary of the site, along Milestone Avenue. This forms a natural boundary to the settlement of Charvil. Development of this site would mean there would be no physical, defensible boundary. This could compromise the separation of the settlements of Charvil and Sonning, leading to potential coalescence.</p> <p>The TPO could impact on potential access to the site from the east but would not inhibit the overall development of the site.</p> <p>There are two ancient monuments to the north and north-west of the site where impact on setting would require further investigation. The northern section of the site also lies within an Area of High Archaeological Potential. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Further consideration would be required around potential highway capacity of the A4, traffic safety implications of housing development on the Twyford/Sonning roundabout and formation of a new access from the A4 to the site. Notwithstanding this, the site is not considered to be suitable for development.</p> <p>This site is considered to be unsuitable for development.</p>

Availability	
Potentially available	
An agent has promoted the site and provided land ownership details. The site is in single ownership. There is no a housebuilder/developer involved. There are no legal issues disclosed but this would need to be investigated further.	
Achievability	
Not assessed	
The site is not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is considered that development of the site would be poorly related to the existing built up area of Charvil and is more related to the open countryside.	
Potential capacity	133 dwellings

Site Reference	5S0007		
Site address	Land Adjacent to Model Farm Cottages, Bath Road, RG4 6TD		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the east of Sonning, within the countryside and outside of settlement limits. The site is located adjacent to two residential dwellings. The site comprises an area of cleared woodland to accommodate two unauthorised Gypsy and Traveller pitches. The site is accessed from Bath Road.			
Site Size	0.18ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and gravel bedrock, superficial

Distance to facilities			
Healthcare	2.0km	Primary school	0.7km
Employment	1.7km	Secondary school	0.9km

Relevant planning history
161565 - Full application for the proposed use of land for the stationing of caravans for residential purposes for 2no gypsy pitches together with the formation of utility/dayrooms and hardstanding ancillary to that use – Refused (01.08.2016) and dismissed at appeal (04.08.17).

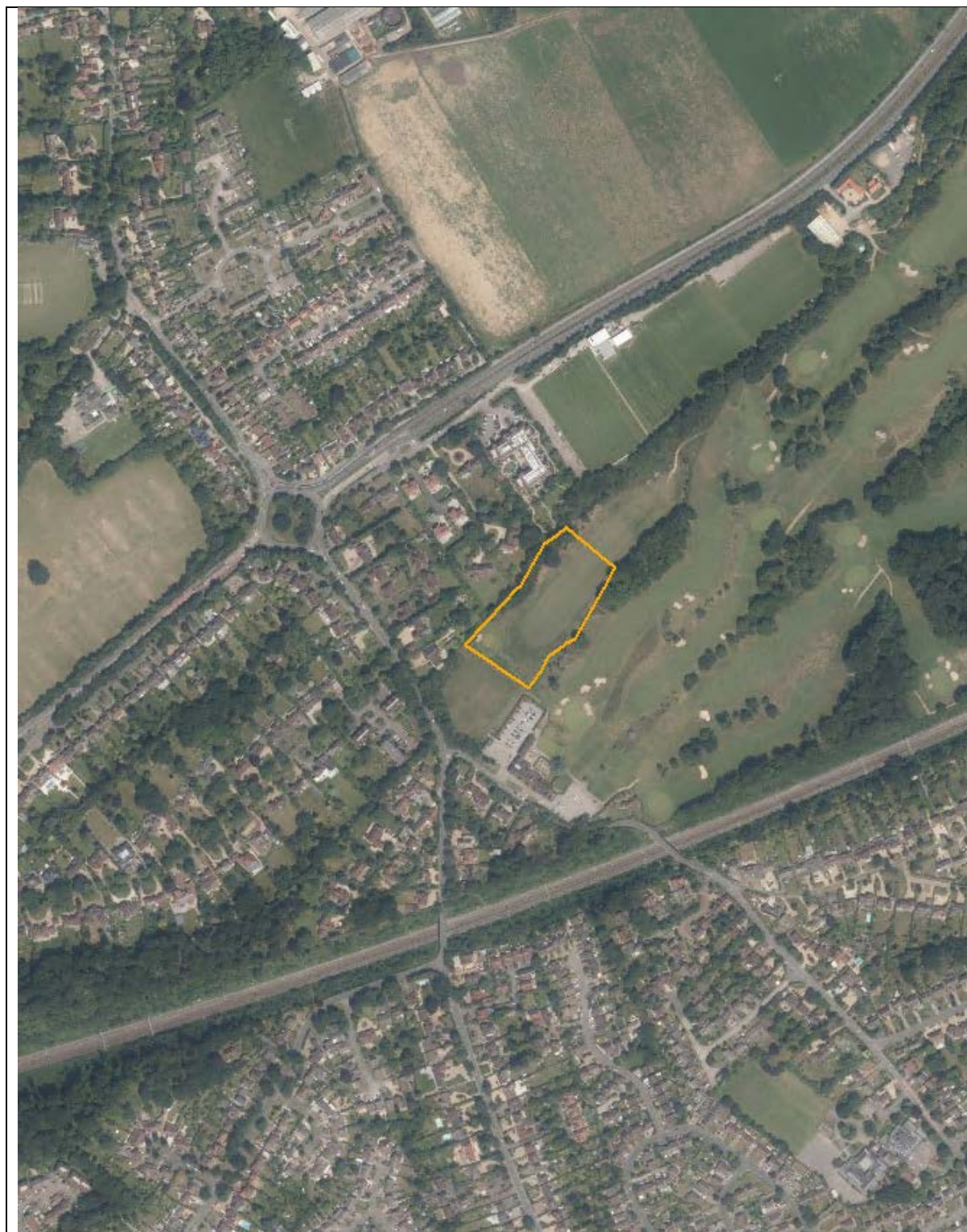
Suitability
Unsuitable
<p>The site is located between the settlement limits of Charvil and Sonning. Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, with limited access to services and facilities.</p> <p>The site is located on a busy dual carriageway and, with no footpath link to the site, pedestrian connectivity is poor. Vehicle access onto the dual carriageway would potentially be unsafe. There is also potentially contaminated land on the site which would need to be investigated further.</p> <p>An appeal for Gypsy and Traveller pitches was dismissed, with the Inspector concluding development would be detrimental to the character of the landscape,</p> <p>The site is not considered sustainable for housing.</p>

Availability
Potentially available
An agent has promoted this site on behalf of one of the land owners. The site is in multiple ownership. There is no housebuilder involved. There are no known legal issues affecting the site; however this would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site is located between the settlement limits of Charvil and Sonning. Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, with limited access to services and facilities. Additionally pedestrian access is poor and vehicle access onto a dual carriageway is potentially unsafe. The site is not considered to be developable.	
Potential capacity	3 dwellings

Site Reference	5S0008		
Site address	Sonning Golf Club, Duffield Road		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the south of Sonning, in the countryside, outside of settlement limits. The site comprises a practice area as part of Sonning Golf Course and the site is covered grass and is relatively flat. The site is located near to the junction of Pound Lane and Duffield Road. The site lies to the rear of site 5S0005 and has no vehicular access at present and it is accessed via the Golf Course.			
Site Size	1.6ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and gravel bedrock, superficial

Distance to facilities			
Healthcare	1.4km	Primary school	0.5km
Employment	1.3km	Secondary school	0.9km

Relevant planning history
Adjacent site 5S0005 has planning permission for 13 dwellings.

Suitability
Unsuitable
The site is adjacent to the settlement of Sonning and development could achieve a satisfactory relationship with the existing settlement pattern.
The site lies adjacent to site 5S0005, which recently received planning permission for 13 homes, and could form a logical extension to the settlement of Sonning. However, unlike the self-contained and disused area of site 5S0005, this site is more open and intrinsically linked to the wider golf course. As such there is no physical, defensible boundary to prevent development creep through the golf course. This would need to be considered further.
On balance, this site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner (single ownership). There is a developer/housebuilder involved and no known legal issues disclosed. This would need to be investigated further.

Achievability
Not assessed
No assessment has been made for the achievability of the site, as the site is not considered to be suitable.

Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years	
The site is open and an intrinsic part of the current golf course and there is no physical, defensible boundary to prevent development creep.	
Potential capacity	24 dwellings

Site Reference	5S0009		
Site address	Thatched Cottage, Sonning Lane		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the south and west of Sonning village, within the countryside, adjacent to the settlement limits. The site comprises a large residential dwelling and grounds. The site is undulating in nature and is accessed via Sonning Lane.			
Site Size	3.64ha	PDL status	Predominantly PDL

Promoted use(s)
Housing (C3 Planning Use Class) – Market

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 002/1951
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 2	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.9km	Primary school	0.3km
Employment	0.8km	Secondary school	1.7km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site, whilst adjacent to Sonning, would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area.</p> <p>Development would result in the loss of Grade 2 agricultural land.</p> <p>A large group TPO runs along Sonning Lane and extends into the site. This would affect the quantum and location of development.</p> <p>The site lies within the Sonning Conservation Area and development would need to respect the special character and appearance of the area.</p> <p>The site is not considered to be suitable for development.</p>

Availability
Potentially available
The site has been promoted on behalf of a single landowner. There is no housebuilder/developer involved. There is a covenant which would affect the type of development, however this would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
The site, whilst adjacent to Sonning, would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area.

Potential capacity	6 dwellings
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Site Reference	5SW001 and 5SW012		
Site address	Land on the North East side of Part Lane and the South West side of Church Road, Part Lane, RG7 1TH		
Parish	Swallowfield	Ward	Swallowfield



Site description			
Sites 5SW001 and 5SW012 cover the same parcel of land. The site is located to the east of Swallowfield outside of but adjacent to settlement limits within the countryside. The site is located between Church Road and Part Lane and comprises a single field that is relatively flat. The site is accessed from Church Road.			
Site Size	1.63ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and gravel superficial

Distance to facilities			
Healthcare	0.2km	Primary school	1.7km
Employment	4.1km	Secondary school	2.9km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site, whilst adjacent to Swallowfield, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area.</p> <p>The sites lie fully within flood zone 3 with associated flooding from the River Blackwater to the east of the sites. The vast majority of the site is covered by Flood Zone 3b and is known to frequently flood. The land outside Flood Zone 3b does not form a logical development area. Government policy is to prevent development in Flood Zone 3b, therefore the site is unsuitable on this basis.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The sites are considered to be less sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.</p> <p>These sites are considered to be unsuitable for development.</p>

Availability
Potentially available
The site has been promoted by two agents, one on behalf of the landowner. One of the submissions has the support of a housebuilder. Neither submission disclose any legal issues, however this would need to be investigated further.

Achievability

Not assessed	
The sites are not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The sites are located within flood zone 3 and therefore it is considered that development is unacceptable.	
Potential capacity	0 dwellings

Site Reference	5SW002		
Site address	Land at Basingstoke Road, RG7 1NW		
Parish	Swallowfield	Ward	Swallowfield



Site description			
<p>The site is located to the north of the village of Riseley and is approximately 450m from the Borough's southern boundary with Hart District Council.</p> <p>The land is rural in character and currently undeveloped comprising grassland. Some trees and hedging are located on three of the site's boundaries, but the eastern boundary is open to the adjacent fields. To the south of the site lies some residential dwellings, Riseley Business Park and a Thames Water Facility. The site is undulating and gently slopes down from north east to south west. The site is accessed from Basingstoke Road by a single gate.</p>			
Site Size	1.36ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.3km	Primary school	2.4km
Employment	4.8km	Secondary school	4.1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site, whilst adjacent to the settlement of Riseley, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area being very open and with longviews to the east.</p> <p>However, the site is not considered to be sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
<p>An agent has promoted the site and provided land ownership details. The site is in single ownership. There is no housebuilder/developer involved. There are no disclosed legal issues however there is covenant over the land. This would need to be investigated further.</p>

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is considered that the site is not sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.	
Potential capacity	20 dwellings

Site Reference	5SW003		
Site address	Land adjoining The Lodge, Taylors Lane, RG7 1QD		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the north of the village of Riseley and is approximately 850m from the Borough's southern boundary with Hart District Council. The land is rural in character and currently undeveloped comprising grassland. The land is bounded to the south west by Ancient Woodland and to the south-east by some dwellings. The eastern and northern boundaries are tree-clad. The site gently slopes down from the north-west to the south east. The site is accessed from a bridleway known as Taylors Lane which meets Basingstoke Road.			
Site Size	1.82ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.2km	Primary school	1.9km
Employment	4.9km	Secondary school	3.8km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located to the north of Riseley within open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being separated from the settlement and with limited access to infrastructure.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. The site is also next to Ancient Woodland with its consultation zone partly extending into the site. This would affect the location and quantum of development due to the requirement of a buffer.</p> <p>The site is currently accessed via a public byway. Appropriate access would need to be created through the residential curtilage of The Lodge on Basingstoke Road.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in single ownership but no housebuilder/developer details have been provided. There are no disclosed legal issues. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is considered that the site is not considered suitable for development. The site is not developable within the next 15 years.	
Potential capacity	25 dwellings

Site Reference	5SW005		
Site address	Site bounded by Trowes Lane to the east and Oakleigh Farm to the west, RG7 1RJ		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the south of Swallowfield. The site is bounded by Trowes Lane to the west, Oakleigh Farm to the east, dwellings to the north and fields to the south. The land is rural in character and located within the countryside, comprising a field that is very flat with an area of woodland. The site is accessed from Trowes Lane.			
Site Size	5.68ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.3km	Primary school	1.7km
Employment	4.3km	Secondary school	3.1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site, whilst adjacent to Swallowfield, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area.
Development of this site would result in the loss of Grade 3 agricultural land.
The site is considered to be less sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.
Whilst some areas within the site (along its eastern boundary and towards the centre) are subject to flooding, these are not extensive and do not inhibit potential development.
This site is considered to be unsuitable for development.

Availability
Potentially available
A developer has promoted the site and provided land ownership details. The site is in single ownership. There are no disclosed legal issues however there are covenants over the site. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development

Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years	
It is considered that the site, whilst adjacent to Swallowfield, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area.	
Potential capacity	85 dwellings

Site Reference	5SW006, 5SW021		
Site address	Land off Basingstoke Road, Swallowfield		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The sites are located to the west of Swallowfield, just to the east of Basingstoke Road, to the south of Swallowfield Street and to the north of The Street. The sites consist of a long, narrow parcel of land located adjacent to but outside of the settlement boundary, within the countryside. The sites comprise a large field of Thyme. Site 5SW006 is accessed from Basingstoke Road. Site 5SW021 has no access of its own.			
Site Size	3.62ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input checked="" type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.2km	Primary school	1.1km
Employment	3.7km	Secondary school	2.5km

Relevant planning history
<p>The Bellway Homes Development Willow Tree Works (F/2014/0940) has been constructed to the east of the site (38 dwellings).</p> <p>162360 – Outline planning permission for the erection of a residential development up to 65 dwellings to include open space, landscaping and associated infrastructure (access to be considered)(all other matters reserved), refused planning permission.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Outside of settlement limits • Urbanising effect on the countryside • Green Route Enhancement Area • Unacceptable loss of best and most versatile agricultural land • Lack of public open space facilities • Lack of legal agreement to secure Thames Basin Heath mitigation, affordable housing and employment skills training <p>Appeal (ref APP/X0360/W/3170340) heard at public inquiry October 2017 - dismissed.</p>

Suitability
<p>Unsuitable</p> <p>The sites are adjacent to the built-up area of Swallowfield (due to the recently constructed Bellway Homes development). Development could therefore achieve a satisfactory relationship with the existing built-up area.</p> <p>Development of these sites would result in the loss of Grade 3 agricultural land. While part of the sites are located within flood zone 2, this is not extensive and would not inhibit development.</p> <p>The sites are also located within 400m of the Sandford End Mill and Loddon River SSSI and</p>

development of these sites towards this area could negatively impact the river valley.

In the decision letter for application 162360, the Inspector found that “the harm to the character and appearance of the area, significantly and demonstrably outweigh the benefits” of development here.

This site is considered to be unsuitable for development.

Availability

Available

One site has been promoted on behalf of several landowners by a specialist land promotion company, the other by an agent on behalf of one landowner. There is no housebuilder/developer involved and no disclosed legal issues. This would need to be investigated further. Given the sites have been put forward for planning permission and an appeal has been pursued, they are considered available for development.

Achievability

Not assessed

The sites are not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

In the decision notice for application 162360, the Inspector found that “the harm to the character and appearance of the area, significantly and demonstrably outweigh the benefits” of development here.

Potential capacity	54 dwellings
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Site Reference	5SW009		
Site address	Land adjacent to Applegarth, Basingstoke Road, Riseley, RG7 1QD		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the west of the village of Riseley and is approximately 500m from the Borough's southern boundary with Hart District Council. The northern part of the site comprises a dwelling known as Applegarth, a large garden and a business known as Village Maid Cheese. The southern part of the site comprises an area of scrubland. The site is bounded Ancient Woodland to the west and dwellings to the east. The site is generally flat. The site can be accessed at present from either the dwelling or Village Maid Cheese, however the site plan excludes these accesses.			
Site Size	4.67ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market, affordable and self-build (with potential supporting retail (A1) uses)

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.3km	Primary school	2.2km
Employment	5km	Secondary school	4km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is adjacent to the settlement limits of Riseley and could form a logical extension to the settlement pattern. Whilst it is acknowledged that the proposed development would involve the provision of 100m² retail floorspace, the site is not considered to be sustainable for additional housing, given the limited access to other services and facilities. The scale of residential development would not generate sufficient demand for the required improvements to infrastructure and services.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>There is no formal access to the site; however this could be created through the residential curtilage of Applegarth from Basingstoke Road. An area of Ancient Woodland lies adjacent to the site to the west. This could inhibit potential development if a second point of access were required and would affect the location and quantum of development due to the requirement of a buffer.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in multiple ownership. There is no housebuilder/developer involved. There are no disclosed legal issues

however details of current tenancy arrangements have not been provided. This would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

It is considered that the site is not sustainable, with limited access to services and facilities. The scale of residential development would not generate sufficient demand for the required improvements to infrastructure and services.

Potential capacity	70 dwellings 100m ² retail floorspace
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Site Reference	5SW010		
Site address	Land South of Part Lane, Part Lane, Riseley, RG7 1RY		
Parish	Swallowfield	Ward	Swallowfield



Site description			
<p>The site is located to the east of the village of Riseley and adjoins the Borough's southern boundary with Hart District Council.</p> <p>The land is rural in character and currently undeveloped comprising grassland. It is bounded by low hedging to the north along Part Lane and by hedging and trees on its southern eastern and western sides. The site is relatively flat, but gently slopes down to the east. The site is accessed from Part Lane by a single gate.</p>			
Site Size	3.68ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.6km	Primary school	2.7km
Employment	4.6km	Secondary school	4.4km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located to the east of Riseley within open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being separated from the settlement with limited access to infrastructure.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
A developer has promoted the site and provided land ownership details. The site is in single ownership. There are no disclosed legal issues however details of current tenancy arrangements have not been provided. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
The site is located in the open countryside. It is considered that development would fail to

achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.	
Potential capacity	30 dwellings

Site Reference	5SW011		
Site address	Land at Bull Lane, Riseley, RG7 1QR		
Parish	Swallowfield	Ward	Swallowfield



Site description			
<p>The site is located to the west of the village of Riseley and is approximately 130m from the Borough's southern boundary with Hart District Council.</p> <p>The land is rural in character and currently undeveloped comprising grassland. A copse of trees (Ancient Woodland) is located to the north-west on the other side of Bull Lane. The site is bounded by trees and hedging. Dwellings are located to the south-west and south-east.</p> <p>The site is relatively flat, but gently slopes down to the south and there is a level change across the site. The site is accessed from Bull Lane by a single gate.</p>			
Site Size	1.82ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.7km	Primary school	2.7km
Employment	5.2km	Secondary school	4.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is adjacent to the settlement limits of Riseley and could form a logical extension to the settlement pattern. The site is contained by areas of woodland to the north and south and by the A33 to the west, which could act as barriers to further settlement expansion. However, the site is not considered to be sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is also next to Ancient Woodland with its consultation zone partly extending into the site. This would affect the location and quantum of development due to the requirement of a buffer.</p> <p>The access road to the site is a narrow, rural lane. Any development would require further investigation into highways improvements.</p> <p>Surface water is known to run off from the A33 towards Riseley, and in particular Bull Lane, causing surface water flooding issues.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available

A developer has promoted the site and provided land ownership details. The site is in single ownership. There are no disclosed legal issues however details of current tenancy arrangements have not been provided. This would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.
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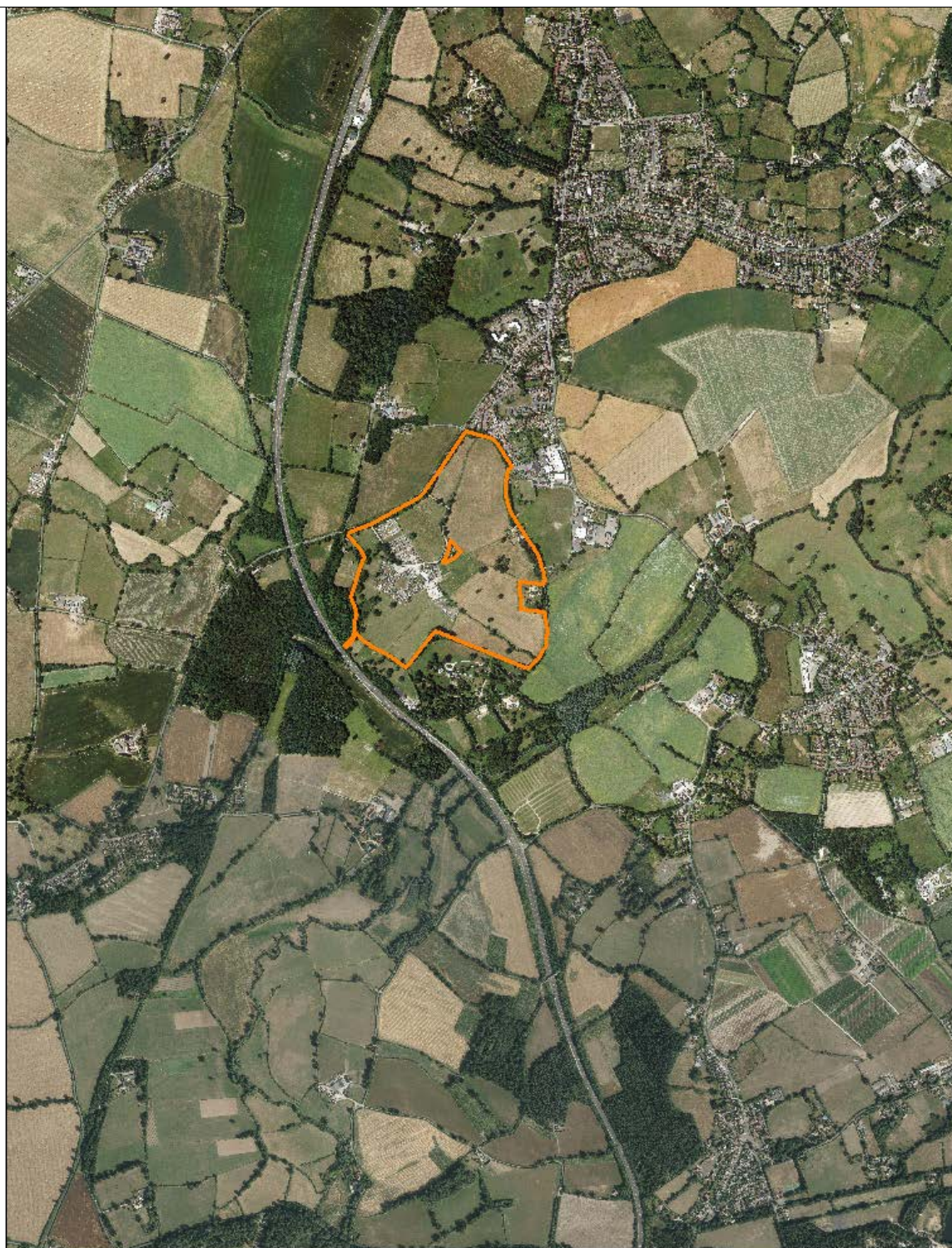
Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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The site is adjacent to the settlement limits of Riseley and could form a logical extension to the settlement pattern. However it is considered that the site is not sustainable, with limited access to services and facilities.

Potential capacity	27 dwellings
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Site Reference	5SW015		
Site address	Loddon Court Farm, Beech Hill Road, Spencers Wood, RG7 1HT		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located within the Parish of Swallowfield, to the south-west of Spencer's Wood and to the east of the A33. The site comprises several large fields as well as a farm, some small commercial businesses and a mobile home park. The site is located within the countryside, is undulating in nature and open in character. The site is accessed from Beech Hill Road.			
Site Size	35ha	PDL status	Mixed

Promoted use(s)
Housing (C3 use) – market and affordable Suitable Alternative Natural Greenspace (SANG)

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1654/2018
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.1km	Primary school	0.1km
Employment	2.9km	Secondary school	2km

Relevant planning history
162742 – EIA screening opinion for 125 dwellings and SANG – the development would not constitute EIA development.
172495 – Outline application for a residential development of 120 dwellings (Access to be considered) and Full application for Change of use of part of land to form a Suitable Alternative natural Greenspace (SANG) – outstanding appeal on grounds of non-determination (12/04/2018). Council reasons for refusal: <ul style="list-style-type: none"> • Countryside (outside development limits) and unsustainable location (including reliance on private car) • Unacceptable impact upon the visual amenity and character of the landscape and countryside • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heath Special Protection Area • Lack of provision of Affordable Housing • Lack of agreed employment skills plan

Suitability
Unsuitable
The site lies to the south of Spencers Wood and development would fail to achieve a satisfactory relationship to the existing settlement, as the site is more strongly related to the open countryside.
Spencers Wood is being expanded to the north-east as part of the Shinfield Parish Major Development. Development of this site, in terms of scale and location would be contrary to this area masterplan and extend development southwards into open countryside. Substantial expansion to the south would also have a visual impact on the sensitive rural landscape and this would require further consideration.

A number of woodland, area, group and single Tree Preservation Orders (TPOs) lie throughout the northern section of the site and this would affect the quantum and location of development.

Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.

Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues which would need to be investigated further.

This sites is considered to be unsuitable for development.

Availability

Available

An agent has promoted the site and provided land ownership details. The site is in single ownership and there is a housebuilder involved. There are no disclosed legal issues however details of current tenancy arrangements have not been provided. This would need to be investigated further. Given the site has been put forward for planning permission the site is considered available for development.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site lies to the south of Spencers Wood and development would fail to achieve a satisfactory relationship to the existing settlement, as the site is more strongly related to the open countryside.

Potential capacity

525 dwellings

Site Reference	5SW016		
Site address	Land at Part Lane, Part Lane, Swallowfield, RG7 1TB		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the south of Swallowfield. The site is bounded by Part Lane east, Oakleigh Farm to the north, woods and fields to the west and Deepwater Scrapyrd to the south. The land is rural in character and located within the countryside, comprising a field that is very flat. The site is accessed from Part Lane.			
Site Size	3.5ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (Planning Use Class C3) – market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.4km	Primary school	1.9km
Employment	4.1km	Secondary school	3.3km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site is located in the countryside to the south of Swallowfield. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure in an unsustainable location.</p> <p>The majority of the site is subject to flooding and lies within flood zone 3a which would significantly impede potential development. Government policy is to prevent development in Flood Zone 3a, therefore the site is unsuitable on this basis.</p> <p>The site includes ancient woodland along the south western section of the site. The ancient woodland consultation zone also extends into the site. This would affect the location and quantum of development due to the requirement of a buffer.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
The site has been promoted by a land owner and is in multiple ownership. There is no housebuilder/development involved. There are no disclosed legal issues. This would need to be investigated further.

Achievability
Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years
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It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure in an unsustainable location.
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Potential capacity	0 dwellings (due to functional floodplain)
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Site Reference	5SW017		
Site address	Uplands and Land Adjacent to uplands, Basingstoke Road, Swallowfield		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the north of Riseley and to the south west of Swallowfield, within the countryside. The site comprises a residential garden and its garden and a separate, adjoining field. The site gently slopes upwards to the south west and is accessed via Basingstoke Road.			
Site Size	0.96ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.9km	Primary school	1.7km
Employment	5km	Secondary school	3.4km

Relevant planning history
No relevant planning history.

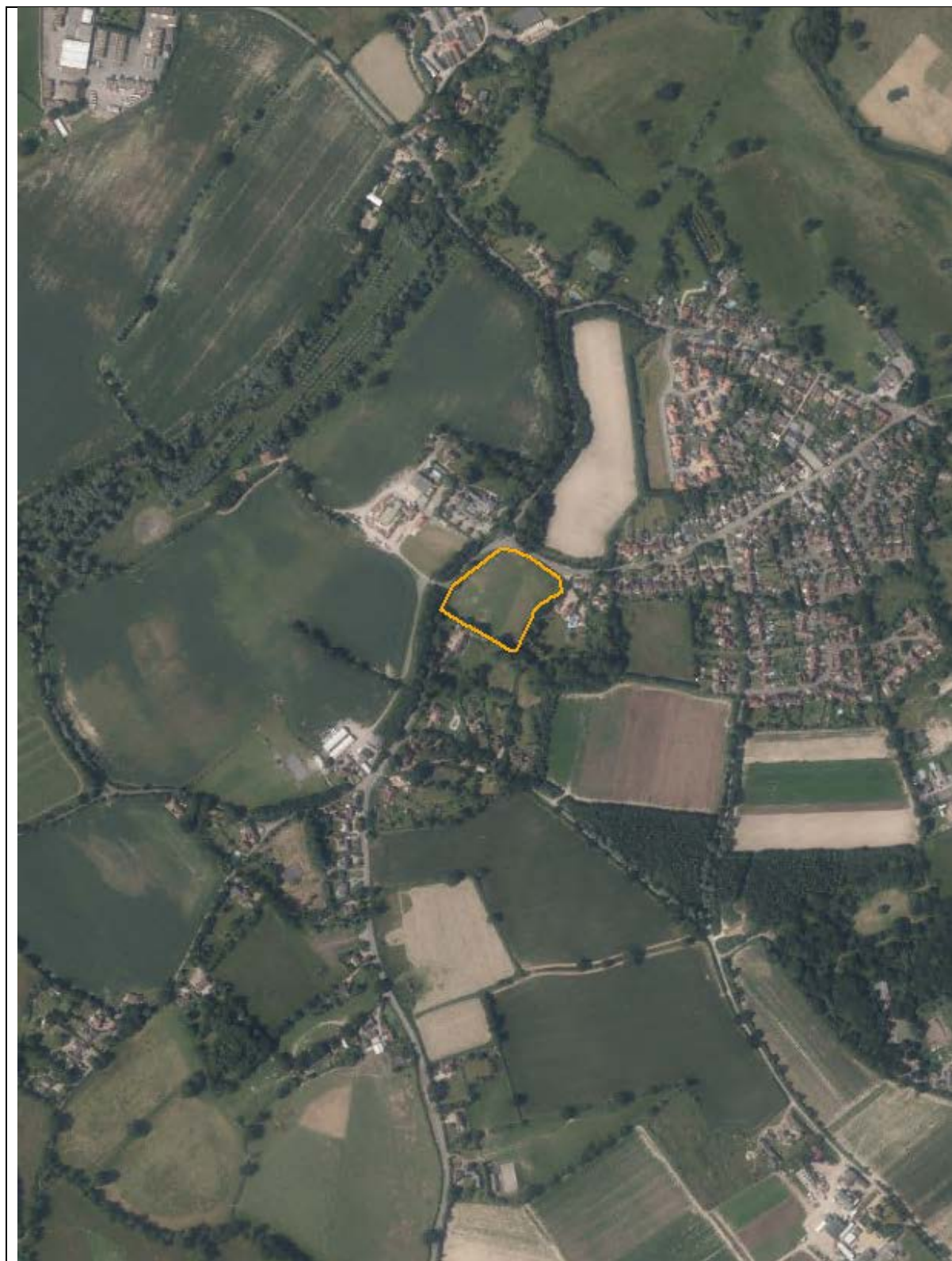
Suitability
Unsuitable
The site is located between Swallowfield and Riseley within open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being separated from the settlements and with limited access to infrastructure.
Development would result in the loss of Grade 3 agricultural land.
The site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by a single landowner. There is no housebuilder/developer involved and no known legal issues disclosed. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site is located between Swallowfield and Riseley within open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being separated from the settlements and with limited access to infrastructure.	
Potential capacity	14 dwellings

Site Reference	5SW018		
Site address	Land to the east of Basingstoke Road and south of The Street		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the west out Swallowfield, just outside settlement limits, within the countryside. The site comprises a subdivided field used for horses grazing. The site is accessed via a gate at the junction of The Street and Basingstoke Road and is well screened from the roads.			
Site Size	1.31ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Residential Institutions (C2 Planning Use Class) – Nursing home and care home

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.2km	Primary school	1.1km
Employment	3.7km	Secondary school	2.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site is located in the countryside to the west of Swallowfield. Development would fail to achieve a satisfactory relationship to the existing settlement pattern.
Development of this site would result in the loss of Grade 3 agricultural land.
The site is considered to be less sustainable with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services. The site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is a housebuilder/developer involved and no known legal issues disclosed. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site is located in the countryside to the west of Swallowfield. Development would fail to achieve a satisfactory relationship to the existing settlement pattern.	
Potential capacity	19 dwellings

Site Reference	5SW019		
Site address	Land to the north of Charlton Lane and east of Trowes Lane, Swallowfield		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the south of Swallowfield, outside settlement limits and within the countryside. The site comprises a well enclosed agricultural field. The site is accessed via Charlton Lane.			
Site Size	4.23ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Residential Institutions (C2 Planning Use Class) – Nursing home and care home

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.3km	Primary school	1.7km
Employment	4.3km	Secondary school	3.1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site, whilst partly adjacent to Swallowfield, fails to achieve a satisfactory relationship with the existing settlement, forming an illogical protrusion away from the main built-up area.
Development of this site would result in the loss of Grade 3 agricultural land.
The site is considered to be less sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services. The site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of multiple landowners. There is a housebuilder/developer involved and no known legal issues disclosed. This would need to be investigated further.

Achievability
Not assessed
The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site, whilst partly adjacent to Swallowfield, fails to achieve a satisfactory relationship with the existing settlement, forming an illogical protrusion away from the main built-up area.	
Potential capacity	63 dwellings

Site Reference	5SW020		
Site address	Land north of Part Lane, Riseley		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the east of the village of Riseley and is less than 200m from the Borough's southern boundary with Hart District Council. The land is rural in character comprising a medium sized field and a small area of woodland. The site is lightly undulating in character and lies between houses on Basingstoke Road and Part Lane. The site is accessed via Part Lane.			
Site Size	2.9ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1607/2017
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.5km	Primary school	2.6km
Employment	5.2km	Secondary school	4.2km

Relevant planning history
171084 – Outline planning application for up to 28 dwellings – Refused 5 March 2018. Reasons for refusal include: <ul style="list-style-type: none"> - Unsustainable location - Impact on the character of the countryside - Harmful impact on a Grade 2 listed building

Suitability
Unsuitable
<p>The site, whilst adjacent to the settlement of Riseley, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area.</p> <p>A woodland TPO lies within the southern part of the site, through which the site is currently accessed from Part Lane. Improved access would be required from Part Lane, which would result in the loss of protected trees. Group and single TPOs also lie around the north of the site, which would not inhibit development.</p> <p>Development of this site would impact on the setting of the Grade 2 listed building (Tudor House) to the east of the site.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is not considered to be sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.</p>

Availability
Potentially available

An agent has promoted the site and provided land ownership details. The site is in single ownership. There is a housebuilder/developer involved and there are no disclosed legal issues. This would need to be investigated further.
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Achievability

Not assessed

The site is not considered to suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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The site, whilst adjacent to the settlement of Riseley, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside than the built-up area.
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Potential capacity	28 dwellings
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