

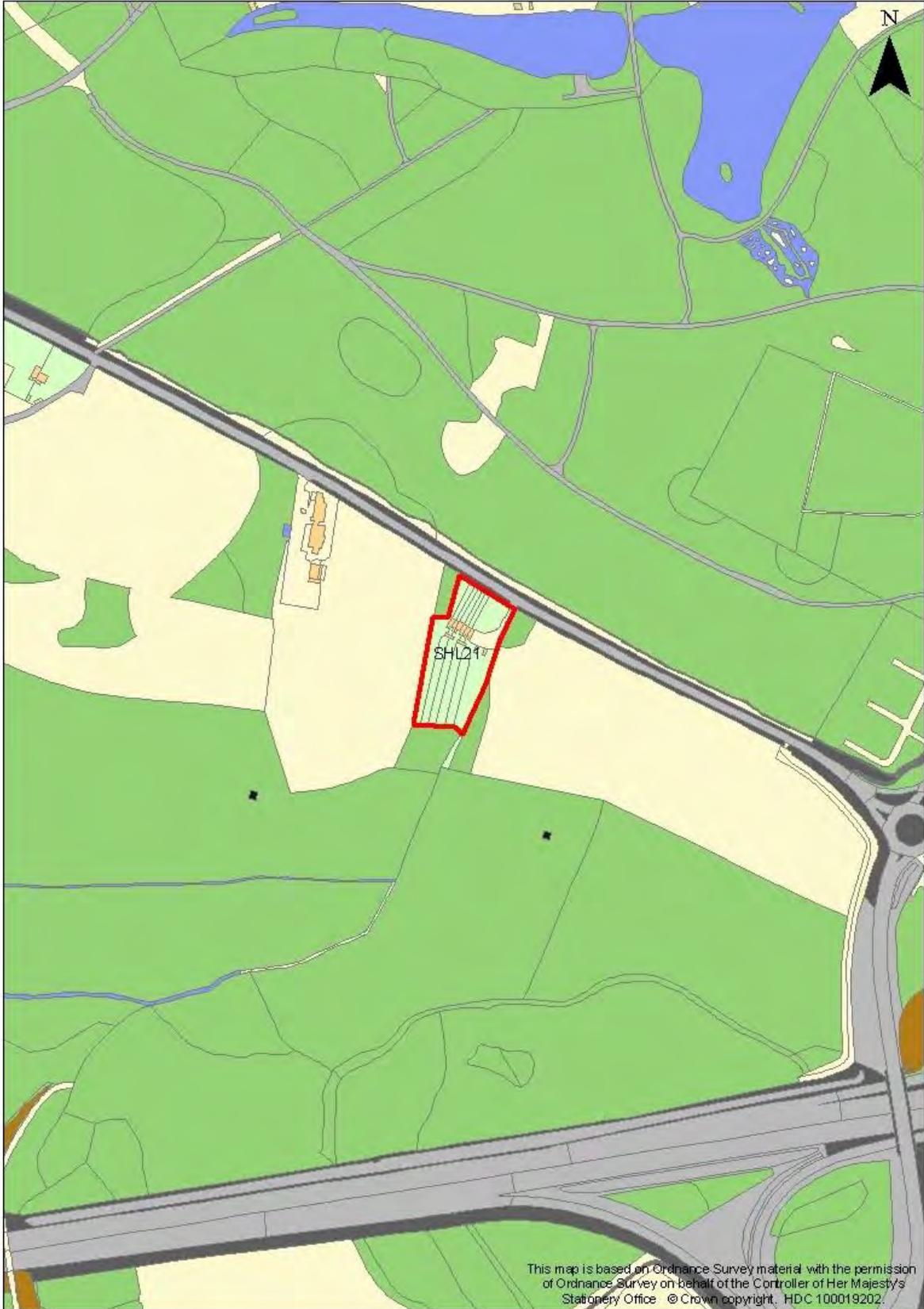
Rural sites

Site Ref	Site Name
SHL21	Linklater Cottages, Blackwater
SHL39	Fermoy, Farnham Road, Odiham
SHL84	Land at Winchfield Lodge
SHL86	Site of Old Brick Works, Rotherwick
SHL91	Land adj. to 10 Rotten Green
SHL92	Land south of Riseley
SHL102	Land at Bramshot Lane
SHL106	Bramshill (Police Training Centre)
SHL109	Land at Holdshott House
SHL123	Land at Murrell Green, Hook
SHL124	Land at Winchfield
SHL126	Land at Murrell Green (2), Hook
SHL133	Swan's Farm, Winchfield
SHL135	Shapley Ranch
SHL136	Western edge of Winchfield
SHL167	Land between M3 and railway, Winchfield
SHL169	Land at Totters Farm
SHL174	Peacocks Nursery Garden Centre
SHL181	Land south of Little Rye Farm
SHL182	Part of Potbridge Farm, Winchfield
SHL184	Winchfield Park, Winchfield
SHL185	Winchfield Court, Winchfield
SHL186	Shapley lake & surrounds, Winchfield
SHL187	Bridge Farm 1, Winchfield
SHL188	Bridge Farm 2, Winchfield
SHL194	Land at Firgrove Road, Eversley
SHL197	Hartland Park, Farnborough
SHL200	The Scrapyard, Totters Lane
SHL204	Shapley Ranch, London Road

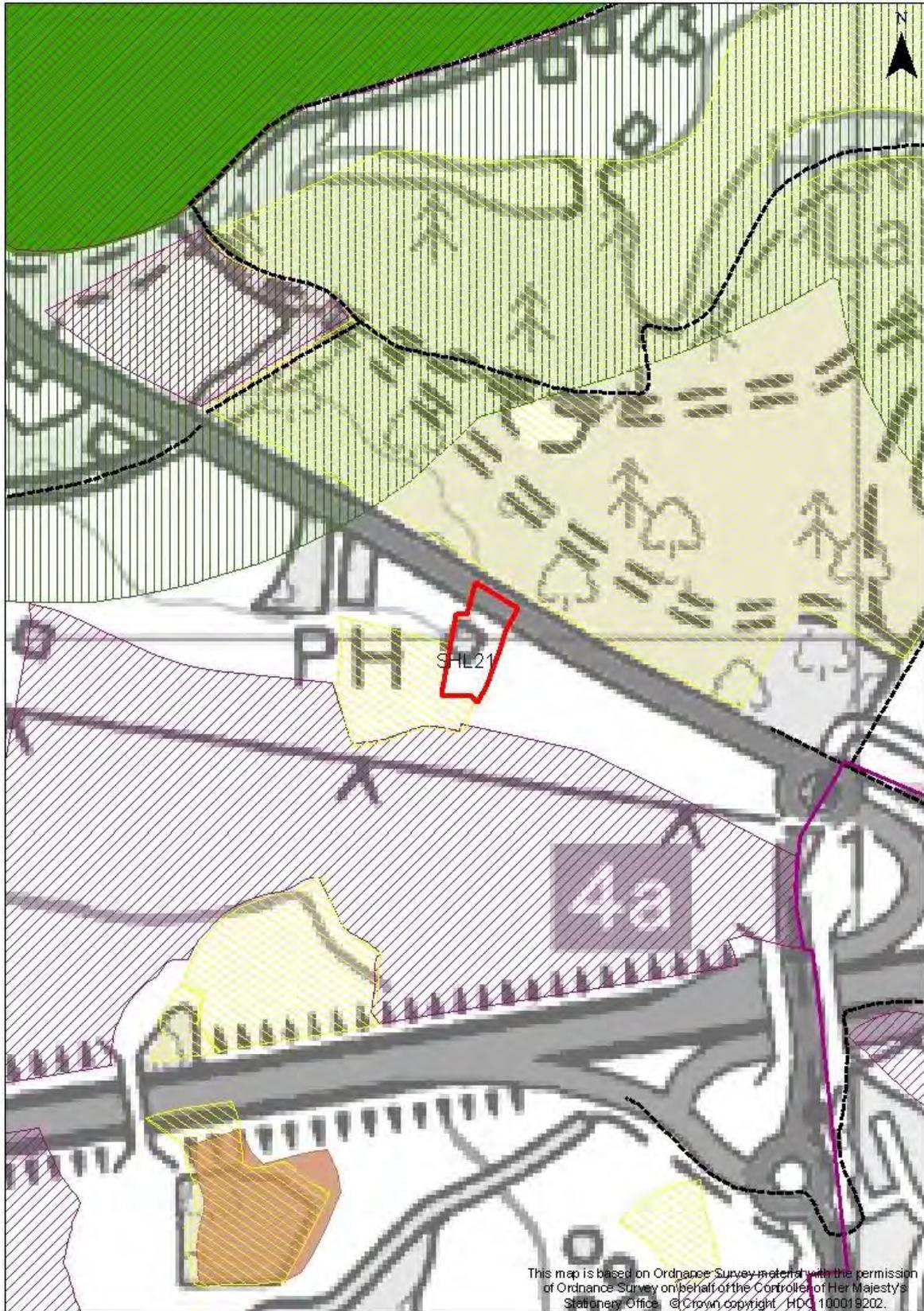
SHL205	Land rear of Taplins Cottage, Taplins Farm Lane
SHL206	Land at Bears Green
SHL209	Winchfield Park B
SHL216	Land adj. to James Farm Cottages, Hartley Wintney
SHL333	Land at Great Bramshot Farm (S of M3)
SHL338	Land at Great Bramshot Farm (s of A327)

Site Reference	SHL21
Site Name	Linklater Cottages, Blackwater
Site Address	10 Linklater Cottages, Minley Road, Blackwater, Surrey, GU17 9UA
Parish	Blackwater and Hawley
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.64
Estimate of potential housing capacity	15
Current Land Uses	Residential and curtilage
Suitability	<p>Physical</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding), however the majority of the site is at risk from Groundwater flooding (potential flooding to basements).</p> <p>Landscape, nature and heritage</p> <p>There are no listed buildings, Conservation Areas, Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site adjoins a Site of Importance for Nature Conservation (SINC) on its southern and the majority of the western boundaries. In addition, a large SINC is located on the opposite side of Minley Road.</p> <p>The Southern boundary of the site is located in close proximity (approx. 100m) from a SSSI.</p> <p>The site is located within 5km Special Protection Area zone of influence and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There is no high grade agricultural land (best and most versatile land) within the site.</p>
Recommendations for overcoming	The design may need to incorporate mitigation relating to surface water and groundwater flooding and should not adversely affect the nearby

constraints	Historic Park and Garden, SSSI, or SINC. SPA mitigation would be required.		
Availability	Availability of the land for development has not been confirmed.		
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.		
Deliverability The availability of the land for development has not been confirmed and therefore at this time the site is not considered to be deliverable.	Years		
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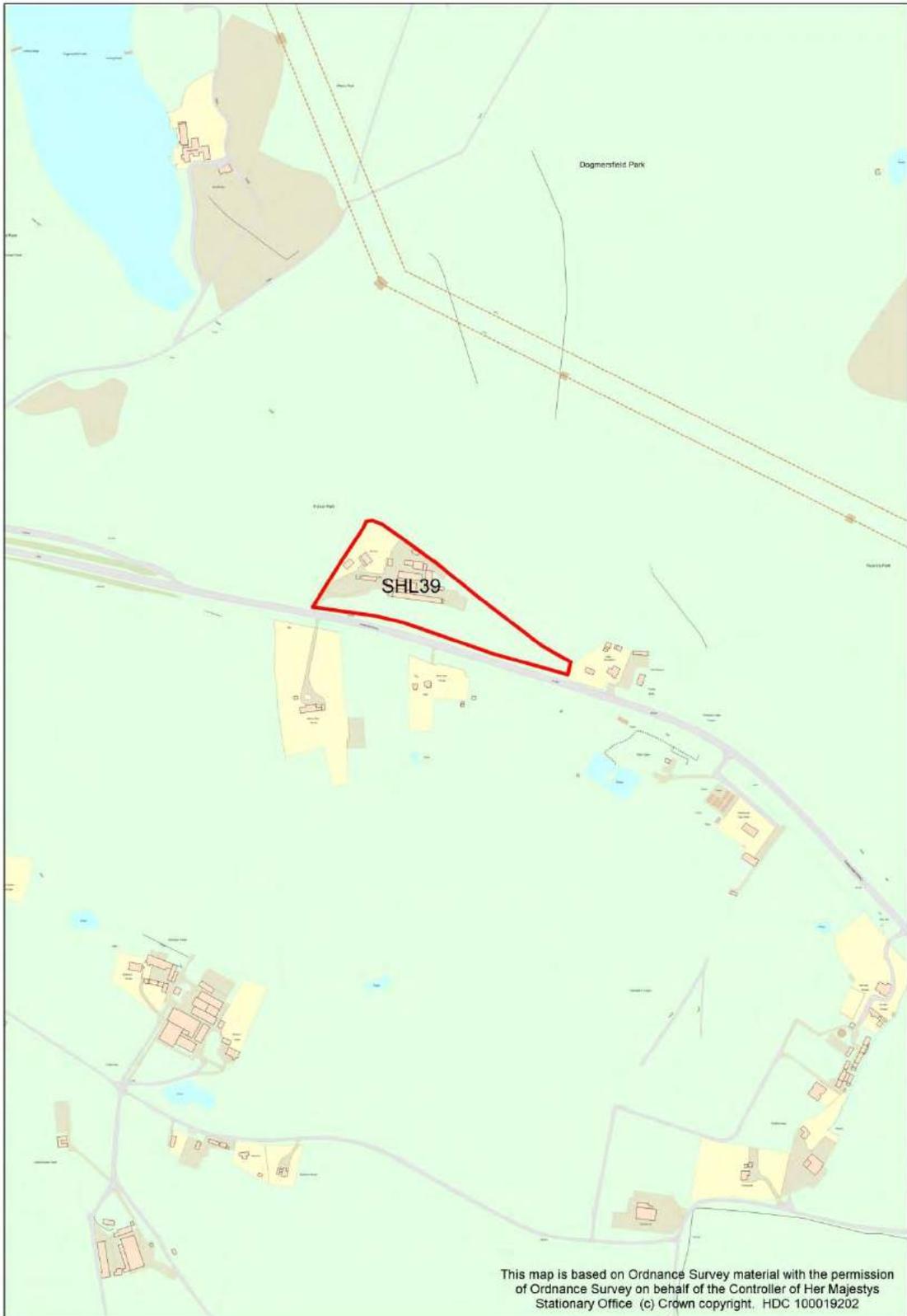


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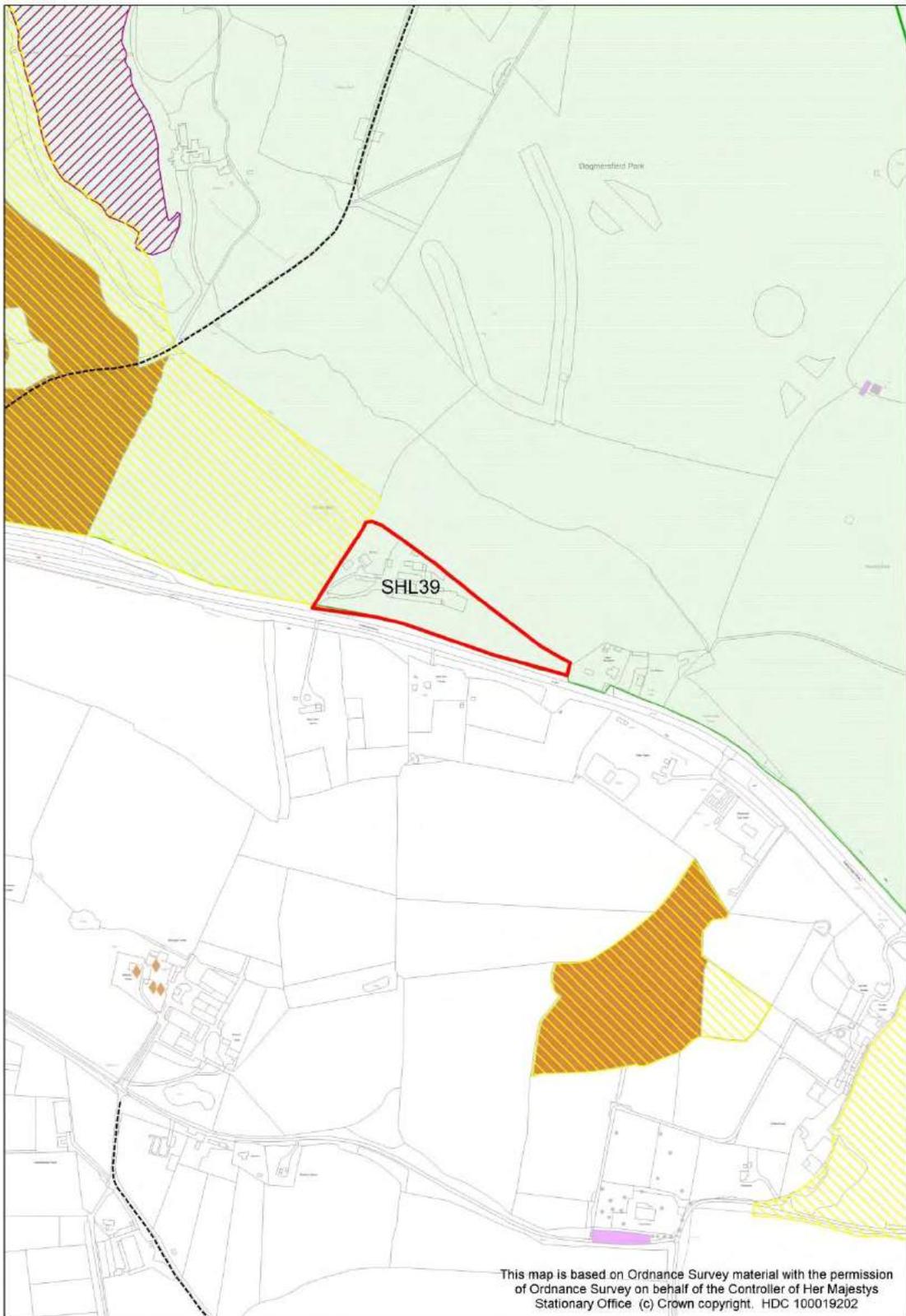


Site Reference	SHL39
Site Name	Fermoy, Farnham Road
Site Address	Fermoy, Farnham Road, Odiham
Parish	Dogmersfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	2.23
Estimate of potential housing capacity	40
Current Land Uses	Residential and light industrial/storage use
Suitability	<p>Physical</p> <p>The site is relatively isolated in the countryside.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is located within Flood zone 1 (lowest risk of fluvial flooding) and has limited potential for groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Ancient Woodland, Common Land or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is adjacent to a Site of Importance for Nature Conservation (SINC).</p> <p>The entire site is within a Historic Park and Garden.</p> <p>Significant archaeological interest</p> <p>Environmental/ amenity impacts</p> <p>n/a</p>
Recommendations for overcoming constraints	<p>The design of any development should not adversely affect the character of the Historic Park and Garden.</p> <p>Impacts on the nearby SINC should be avoided.</p>
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).

Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
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Site Reference	SHL84
Site Name	Land at Winchfield Lodge, Winchfield
Site Address	'Ringwood' land adjacent to Winchfield Lodge and Winchfield Lodge, Old Potbridge Road, Winchfield, RG27 8BT
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	3.8
Estimate of potential housing capacity	47
Current Land Uses	Agricultural land, residential, and B1 business use (Winchfield Lodge)
Suitability	<p>Physical</p> <p>The site is isolated in the countryside.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site lies within flood zone 1 (lowest risk of fluvial flooding); and has a limited potential for groundwater flooding and low potential likelihood of surface water flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are a few listed buildings near the site.</p> <p>There is a Site of Importance for Nature Conservation adjacent to the south of the site. In addition, there are several Tree Preservation Orders on site.</p> <p>The site is located within 5km Special Protection Area zone of influence and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>No high grade agricultural land (best and most versatile land) within</p>

	the site.	
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting of the nearby listed buildings, nor the biodiversity at the adjacent SINC.</p> <p>A contribution towards SPA mitigation would be required.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
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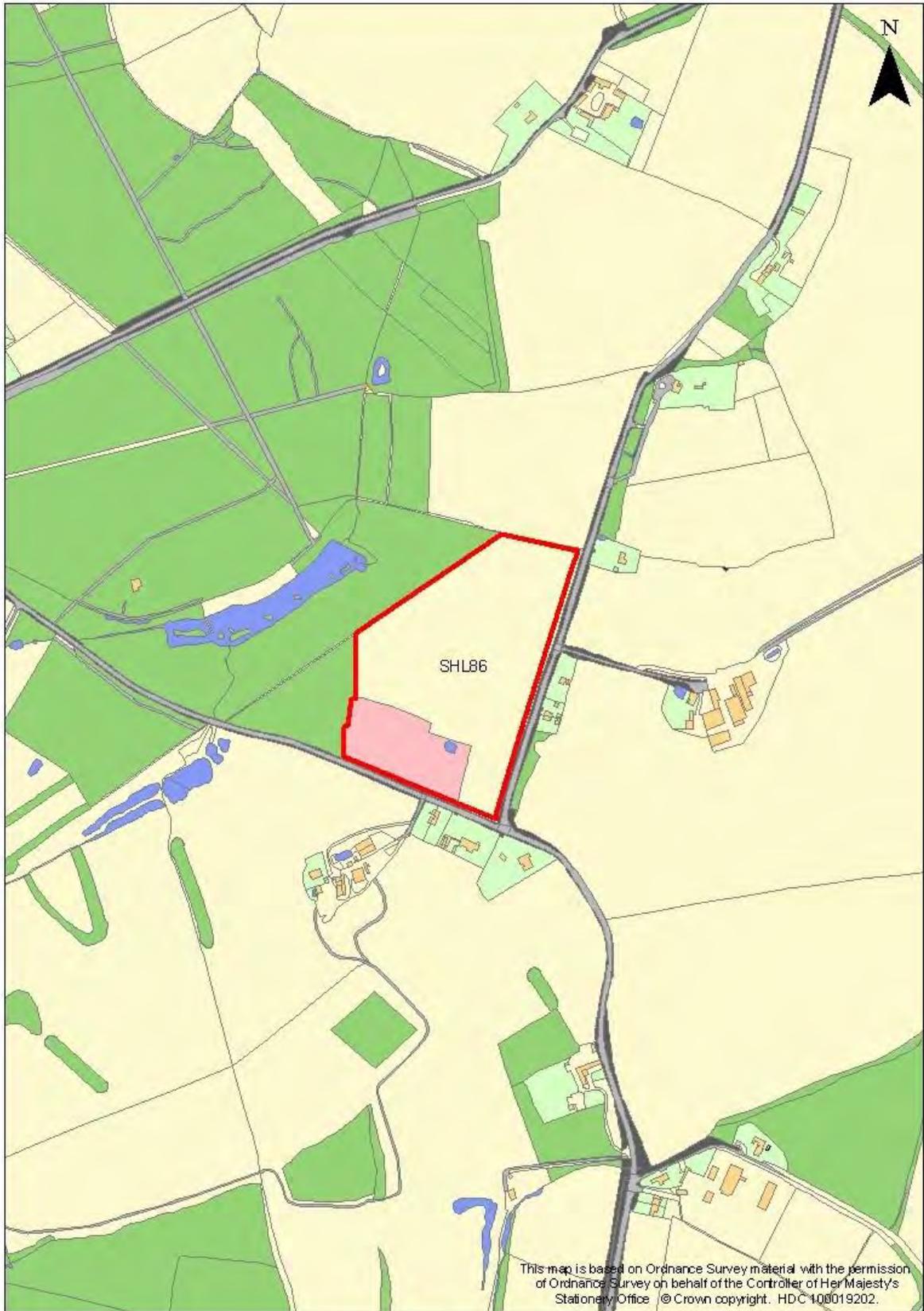


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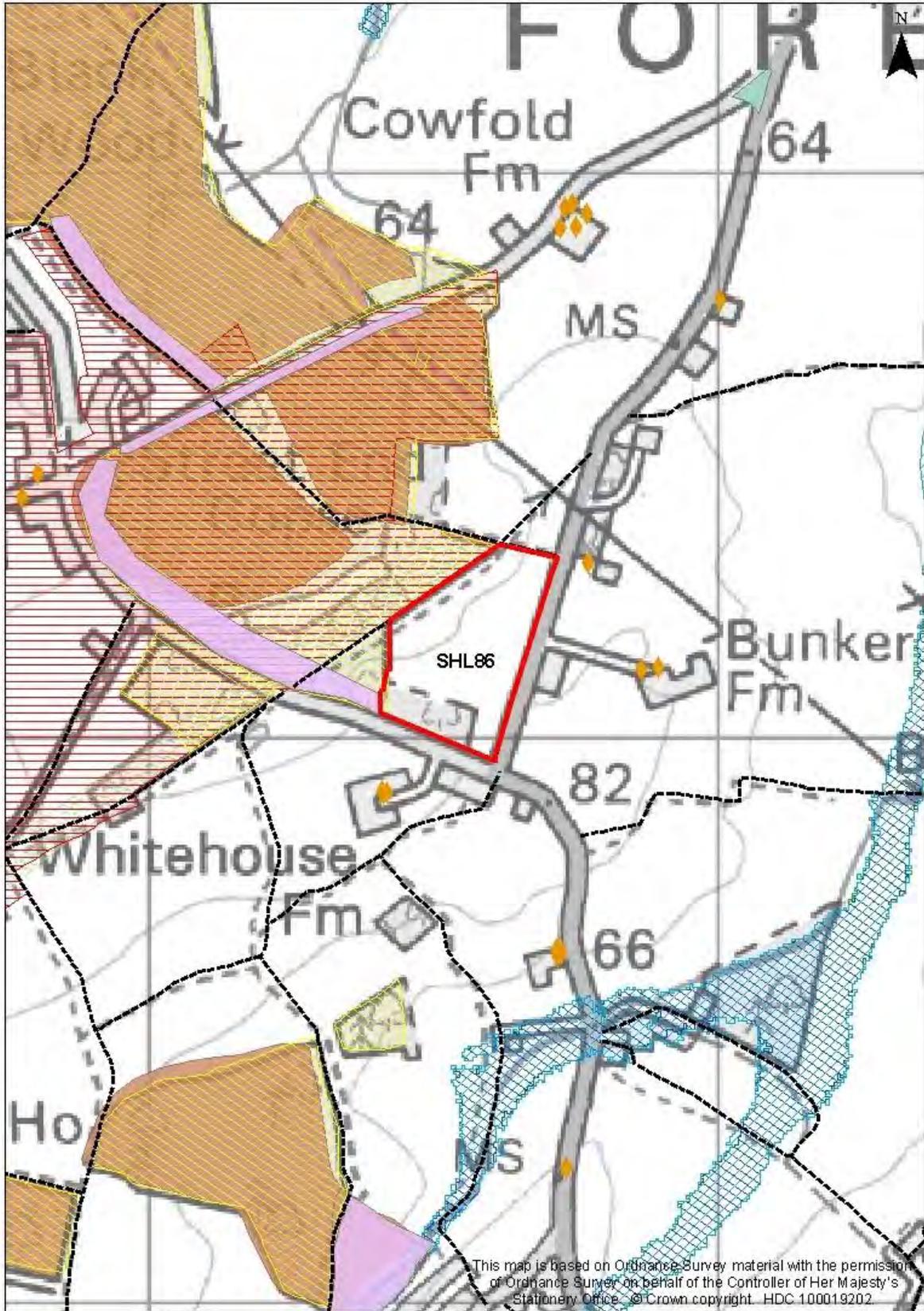


Site Reference	SHL86
Site Name	Site of Old Brickworks, Rotherwick
Site Address	Site of Old Brickworks, Rotherwick
Parish	Rotherwick
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	7.2
Estimate of potential housing capacity	130
Current Land Uses	Woodland, farming
Suitability	<p>Physical</p> <p>The site lies outside the settlement boundary of Rotherwick.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The entire site is in flood zone 1 (lowest risk of fluvial flooding). Medium potential likelihood of groundwater flooding; Mostly high, but partly low potential likelihood of surface water flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site adjoins the Rotherwick Conservation Area and there are a few listed buildings nearby.</p> <p>There is a Site of Importance for Nature Conservation (SINC) adjacent to the western boundary of the site.</p> <p>The site is located within 5km Special Protection Area zone of influence and therefore mitigation measures will be required.</p> <p>Historic Park and Garden adjacent to north west of the site;</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There is potentially some high grade agricultural land (best and most versatile land) within the site.</p>

	Public Right of Way runs along north western boundary.										
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to surface water and groundwater flooding.</p> <p>The setting of the nearby listed buildings and historic park and garden should not be adversely affected.</p> <p>The development should be in character with the adjacent Conservation.</p> <p>The SINC adjacent to the site should be protected.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>A contribution towards SPA mitigation would be required.</p>										
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).										
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.										
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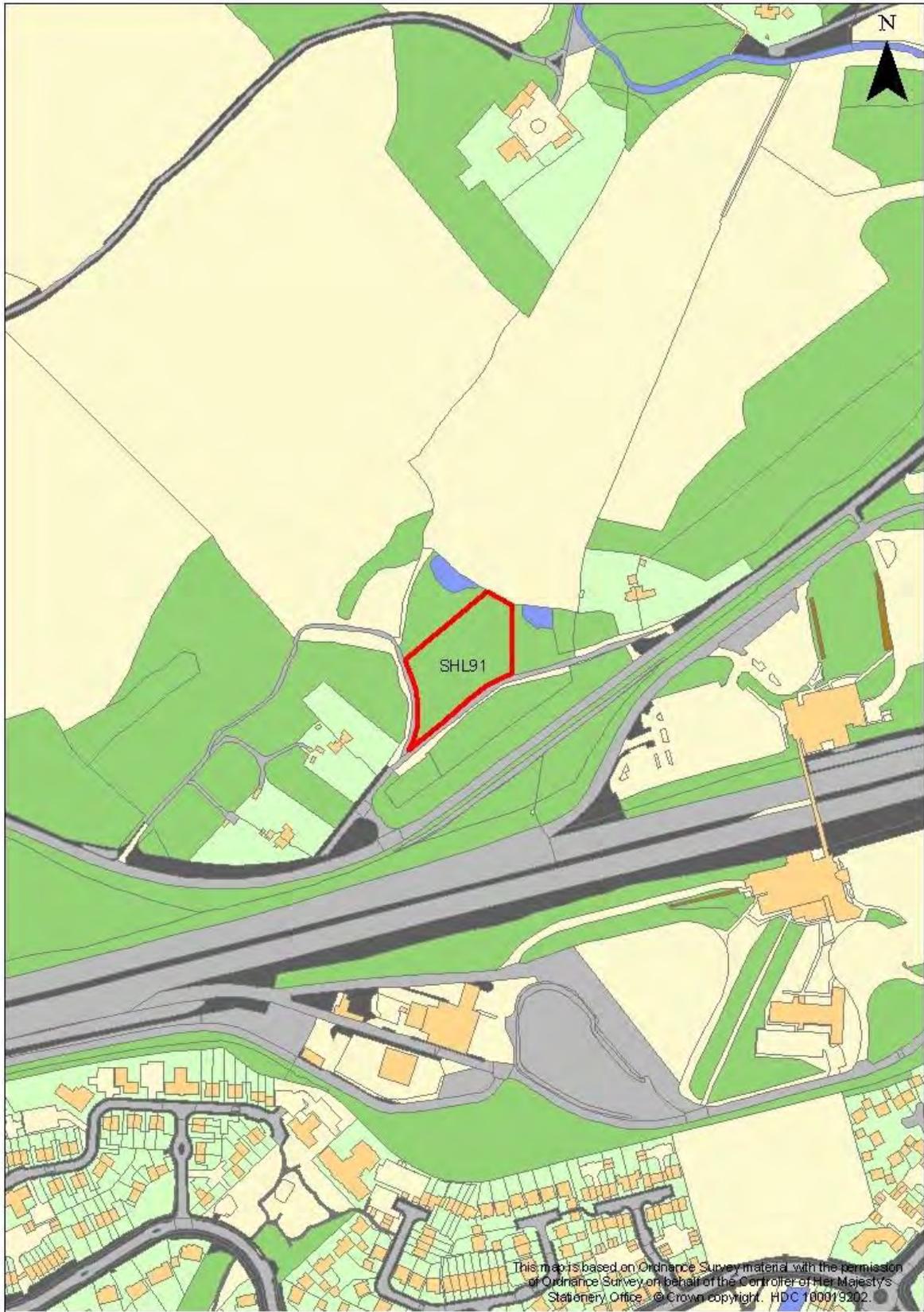


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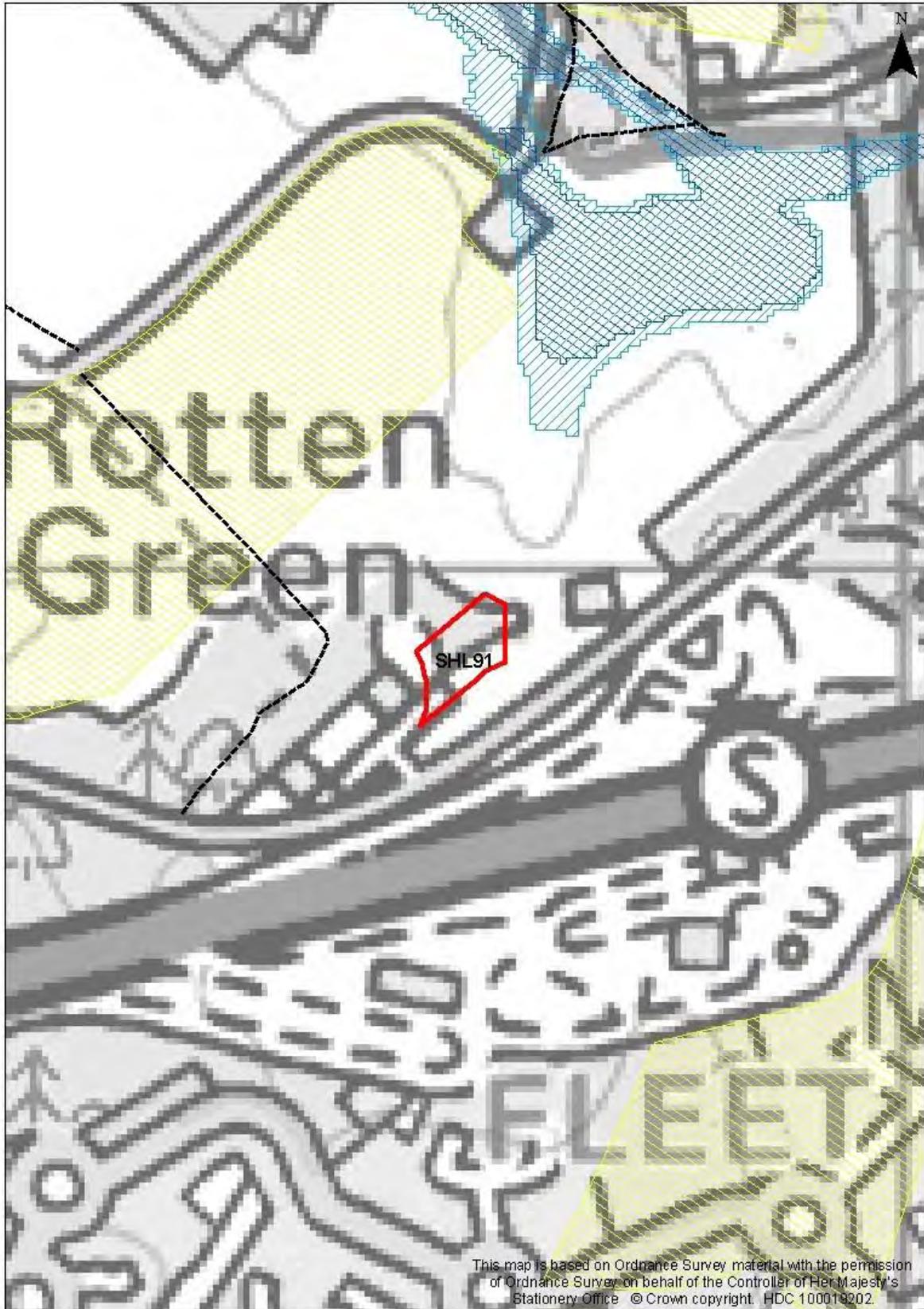


Site Reference	SHL91
Site Name	Land adjacent to 10 Rotten Green, Rotten Green
Site Address	Land adjacent to 10 Rotten Green, Rotten Green
Parish	Hartley Wintney
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.42
Estimate of potential housing capacity	10
Current Land Uses	Agricultural / greenfield land
Suitability	<p>Physical</p> <p>The site is relatively isolated in the countryside.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is located within Flood zone 1 (lowest risk of fluvial flooding) and has low/medium potential likelihood of surface water flooding and medium potential likelihood of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There is a Site of Importance for Nature Conservation (SINC) nearby to the north west of the site.</p> <p>The site is located within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There is no high grade agricultural land (best and most versatile land) within the site.</p>
Recommendations for overcoming constraints	If development was acceptable at this location then the design may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting or character of the nearby listed buildings and Conservation Area, nor the biodiversity at the nearby SSSI

	and SINC. A contribution towards SPA mitigation would be required.
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.
Deliverability:	
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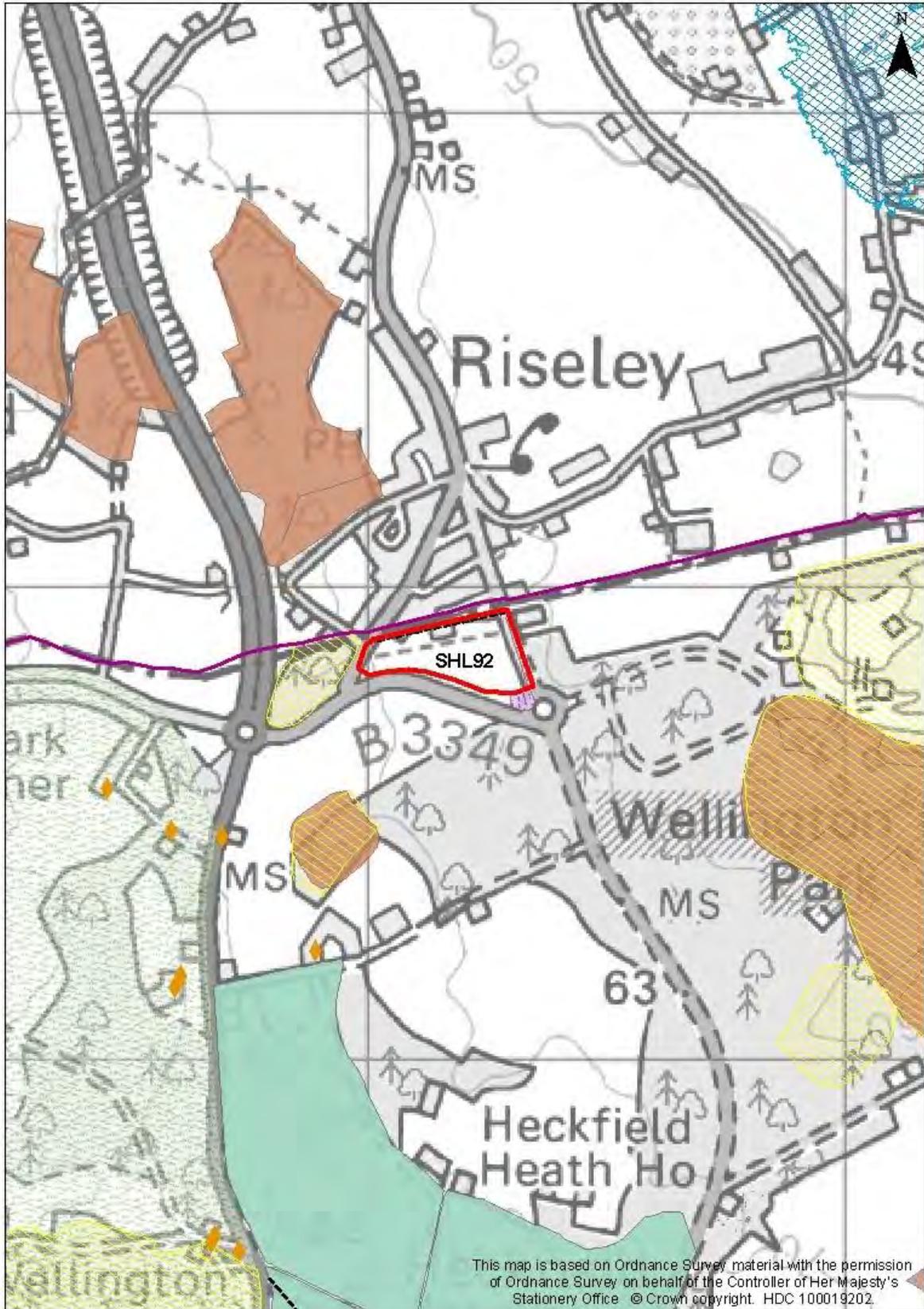


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Site Reference	SHL92
Site Name	Land south of Riseley
Site Address	Land west of Odiham Road, Riseley
Parish	Heckfield
Source of Site	1 (Sites submitted to the Council by developers/ land owners/ agents)
Site Size (ha)	3.83
Estimate of potential housing capacity	69
Current Land Uses	Agricultural field, currently grassed
Suitability	<p>Physical limitations or problems</p> <p>The site is outside but adjacent to the settlement boundary of Riseley in Wokingham Borough Council.</p> <p>The site is in flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monument, Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development of the site.</p> <p>There are some listed buildings in the vicinity of the site;</p> <p>Historic Park and Garden nearby to the south-west of the site; Site of Special Scientific Interest adjacent to site with others nearby;</p> <p>Within 5km of the SPA;</p> <p>Some areas of ancient woodland and common land are near to the site and an area of Tree Preservation Order adjacent to the site.</p> <p>A Public Right of Way runs along the northern boundary of the site.</p> <p>Environmental/amenity impacts</p> <p>n/a</p>
Recommendations for overcoming constraints	<p>The design of any new development should not adversely impact upon the setting of nearby listed buildings or Historic Park and Garden.</p> <p>Biodiversity at nearby SINC's and ancient woodland should also not be adversely affected.</p> <p>A contribution towards SPA mitigation would be required.</p>
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be

	economically viable, therefore site considered to be achievable.	
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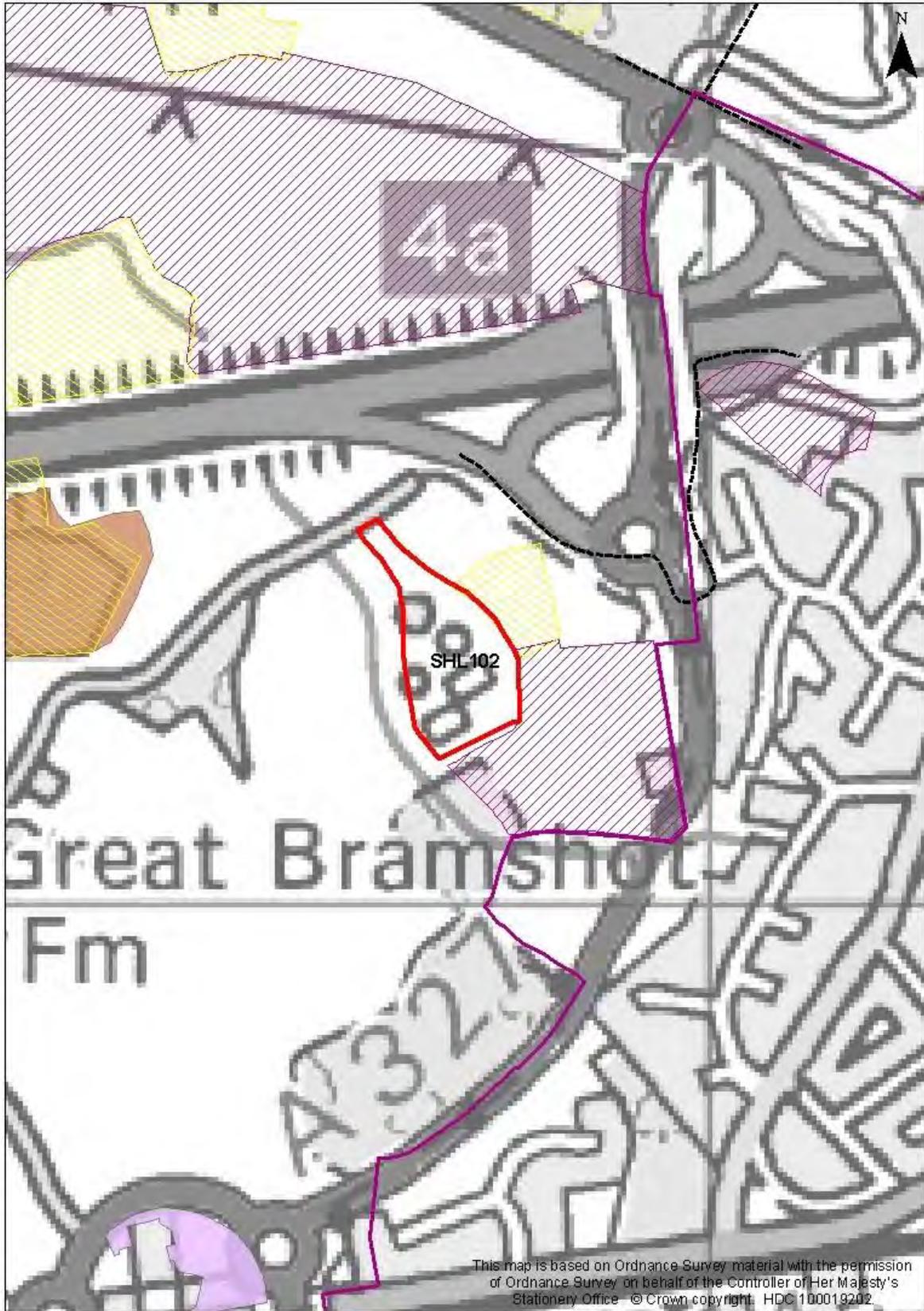


Site Reference	SHL102
Site Name	Land at Bramshot Lane
Site Address	Land at Bramshot Lane, Fleet, Hampshire, GU51 2RU
Parish	Fleet
Source of Site	1 (Sites submitted to the Council by Developers/ Landowners/ Agents)
Site Size (ha)	1.8
Estimate of potential housing capacity	43
Current Land Uses	The site is currently vacant (PDL)
Suitability	<p>Physical</p> <p>The site is relatively isolated in the countryside.</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no listed buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, common land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development of the site.</p> <p>The site is adjacent to a SSSI and SINC with others nearby, there is also an ancient woodland nearby.</p> <p>The site is within 5km of SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p>
Recommendations for overcoming constraints	<p>Any development should not adversely impact upon the nearby SINC, SSI and ancient woodland.</p> <p>A contribution towards SPA mitigation would be required.</p>
Availability	Land Ownership: It has been confirmed that the land is available for development (August 2016).
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.

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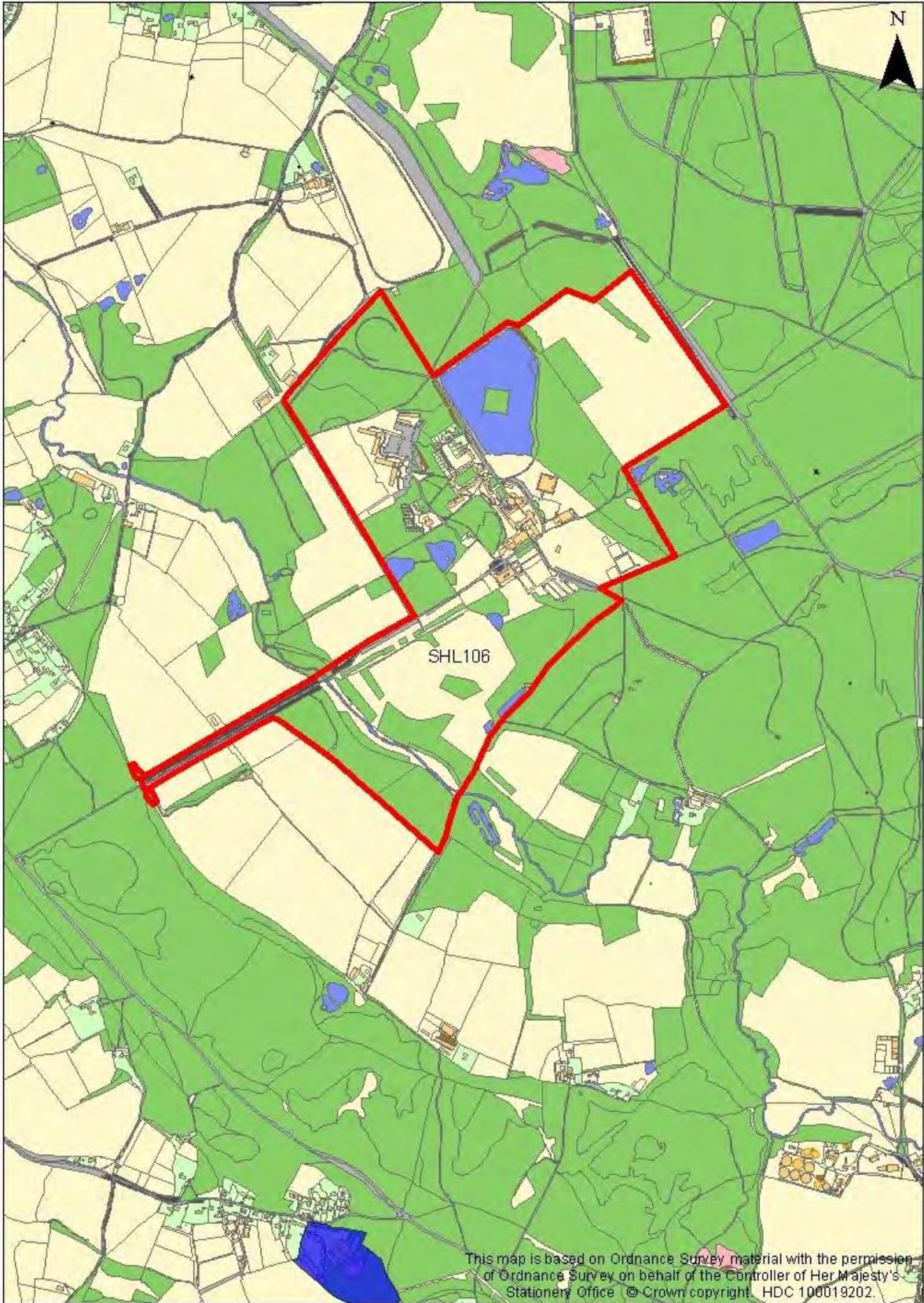


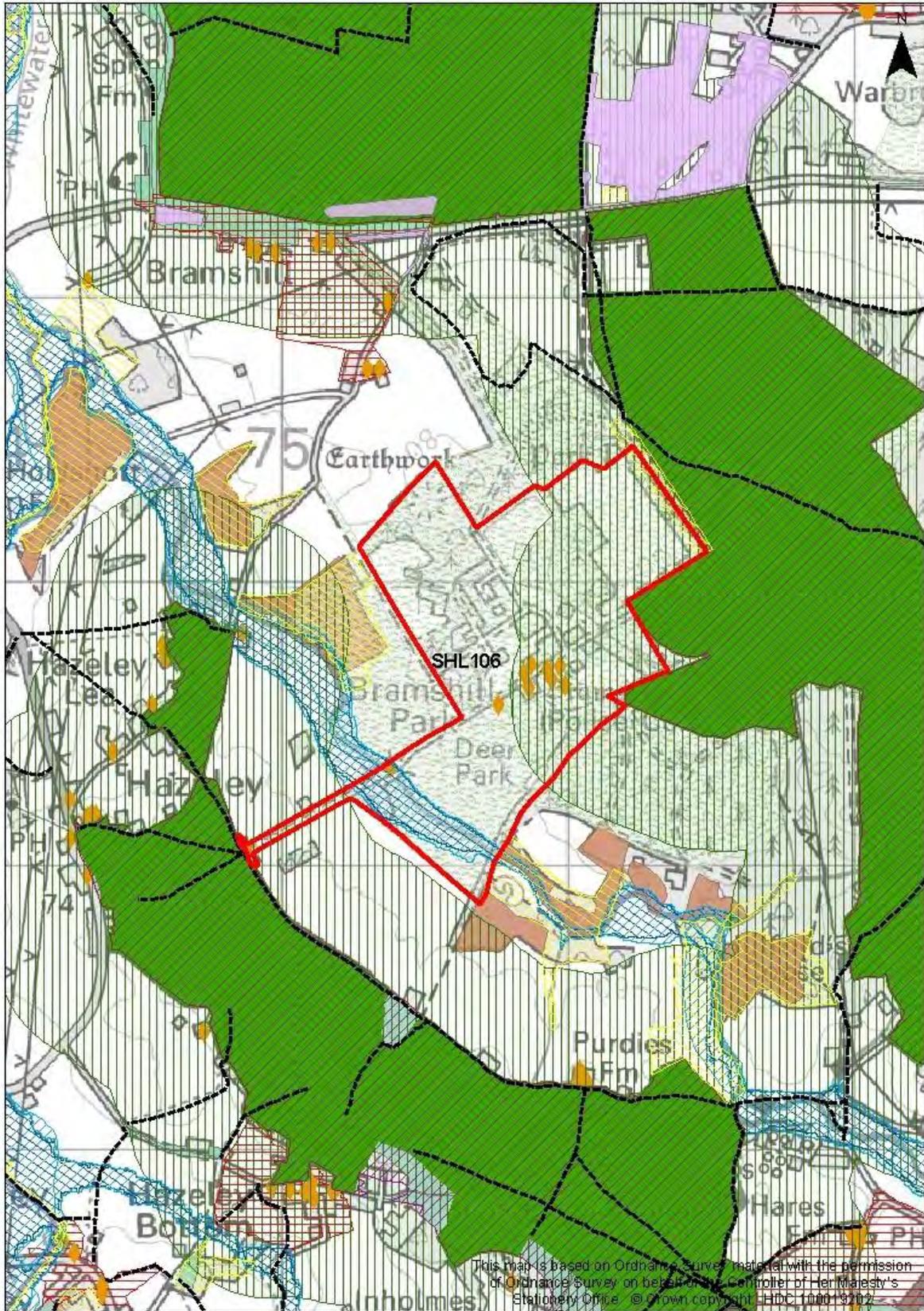
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Site Reference	SHL106
Site Name	Bramshill (police Training Centre)
Site Address	Bramshill, Hook, Hampshire, RG27 0JW
Parish	Bramshill
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	106
Estimate of potential housing capacity	300
Current Land Uses	<p>Bramshill is considered to be a residential institutional use falling within Class C2 of the Town and Country Planning (Use Classes) Order 2010 (as amended).</p> <p>There are a number of ancillary uses within the overall Class C2 including A4, B1, B8, C2, C3, C4, D1.</p>
Suitability	<p>Physical</p> <p>The site is isolated and does not relate to any settlement.</p> <p>The majority of the site is in flood zone 1 (lowest risk of fluvial flooding), however parts of the site are located in flood zones 2 and 3.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, common land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by the development of this site.</p> <p>The site is within a Historic Park and Garden which extends beyond the site, there are several listed buildings on the site and a Conservation Area nearby.</p> <p>The site is adjacent to Sites of Importance for Nature Conservation and Sites of Special Scientific Interest.</p> <p>Site is adjacent to the SPA with approximately half of the site within 400m.</p> <p>There are areas of ancient woodland nearby.</p> <p>Environmental/amenity impacts</p> <p>n/a</p>

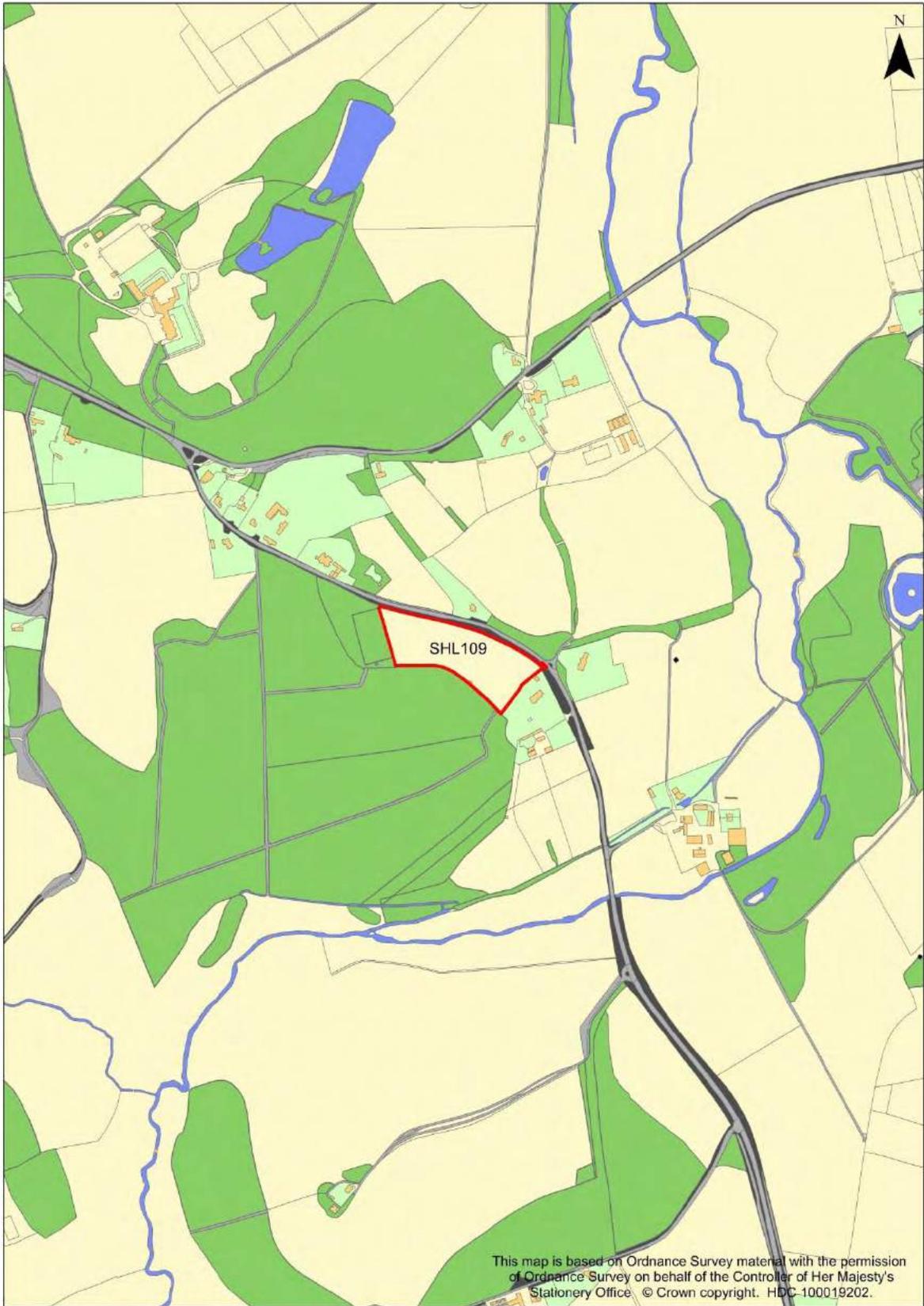
Recommendations for overcoming constraints	<p>Although the site is not related to any settlement, a suitable alternative use for the police training centre will need to be found which retains the existing historic buildings.</p> <p>Given the fact that the development of this site should involve the conversion of existing buildings (as listed buildings and those important to the Historic Park and Garden status should be retained) some of the constraints will be less of a concern. However, if new development in addition to the existing buildings is proposed the design of any new buildings would need to be in keeping with the existing listed buildings on the site and the Historic Park and Garden. Nearby SINCs, SSSIs and ancient woodland should not be adversely affected.</p> <p>New residential development in the area of the site which is within 400m of the SPA may need to be avoided unless Natural England agrees this is acceptable.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>The part of the site in flood zones 2/3 should not be built on.</p>										
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).										
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.										
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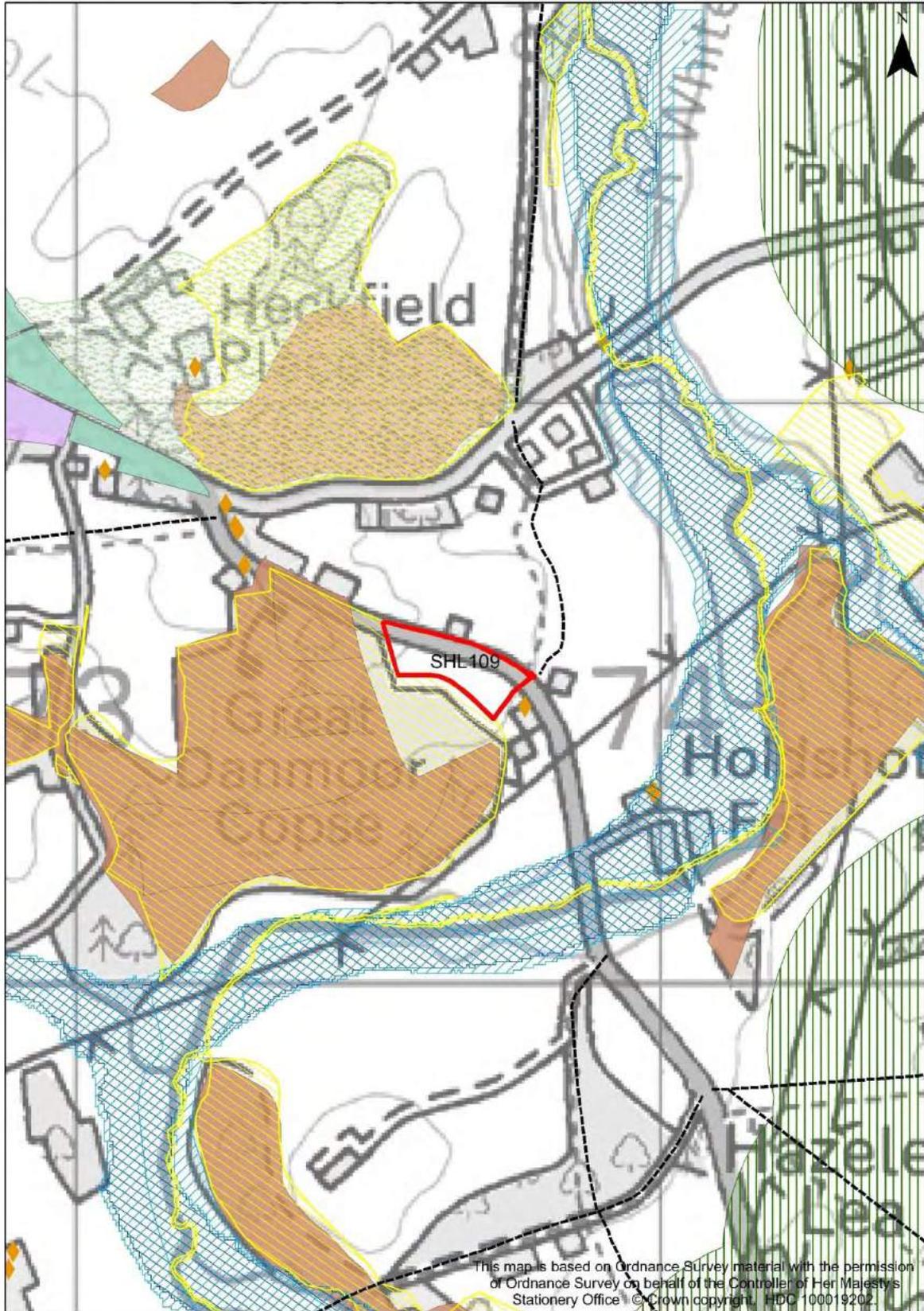




Site Reference	SHL109	
Site Name	Land at Holdshott House	
Site Address	Holdshott House, Reading Road, Heckfield, Hook, Hampshire, RG27 0JZ	
Parish	Heckfield	
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)	
Site Size (ha)	1.84	
Estimate of potential housing capacity	5-44	
Current Land Uses	Vacant paddock.	
Suitability	<p>Physical</p> <p>The site is not related to any settlement.</p> <p>The site is in Flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There is a Site of Importance for Nature Conservation (SINC) adjacent to the site and others in the vicinity. There is also a Listed Building adjacent to the site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p>	
Recommendations for overcoming constraints	<p>The fact that the site is not related to any settlement cannot be overcome.</p> <p>The development should not adversely affect the nearby SINC or Ancient Woodland.</p> <p>A contribution towards SPA mitigation would be required.</p>	
Availability	Availability of the site for development has not been confirmed.	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
The availability of the land for development has not been	Years	

confirmed and therefore at this time the site is not considered to be deliverable.	0-5	
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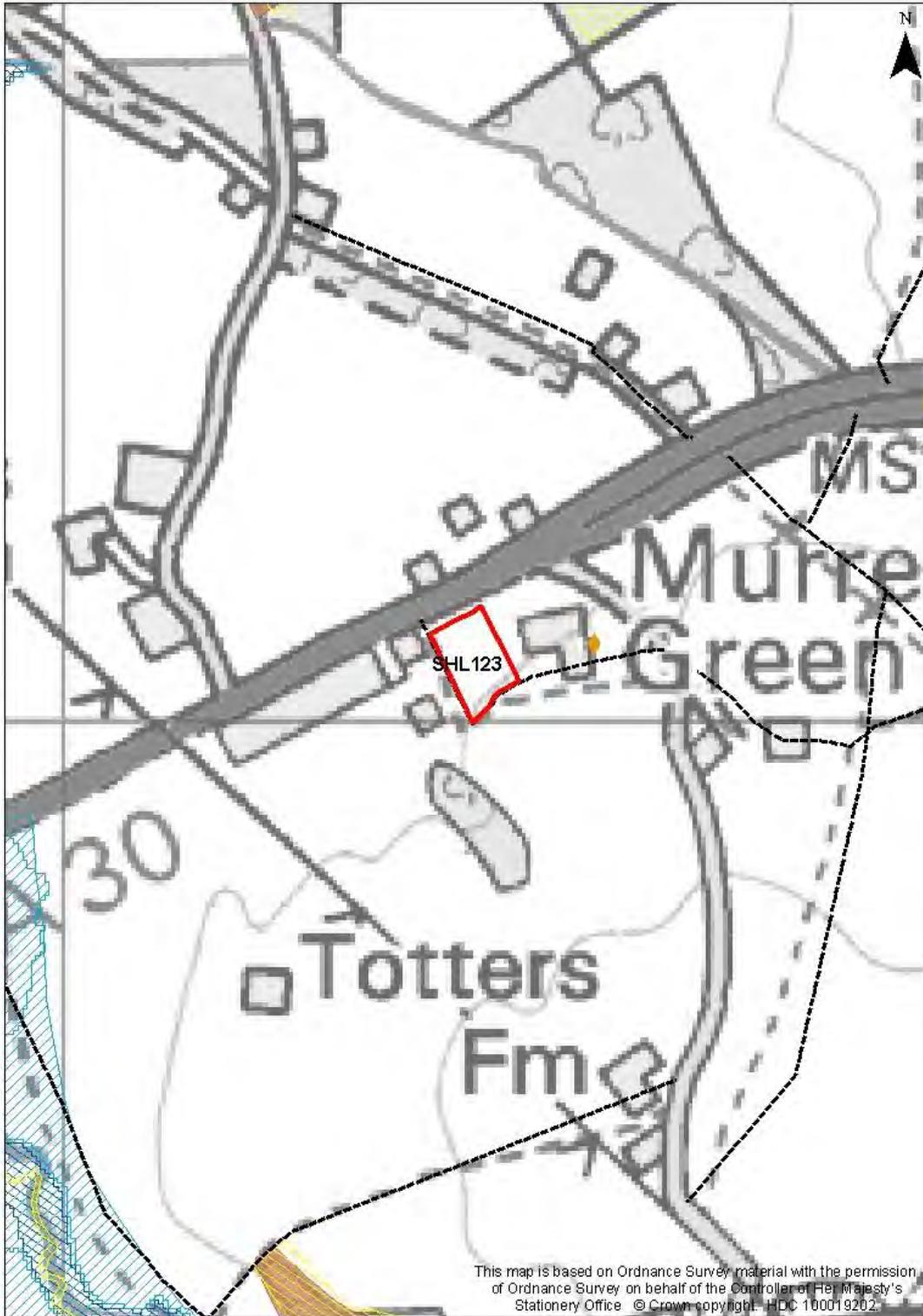




Site Reference	SHL123
Site Name	Land at Murrell Green, Hook
Site Address	Land at Murrell Green, Hook
Parish	Hook
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.7
Estimate of potential housing capacity	13
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is in flood zone 1 (lowest risk of fluvial flooding) and has a high potential likelihood of surface water flooding and medium potential likelihood of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, National Nature Reserves, Local Nature Reserves, Common Land, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site.</p> <p>Public Right of Way runs along western and southern boundaries.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to surface water and groundwater flooding and should not adversely affect the setting of the nearby listed buildings.</p> <p>A contribution towards SPA mitigation would be required.</p>

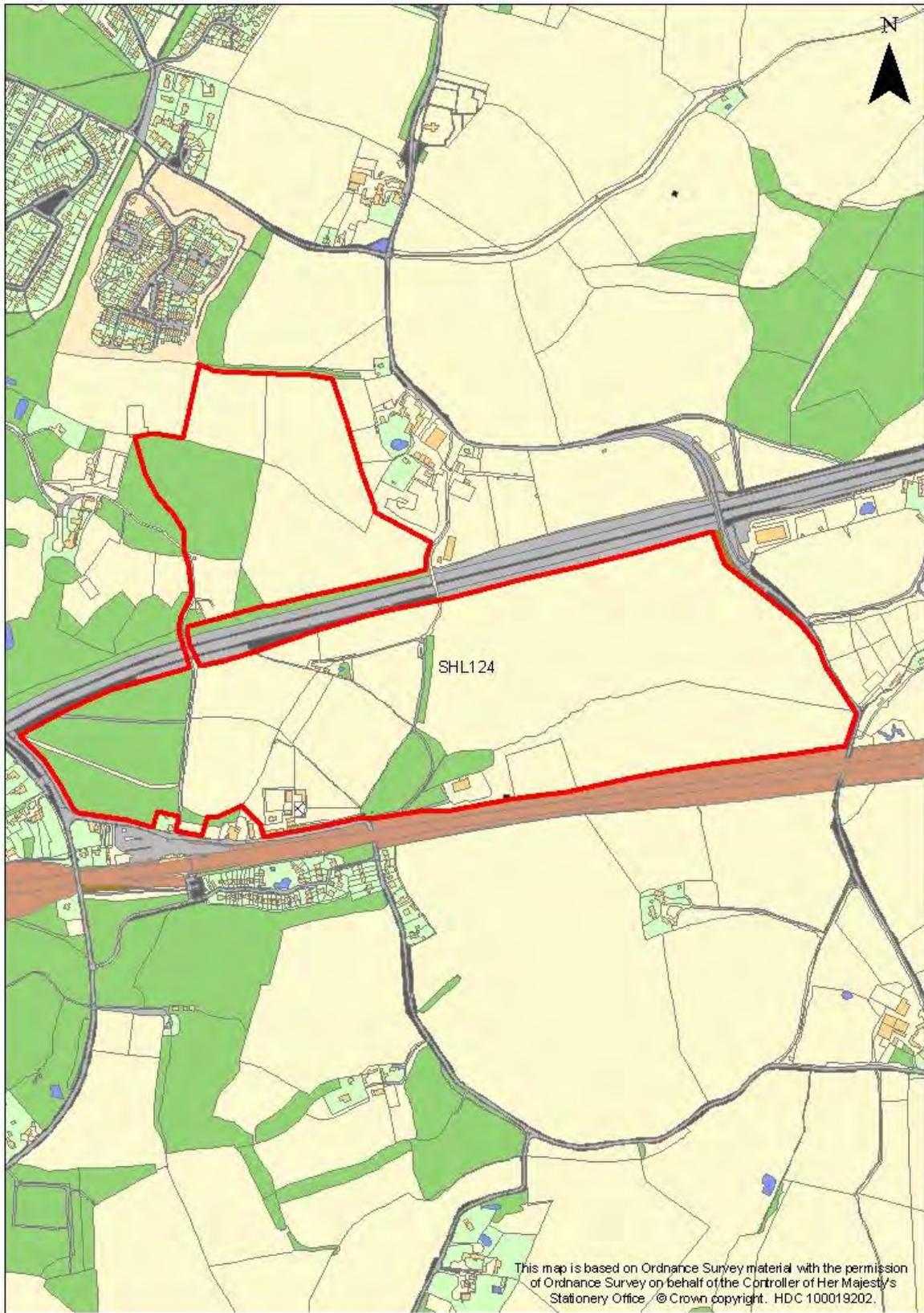
	It may not be possible to avoid impacts on high grade agricultural land if this site is developed.	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
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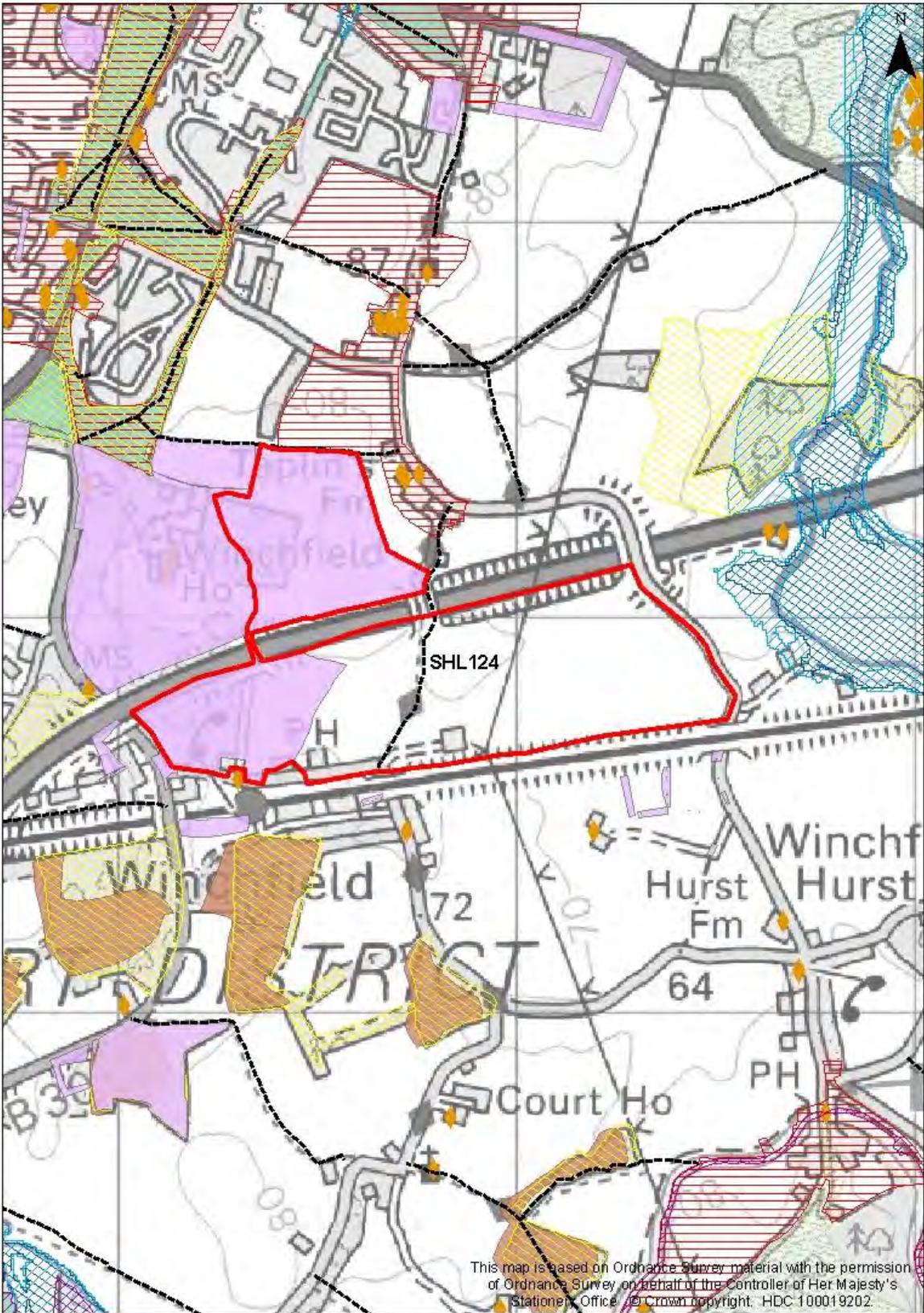




Site Reference	SHL124
Site Name	Land at Winchfield, Winchfield
Site Address	Land at Winchfield, Winchfield
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	66.91
Estimate of potential housing capacity	1100
Current Land Uses	The site is split into two distinct areas either side of the M3 motorway. The area to the south of the M3 consists of wooded areas and agricultural fields, bounded to the south by the railway. The area of the site situated to the north of the M3 is countryside, and includes the estate of Winchfield House and its curtilage, the established woodland of Mabs Copse and open fields to the east.
Suitability	<p>Physical</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is located in Flood zone 1 (lowest risk of fluvial flooding) and has low potential likelihood of surface water flooding and medium / high potential likelihood of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, National Nature Reserves, Local Nature Reserves or Common Land in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is adjacent to a Conservation Area and there are some listed buildings nearby and there is a Historic Park and Garden a few hundred metres to the south.</p> <p>There are a few Sites of Importance for Nature Conservation (SINCs) nearby.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Northern and western parts of the site are covered by a Tree Preservation Order.</p> <p>A Public Right of Way runs through the centre of the site.</p> <p>Environmental/amenity impacts</p>

	<p>The site is close to Winchfield railway station and the M3 motorway so there is the potential for noise from the railway and motorway may be an issue for potential residents.</p> <p>Other</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site.</p>										
<p>Recommendations for overcoming constraints</p>	<p>The design of any development may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting or character of the nearby listed buildings, Conservation Area, or Historic Park and Garden.</p> <p>The biodiversity at the nearby SSSI and SINCs should not be adversely affected.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>The TPO covering the site may cause problems for developing that part of the site.</p> <p>The Public Right of Way will need to be retained or diverted.</p> <p>The design of the development would need to include noise mitigation so that potential residents did not experience high levels of road and railway noise.</p>										
<p>Availability</p>	<p>Land Ownership: It has been confirmed that the land is available for development (May 2016).</p>										
<p>Achievability</p>	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.</p>										
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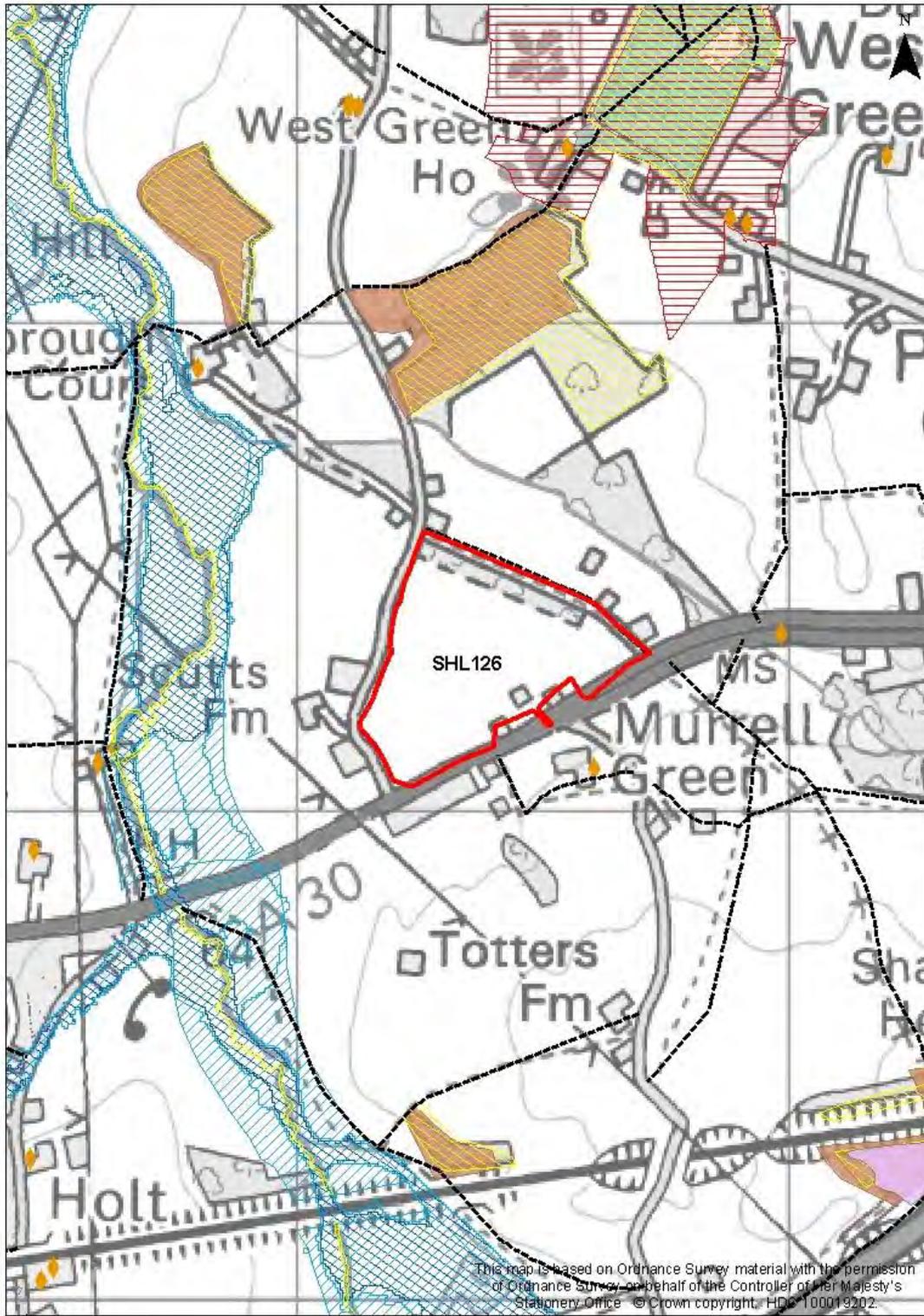




Site Reference	SHLI26
Site Name	Land at London Road, Murrell Green, Hook
Site Address	Land at London Road, Murrell Green, Hook
Parish	Hook
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents) and 12 (Sites which have been identified in the Urban Capacity Study and still considered appropriate)
Site Size (ha)	16.0
Estimate of potential housing capacity	288
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The site is relatively isolated from the established settlement boundary of Hook.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is located within Flood zone 1 (lowest risk of fluvial flooding) and has a medium potential likelihood of groundwater flooding. Most of the site has a medium, but partly high potential likelihood of surface water flooding;</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>Potentially some high grade agricultural land (best and most versatile land) within the site.</p> <p>Public Right of Way runs along north eastern boundary.</p>

Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to surface water and groundwater flooding, and should not adversely affect the setting of the nearby listed buildings, nor the biodiversity at the nearby SINC.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>A contribution towards SPA mitigation would be required.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
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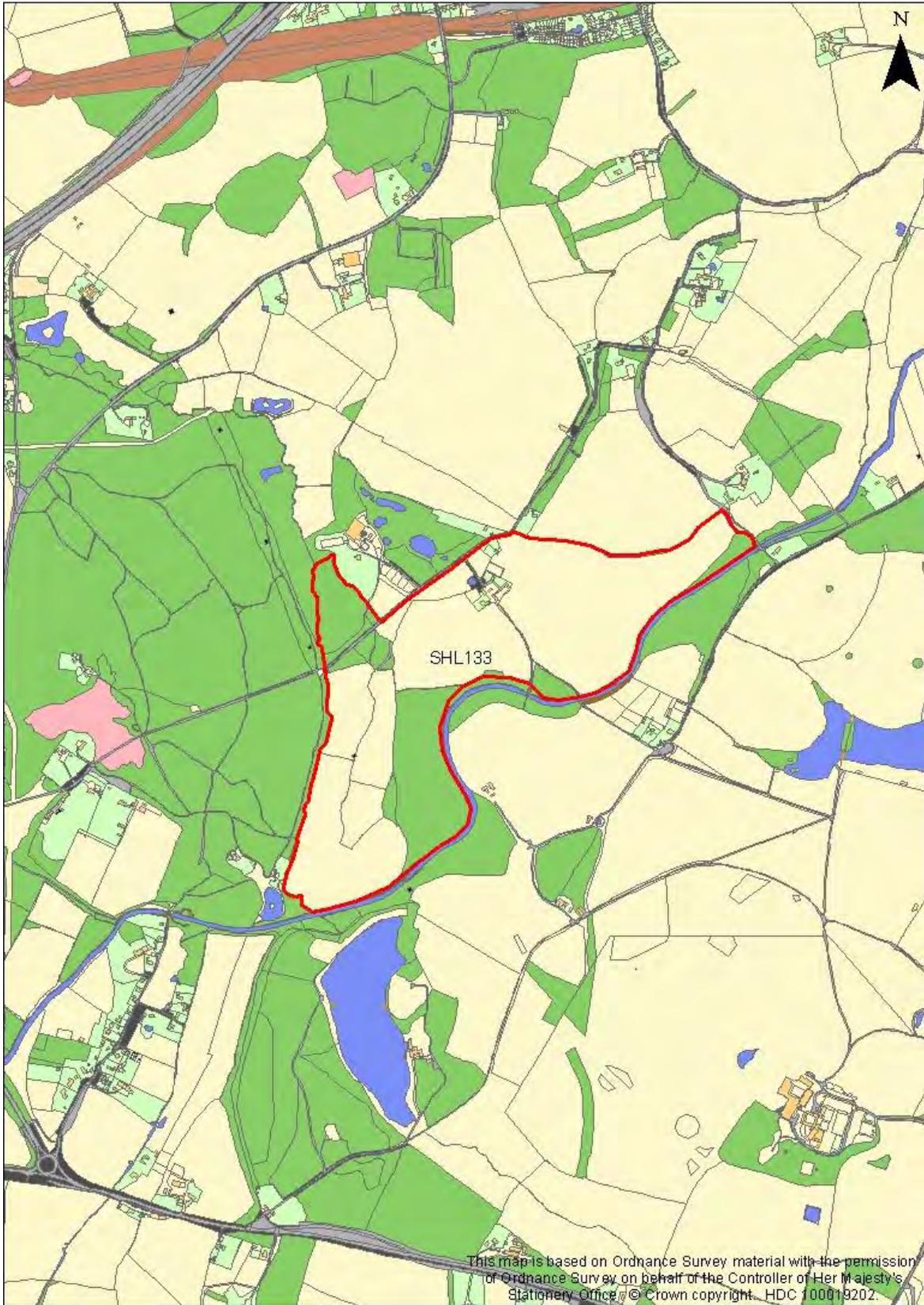


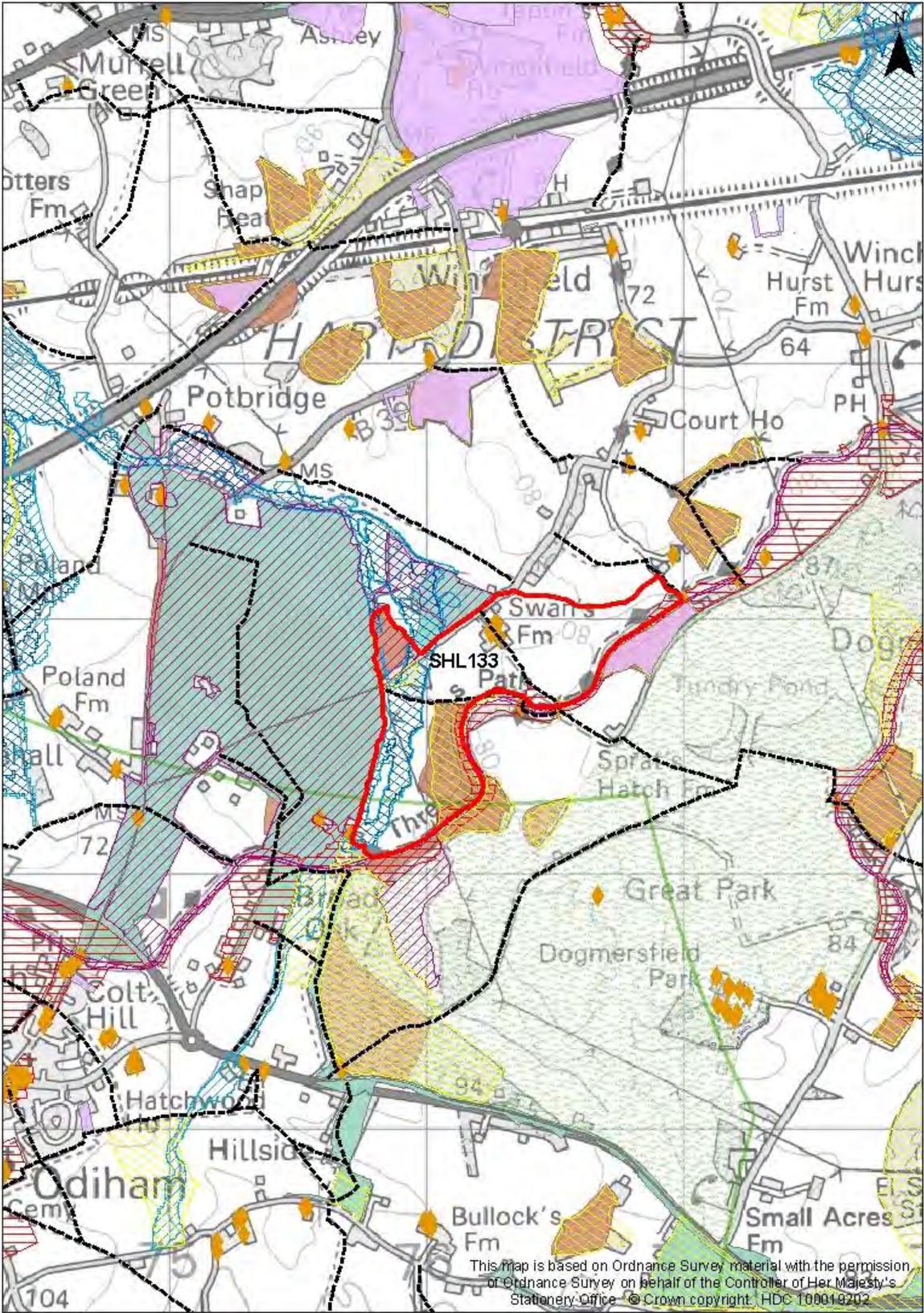


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Site Reference	SHL133
Site Name	Swan's Farm
Site Address	Swan's Farm, Winchfield, Hook, RG27 8DB
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	54.5ha (22ha of developable area, 13.2ha net developable)
Estimate of potential housing capacity	450
Current Land Uses	Agricultural, forestry
Suitability	<p>Physical</p> <p>The majority of the site is in flood zone 1 (lowest risk of fluvial flooding) however the western part of the site is in flood zones 2/3.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development of the site.</p> <p>There are several listed buildings on the site and in the vicinity and parts of the site lie within a Conservation Area.</p> <p>There is a Historic Park and Garden nearby.</p> <p>Part of the site is a Site of Special Scientific Interest; there are also Sites of Importance for Nature Conservation both on the site and nearby.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Site is adjacent to an area of common land;</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There are two Public Rights of Way running through the site.</p>
Recommendations for overcoming constraints	<p>The part of the site in flood zones 2/3 should not be built on.</p> <p>Other parts of the site including areas that are SSIs, SINC's or ancient woodland should also not be built on.</p> <p>The design of any development should not adversely affect the character or setting of nearby listed buildings and Conservation Area. In particular, the design should be sympathetic to the listed buildings on site.</p> <p>The character and setting of the nearby Historic Park and Garden should also be protected from any adverse impacts.</p>

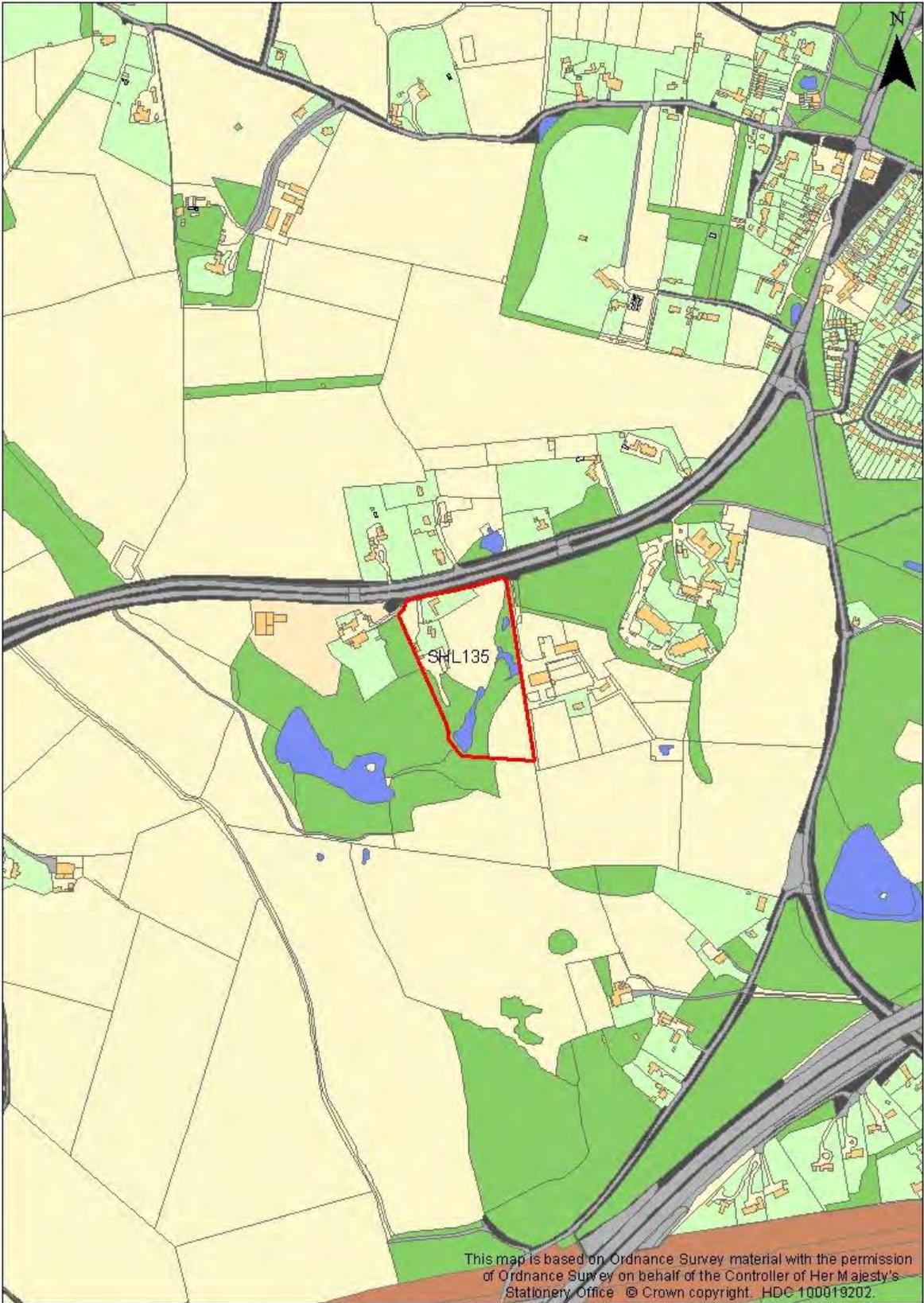
	<p>Adverse impacts on SSIs, SINCs, ancient woodland and TPOs should also be avoided whether they are on the site or in the vicinity.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>Existing Public Rights of Way on the site should be either maintained or diverted.</p>										
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).										
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.										
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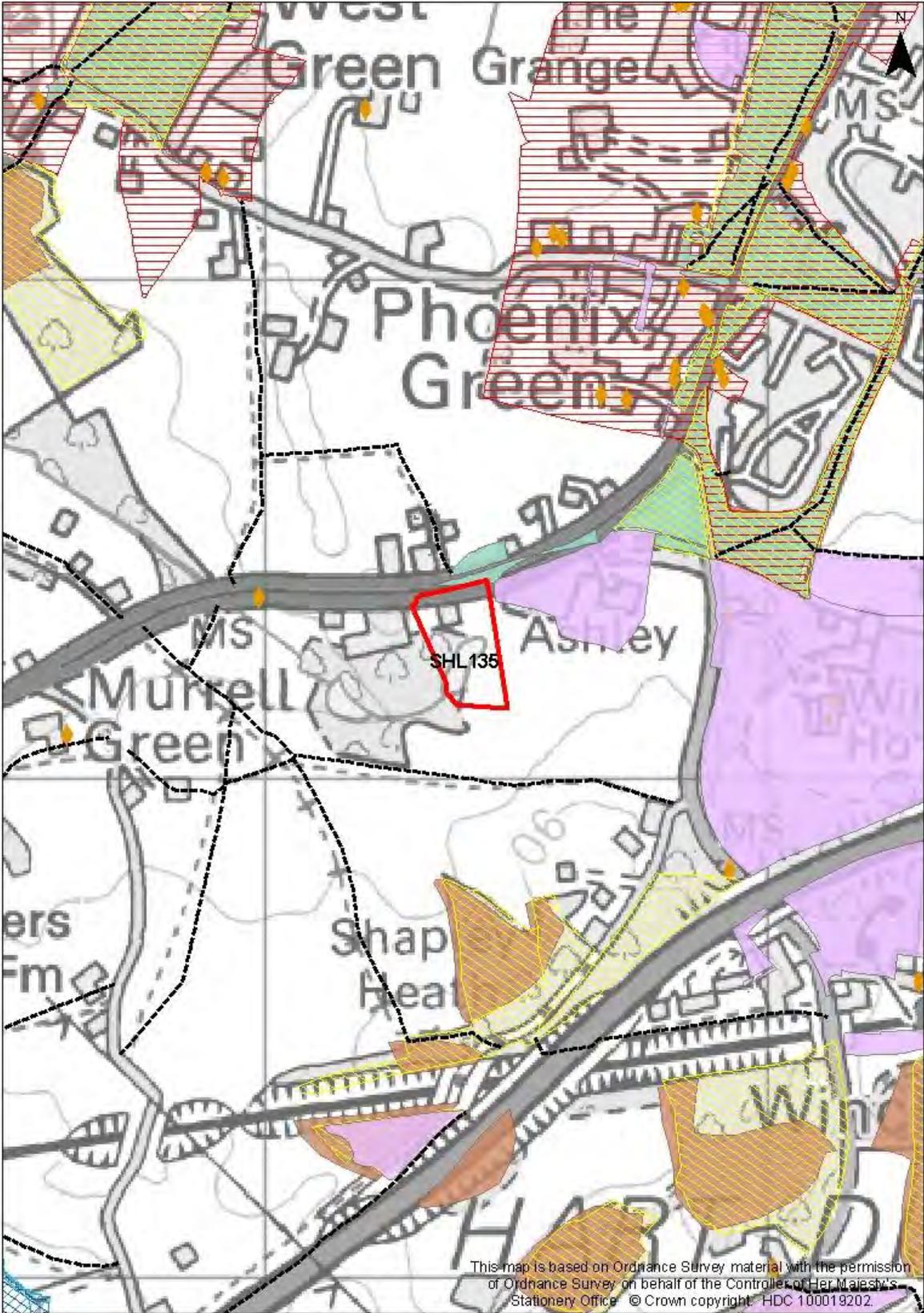


Site Reference	SHL135							
Site Name	Shapley Ranch							
Site Address	Shapley Ranch, Hook, Hampshire							
Parish	Winchfield							
Source of Site	1 (sites submitted to the Council by developers/ landowners/ agents)							
Site Size (ha)	3.06ha (net developable area of 1.84ha)							
Estimate of potential housing capacity	56							
Current Land Uses	Agricultural							
Suitability	<p>Physical</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature reserves in the vicinity or close enough to be affected by the development of the site.</p> <p>There are several listed buildings near to the site.</p> <p>There are areas of ancient woodland and Sites of Importance for Nature Conservation nearby.</p> <p>Blanket TPO adjoins the site to the east.</p> <p>The site is within 5km of SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p>							
Recommendations for overcoming constraints	<p>The design of any development should not adversely affect the character or setting of the nearby Conservation Area or listed buildings.</p> <p>Adverse impacts on the nearby SINC, ancient woodland and TPOs should also be avoided. A contribution towards SPA mitigation would also be required.</p>							
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).							
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.							
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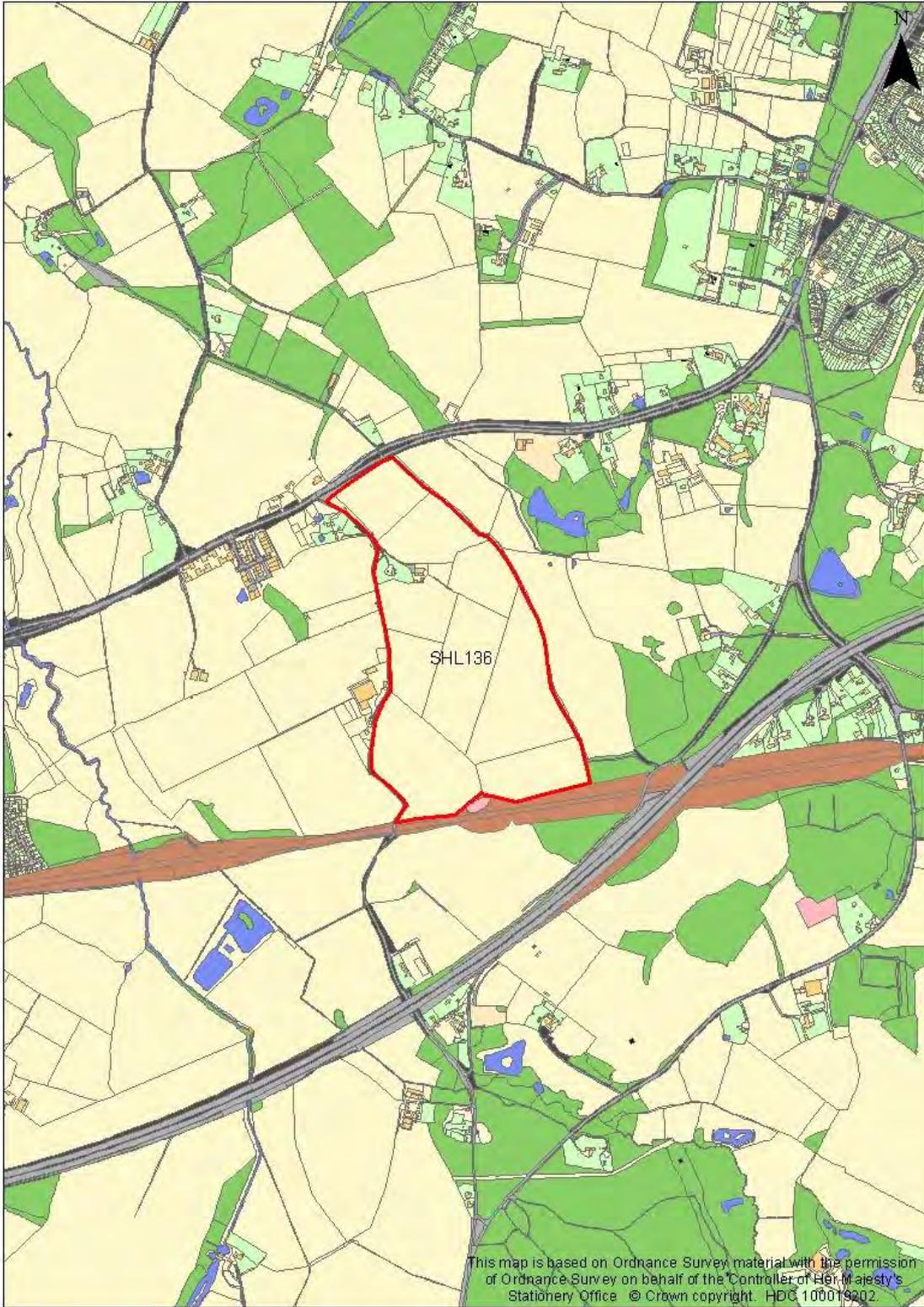


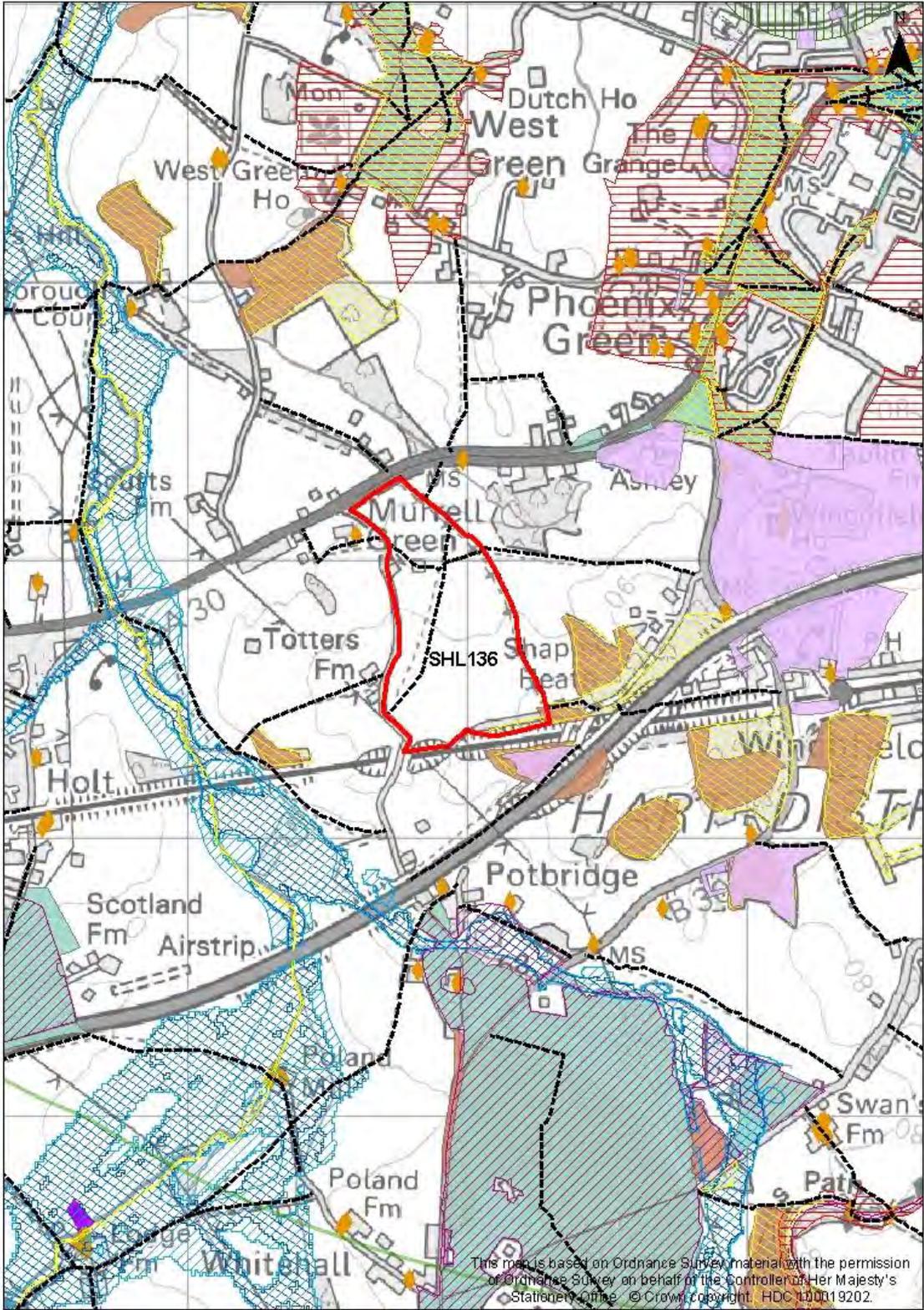
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Site Reference	SHLI36
Site Name	Western Edge of Winchfield
Site Address	Western Edge of Winchfield
Parish	Hook
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	36.84ha (net developable area of 22.1ha)
Estimate of potential housing capacity	650
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The site does not relate to any existing settlement boundaries.</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves or Local Nature Reserves in the vicinity or close enough to be affected by development of the site.</p> <p>There are several listed buildings nearby.</p> <p>A Site of Importance for Nature Conservation (SINC) covers a small area of the site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>Some Public Rights of Way run through the site.</p>
Recommendations for overcoming constraints	<p>The design of any development should not adversely affect the character or setting of the nearby Conservation Area or listed buildings.</p> <p>Adverse impacts on the nearby SSSI, SINCs, ancient woodland and TPOs should also be avoided.</p> <p>Existing Public Rights of Way should be maintained or diverted.</p> <p>A contribution towards SPA mitigation would be required.</p>

Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
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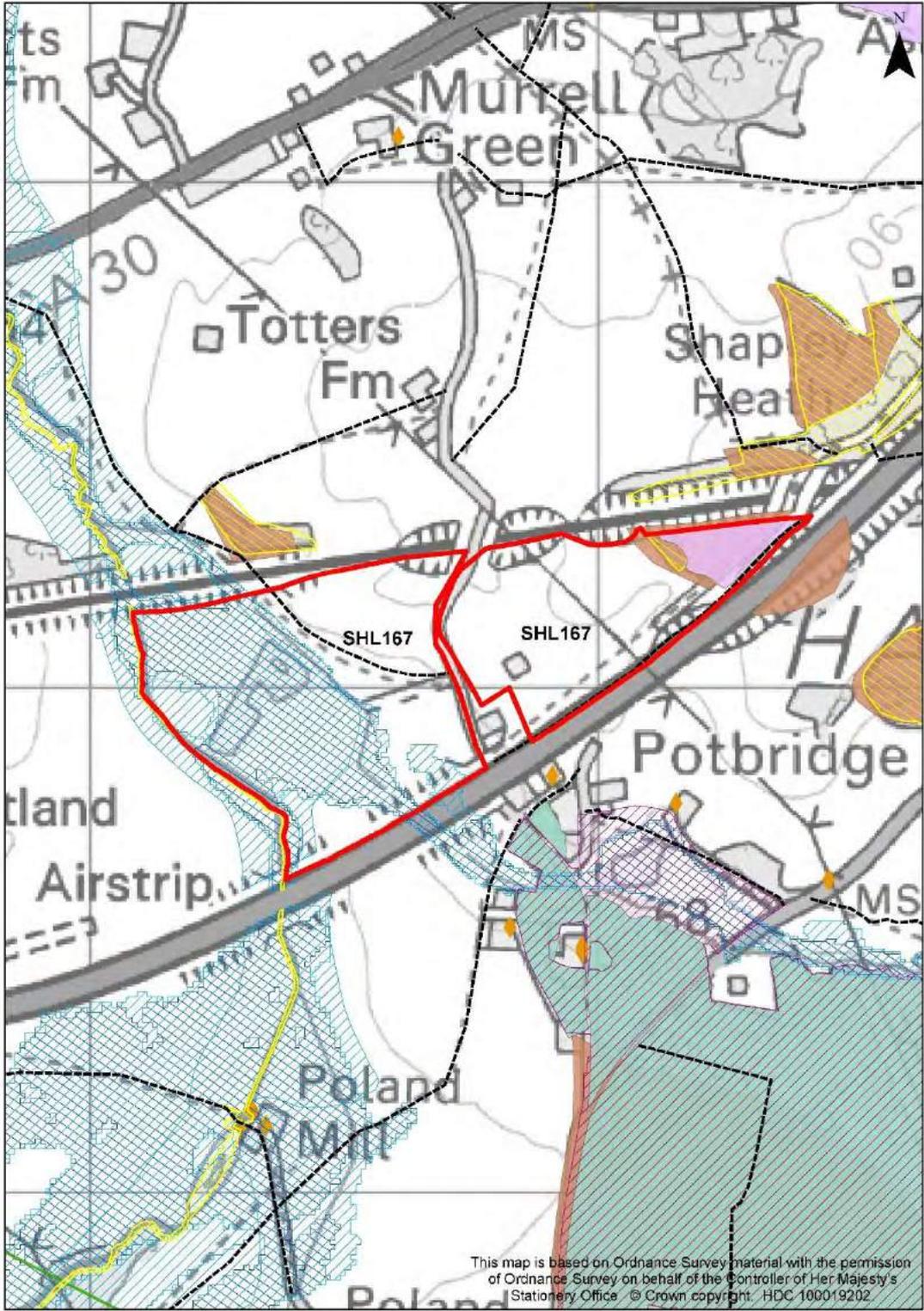




Site Reference	SHL167
Site Name	Land between M3 and Railway
Site Address	Land between M3 and Railway
Parish	Winchfield & Hook
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	43.6
Estimate of potential housing capacity	463
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The majority of the site is in flood zone 1 (lowest risk of fluvial flooding) however approximately a third of the site is within flood zones 2 and 3. Large areas are susceptible to surface water flooding, reservoir flooding, and groundwater flooding at the surface.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, listed buildings, Scheduled Ancient Monuments, Historic parks and gardens, National nature reserves, or Local Nature reserves in the vicinity of the site or close enough to be affected by development of the site.</p> <p>There are grade II listed building to the south.</p> <p>The eastern part of the site is a Site of Importance for Nature Conservation (SINC) and is also covered by a blanket Tree Preservation Area (TPO).</p> <p>South of the M3 is the Odiham Common with Bagwell Green and Shaw Sites of Special Scientific Interest (SSSI).</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The M3 motorway is located adjacent to the site to the south and the railway is adjacent to the north, this could have a noise and air pollution impact on the site.</p> <p>Other</p> <p>A large part of the centre of the site is grade 3 agricultural land (best and most versatile land).</p> <p>A Public Right of Way runs through the eastern half of the site.</p>

<p>Recommendations for overcoming constraints</p>	<p>The parts of the site within flood zone 3 should not be built on and neither should the area that is a SINC. The design of any proposed development may need to include mitigation against flooding.</p> <p>There should also be no adverse impact on the biodiversity in the SINC or SSSI.</p> <p>The Public Right of Way should be maintained or diverted.</p> <p>The potential impact of the M3 motorway and the railway on development at this site may need to be evaluated.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>A contribution towards SPA mitigation would be required.</p>								
<p>Availability</p>	<p>Land Ownership: It has been confirmed that the land is available for development (May 2016).</p>								
<p>Achievability</p>	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable.</p>								
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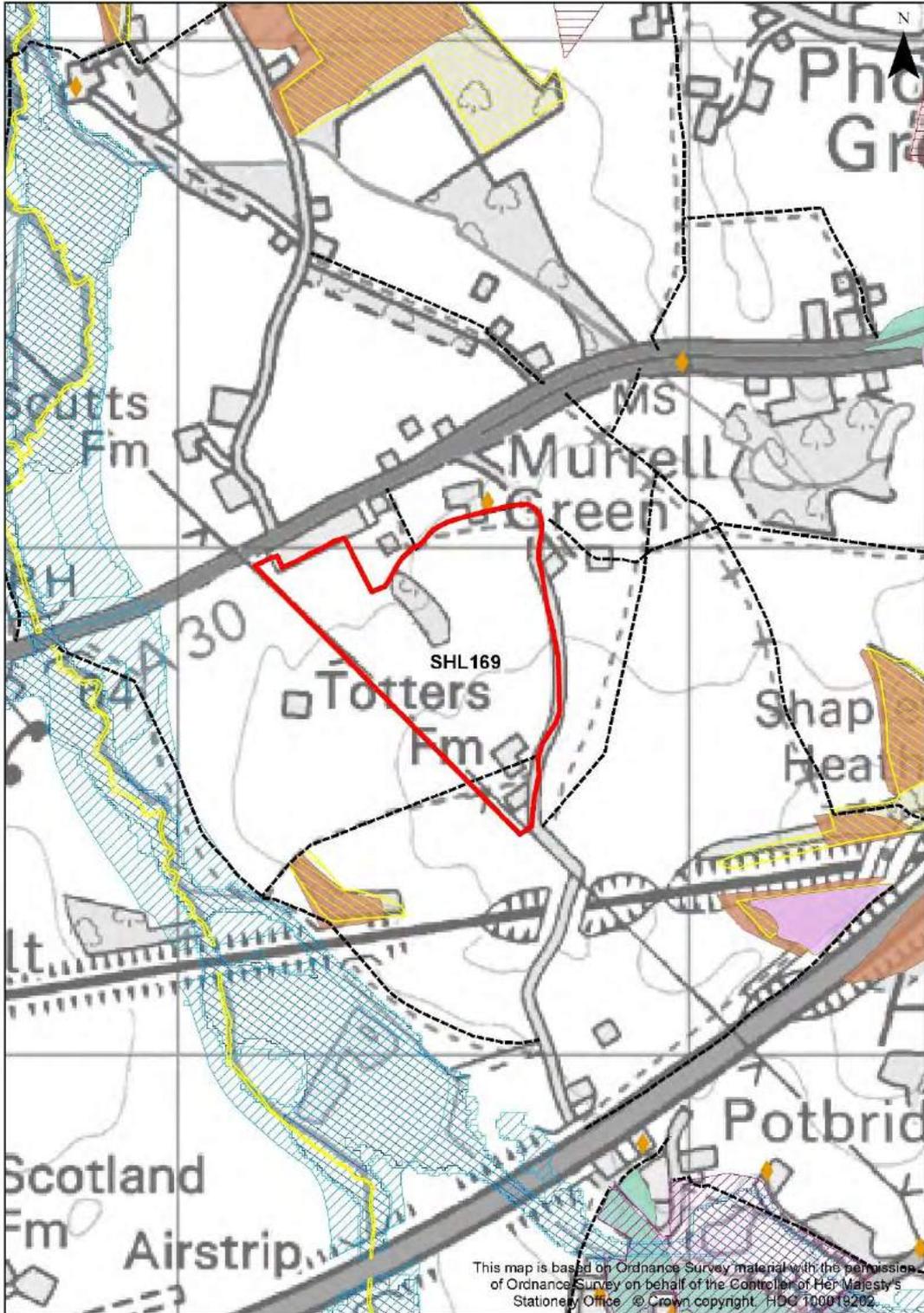


Site Reference	SHL169
Site Name	Land at Totters Farm
Site Address	Land at Totters Farm, Murrell Green
Parish	Hook
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	19.17ha
Estimate of potential housing capacity	Site capacity forms part of SHL004
Current Land Uses	Agricultural
Summary of opportunities	<p>Physical</p> <p>The site is not within or adjacent to any existing settlement policy boundary.</p> <p>The site is entirely within flood zone 1 (lowest risk of fluvial flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and gardens, Sites of Special Scientific Interest, national Nature Reserves, Local Nature reserves, or Tree preservation Orders in the vicinity of the site or close enough to be affected by development of the site;</p> <p>There is a listed building adjacent to the northern boundary of the site.</p> <p>There are Sites of Importance for Nature Conservation (SINC) nearby.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>A Public Right of Way runs through the southern part of the site.</p>
Recommendations for overcoming constraints	<p>The fact that the site does not relate to any settlement boundary cannot be overcome.</p> <p>There should be no adverse impact on the setting of the listed building.</p>

	<p>Adverse impacts on the nearby SINC's should be avoided.</p> <p>The PROW should be maintained or diverted.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>The Public Right of Way will need to be retained or diverted.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
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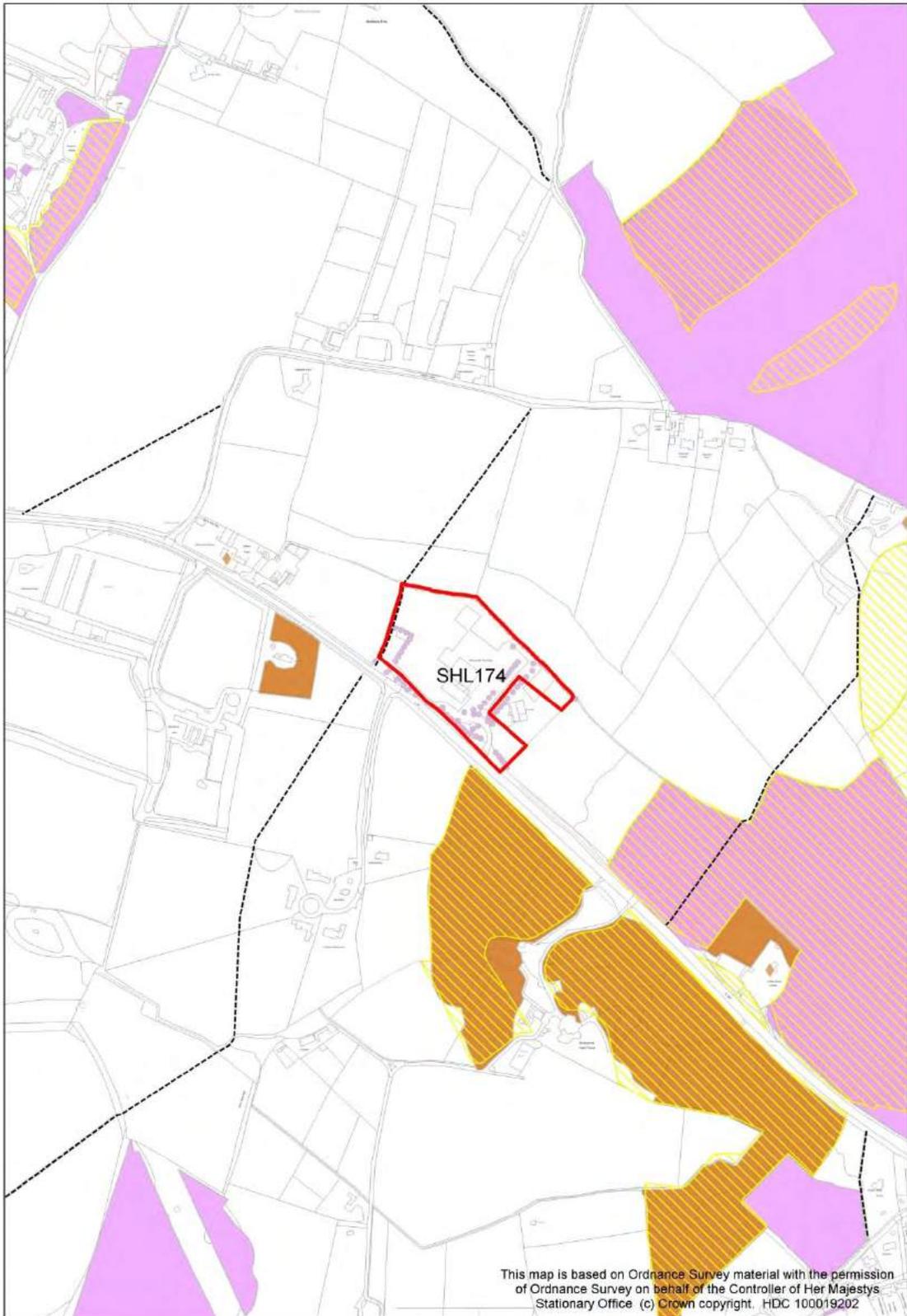
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Site Reference	SHLI74
Site Name	Peacocks Nursery Garden Centre
Site Address	Peacocks Nursery Garden Centre, Farnham Road, Ewshot
Parish	Ewshot
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	2.4
Estimate of potential housing capacity	43
Current Land Uses	Garden centre
Suitability	<p>Physical</p> <p>The site is relatively isolated in the countryside.</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site located entirely within Flood Zone 1.</p> <p>Landscape, nature and heritage</p> <p>No Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is located within 5km Special Protection Area zone of influence and therefore mitigation measures will be required.</p> <p>There are a number of TPO's on the site boundaries.</p> <p>There an SINC to the south east of the site.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There is no high grade agricultural land (best and most versatile land) within the site. The site is identified as having Grade 4 (lower quality) agricultural land.</p>
Recommendations for overcoming constraints	<p>SPA mitigation would be required.</p> <p>The design of any development should not adversely affect the TPO's.</p>

Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
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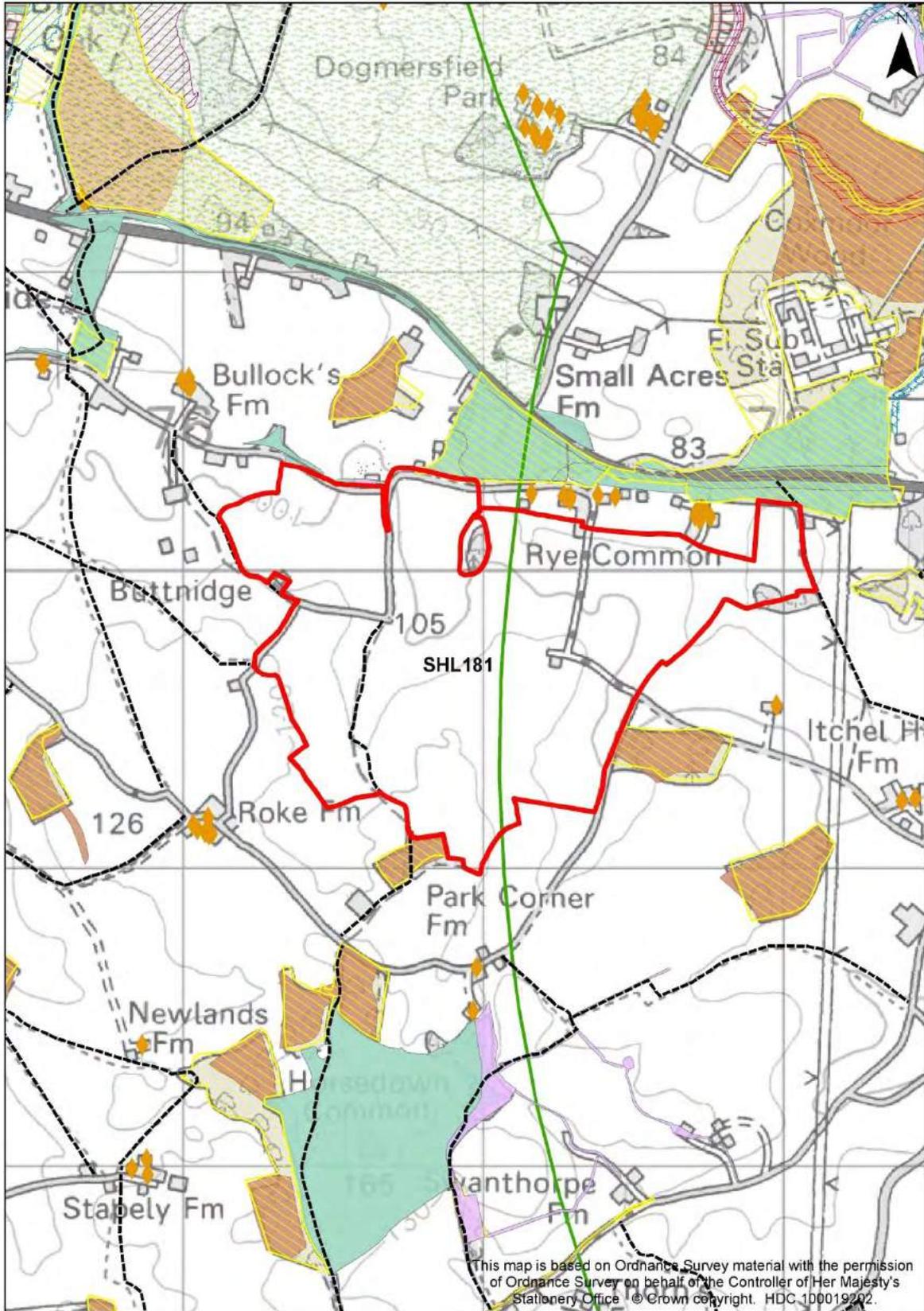


Site Reference	SHL181
Site Name	Land south of Little Rye Farm
Site Address	Land south of Little Rye Farm
Parish	Odiham
Source of Site	I (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	143.68
Estimate of potential housing capacity	2,370
Current Land Uses	Agriculture
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary and is isolated in the countryside.</p> <p>The site is entirely located within flood zone I however several areas of the site are at risk of surface water and groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>There are Sites of Importance Nature Conservation (SINCs) adjacent to the north, east and south of the site and others in the vicinity.</p> <p>There are a number of listed buildings in close proximity to the site.</p> <p>There are number of Tree Preservation Orders (TPOs) adjacent to the site to the north-east, an area to the south is subject to an area-based TPO.</p> <p>Approximately half of the site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>The majority of the site is on grade 3 agricultural land (best and most versatile land).</p>

Recommendations for overcoming constraints	<p>SPA mitigation would be required for the area within 5km of the SPA.</p> <p>Adverse impacts on the setting of the nearby listed buildings and SINCs should be avoided.</p> <p>The design of any new development may need to incorporate mitigation relating to groundwater and surface water flooding, and should not adversely affect the setting of the on site and nearby TPOs.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
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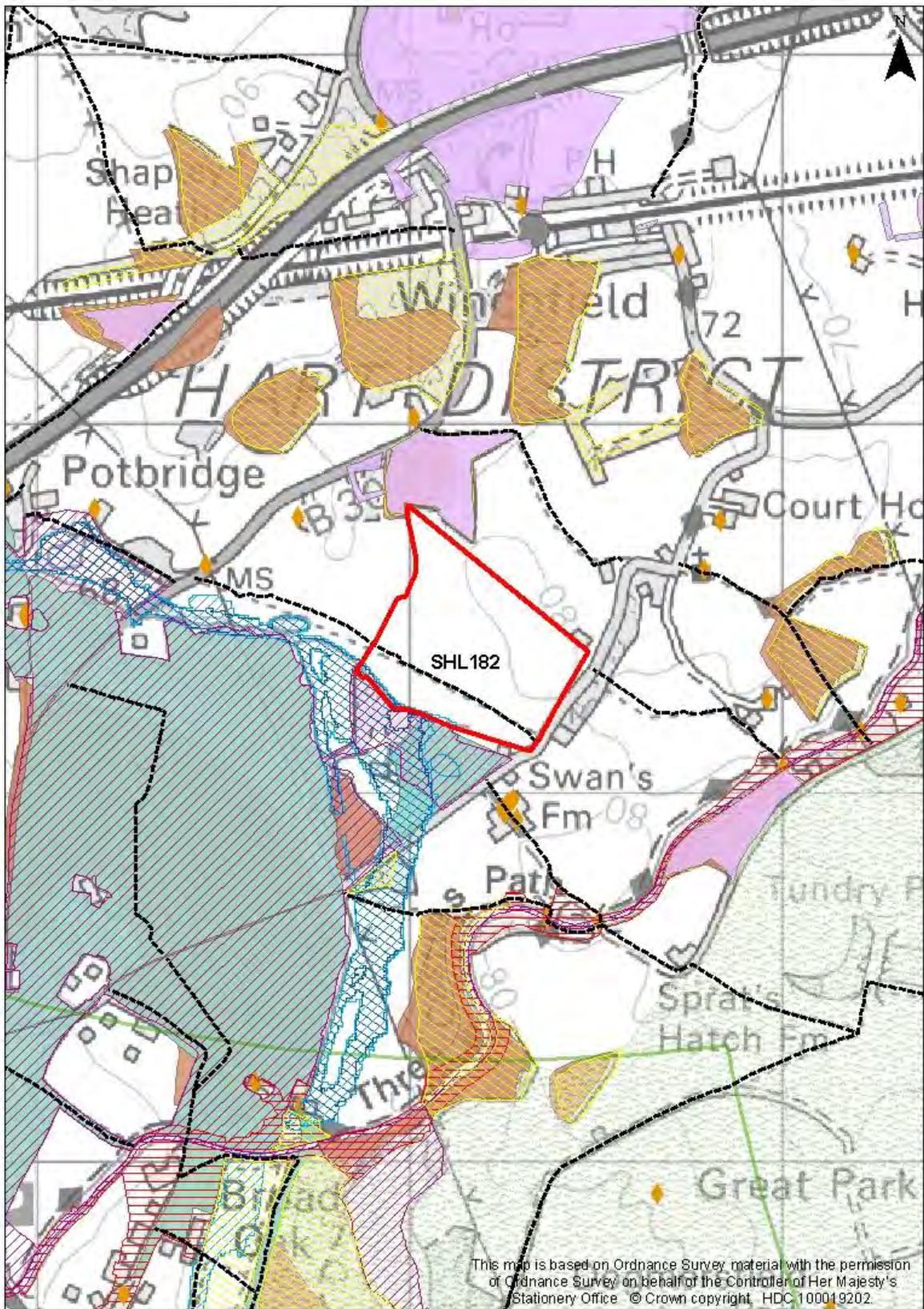
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Site Reference	SHL182
Site Name	Part of Potbridge Farm, Winchfield
Site Address	Bagwell Lane, Winchfield, RG27 8DB
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	20.5
Estimate of potential housing capacity	340
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>Site is not within or adjacent to any settlement policy boundary.</p> <p>The site is mostly within flood zone 1, the southern boundary edge is within flood zones 2 and 3. The majority of the site is at risk from groundwater flooding at the surface, and south west part of the site falls within the maximum extent of reservoir flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Historic Park and Gardens, Conservation Areas, Scheduled Ancient Monuments, National Nature Reserves, or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are a few grade II listed buildings nearby to the south.</p> <p>The Odiham Common and Bagwell Green and Shaw Site of Special Scientific Interest (SSSI) is adjacent to the southern boundary.</p> <p>There are a few Sites of Importance for Nature Conservation (SINC) near the site.</p> <p>There is Ancient Woodland to the north of the site which is covered by an area based Tree Preservation Order (TPO).</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>There is some grade 3 agricultural land (best and most versatile land) on the northern part of the site.</p>

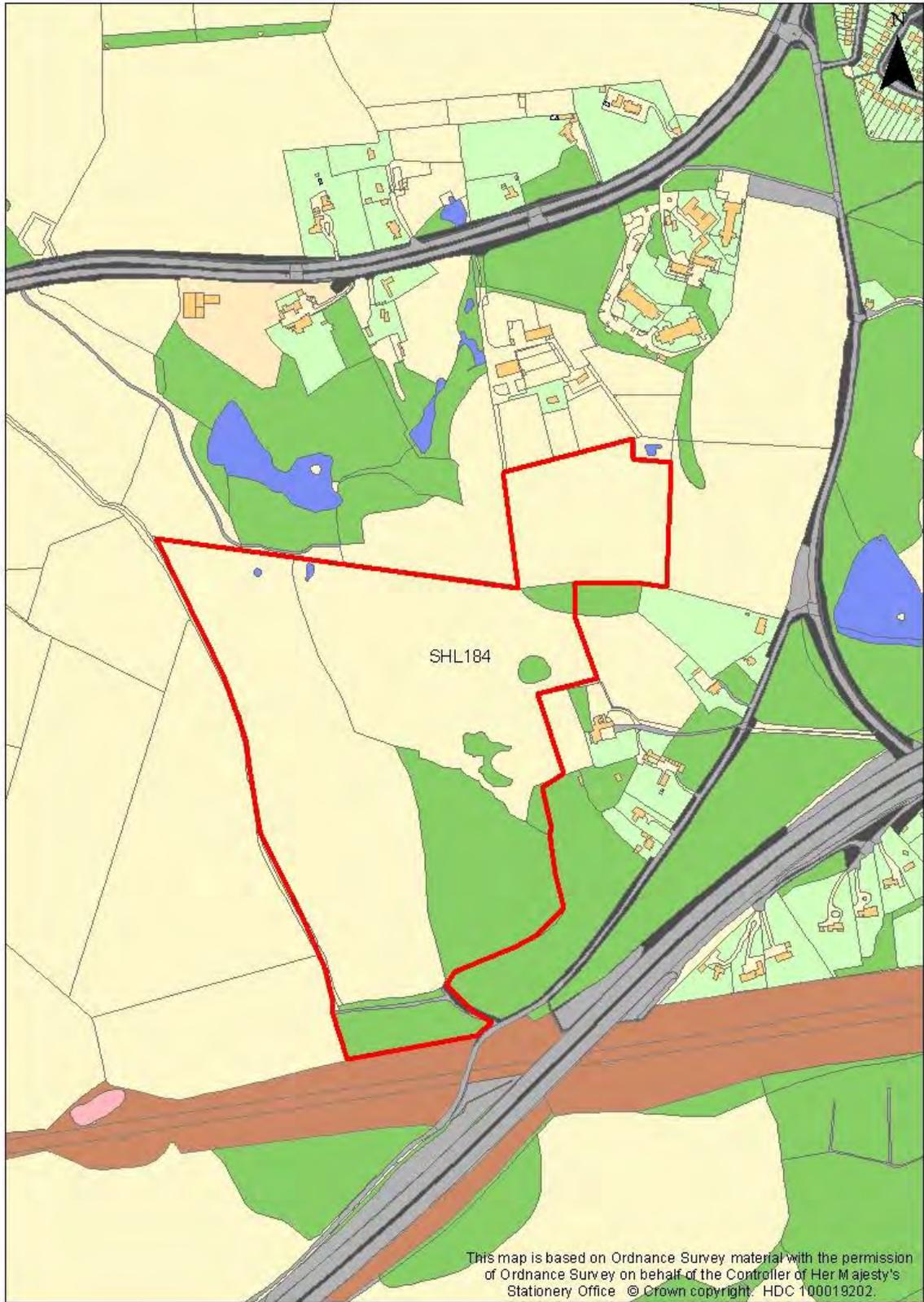
	A Public Right of Way crosses along the south western part of the site.	
Recommendations for overcoming constraints	<p>Development should be avoided along the southern edge of the site where it is within flood zones 2 and 3.</p> <p>The design of any new development may need to incorporate mitigation relating to groundwater flooding.</p> <p>Adverse impacts on the setting of the nearby listed buildings and historic park and garden should be avoided, as should adverse impacts on the adjacent SSSI, ancient woodland, TPOs, and nearby SINCs.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>It may be difficult to avoid impacts on high grade agricultural land.</p> <p>The Public Right of Way should be retained or diverted.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
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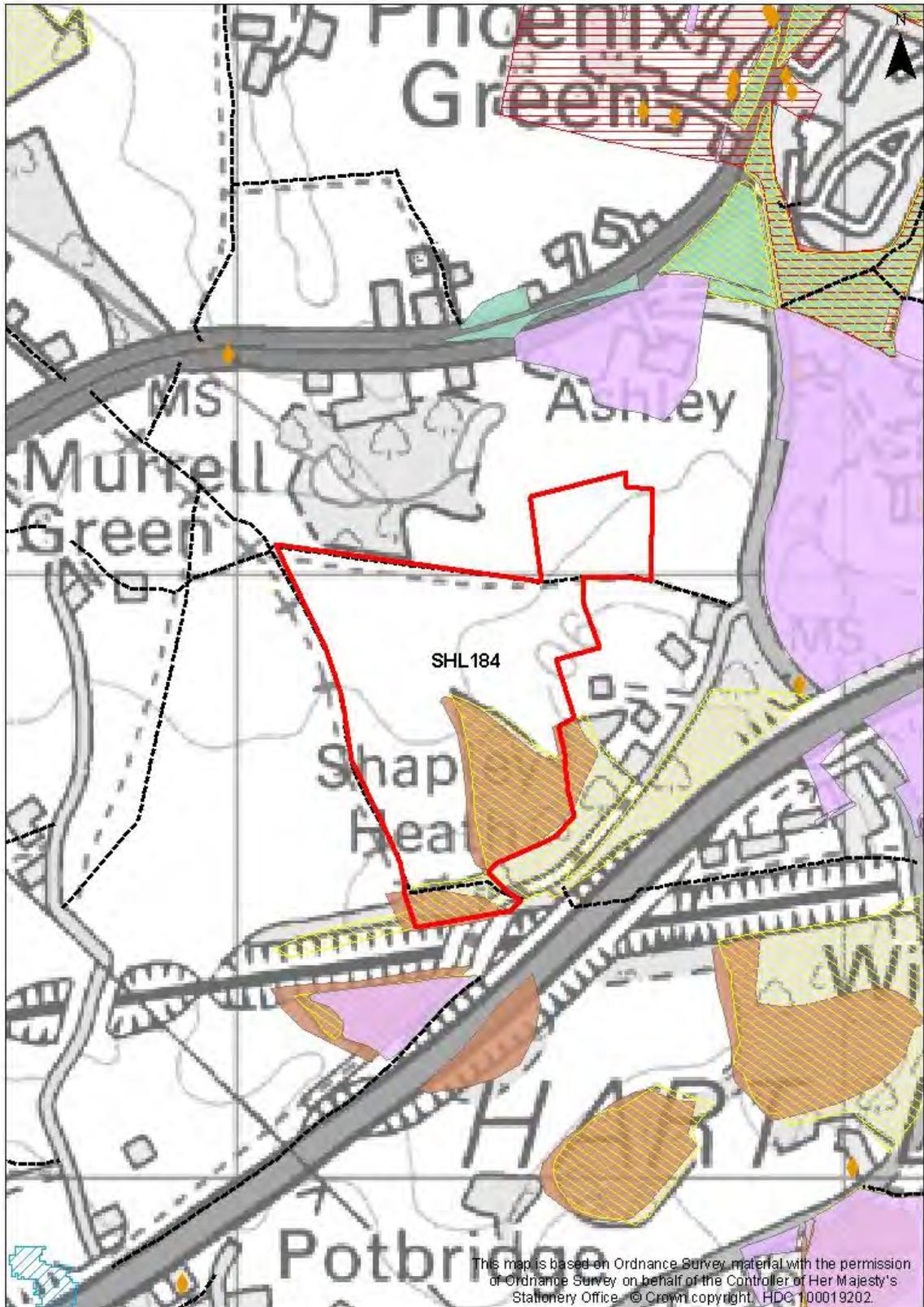




Site Reference	SHL184
Site Name	Winchfield Park, Winchfield
Site Address	London Road, Hartley Wintney, Hampshire, RG27 8HY
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	32.7
Estimate of potential housing capacity	500
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The entirety of the site is within flood zone 1. There is a low potential likelihood of groundwater flooding and a small area of the site is at risk from surface water flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, Conservation Areas, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are a few listed buildings nearby.</p> <p>Part of the southern end of the site is a Site of Importance for Nature Conservation (SINC).</p> <p>There are a number of Tree Preservation Orders (TPOs) located immediately to the East of the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The M3 is approximately 50m to the South and a railway line is adjacent to the South western corner of the site. These uses will be a source of noise, air and possibly light pollution.</p> <p>Other</p> <p>The northern part of the site is grade 3 (best and most versatile land) agricultural land.</p>

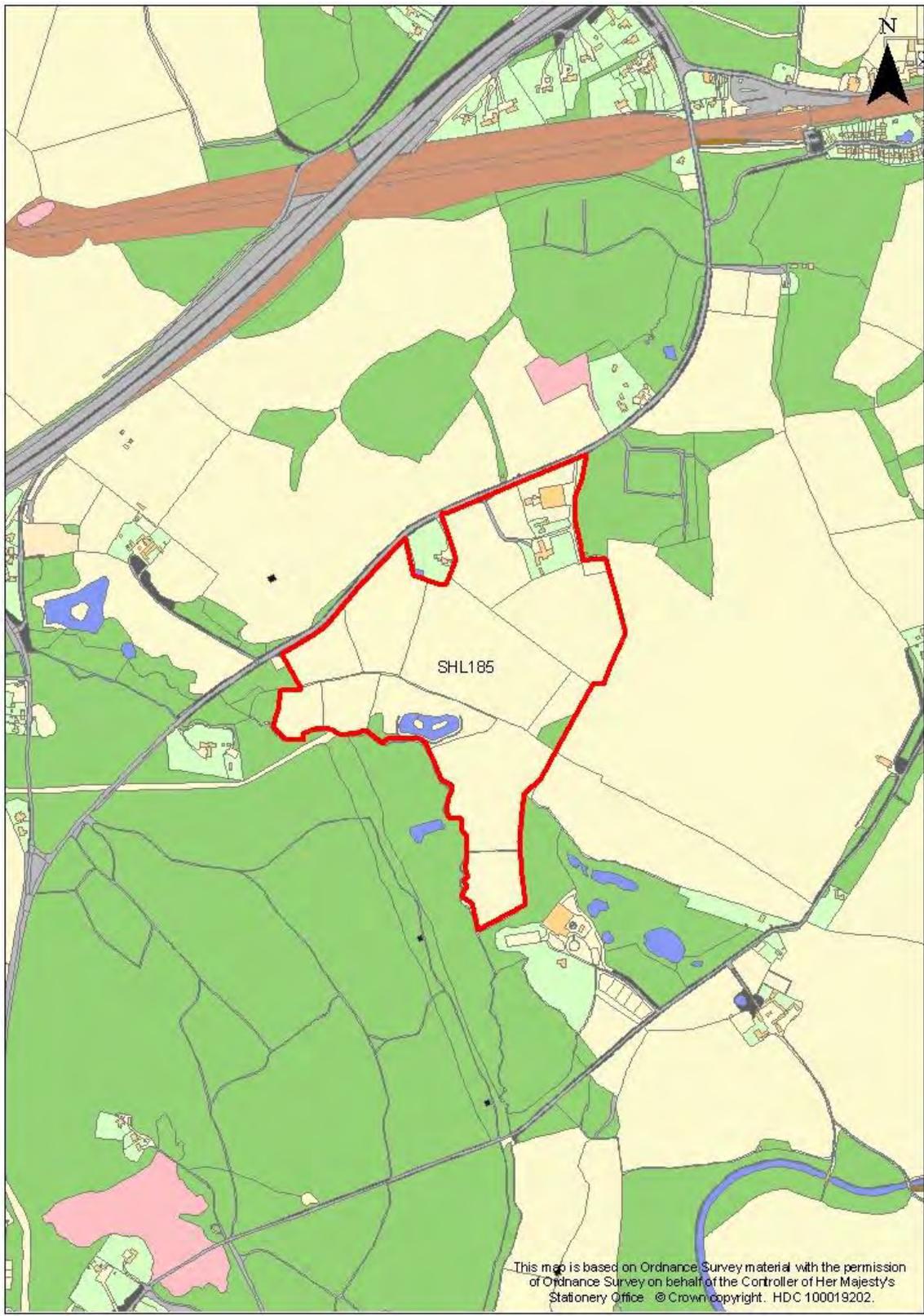
	A Public Right of Way runs along the western and northern boundaries.	
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater and surface water flooding, and should not adversely affect the setting of the nearby listed buildings and TPOs.</p> <p>The area of the site which is a SINC should not be developed.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>Assessments into noise, light, pollution due to the proximity of the site to the M3 and railway line.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>The public right of way would need to be maintained or diverted.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
Deliverability	Years	
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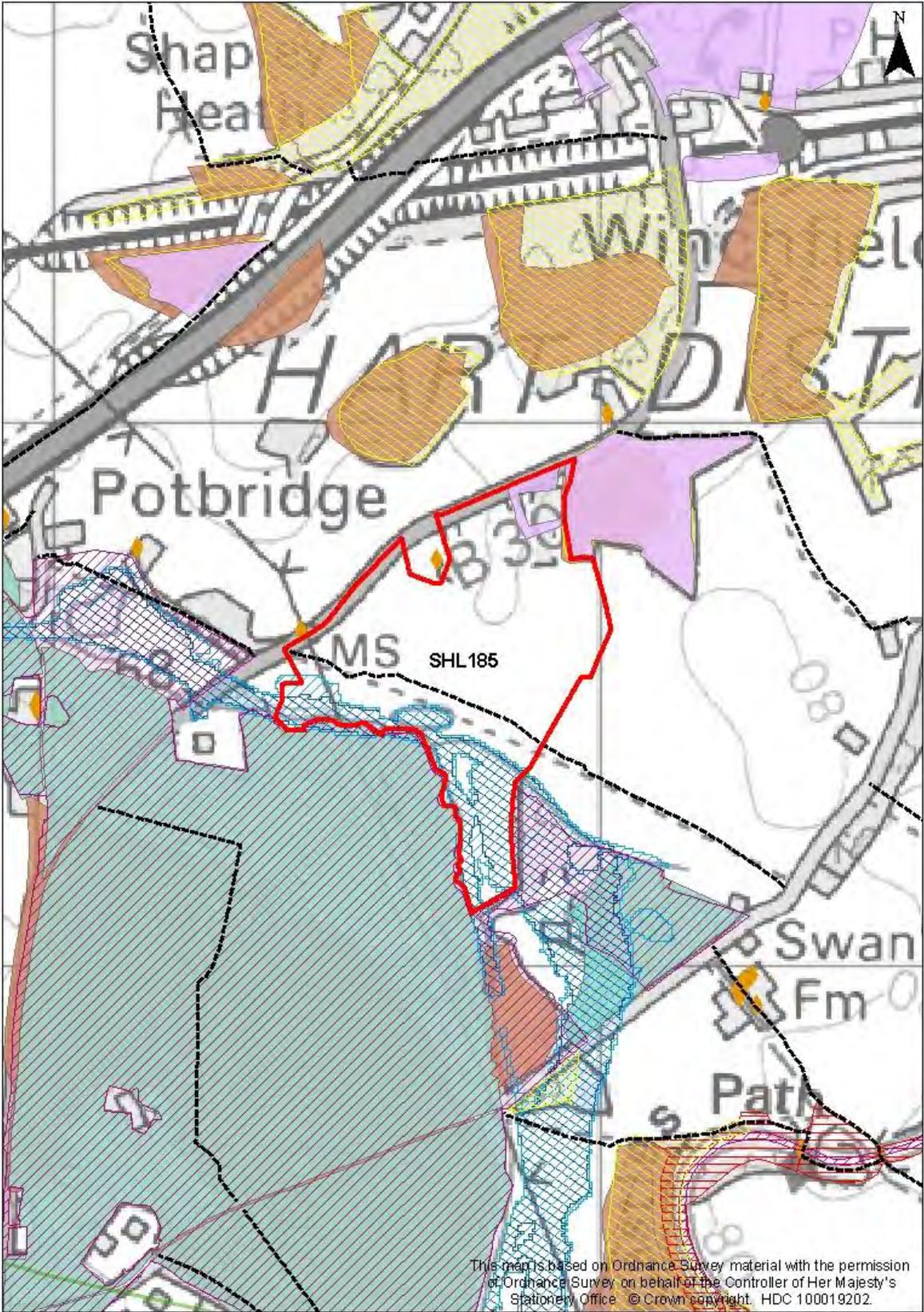


Site Reference	SHL185
Site Name	Winchfield Court Farm, Winchfield
Site Address	Odiham Road, Winchfield, Hook, Hampshire, RG27 8BU
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	23
Estimate of potential housing capacity	300
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is mostly within flood zone 1, the southern part of site is within flood zones 2 and 3. The entire site is at risk from groundwater flooding at the surface, and parts of the site are at risk from surface water flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are two listed buildings nearby.</p> <p>The Odiham Common and Bagwell Green and Shaw Site of Special Scientific Interest (SSSI) adjacent to the southern boundaries.</p> <p>A Site of Importance for Nature Conservation (SINC) is adjacent to the north east and nearby to the north of the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>A small area of the north eastern part of the site is covered by a Tree Preservation Order (TPO).</p> <p>Environmental/amenity impacts</p> <p>There are overhead cables which cross the site.</p> <p>Other</p> <p>There is grade 3 (best and most versatile land) agricultural land on the northern part of the site.</p>

	A Public Right of Way runs through the south western part of the site.	
Recommendations for overcoming constraints	<p>The area of the site within flood zones 2 and 3 should not be developed, and the design of any new development may need to incorporate mitigation relating to surface water and groundwater flooding.</p> <p>Adverse impacts on the nearby listed buildings, SSSI, and SINC should be avoided.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>It may not be possible to avoid impacts on the high grade agricultural land if this site is developed.</p> <p>Trees covered by the TPO should be retained where possible.</p> <p>The public right of way should be maintained or diverted.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
Deliverability	Years	
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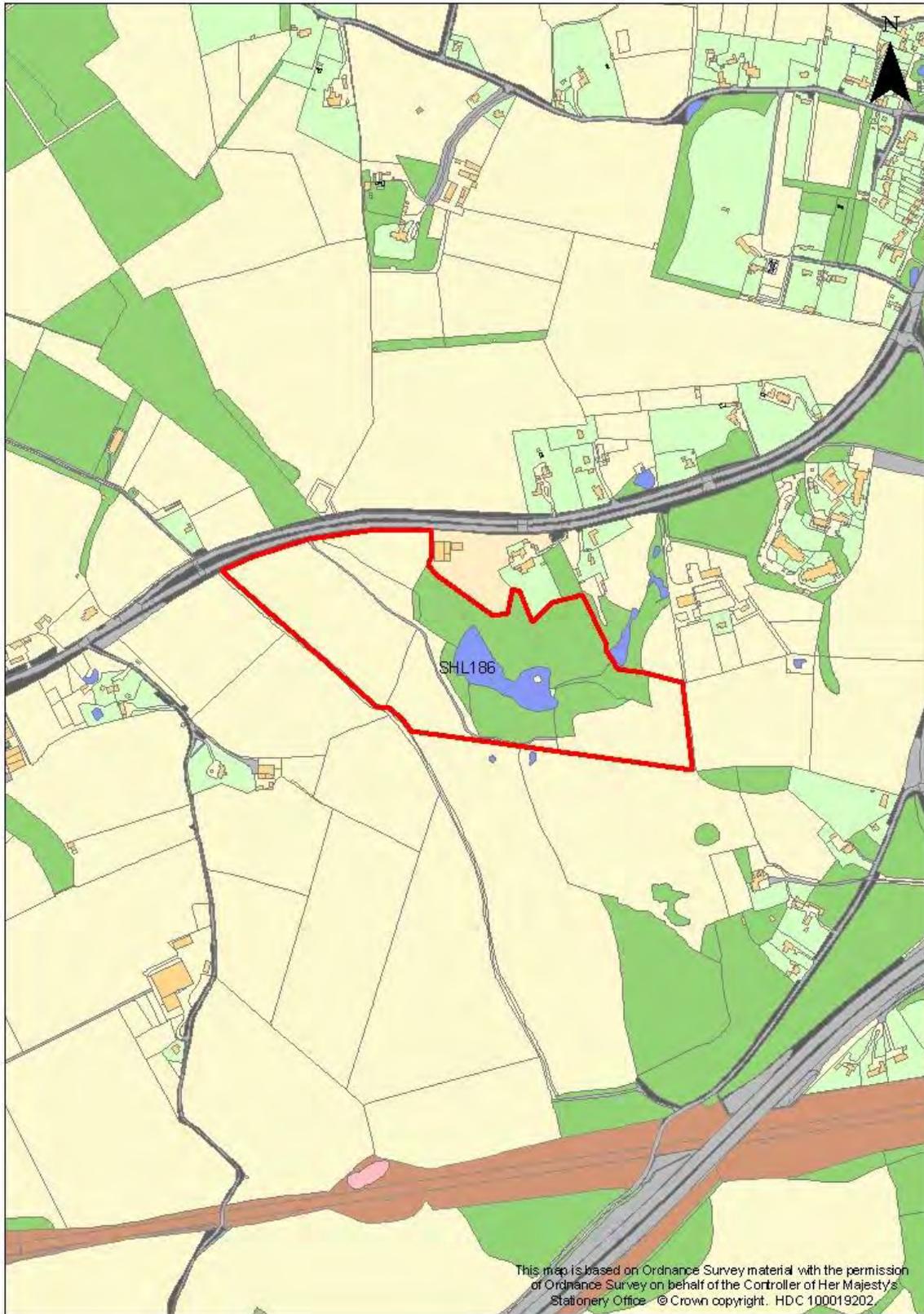


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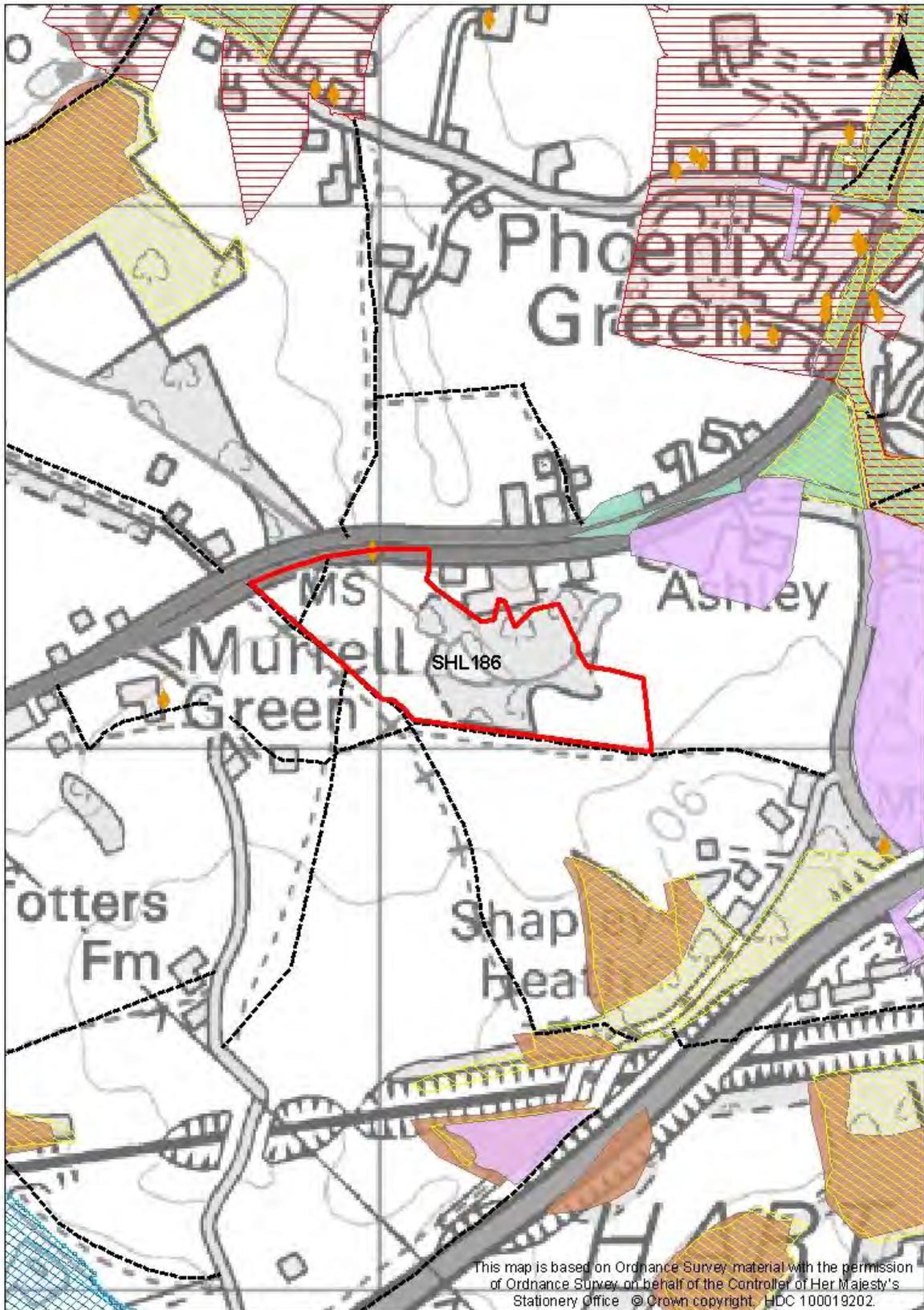


Site Reference	SHL186
Site Name	Shapley Lake & Surrounds, Winchfield
Site Address	Freehold land adjacent to JP Winkworth Site, A30 London Road, Hartley Wintney, Hook, Hants, RG27 8HY
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	14
Estimate of potential housing capacity	252
Current Land Uses	Agricultural and woodland
Suitability	<p>Physical</p> <p>The site is not within or adjacent a settlement policy boundary.</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding). There is a limited potential for groundwater flooding, and a small section of the site is at risk from surface water flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are a few listed buildings several hundred metres from the site.</p> <p>There are a number of Tree Preservation Orders (TPOs) located to the South East of the site.</p> <p>Some Sites of Importance for Nature Conservation (SINC) a few hundred metres to the south of the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The M3 is approximately 90m to the South and therefore is a source of noise, air and possibly light pollution.</p> <p>Other</p> <p>There are some areas of grade 3 (best and most versatile land) agricultural land on site.</p>

	A Public Right of Way runs through the north western corner and along the western and southern boundaries.	
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding and surface water flooding.</p> <p>Adverse impacts on the setting of nearby listed buildings, TPOs, and biodiversity at the nearby SINC should be avoided.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>It is unlikely to impacts on the high grade agricultural land can be avoided if this site is developed.</p> <p>The public right of way should be maintained or diverted.</p> <p>Assessments into noise, light, pollution due to the proximity of the site to the M3.</p>	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).	
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.	
Deliverability	Years	
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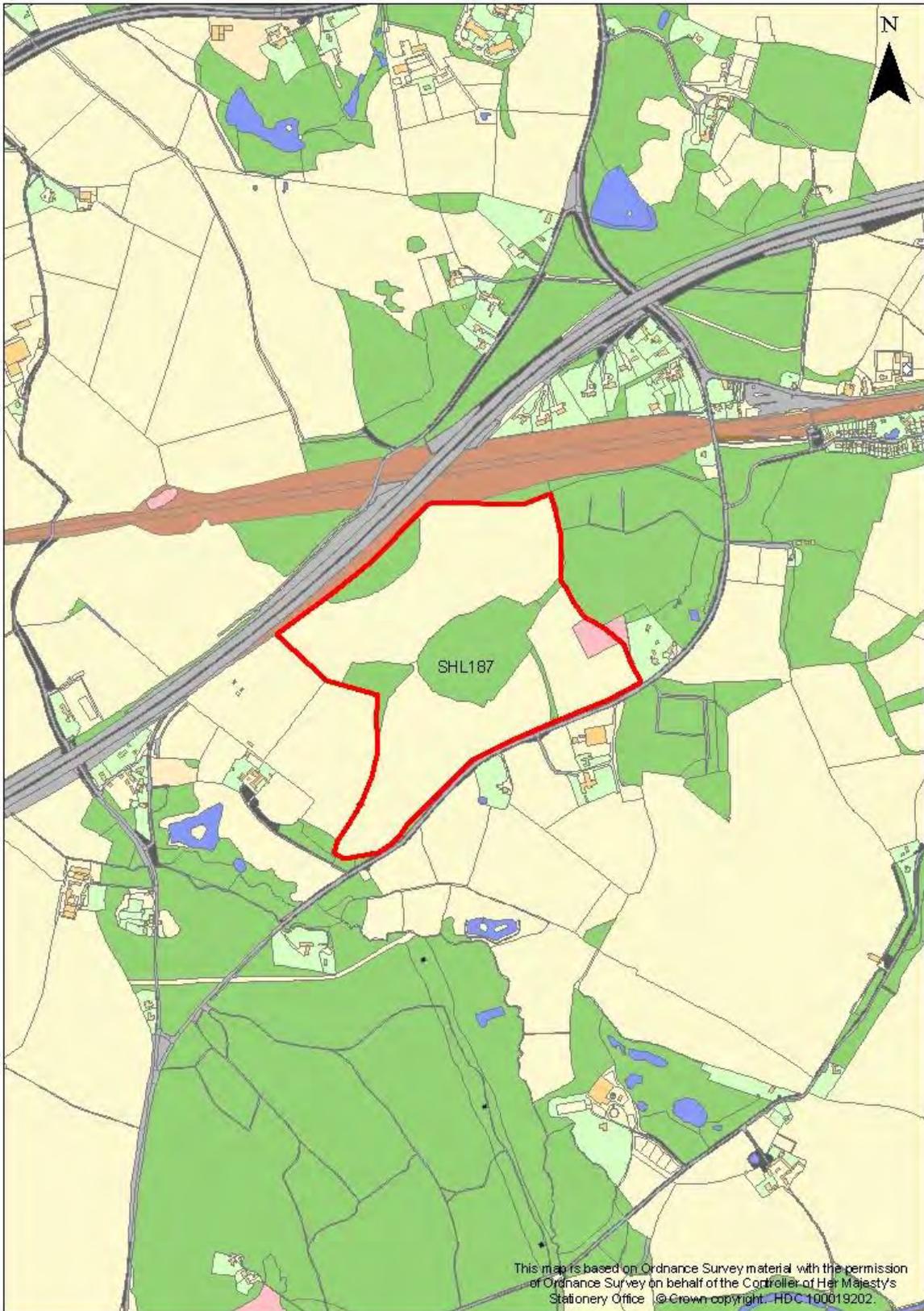


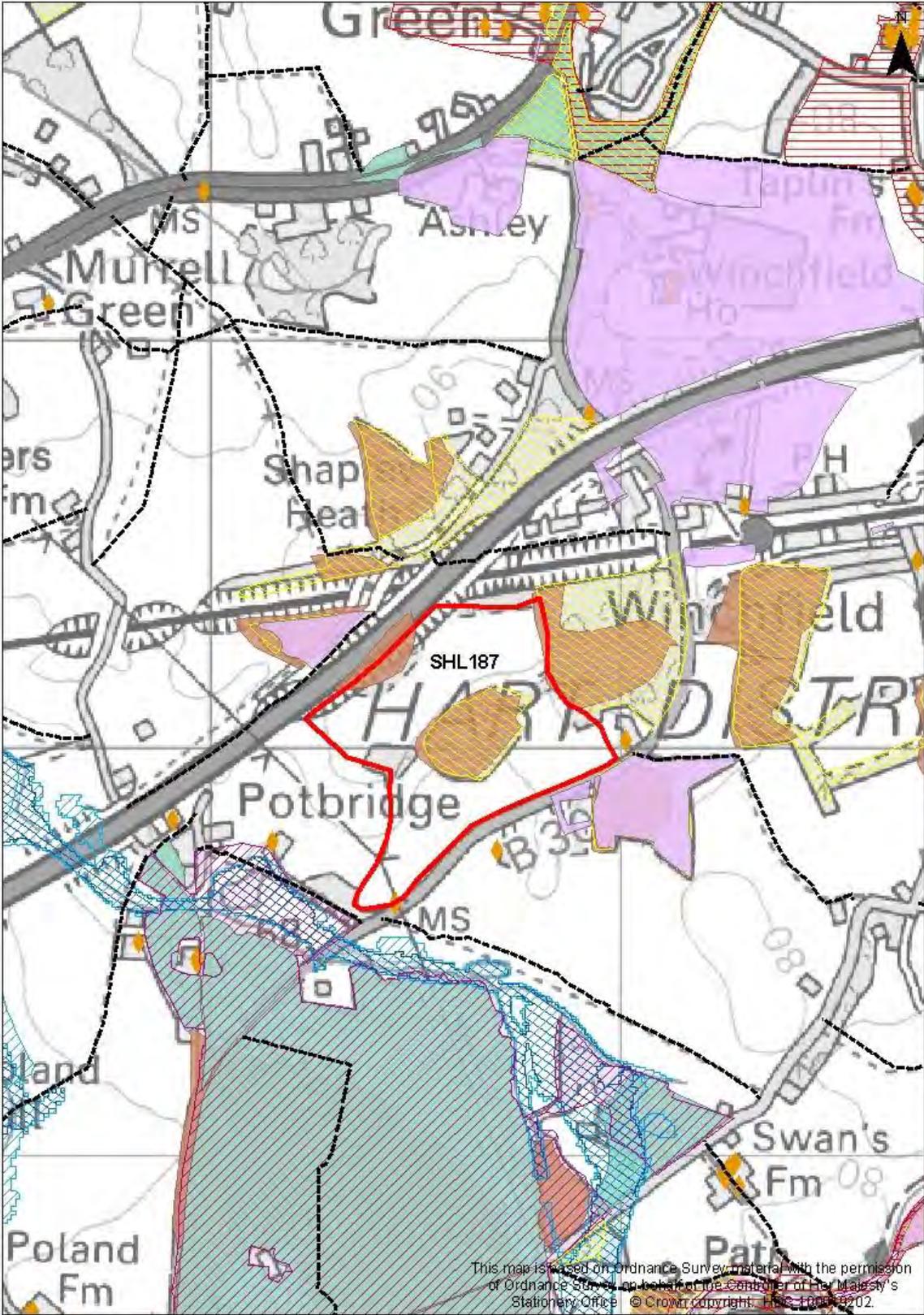
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Site Reference	SHL187
Site Name	Bridge Farm I, Winchfield
Site Address	Odiham Road, Winchfield
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	28
Estimate of potential housing capacity	345
Current Land Uses	Agricultural and woodland
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is within flood zone I (lowest risk of fluvial flooding).</p> <p>A few very limited parts of the site are indicated to be at risk from surface water flooding.</p> <p>The southern half of the site is at risk from groundwater flooding at the surface.</p> <p>Landscape, nature and heritage</p> <p>There are no Sites of Special Scientific Interest, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves; Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There are a small number of grade II listed buildings adjacent to and near to the site.</p> <p>Central area of the site is Bottom Copse Site of Importance for Nature Conservation. There are another two SINC's nearby adjacent to the eastern boundary.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The site is bounded to the north by the motorway and this is likely to have an impact on the site in terms of environmental noise.</p> <p>Overhead power lines traverse a small part of the west of the site.</p>

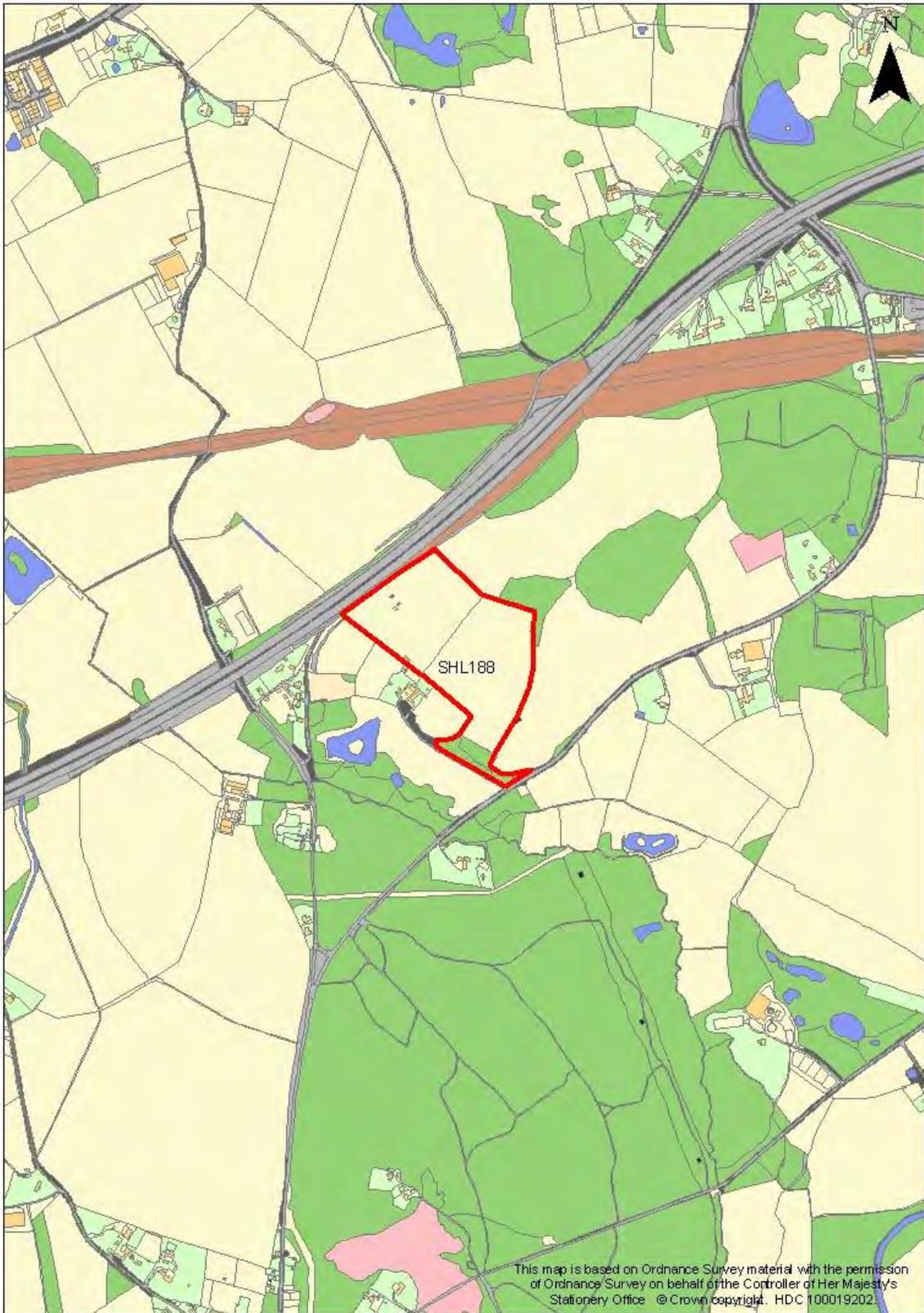
	<p>It is not known whether the pet crematorium to the east of the site represents an un-neighbourly use and this would need to be ascertained.</p> <p>Other</p> <p>Grade 3 agricultural land (best and most versatile land) within the site;</p>								
<p>Recommendations for overcoming constraints</p>	<p>The design of any new development may need to incorporate mitigation relating to groundwater and surface water flooding, and adverse effects on the setting of the nearby listed buildings should be avoided, as should impacts biodiversity at the nearby SSSI and SINCs.</p> <p>The area of the site which is a SINC should not be developed.</p> <p>The extent to which the motorway represents a constraint needs to be investigated.</p> <p>The potential impact on air quality of the adjacent pet crematorium needs to be ascertained.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p>								
<p>Availability</p>	<p>Land Ownership: It has been confirmed that the land is available for development (May 2016)</p>								
<p>Achievability</p>	<p>There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.</p>								
<p>Deliverability</p>	<table border="1"> <thead> <tr> <th data-bbox="943 1570 1182 1603">Years</th> <th data-bbox="1182 1570 1415 1603"></th> </tr> </thead> <tbody> <tr> <td data-bbox="943 1603 1182 1637">0-5</td> <td data-bbox="1182 1603 1415 1637" style="background-color: black;"></td> </tr> <tr> <td data-bbox="943 1637 1182 1671">6-10</td> <td data-bbox="1182 1637 1415 1671"></td> </tr> <tr> <td data-bbox="943 1671 1182 1715">11-15</td> <td data-bbox="1182 1671 1415 1715"></td> </tr> </tbody> </table>	Years		0-5		6-10		11-15	
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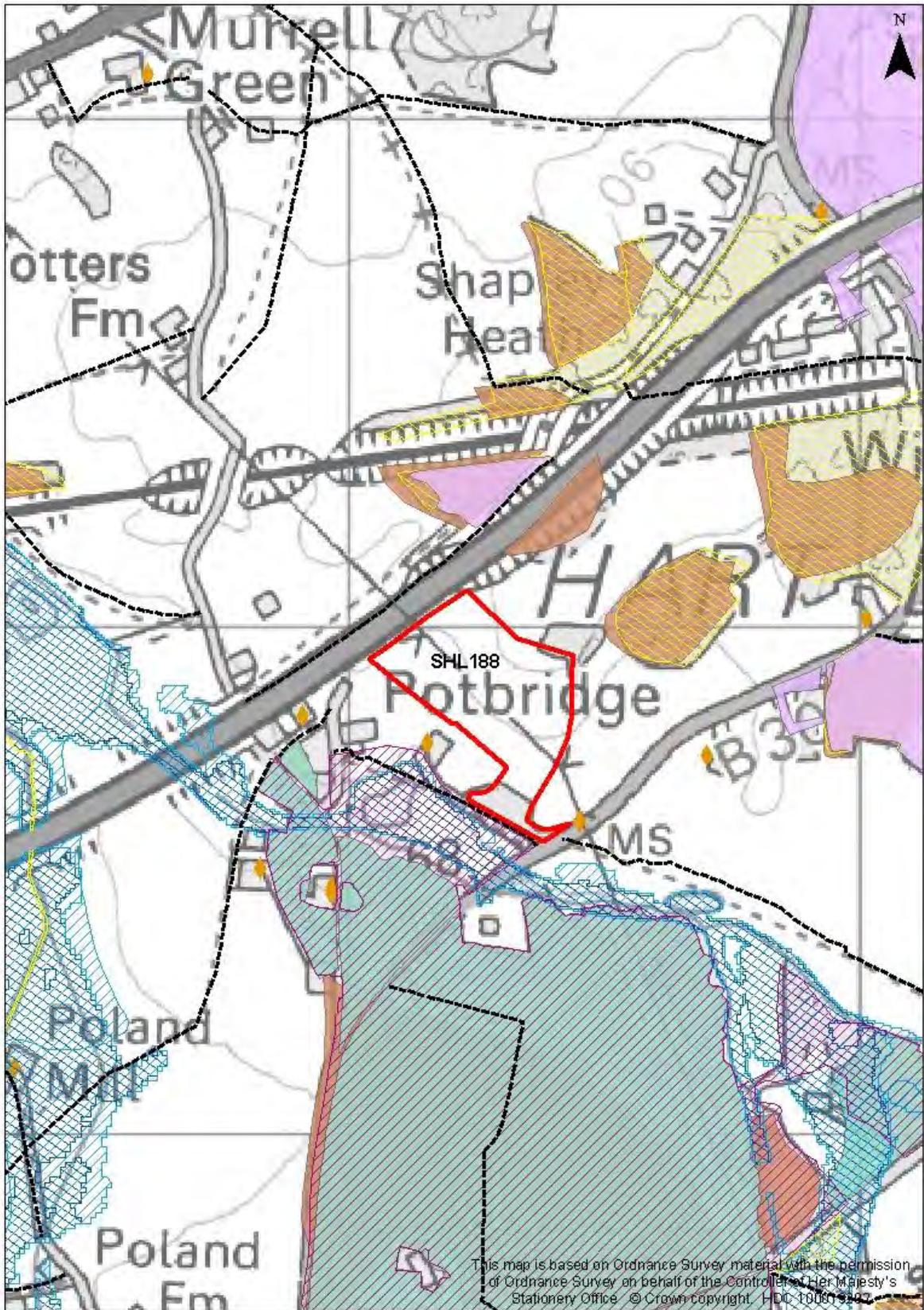




Site Reference	SHL188
Site Name	Bridge Farm 2, Winchfield
Site Address	Potbridge Road, RG29 IJW
Parish	Winchfield
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	9
Estimate of potential housing capacity	160
Current Land Uses	Agriculture and woodland
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site lies within flood zone 1. The western half of the site is at risk from groundwater flooding of basement properties.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site;</p> <p>Odiham Common and Bagwell Green and Shaw Site of Special Scientific Interest (SSSI) is in close proximity to the south of the site.</p> <p>A Site of Importance for Nature Conservation (SINC) is adjacent to the north of the site.</p> <p>There are several listed buildings in close proximity to the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The site is adjacent to the motorway, and overhead cables cross the site from the southeast to the northwest.</p> <p>Other</p> <p>There is some grade 3 agricultural land (best and most versatile land) on the site.</p> <p>A Public Right of Way runs along the southern boundary of the site.</p>

Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding.</p> <p>Adverse effects on the adjacent SSSI and nearby listed buildings and SINCs should be avoided.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>It will be difficult to avoid impacts on the high grade agricultural land within the site if this site is developed.</p> <p>The extent to which the overhead power lines and the motorway represent constraints needs to be investigated.</p>		
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).		
Achievability	There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.		
Deliverability	Years		
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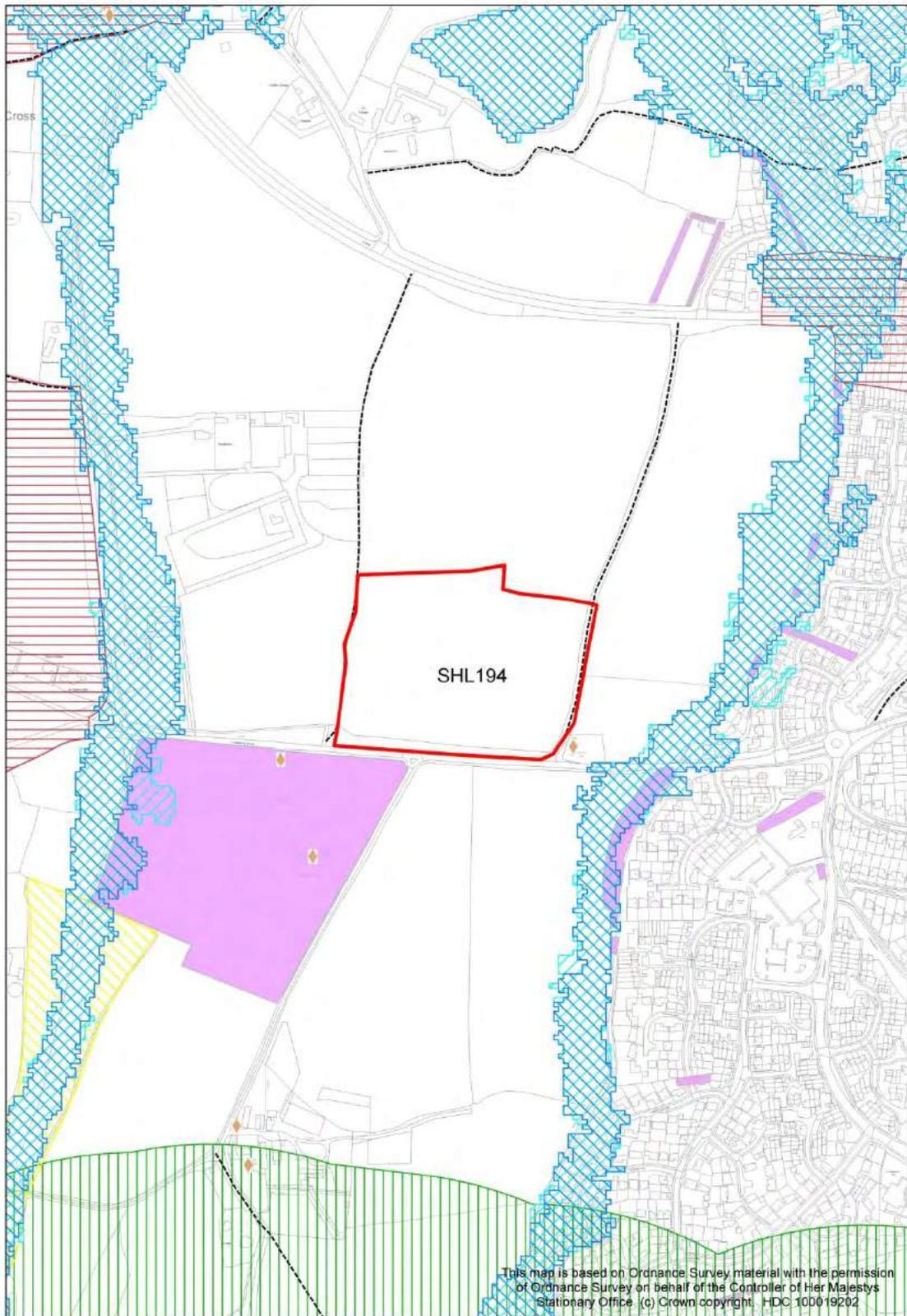




Site Reference	SHLI94
Site Name	Land at Firgrove Road
Site Address	Land at Firgrove Road, Eversley
Parish	Eversley
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	4.6
Estimate of potential housing capacity	83
Current Land Uses	Agriculture
Suitability	<p>Physical</p> <p>The site is isolated from the settlement boundary of Yateley and within the Local Gap of Eversley and Yateley.</p> <p>The site is within flood zone 1 (lowest risk of fluvial flooding), however part of Holt Lane to the north is in flood zone 2 and 3 and therefore has the potential to make it a 'dry island'.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, National Nature Reserves, Local Nature Reserves, Special Protection Areas, Tree Preservation Orders, listed buildings or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is adjacent to a listed building and there are others in the vicinity of the site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>There is an area-based TPO to the south-west of the site.</p> <p>Environmental/amenity impacts</p> <p>Blackbushe Airport is located approximately 1.1 km to the south of the site and two quarries are in close proximity to the site.</p> <p>Other</p> <p>Half of the site is on an area of grade 3 agricultural land (best and most versatile land) and the other half is on an area of grade 4 agricultural</p>

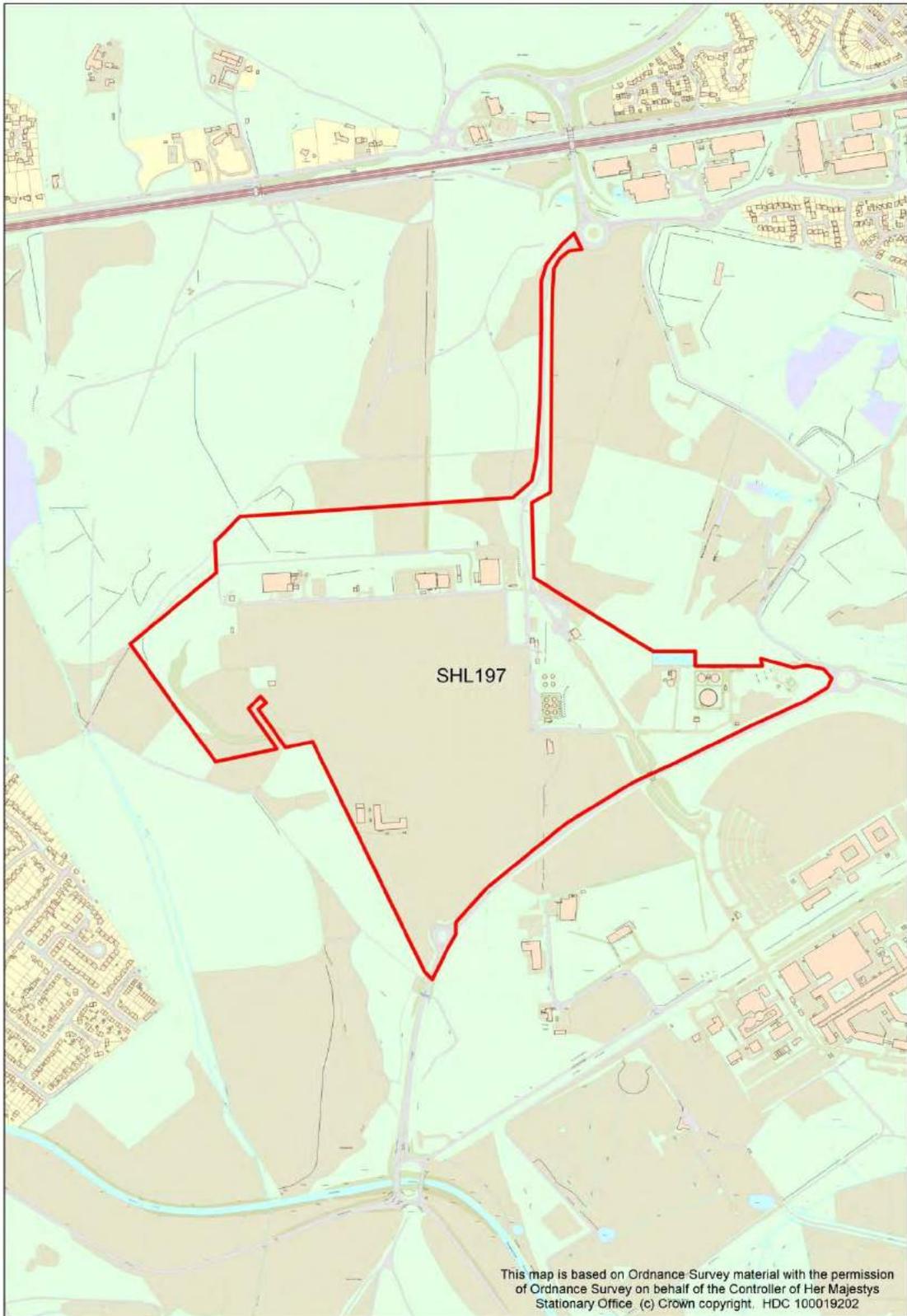
	land.
Recommendations for overcoming constraints	<p>A contribution towards SPA mitigation would be required.</p> <p>Adverse impacts on the adjacent and nearby Listed Building should be avoided.</p> <p>It will be difficult to avoid impacts on the high grade agricultural land within the site if this site is developed.</p>
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.
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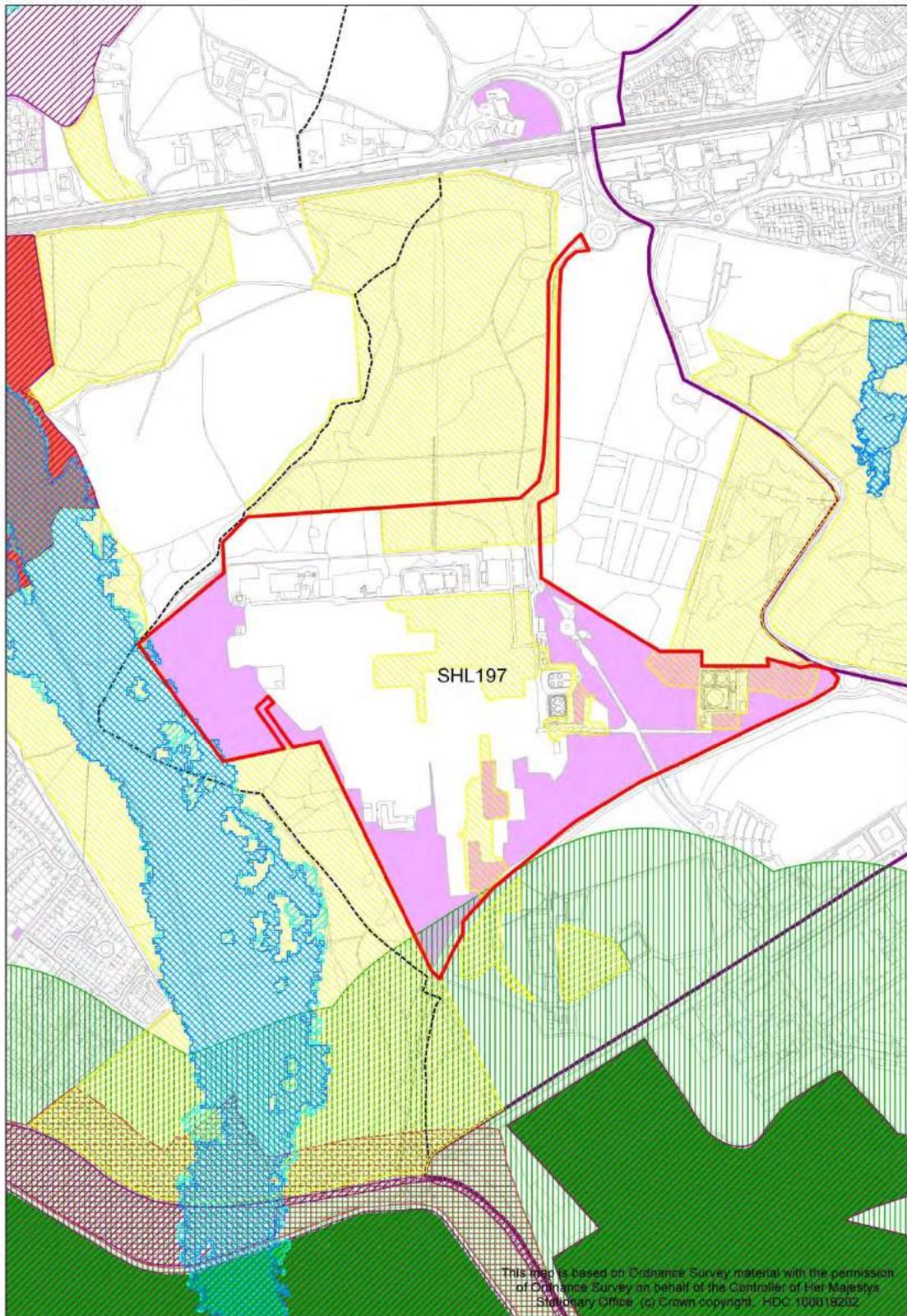


Site Reference	SHL197
Site Name	Hartland Park
Site Address	Hartland Park, Farnborough
Parish	Fleet
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	56
Estimate of potential housing capacity	1,500
Current Land Uses	Former National Gas Turbine Establishment Pyestock site, substantially cleared although still appears to contain a small number of active enterprises. Large parts of the site comprise woodland.
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The entire site is located within flood zone 1 and has limited potential for ground water flooding. Parts of the sites are also subject to groundwater flooding to basements and at the surface. Very small dispersed areas of the site have been identified as possessing a surface water flood risk.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>Large parts of the site are densely wooded and protected by Tree Preservation Orders (TPOs).</p> <p>There are some sizeable areas on site which designated Sites of Importance for Nature Conservation (SINC) in the north, south, east and central areas.</p> <p>The site is within 5km of the Special Protection Area (SPA). A small section of the southern tip of the site is located within 400m of the SPA.</p> <p>Environmental/amenity impacts</p> <p>Parts of the site are likely to be contaminated.</p>

Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater and surface water flooding, and should not adversely affect the setting of the on site TPOs or SINC.</p> <p>SPA mitigation would be required and no residential development should occur within 400m of the SPA.</p> <p>The extent of any contaminated land would need to be determined.</p>	
Availability	<p>Land Ownership: It has been confirmed that the land is available for development (June 2016).</p>	
Achievability	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.</p>	
Deliverability:		
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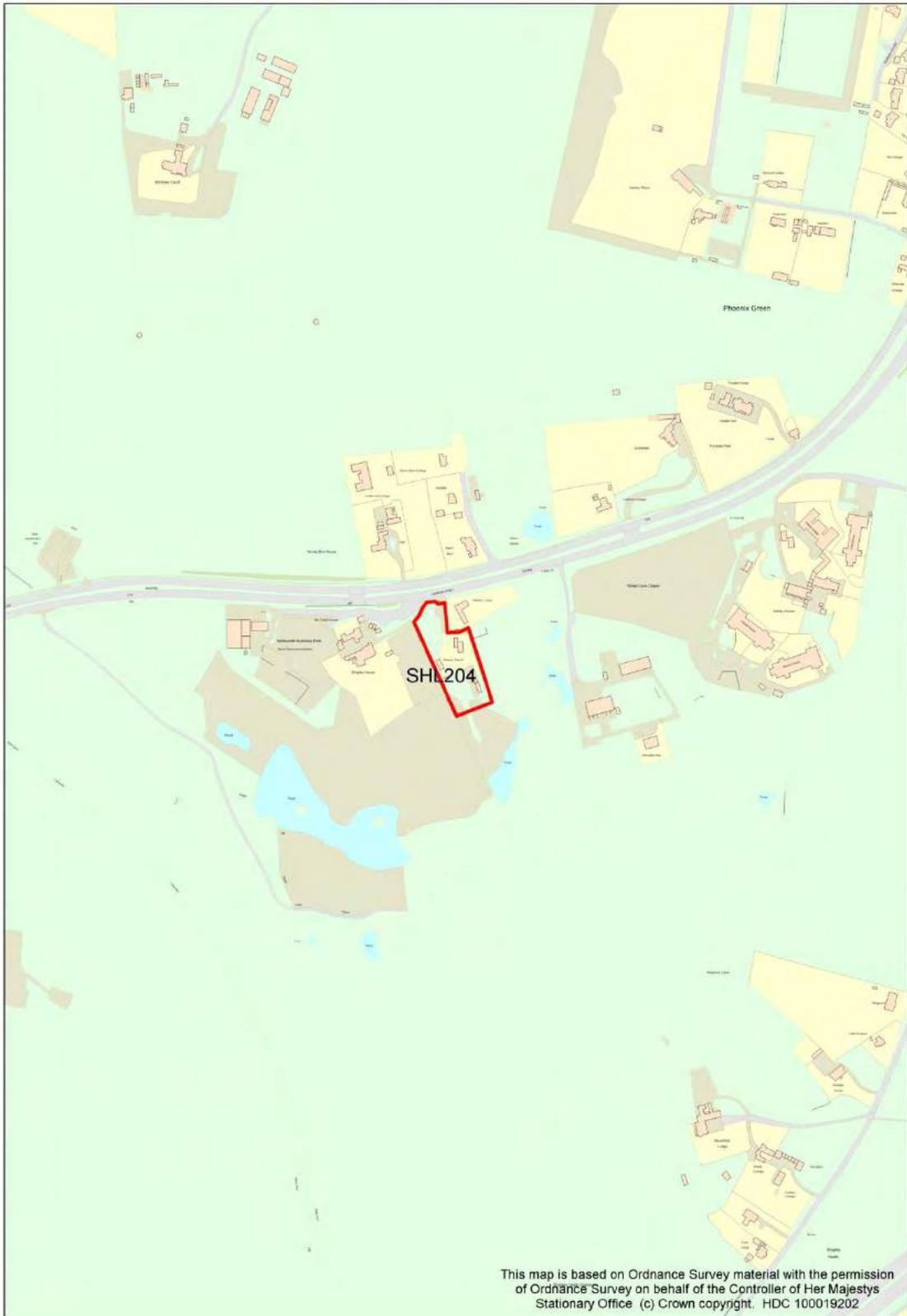
Site Reference	SHL200
Site Name	Scrapyard, Totters Lane
Site Address	Scrapyard, Totters Lane, Potbridge, Odiham, Hook, RG29 IJW
Parish	Winchfield
Source of Site	1 (sites submitted to the Council by landowners/ developers/ agents)
Site Size (ha)	0.29
Estimate of potential housing capacity	6
Current Land Uses	Storing and recycling used lorries
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement boundary.</p> <p>The site is within Flood zone 1 (lowest risk of flooding).</p> <p>Landscape, nature and heritage</p> <p>There are no Tree Preservation Orders, Historic Parks and Gardens, SINCs, scheduled ancient monuments, National Nature Reserves, or Local Nature Reserves on site or in close proximity to the site.</p> <p>A Site of Special Scientific Interest (SSSI) is located in close proximity to the site.</p> <p>Just north of the site is Valley End listed building grade II.</p> <p>Environmental/amenity impacts</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Other</p> <p>Part of the site is located on grade 3 agricultural land (best and most versatile land).</p> <p>Along the northern boundary of the site is a public right of way.</p>
Recommendations for overcoming constraints	<p>Adverse effects on the nearby SSSI and nearby listed building should be avoided.</p> <p>A contribution towards SPA mitigation will be required.</p> <p>It will be difficult to avoid impacts on the high grade agricultural land within the site if this site is developed.</p>
Availability	The availability of the site for development has not been confirmed.
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.

Deliverability: The availability of the land for development has not been confirmed and therefore at this time the site is not considered to be deliverable.		
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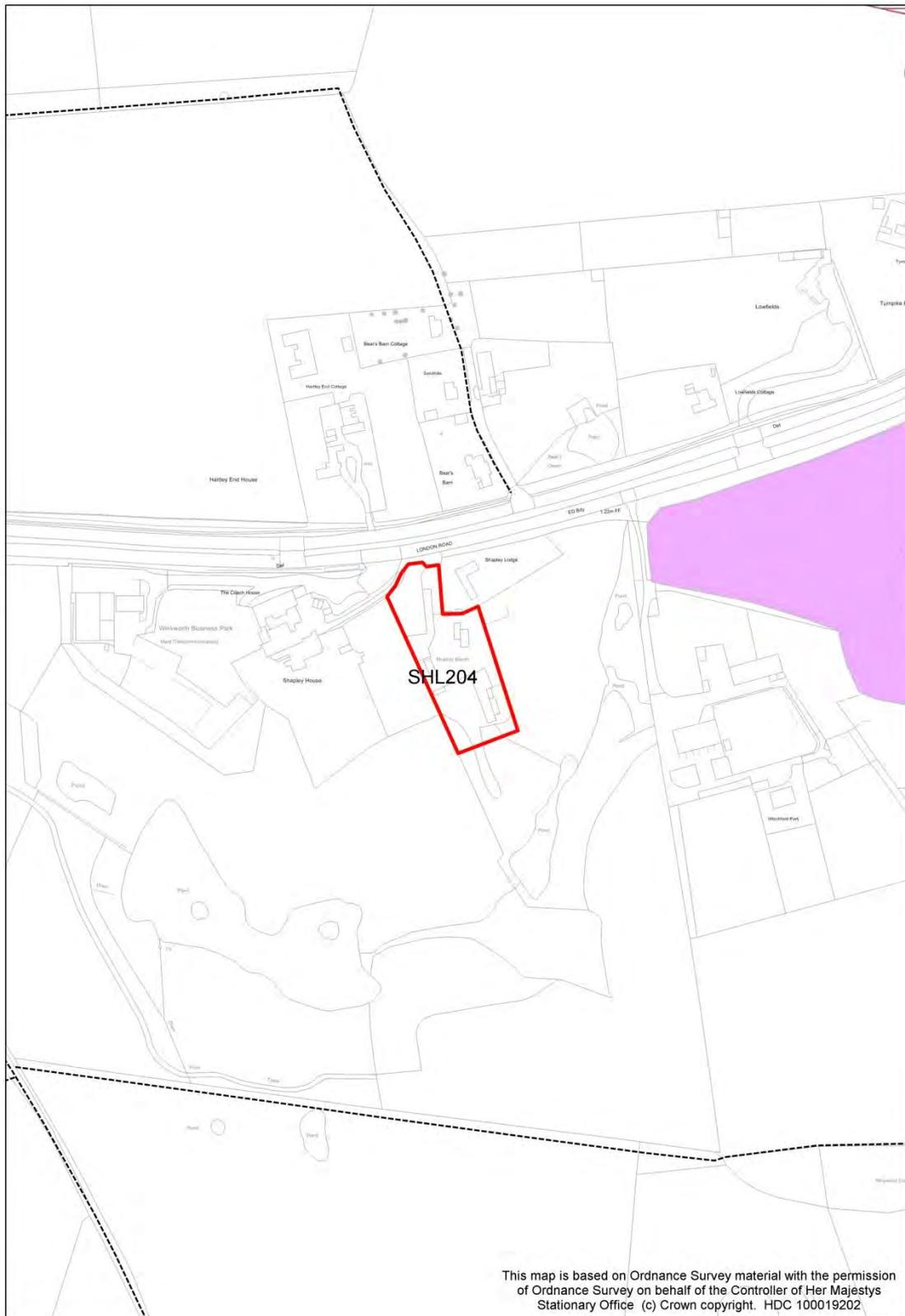


Site Reference	SHL204
Site Name	Shapley Ranch, London Road
Site Address	Shapley Ranch, London Road, Hartley Wintney
Parish	Hartley Wintney
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	0.58
Estimate of potential housing capacity	14
Current Land Uses	'Tack and Feed Store', office and yard
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is located within flood zone 1 and has a limited risk of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>There is a large area-based Tree Preservation Order (TPO) to the east.</p> <p>The Hartley Wintney Conservation Area is located north-east of the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding, and should not adversely affect the setting of the nearby TPOs and Conservation Area.</p> <p>SPA mitigation would be required.</p>
Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).
Achievability	No significant market, cost or delivery factors have been identified,

	development at this site is considered to be economically viable, therefore site considered to be achievable.	
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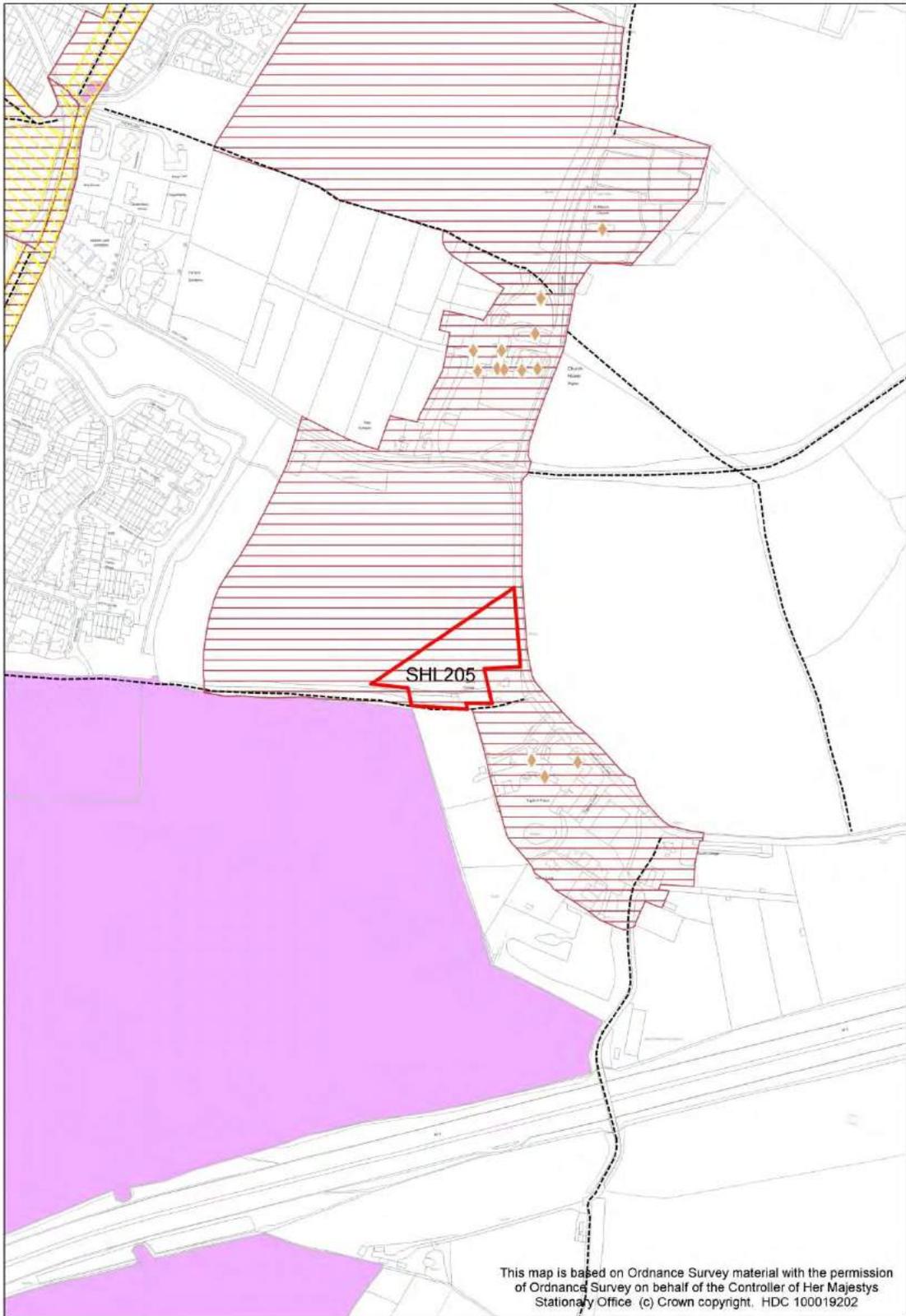
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Site Reference	SHL205
Site Name	Land rear of Taplins Cottage
Site Address	Land rear of Taplins Cottage, Taplins Farm Lane, Hartley Wintney
Parish	Hartley Wintney
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	0.75
Estimate of potential housing capacity	6-8
Current Land Uses	Field, formally agricultural
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is located within flood zone I and has a limited risk of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>The site is located within the Hartley Wintney, Church House Conservation Area.</p> <p>There are three grade II listed buildings in close proximity to the site to the south-east, and a further cluster of Grade II listed buildings to the north.</p> <p>There is a large area-based Tree Preservation Order (TPO) adjacent to the south-west corner of the site.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The M3 motorway is located approximately 385m to the south, which could have a noise and air pollution impact on the site.</p> <p>Other</p> <p>The entire site is on grade 3 agricultural land (best and most versatile</p>

	land). A public right of way runs along the southern boundary.										
Recommendations for overcoming constraints	The design of any new development may need to incorporate mitigation relating to groundwater flooding, and should not adversely affect the setting of the nearby listed buildings, Conservation Area or TPOs. SPA mitigation would be required. The potential impact of the M3 motorway on development at this site may need to be evaluated.										
Availability	Land Ownership: It has been confirmed that the land is available for development (May 2016).										
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.										
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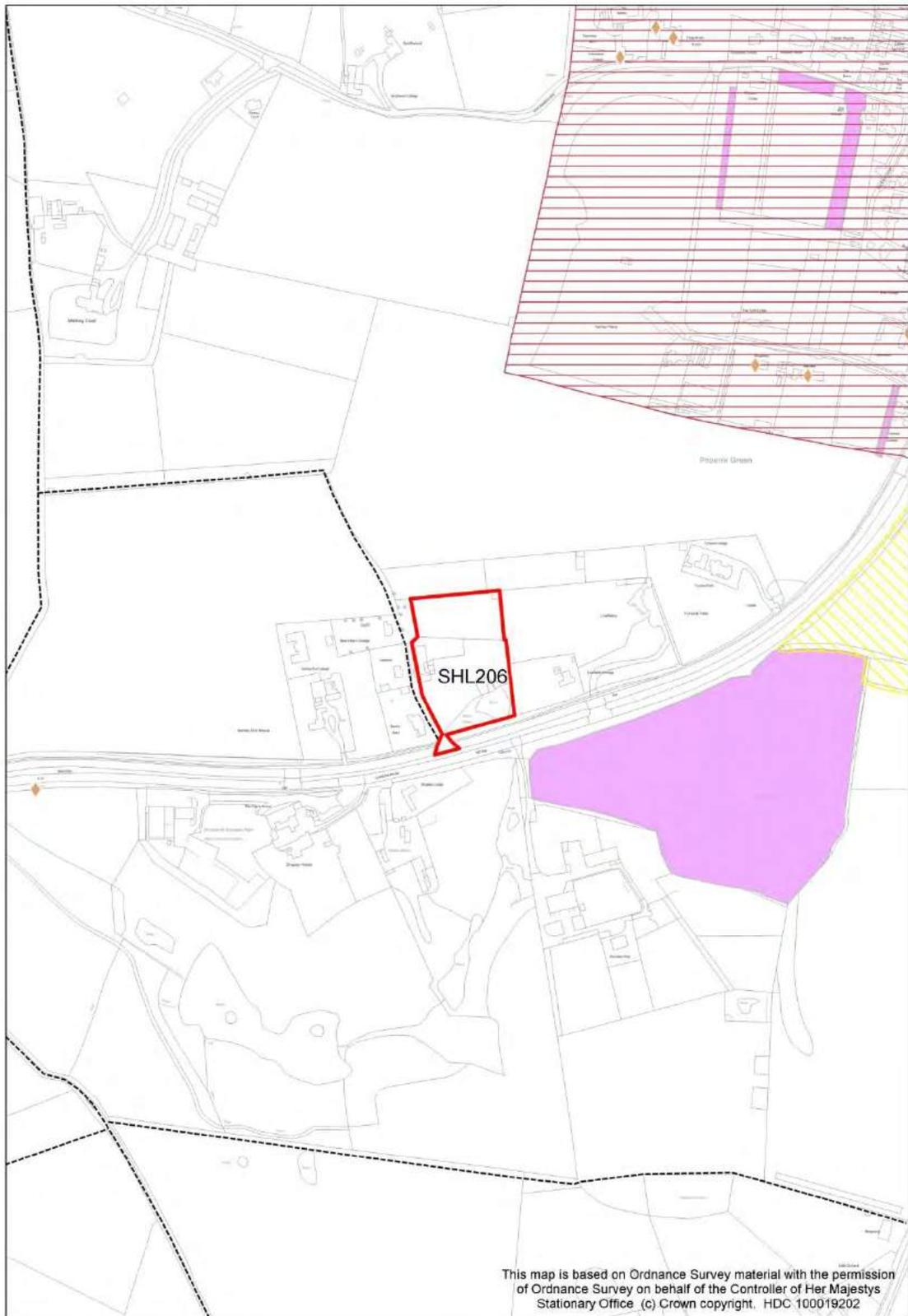




Site Reference	SHL206
Site Name	Land at Bears Green
Site Address	Land at Bears Green, Hartley Wintney
Parish	Hartley Wintney
Source of Site	1 (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	1.1
Estimate of potential housing capacity	26
Current Land Uses	Paddock with associated stables and woodland
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is located within flood zone 1 and has a limited risk of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>The Hartley Wintney Conservation Area is located north-east of the site.</p> <p>There are number of Tree Preservation Orders (TPOs) adjacent to the site to the north-west, although these do not appear to overhang the site. An area to the south-east of the A30 is subject to an area-based TPO.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>The majority of the site is on grade 3 agricultural land (best and most versatile land).</p> <p>A public right of way runs to the adjacent to the western boundary.</p>

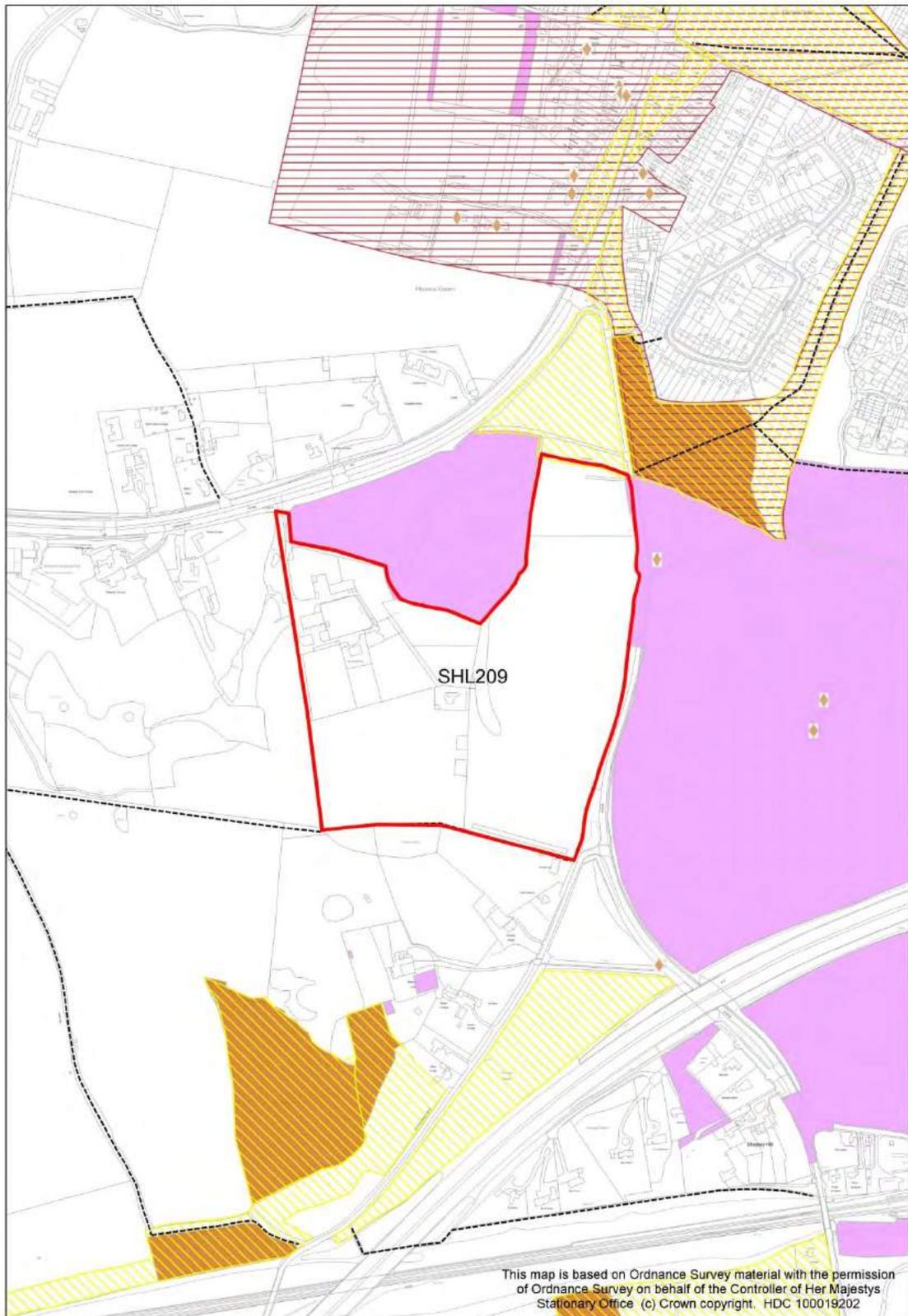
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater flooding, and should not adversely affect the setting of the nearby TPOs or Conservation Area.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>SPA mitigation would be required.</p>	
Availability	<p>Land Ownership: It has been confirmed that the land is available for development (May 2016).</p>	
Achievability	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.</p>	
Deliverability:		
	Years	
	0-5	
	6-10	
	11-15	





Site Reference	SHL209
Site Name	Winchfield Park B
Site Address	Winchfield Park B
Parish	Winchfield
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	14.63
Estimate of potential housing capacity	263
Current Land Uses	Agricultural
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is located within flood zone I and has a limited risk of groundwater flooding. There is a small area at risk of surface water flooding at the north-west boundary of the site.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves in the vicinity of the site or close enough to be affected by development at his site.</p> <p>The Hartley Wintney Conservation Area is located to the north.</p> <p>There is a grade II* listed building to the east as well as two grade II listed buildings in close proximity to the site.</p> <p>There is an area-based Tree Preservation Order (TPO) to the north and east.</p> <p>A Site of Importance for Nature Conservation (SINC) is located to the north-east of the site. Part of this SINC is ancient woodland.</p> <p>The site is within 5km of the Special Protection Area (SPA).</p> <p>Environmental/amenity impacts</p> <p>The M3 motorway is located approximately 240m to the south, and the A30 London Road is to the north of the site, which could both have a noise and air pollution impact on the site.</p> <p>Other</p>

	<p>The majority of the site is on grade 3 agricultural land (best and most versatile land).</p> <p>A public right of way runs along the southern boundary.</p>										
Recommendations for overcoming constraints	<p>The design of any new development may need to incorporate mitigation relating to groundwater and surface water flooding, and should not adversely affect the setting of the nearby listed buildings, Conservation Area, TPOs or SINCs.</p> <p>It may not be possible to avoid impacts on high grade agricultural land if this site is developed.</p> <p>SPA mitigation would be required.</p> <p>The potential impact of the A30 and in particular the M3 motorway, on development at this site may need to be evaluated.</p>										
Availability	<p>Land Ownership: It has been confirmed that the land is available for development (June 2016).</p>										
Achievability	<p>No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.</p>										
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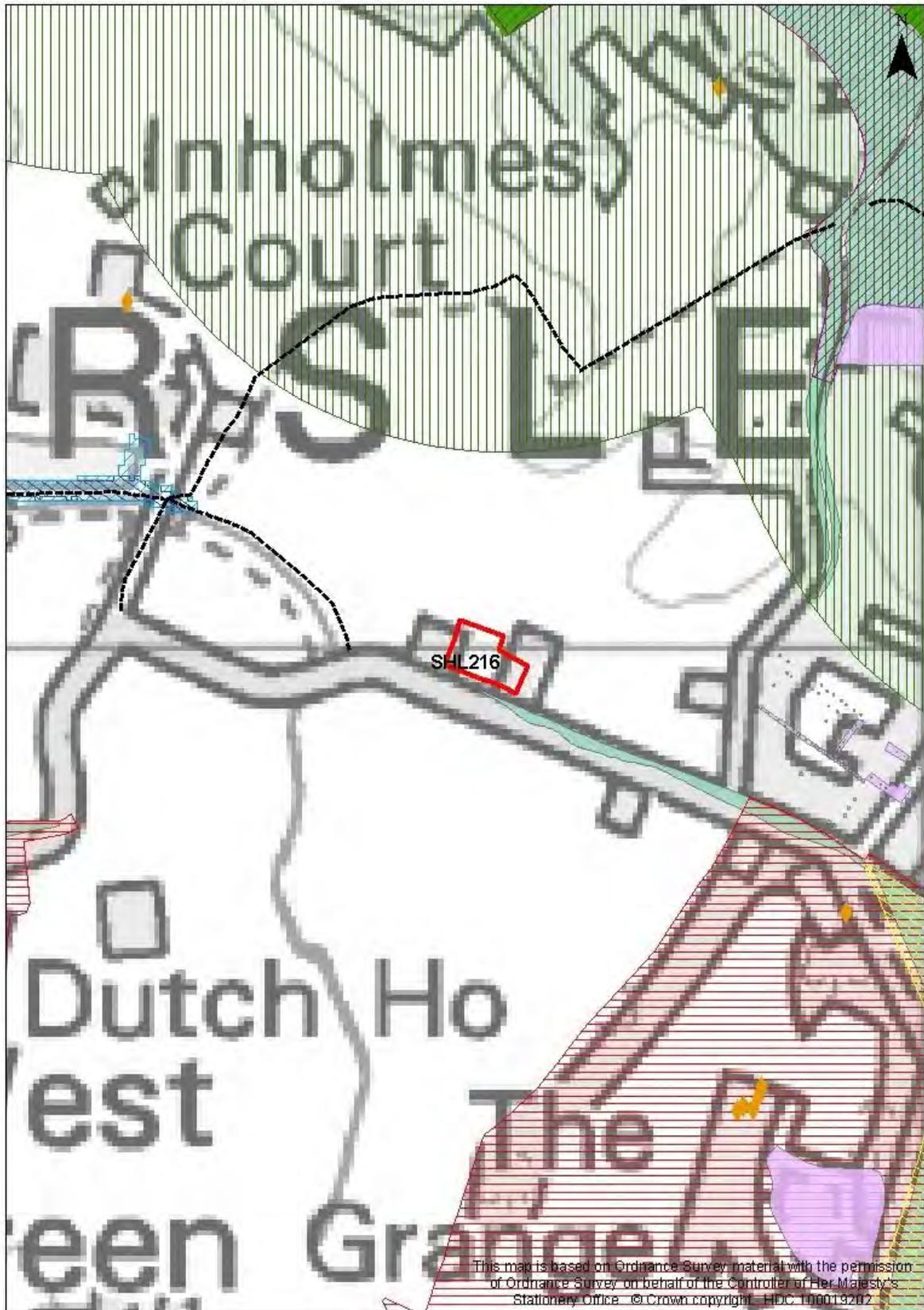


Site Reference	SHL216
Site Name	Land adjacent to James Farm Cottages, Hartley Wintney
Site Address	Land adjacent to James Farm Cottages, West Green Road, Hartley Wintney, RG27 8JL
Parish	Hartley Wintney
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.29
Estimate of potential housing capacity	6
Current Land Uses	Nursery and derelict farmyard with permission for a music school and agricultural barn
Suitability	<p>Physical</p> <p>Site is neither within nor adjacent to the settlement boundary of Hartley Wintney.</p> <p>The topography of the site is considered suitable for residential development.</p> <p>The site is located within flood zone 1 (lowest risk of fluvial flooding) and has a low/medium potential likelihood of surface water flooding and medium potential likelihood of groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, Sites of Importance for Nature Conservation, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There is a Site of Special Scientific Interest a few hundred metres to the north of the site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>There are Conservation areas nearby to the west and east of the site.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>No high grade agricultural land (best and most versatile land) within the site.</p>
Recommendations for overcoming constraints	<p>New development may need to incorporate mitigation relating to groundwater flooding and should not adversely affect the setting or character of the nearby listed buildings and Conservation Areas nor the biodiversity of the nearby SSSI.</p> <p>A contribution towards SPA mitigation would be required.</p>

Availability	Land Ownership: It has been confirmed that the land is available for development (July 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
	Years	
	0-5	
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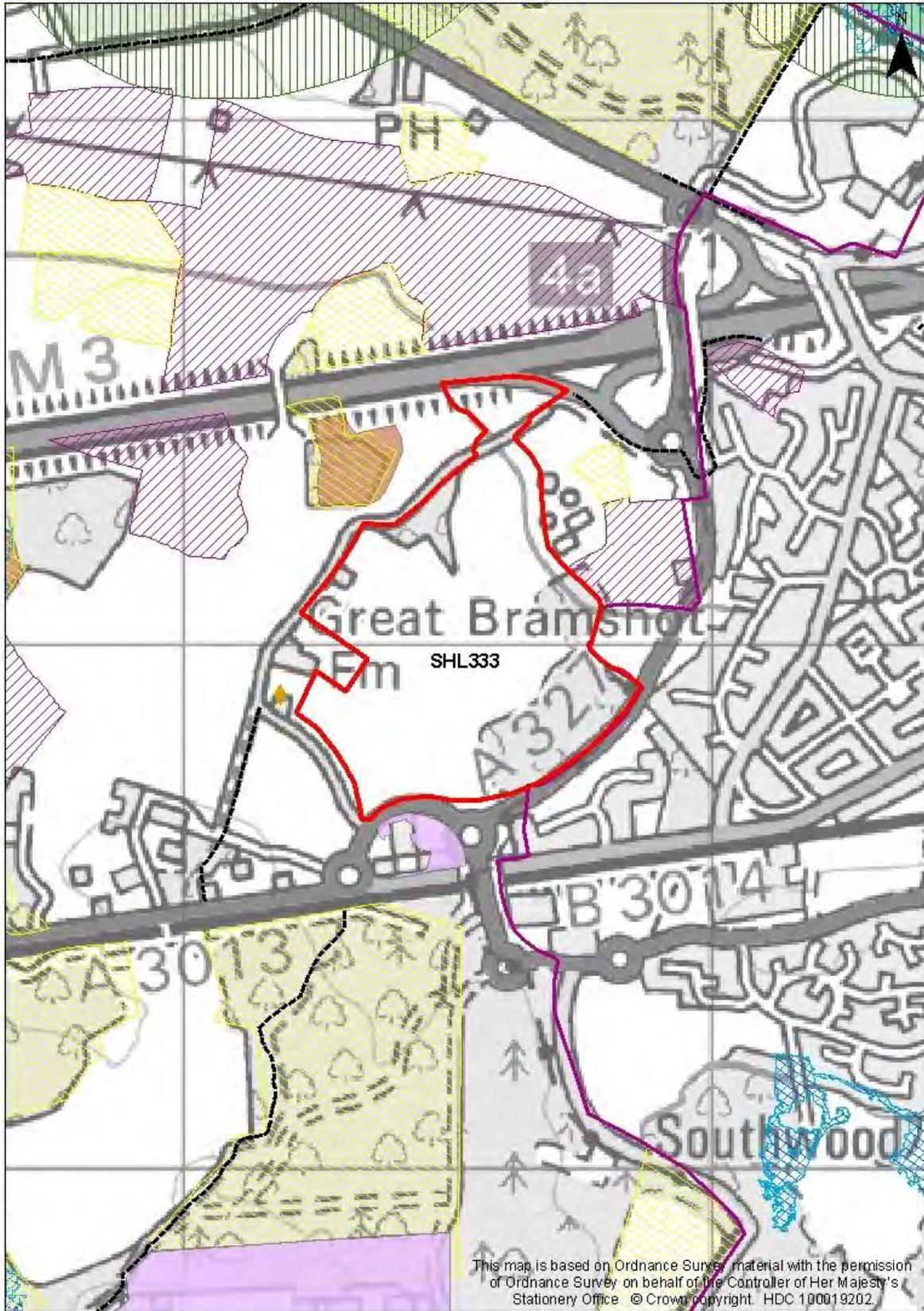
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Site Reference	SHL333
Site Name	Land at Great Bramshot Farm (south of the M3)
Site Address	Great Bramshot Farm, Bramshot Lane, Fleet, Hampshire, GU51 2RU
Parish	Fleet
Source of Site	I (Sites submitted to the Council by developers/ landowners/ agents)
Site Size (ha)	30
Estimate of potential housing capacity	500
Current Land Uses	Agricultural and woodland
Suitability	<p>Physical</p> <p>The site is not within or adjacent to any settlement policy boundary.</p> <p>The site is within flood zone I. There are small areas within the site that are indicated to bear risk from surface water flooding. Approximately half of the site, is within the maximum extent of reservoir flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>There is one grade II listed building near to the west of the site.</p> <p>There is a Site of Special Scientific Interest (SSSI) adjacent to the north east.</p> <p>There are a few Sites of Importance for Nature Conservation (SINC) nearby.</p> <p>The site is within 5km of the Special Protection Area (SPA) and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>The M3 Motorway is adjacent to the northern part of the site.</p>
Recommendations for overcoming constraints	The design of any new development may need to include mitigation relating to surface water and reservoir flooding and should not adversely affect the nearby listed building, SSSI or SINC.

	<p>A contribution towards SPA mitigation would be necessary.</p> <p>The extent to which the M3 Motorway could constrain development through environmental noise or poor air quality should be assessed.</p>			
Availability	<p>The site is being promoted for SANG and therefore will no longer be available for housing.</p>			
Achievability	<p>There are no significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore the site is considered to be achievable.</p>			
Deliverability	<p>The site is being promoted for SANG and will not be available for housing, therefore the site is not considered to be deliverable.</p>			
			Years	
			0-5	
			6-10	
	11-15			





Site Reference	SHL338
Site Name	Land at Great Bramshot Farm (south of A327)
Site Address	Great Bramshot Farm, Bramshot Lane, Fleet, Hampshire, GU51 2RU
Parish	Fleet
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.33
Estimate of potential housing capacity	10
Current Land Uses	Vacant overgrown site
Suitability	<p>Physical</p> <p>The topography of the site is appropriate for residential development.</p> <p>The site is located within Flood zone 1 (lowest risk of fluvial flooding) and has potential likelihood of surface water flooding and medium potential likelihood of groundwater flooding.</p> <p>The site adjoins the settlement of Farnborough in the Borough of Rushmoor.</p> <p>Landscape, nature and heritage</p> <p>There are no Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Common Land, Tree Preservation Orders or Public Rights of Way in the vicinity of the site or close enough to be affected by development at this site.</p> <p>The site is within 5km of the SPA and therefore mitigation measures will be required.</p> <p>Environmental/amenity impacts</p> <p>The railway and motorway are both adjacent to the site and therefore noise mitigation could be required.</p>
Recommendations for overcoming constraints	<p>The design of any new development may need to include mitigation relating to surface water and groundwater flooding and should not adversely affect the nearby SSSIs, or SINCs.</p> <p>A contribution towards SPA mitigation would be required.</p> <p>Suitable access would need to be gained to the site.</p>

Availability	Land Ownership: It has been confirmed that the land is available for development (June 2016).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:		
	Years	
	0-5	
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