

High Level Site Assessment Proforma

Site Reference	STR004 (Includes: SHL004, 083, 084, 123, 126, 135, 136, 184 and 186).	Site Name	Murrell Green
Parish	Winchfield and Hook	Site Address	Murrell Green

Capacity Assessment and Categorisation			
Site Size (ha)	169.62 (Reduced to 159.72)	Estimated Capacity	2635 (This is significantly less than estimated in previous SHLAA assessments)
Comments on capacity	There are a number of SINC's within the site, which have been deducted from the overall site area. The capacity was calculated using this revised area and a dph figure of 16.5 (in accordance with gross-to-net ratio of 55%)		
Housing Strategy Category(s)	4 – New Settlement	Land Supply Category	F – New Settlement

Key to Site Assessments:

	No overriding constraint to development of the site
	Constraint requiring further detailed assessment
	Major constraint undermining suitability of site

Site Assessment		
Assessment Criteria	Assessment comments	Coloured assessment
Accessibility to Employment and services	<ul style="list-style-type: none"> Bus Stop: (Opp Borough Court Road 2, 65X, 83, 421) – 0.93km Railway Station (Winchfield or Hook): 3.35km Employment Centre (Murrell Green Business Park): 0.93km Public Open Space: (Basset's Mead Country Park) – 0.85km Health facility: (Hook Surgery) 3.02km Infant School: (Hook Infant School) – 2.86km Junior School: (Hook Junior School) – 2.86km Secondary School: (Robert May's School) – 6.24km Supermarket: (Tesco – Hook) – 2.7km <p>The site is proposed as a new settlement, meaning that additional employment space, health services, primary education facilities, convenience shops and recreational areas will be provided as part of the development. Although the existing site accessibility would be assessed red, the potential for the provision of new facilities on site means that overall it can be assessed as orange.</p>	

<p>Infrastructure provision</p>	<p>Education: There is pressure for places at Primary education level. Although there are no identified deficits in capacity at Primary, Junior or Infant schools within the Hook/Odiham area they are full or close to full. Additional housing not already planned for will exacerbate this situation. There are expansions planned at both Junior and Infant Schools in Hook and Hartley Wintney between 2103-2016. There are planned expansions at both Robert May's School and Calthorpe Park Secondary School.</p> <p>Health: There is believed to be some available capacity at local doctor surgeries and dentists in the area. However, there are no planned expansions of health facilities in the Hook / Hartley Wintney area and it is likely that any significant level of development in the centre of the District will require additional provision. This could be required as on-site provision within a development of the scale for which this site has potential.</p> <p>Retail: Hartley Wintney is performing well as a small centre but has a limited offer of convenience and services uses. Instead it appears to function as a niche comparison goods destination for furniture and antiques. No Development sites were identified in the centre. Hook centre is functioning well as a local service centre but has a limited offer of convenience and comparison units. A number of supermarkets in the wider study area are overtrading including Tesco (located outside of Hook). Recent evidence suggests that there is potential for a new supermarket to be located within the centre of Hook.</p> <p>Transport (Road): The Hart Transport Assessment Mitigation Corridor Study Report proposes improvements to the B3349 Reading Road/Griffin Way (Hook) to A287 south of M3 Junction 5. The measures include an additional lane on the B3349 and A287 approach plus widening of the roundabout circulatory carriageway to 3 lanes throughout. This will improve access from the site to the M3 and Hook. The Report also proposes improvements to the A323 / B3013/A30 corridor from Fleet to Hartley Wintney. These works include the replacement of the roundabout in the centre of Hartley Wintney with a signalised junction. There are no other specific projects identified in the HCC transport statement project schedule.</p> <p>Transport (Other): Stagecoach has recently reorganised several bus routes. Times on route 65X (Alton College service) have been amended but continue to run 5 services a day. Routes 83 and 421 have been unaffected and continue to run 1 return service. Route no. 1 has not been affected, which continues to operate Monday to Friday during peak times.</p> <p>Green Infrastructure: The HDC Infrastructure Schedule identifies a series of projects that are required in the Hartley Wintney area. These consist of improvements to the Springfield Lane open space, provision of a Multi-purpose grass sports pitch and a dedicated sports facility. Projects identified in the Hook area consist of Open Space provision including SANG and football pitches and new allotments plots.</p> <p>There is a lack of provision in certain types of infrastructure in the area but it is likely that development of the site will provide additional services.</p>	
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Current Use and Relevant Planning History	The current use is predominately agricultural with sections of woodlands and a small number of residential properties. Refer to separate sheet for planning history for sites SHL004, SHL083, SHL084, SHL123, SHL126, SHL135, SHL136, SHL184 and SHL186. A planning application for 26 dwellings is awaiting a decision on site SHL084.	
Nature Conservation	<p>The site is not within the Thames Basin Heaths (TBH) SPA or the 400m Exclusion Zone but is located within the 5km Zone of Influence. Three SINC's are located within the site (Totters Copse, Shapley Heath and Shapley Heath Copse) and a one further SINC (River Whitewater) adjoins its western boundary. There are no SSSIs, National or Local Nature Reserves in or near the site. A group of TPOs at Sheet Lodge Copse adjoins the site to the east.</p> <p>Any proposals will need to be sensitive to the nature conservation interests on and near the site. This may include locating built development away from such assets and/or incorporating them into the amenity space or recreational provision.</p>	
Minerals Resources	The Hampshire Minerals and Waste Plan Policies Map indicates that part of the site and areas in close proximity to the site are subject to minerals safeguarding for sharp sand and gravel (Policy 15 of the Hampshire Minerals and Waste Plan).	
Landscape	<p>HCC Integrated LCA 2012 Landscape Type: River Valley Floor and Lowland Mosaic Heath Associated Landscape Character: North East Hampshire Plantations and Heath (1c) and Loddon Valley and Forest of Eversley West (2b)</p> <p>Hart District LCA 1997 Landscape type: Mixed pasture and woodland and Mixed farmland and woodland: Large scale Landscape Character Area: Winchfield and Whitewater Valley Main Features: Mosaic farmland and woodland, moderately enclosed and garmented by roads and the railway line. Low lying valley floor with riverside pastures. Gentle valley sides, quite open and rural in character. Sparse pattern of settlements with main detracting feature being overhead power lines.</p> <p>The site consists predominantly of open fields with some areas of woodland, which are concentrated in the eastern part of the site. Boundaries to the South and East are well screened by trees but views from the A30 are in places clear and unobstructed. Due to the topography of the area it is likely that views of the site will be possible from Basset's Mead Country Park, which is located to the West. Development of this site would cause a loss of the rural landscape that separates Hook and Hartley Wintney and is likely to cause visual intrusion to the area.</p>	

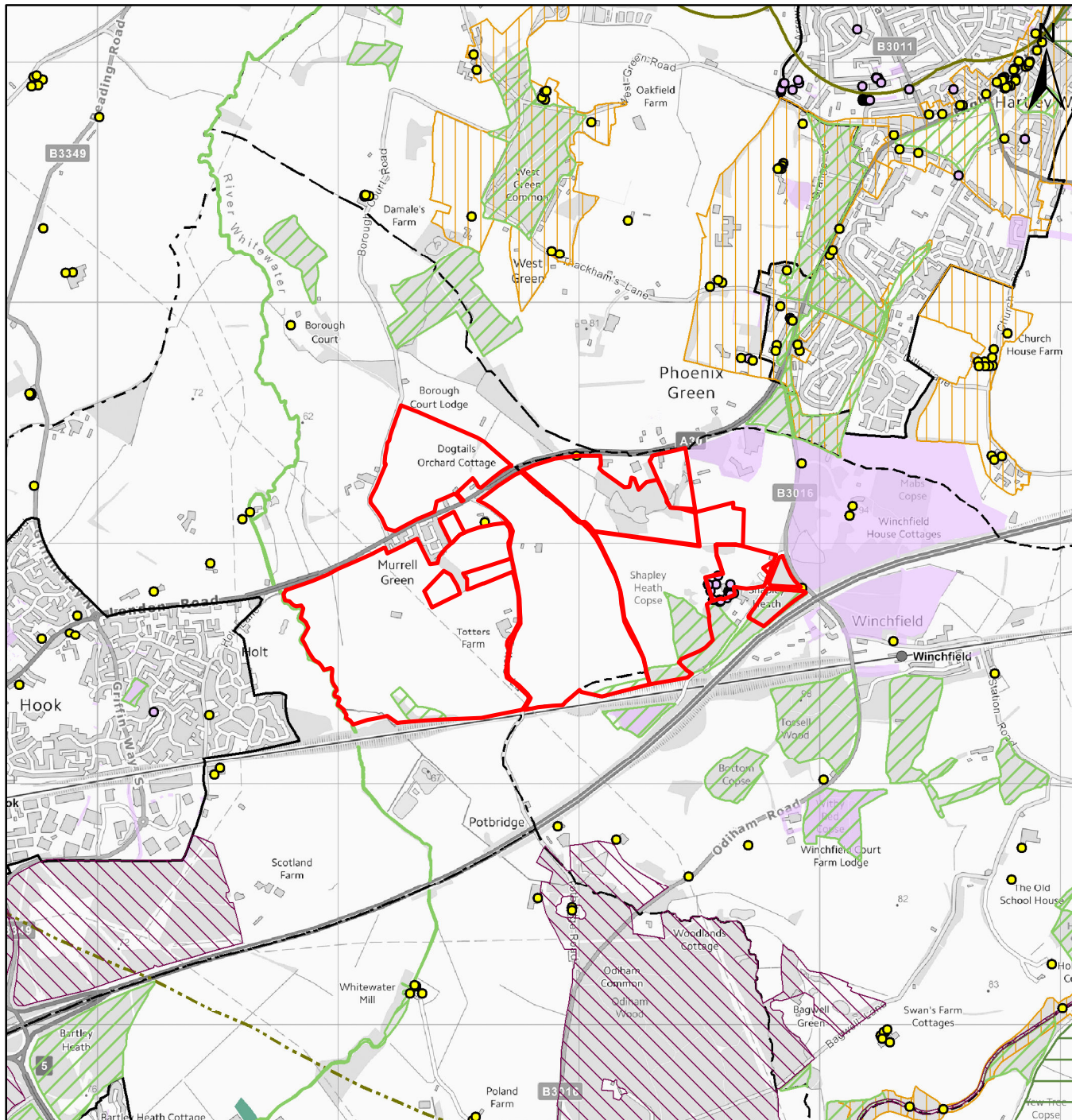
Agricultural Land	<p>The site is identified as Grade 3, Grade 4 and Grade O agricultural land, which means other land in non agricultural use. There maybe potential for some high-grade agricultural land (best and most versatile land) within the part of the site classified as Grade 3 but the extent of this has not been confirmed.</p> <p>Further investigation is needed to establish the value of this land for agricultural uses.</p>	
Heritage Assets	<p>Winchfield House, a Grade II listed building, is located to the East of the site. A number of listed buildings and features are located in proximity to the site. Development of the site will need to consider the impact on these heritage assets. There are no Historic Parks and Gardens, Conservation Areas or Scheduled Ancient Monuments in close proximity to the site. Neither the site nor the surrounding areas are identified as being of archaeological value.</p>	
Water resources and quality	<p>There are no groundwater source protection zones or licenced water abstraction points in close proximity to the site.</p>	
Air Quality	<p>The site is not within an Air Quality Management Zone, however consideration would need to be given to the proximity of the M3 motorway.</p>	
Flood risk	<p>2% of the site is located within flood risk zone 3 and a further 3% is within flood risk zone 2. These zones are associated with River Whitewater. 5% of the site is at risk of surface water flooding and 5% is at risk form flooding from artificial sources (Reservoir). 60% of the site has limited potential for groundwater flooding and 5% has potential for flooding at the surface. (All percentage figures are approximate values).</p>	
Location and scale of development	<p>The site is predominantly greenfield and consists of woodland, large areas of open field and number of agricultural buildings and residential properties. Existing development consists of small groups of housing or small-scale employment sites. High-density development may be incongruous in this location. It is not located within a Strategic or Local Gap but the development of the site is likely to result in the visual coalescence of Hook and Hartley Wintney.</p>	
Un-neighbourly Uses	<p>The M3 and a railway line run to the south of the site. It is likely that these use will be a source of noise, air and possibly light pollution. Consideration will need to be given to the design and layout of any development on this site.</p>	
Availability Assessment	<p>The site is believed to be available and this is supported by the fact that the different parts have all been submitted to HDC for inclusion in the SHLAA at some point. However a number of the sites were submitted for the 2013 SHLAA and there does not appear to have been any recent correspondence.</p>	

Site Access	The creation of a new settlement will require multiple access points. It is anticipated that the primary access points will be onto the A30, which appears to be of an adequate standard to accommodate large levels of traffic. Secondary accesses could be provided on to the B3016 and a number of smaller single-track residential roads, which will require upgrade works. There may be potential to utilise existing junctions with the B3016 and Old Potbridge Road and the A30 and Totters Lane and Borough Court Road.			
Summary of Constraints	Accessibility to services is one of the key issues, with relatively poor access to a number of facilities particularly primary education and healthcare facilities. In certain locations, particularly along the A30, the site is not well screened and it is likely that there will be visual impact from the development. Although not identified as a Strategic or Local Gap the existing rural use of the site provides a buffer between the settlements of Hook and Hartley Wintney, which will be lost if the site is developed. The site is within the 5km Thames Basin Heath SPA zone. There are three SINC's within the site and one further SINC adjoining its western boundary. Minor constraints on the site are the uncertainty regarding the agricultural value of some of the land and the timescale for the sites availability.			
Summary of Opportunities	The site has good access to the local highway network and the employment areas on the A30 and in Hook. The site has potential for large scale mixed use development, with less vulnerable uses being located within the areas identified as having flooding potential or nature conservation value. Built development could be focused in the centre of the site and recreational provision located to the East and West areas. This may also reduce the impact of coalescence on Hartley Wintney and Hook that could occur if the site is development. The creation of a new settlement in this area will enable the provision of additional services and facilities to meet the needs of the development and to potentially serve the existing population in the area.			
Focus of further assessment, should the site be shortlisted by the Council	Assessments into noise, light, pollution due to the proximity of the site to the M3 and railway line will need to be undertaken and infrastructure capacity issues will need to be addressed. Further investigation into the visual impact of the development and whether BMV agricultural land is present. The potential to achieve on-site SANGs needs to be considered and the impact on the onsite and adjoining SINC's needs to be more fully understood. The availability of the site also needs to be confirmed. The requirement for flood mitigation needs to be considered.			
Site Assessment Completed by	Name: JR Date: 16/02/15			
HDC Conclusion and recommendation	Shortlist the site:		Do not shortlist the site:	
	HDC Comments:			

STR 004 - Constraints

Key

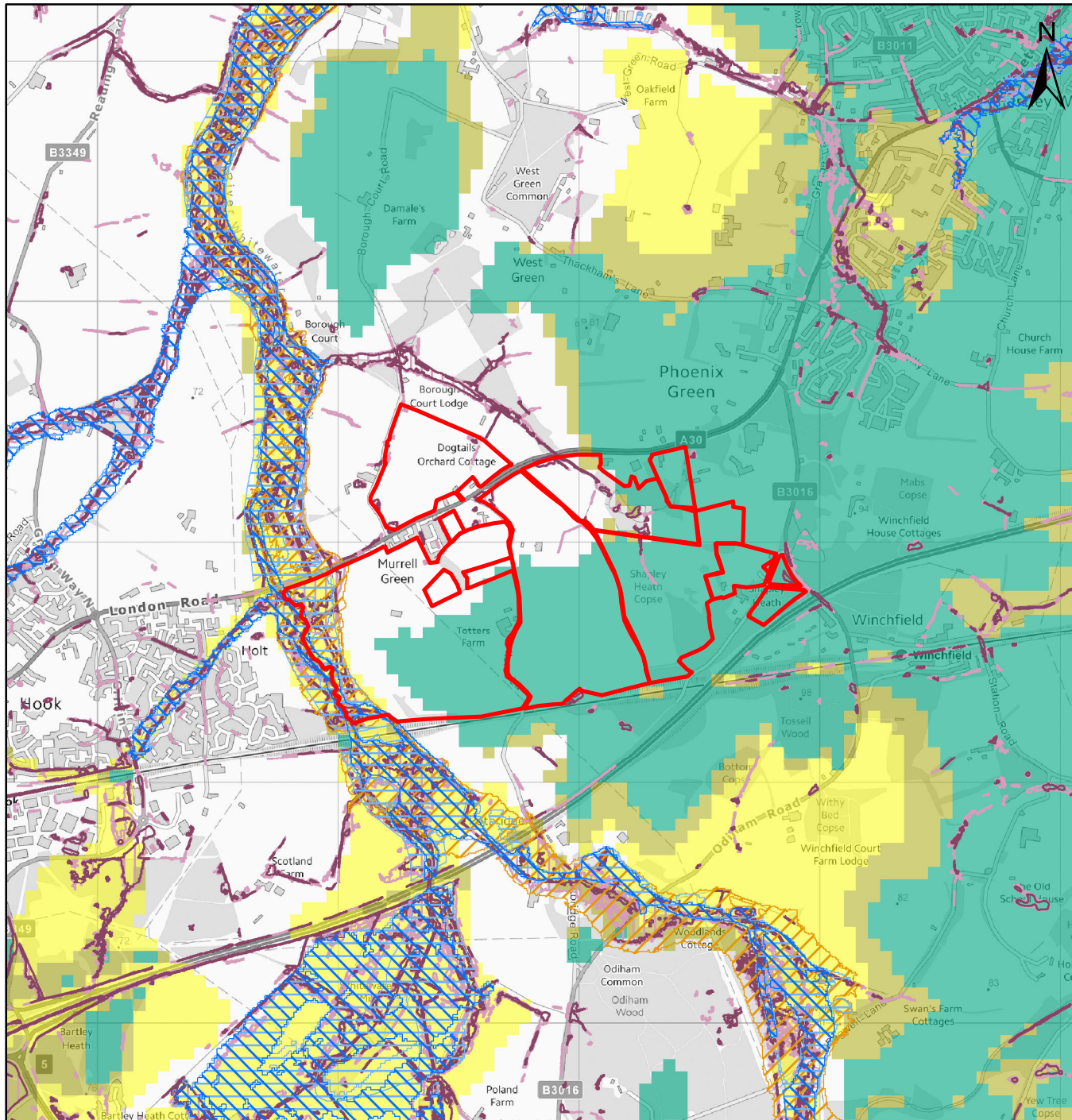
- STR004 - Murrell Green
- Listed Buildings
- TPO - Individual
- SSSI
- SINC
- National Nature Reserve
- Local Nature Reserve
- Parish Boundaries
- Historic Parks and Gardens
- Conservation Areas
- Thames Basin Heaths SPA (5km zone of influence)
- Thames Basin Heaths SPA (400m exclusion zone)
- Thames Basin Heaths SPA
- Settlement Boundaries
- TPO - Groups
- Scheduled Ancient Monuments
- Strategic Gaps



1:25,000

0 125 250 500 750 1,000

Meters



STR 004 - Flood Risk

Key

- STR004 - Murrell Green
- Flood Zone 3
- Flood Zone 2
- Reservoir Flood Outlines
- Surface Water Flooding (1 in 30 year AEP)
- Surface Water Flooding (1 in 100 year AEP)
- Groundwater Flooding (Limited)
- Groundwater Flooding (Potential flooding to basements)
- Groundwater Flooding (Potential flooding at surface)

1:25,000

0 125 250 500 750 1,000

