

**CHARLTON NEIGHBOURHOOD PLAN –
2018 to 2029**

Site Assessment

Updated November 2019

Introduction

Following the findings of the Housing Needs Assessment produced by AECOM, it was agreed with TVBC that the Neighbourhood Plan would be the most appropriate mechanism to allocation sites for residential development in order to meet the requirements set out.

Process Overview

The Steering group developed criteria for assessing the suitability of sites. This was based on a variety of documents and good practice guides such as 'Site Assessment for Neighbourhood Plans: A toolkit for neighbourhood planners'. It set out that:

"Sites that should be considered include:

- *Sites known to the community*
- *Sites identified by the neighbourhood planning group*
- *Sites allocated or proposed for allocation in the adopted or emerging development plan. These are usually found in a site allocation document. Also check the evidence base, particularly the Housing Land Availability Assessment (SHLAA/HELAA) or employment land review for deliverable sites within the neighbourhood plan area.*
- *Other sites in the area with development potential, e.g. sites that have come forward through a recent Call for Sites or pre-application discussions. This information can be requested from your LPA."*

A number of possible sites for residential development around Charlton were identified at the beginning of the process, mainly derived from the 2014 Strategic Housing Land Availability Assessment (SHLAA) and the subsequent SHELAA prepared by Test Valley Borough Council (TVBC). This resulted in a total of 8 sites. There was only one other piece of land within the Parish boundary which could potentially be considered, this was added to the list for assessment.

No call for sites was undertaken due to the recent call for sites undertaken by TVBC (it is recommended that this is undertaken where this was in excess of 3 years ago). No other suitable sites in Charlton were considered as none such existed other than the aforementioned, as such there were no additional sites added.

The criteria chosen reflected both the templates set out in the guides, combined with the vision and objectives of the neighbourhood plan and local and national planning policy.

The sites are required to demonstrate that they are suitable, available, and achievable. The same criteria and scoring method has been used for each site to ensure consistency

However, in order to ensure a separation of the assessment from the drafting of criteria, a separate working group chosen from the residents forum undertook the assessment of site suitability against the criteria.

The working group undertook an initial assessment which eliminated certain sites due to different factors. Other sites included those which had been previously rejected or excluded in the SHLAA/ SHELAA were reassessed in more detail, particularly where there had been a material change in circumstances.

- The land to the south/ south west of SHLAA 149 has not been assessed as it is a Scheduled Ancient Monument or immediately adjacent to it.
- SHLAA 169 has not been assessed as it is a small site which has been the subject of planning and prior approval applications for 3 dwellings. Whilst at this point approval has not been granted, it is considered likely that prior approval for a change of use to residential is probable at some point in the future.
- SHLAA 150 has not been assessed because it has been the subject of a planning application and now been developed.
- SHLAA 032 has not been included as it is being developed as a crematorium.

Methodology

The overleaf site assessment has been made based on the following evaluation, with each criterion explained below. Sites have been scored to summarise the assessment findings. In this instance, each site has been given a 'red-amber-green' traffic light scoring, which indicates:

- where a site performs poorly against the criteria, or there is an insurmountable constraint (red);
- performance is average against the criteria / some constraints but they can be mitigated (amber);
- performs well against the criteria (green).

The sites have then been ranked according to how well they score against the criteria.

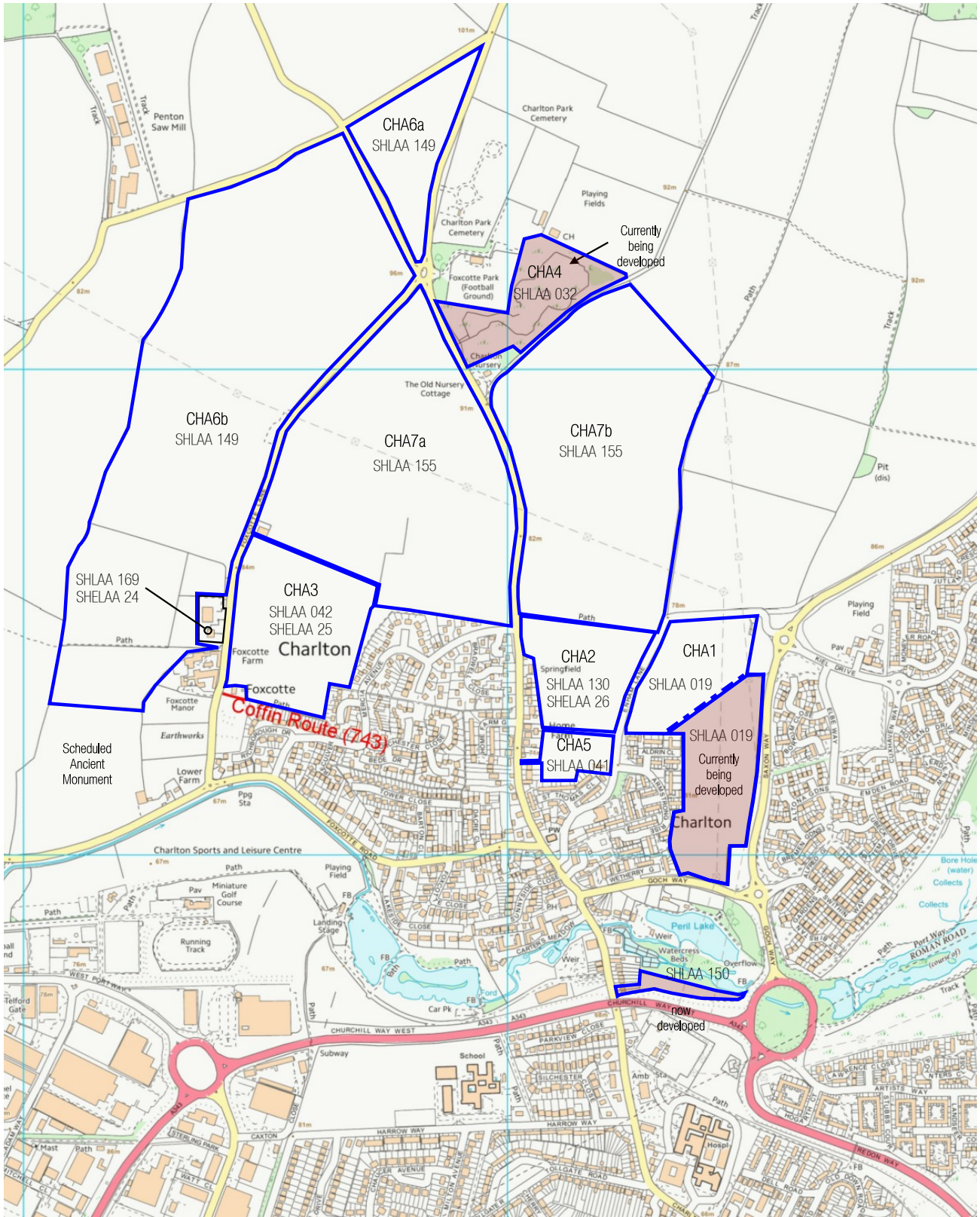
Undertaking the evaluation of Site Criteria - how each criterion was evaluated:

Sustainability Q 1-6

- The first 7 evaluations for each CHAR site (items 1-7) comes directly from the surveys made locally by residents.
- When considering pedestrian distances - can use Google maps measuring tool to measure to the centre of the village.
- Generally a "safe" distance of 400m or less is considered good (green), and if 401-800m is considered less good (amber), or if longer or of compromised safety would be poor (red).
- Criteria items A-C relate to information gained from landowners as to their willingness to make their land available for alternative use in the Neighbourhood Development Plan. An unequivocal yes gives green and unequivocal no gives red.
- Criterion D identifies particular environmental and ecology/wildlife considerations. The existence of legally protected species, vegetation etc inc. important hedgerows.
- Criterion E looks at Tree Preservation Orders TPO's in middle of site marked red, but if only on border, then amber. None - green
- the extent that sites would be 'Greenfield'. A Greenfield site is less desirable (red). Partial previous building - even of a stable would indicate amber and full previous building development would indicate green as a fully Brownfield site.
- Criterion F looks at any archaeological interest. Within the site - red, adjacent amber, none - green
- Criterion G looks at heritage assets. Listed Buildings and their setting. Scheduled Ancient Monuments and Locally listed buildings. Within or affecting the setting - red, close proximity but not harming setting - amber, no impact green
- Criterion H looks at agricultural land - Any site with any Grade 2 or above land flagged red. Grade 3a or b - amber or 4 etc/ non-agricultural graded land is flagged green.
- Criterion I considers infrastructure deficiencies notably road capacity and potential requirement for additional services and facilities as a result. Graded on level of impact - significant, moderate, low to none.
- Criterion J looks at landscape quality - long distance impact is flagged red. otherwise green.
- Criterion K looks at flood risk or established drainage problems - either on site or risks to adjacent housing etc. Graded on level of impact - significant, moderate, low to none.
- Criterion L considers access to the highway network. Graded on level of suitability - width of access and visibility - appropriate - red, satisfactory with mitigation - amber, unacceptable - red.
- Criterion M distance to healthcare facilities. pedestrian and bus access is considered. In the absence of bus cover, and if safe, a distance of 400m to be considered green, 800m amber and longer or less safe routes flagged red. If bus access is good the site is considered green.
- Criterion N specifically considers the walking distance and safety to access regular bus services.
- Criteria O and P considers access to shops and community facilities on the same approach as M above.
- Criterion Q considers walking distances to schools with consideration of safety. Graded on distance and safety.
- Criterion R looks at traffic and parking issues and risks. This included risks of over-spill on-road parking and the extent of consequences.
- Criterion S looks at the extent that a site is already within or continuously next to the built settlement.
- Criterion T looks at natural or existing boundaries to the site and its enclosure.
- Criterion U considers any constraints on the type of housing that a site might take preventing it having a full mix. For example if it is considered to be only able to take low ridged properties etc " Criterion AA considers whether development of a given site could expand Charlton in a way that could set up precedents for further development - involving a trend towards merger with another settlement. High risk (red), medium considered amber risk and none - green.
- Criterion AB considers whether a site would be in keeping with, or constrained by, the built density and character of its surrounds.
- Criterion AC considers whether the potential development use for a site would be compatible with its neighbouring uses, including with reference to open countryside, taking account of the quality of trees and hedges on the boundaries.
- Criterion AD considers whether development would support the vitality and viability of the Village Centre and facilities.
- Criterion AE considers if a site is important by way of public access, right of way or recreation facilities or open space.
- Criterion AF gives particular attention to the landscape setting of the village looking in from outside, taking due account of topography and green screening. strong impact flagged red, moderate amber, little or none - green
- Finally AG-AJ look at potential uses for given sites.
- As information, AK-AM give an outline of space requirement for uses other than housing. Below the proposal section, the information box shows the full size of sites in hectares and existing use.

LOCATION OF ASSESSED SITES

With relevant SHLAA/SHELAA Nos.



Site ranking criterion

(Numbers in brackets relate to SHLAA)

CHA 1 (019) CHA 2 (026) CHA 3 (025) CHA 4 (032) CHA 5 (042) CHA 6a (149) CHA 6b (149) CHA 7a (155) CHA 7b (155)

Clarification points

Sustainability

	CHA 1 (019)	CHA 2 (026)	CHA 3 (025)	CHA 4 (032)	CHA 5 (042)	CHA 6a (149)	CHA 6b (149)	CHA 7a (155)	CHA 7b (155)		
1	Views and Setting (Low=Green; Medium=Amber; Red=Sensitive)	1	2	3	1	1	1	3	3	3	How important do you think the site is in terms of views of Charlton and the landscape? Low Importance: Likely to be able to accommodate development without harming views and the setting Medium Importance: Some important views but these could be maintained with a well-designed development. Highly Important and Sensitive: Site is very important in village setting and landscape and unable to accommodate development without major harm.
2	Landscape and Wildlife (Very well=Green; Potential=Amber; Sensitive=Red)	1	1	2	1	1	2	2	2	2	Site is a designated Local Nature Reserve Site is known to be used by a Protected Species e.g. dormice, bats, great-crested newt, bats Development on this site could have an impact on protected species Site contains habitats or features which may provide wildlife corridors (e.g. hedgerows, watercourses, trees etc) some/all of which would be threatened by development The site has no known or suspected nature conservation value which would preclude development. Site contains habitats or features which may provide wildlife corridors (e.g. hedgerows, watercourses, trees etc) which could be retained
3	Neighbouring Character and Uses (Improve=Green; Potential=Amber; Harm/Negative=Red)	1	1	2	2	1	3	3	3	3	How well do you think development on this site could fit into the neighbouring character? Development could improve character by removing eyesores or creating improved character. Well designed development could fit with neighbouring land uses and the area's character Development of any kind would not fit with, and would harm, character.
4	Walking and Cycling (Good=Green; Reasonable=Amber; Poor or Very Poor=Red)	1	1	2	3	1	3	3	3	3	Walking and Cycling. How well connected is the site to local facilities? Good. Safe unhindered access to a good range of facilities within about 400 metres. Reasonable. Safe, unhindered access to basic facilities within about 800 metres. Poor. Distance, connection and safety issues to limited facilities. Very Poor. Relatively isolated, poor connection and safety
5	Public Transport (Good=Green; Fair=Amber; Poor=Red)	2	2	3	3	2	3	3	3	3	Public Transport. How well connected is the site? Good. Good walking distance to public transport (400 metres). Fair. Good walking distance but accessibility and/or safety Issues. Poor. Distance and poor connections discourages use.

Site ranking criterion

CHA 1 (019) CHA 2 (026) CHA 3 (025) CHA 4 (032) CHA 5 (042) CHA 6a (149) CHA 6b (149) CHA 7a (155) CHA 7b (155)

Clarification points

6	Location relation to settlement boundary COM2 of the Revised Local Plan	1	2	1	3	1	3	3	3	3	<ul style="list-style-type: none"> Outside of settlement boundary and isolated from the existing settlement Outside of settlement boundary but well related and close to the existing development Outside of settlement boundary and projecting prominently into countryside Outside settlement boundary, but not projecting prominently into countryside (bounded on at least 2 sides by existing development) Within settlement boundary
A	Is the site available for development within 1- 5 years? (Yes=Green; Yes?=Amber; No=Red)	1	1	1							
B	Is the site available for development within 1-10 years? (Yes=Green; Yes?=Amber; No=Red)					2	2	2	2	2	
C	Is the site available for development within 15 years? (Yes=Green; Yes?=Amber; No=Red)				3						
D	Is the site highly sensitive environmentally or ecologically?	1	2	3	1	1	1	1	1	2	<ul style="list-style-type: none"> Designated sites of international or national importance for nature conservation/archaeology: Special Areas of Conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs) Site is wholly located within one or multiple of the designations/ partially located within one or multiple of the designations/ Site is not located within any international or national designations
E	Are there tree preservation orders?	3	1	1	3	1	1	1	1	1	Group or individual - numbers
F	Is the site of archaeological interest?	1	2	3	1	3	1	2	2	1	Where a survey has been undertaken and no relevant finds - green

Site ranking criterion

CHA 1 (019) CHA 2 (026) CHA 3 (025) CHA 4 (032) CHA 5 (042) CHA 6a (149) CHA 6b (149) CHA 7a (155) CHA 7b (155)

Clarification points

1	2	3	1	2	2	1	1	1
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Site forms an important part of the setting of a listed building or other heritage asset
 There is a listed building and/or known historic/archaeological feature on the site
 The site lies within a designated Historic Park or Garden
 The site lies within a Conservation Area Desktop
 There is a listed building and/or known historic/archaeological feature adjacent to the site
 The site lies adjacent to a Conservation Area Consult Conservation Officer
 There are no listed buildings or known historic/archaeological features on or adjacent to the site
 Site forms an important part of the setting of a listed building or other heritage asset
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 The site lies adjacent to a Conservation Area Consult Conservation Officer
 There are no listed buildings or known historic/archaeological features on or adjacent to the site

G Does the site contain or adjoin any heritage assets?

2	3	2	3	2	3	3	3	3
1	2	2	1	2	3	3	3	3

Lower grade land preferred unless the site can be justified by other means

H Is the land graded 3a, or above for agriculture? (Top 1or 2 =Red; 3 =Amber; Lower 4,5 and non-agric =Green)

I Does the site have any infrastructure constraints/ deficiencies?

Is the site crossed by overhead power cables and/or underground pipelines and/or other infrastructure

1	1	2	2	1	2	2	2	2
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Site is within the North Wessex Downs Area of Outstanding Natural Beauty
 Site is prominent in views from the North Wessex Downs AONB
 Site is within a Local Gap (Policy E3)
 Site contains trees or woodland subject to Tree Preservation Orders
 Site contains significant mature trees and hedgerows some/all of which would be threatened by development
 Site is particularly prominent in key public views (e.g. from Public Rights of Way/street)
 The site provides an area of green space between settlements
 Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening
 Site is a green field, of limited landscape or visual interest

J Is the site particularly sensitive from a landscape standpoint?

Site ranking criterion

	CHA 1 (019)	CHA 2 (026)	CHA 3 (025)	CHA 4 (032)	CHA 5 (042)	CHA 6a (149)	CHA 6b (149)	CHA 7a (155)	CHA 7b (155)
K	1	3	1	1	3	1	1	2	2
	1	2	2	1	2	3	3	3	3
M	1	1	2	3	1	3	3	3	3
N	1	1	2	3	1	3	3	3	3
O	1	1	2	3	1	3	3	3	3
P	1	1	3	3	1	3	3	3	3
Q	1	1	2	3	1	3	3	3	3
R	1	2	2	2	3	3	3	3	3
S	2	2	2	2	1	3	3	3	3
T	1	2	1	1	2	2	2	2	1
U	2	1	2	2	1	2	2	2	2

Clarification points

Flood Zone 3
High Surface Water
Flood Zone 2
Medium Surface Water
Low Surface Water
Flood Zone 1
Very Low Surface Water

Site access would be onto an unclassified road with a speed limit of over 30mph
Site has limited road frontage and the creation of a new access may be problematic (e.g. very close to an existing junction/ visibility improvement may require removal of hedgerows/trees)
Site has a frontage thought to be capable of safely accommodating a new access road junction and associated visibility onto a road which is suitable and within a 30mph speed limit
Site is potentially accessed via an existing, or an extension of a residential

Site is more than 800m walking distance (inc) from an existing bus stop
Site is between 400m – 800m walking distance (inc) from an existing bus stop
Site is within 400m walking distance (inc) of an existing bus stop

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Site ranking criterion

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Clarification points

AA	Would development of this site risk a significant trend toward merging with another settlement?	1	1	3	2	1	3	3	3	3
AB	Could development of this site/part site be appropriate in scale and character with the existing settlement? (incl consideration of adjacent density)	1	1	2	3	1	3	3	3	3
AC	Is development compatible with existing or proposed neighbouring uses?	1	1	1	2	1	3	3	3	3
AD	Would the development support or undermine the vitality and viability of the (village) centre?	1	1	1	2	1	2	2	2	2
AE	Does the site provide publicly accessible open space, green infrastructure, recreation facilities or a public right of way?	2	2	2	2	2	2	2	2	2
AF	Landscape Setting: looking from outside (taking account of topography and woodland/hedging) would development have significant adverse impact on surrounding area?	2	2	3	2	2	3	3	3	3
Key Non-Housing needs										
AG	(grassed, informal recreation - no formal pitches)? (Yes=yGreen; Yes?=y?Amber; No=nRed)	2	2	1	2	2	2	2	2	2
AH	Does site offer particular scope for development of Community/Sports Hall/Changing rooms - with parking and playing fields? (Yes=yGreen; Yes?=y?Amber; No=nRed)	3	1	3	2	2	2	2	2	2
AI	Does site offer particular scope for development of schools, shops or healthcare etc facilities? (Yes=yGreen; Yes?=y?Amber; No=nRed)	3	2	3	2	2	2	2	2	2
AJ	Strategic: Is site compatible with an appropriate Spatial Vision for the settlement and its built limits? (Green=Yes; Red=No)	1	1	3	3	1	3	3	3	3
AK	Information									
AL	Gross space in hectares of site (per SHLAA) compare to housing need	1	1	2	2	1	1	2	2	2
AM	Existing use	1	2	2	3	2	2	2	2	2
Total		50	57	77	79	56	84	90	91	90
Ranking		1	3	5	4	2	6	7	8	7

The Site assessment show that site CHA1 has the most favourable ranking, in excess of the next potential site which is CHA5, followed by site CHA2.

Major issues for CHA1 are TPOs, but these are not insurmountable, agricultural land classification (comparable to Charlton as a whole and the size of the site for further infrastructure.

The issues for CHA5 relate to the access, setting of heritage assets, archaeological interest, agricultural

land classification and surface water flooding, and the size of the site for further infrastructure.

Key factors for CHA2 are access, agricultural land classification (comparable to Charlton as a whole), surface water flooding and the size of the site for further infrastructure.

The previous SHLAA and SHELAA findings for each site have also been assessed and are included overleaf.

The below table identifies potential constraints and the relevant information sources regarding each constraint. The information in this table is used by the Council when assessing site suitability for the SHLAA.

Factors to be considered	Constraints and sources of information
<p>1. Physical limitations</p>	<p>Access</p> <ul style="list-style-type: none"> ● Planning history <p>Infrastructure</p> <ul style="list-style-type: none"> ● Electricity pylons (Scottish and Southern Electric, Council records) ● Highways/Local Road network (Highways Officer & Highways Agency) <p>Ground Water Protection Zone</p> <ul style="list-style-type: none"> ● Environment Agency <p>Flood risk – river and tidal based flooding</p> <ul style="list-style-type: none"> ● Environment Agency <p>Land contamination</p>
<p>2. Potential impacts</p>	<p>Tree Preservation Orders</p> <ul style="list-style-type: none"> ● Council records <p>Conservation Areas</p> <ul style="list-style-type: none"> ● Council records <p>Listed Buildings</p> <ul style="list-style-type: none"> ● Historic England <p>Landscape/ townscape impact</p> <p>Separation of settlement</p> <ul style="list-style-type: none"> ● Revised Local Plan policy <p>Character of the area</p> <p>Potential of Archaeological Interest</p> <ul style="list-style-type: none"> ● Hampshire County Council <p>Historic parks and gardens</p> <ul style="list-style-type: none"> ● Historic England <p>Protected species</p> <ul style="list-style-type: none"> ● Natural England <p>Agricultural land quality (Grade 1 to 3a)</p> <ul style="list-style-type: none"> ● Council land records <p>Mineral Consultation areas</p> <ul style="list-style-type: none"> ● Hampshire County Council
<p>3. Appropriateness and likely market attractiveness for the type of development proposed</p>	
<p>4. Contribution to regeneration priority areas</p>	<p>There are no identified regeneration priority areas within the Borough</p>
<p>5. Environmental/amenity impacts experienced by would be occupiers and neighbouring residents</p>	<p>Railway line</p> <ul style="list-style-type: none"> ● Ordnance survey map <p>Rights of way</p> <ul style="list-style-type: none"> ● Hampshire County Council <p>Neighbouring uses</p> <ul style="list-style-type: none"> ● Council records

Site	Land at Goch Way, Charlton		Site Reference	019
Site Use	Agricultural land		Site Area (approx.)	2.5 ha
Availability	The site is promoted for residential development to the western area of the site (2.25 ha) by the landowner and a developer and is therefore considered available. The site is subject to an outline planning application (14/00061/OUTN) for 85 residential dwellings.			
Suitability	The site is between two large areas of housing (to the east and west) and offers reasonable accessibility to the town. However, the natural landscape is valuable as a distinction between the town and the village of Charlton.			
Achievability	There are power lines crossing the site, but with these diverted and the development located to one side, the site is considered achievable. The developers state that the site could be achieved within 2 years of gaining planning and building regulations consent.			
Deliverability / Developability	The site is well located to the town, surrounded on three sides by built up area. However, it is a sensitive location between Andover and Charlton.			
Constraints / Actions	<ul style="list-style-type: none"> - Overhead power cables - Tree Preservation Orders - Sensitive location between settlements 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	85	-	-	85



This document forms part of the evidence base for the Revised Local Plan. It provides information on available land, it does not allocate sites for housing. See page 3 of the main report for more information on its status.
Appendix 4: Page 37



Status:

The majority of the site (as shown by the yellow dotted outline) currently under development for 85 dwellings following an appeal APP/C1760/A/14/2222867 granted in 15 May 2015.

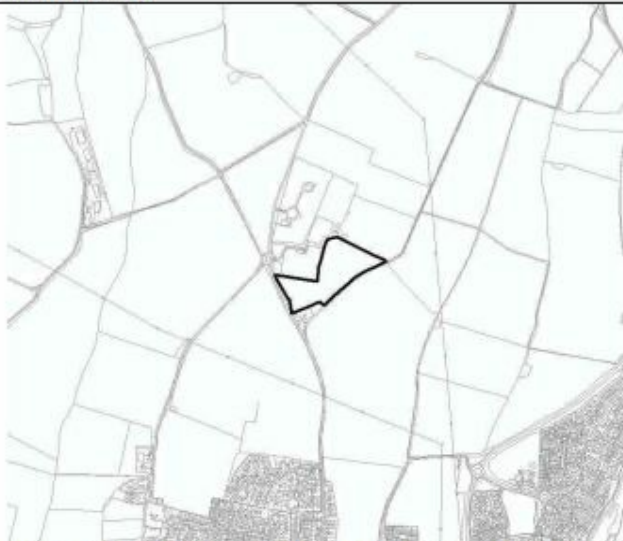
The remainder of the site as identified in the SHLAA/ SHELAA however has been assessed for the purposes of this assessment.

The site area available measures 3.6 hectares.

It should also be noted that previous Appeal and Local Plan Inspectors also found that the site as a whole could be developed without undue harm to the landscape setting.

Site	Land at Charlton Nursery, Charlton	Site Reference	032	
Site Use	Agricultural land with planning permission for Crematorium	Site Area (approx.)	4.18 ha	
Availability	The site is considered available and is being promoted by the landowner for low density residential development.			
Suitability	The site is outside of the town of Andover, separated from Charlton by a large open area with many protected trees on site. However, the site has permission for a Crematorium (TVN.03232/3) and the landowner is seeking alternatives uses for the site as this is considered unviable. The site is next to the football, rugby and archery facilities and includes an area of Grade 2 agricultural land.			
Achievability	Low density larger housing is proposed to take account of the trees on site, the character of the area and make the site viable for development. It is considered achievable at this level should this be considered acceptable.			
Deliverability / Developability	This is a location separated from the main town but with some public transport links. There is significant separation from the built up area of Andover.			
Constraints / Actions	<ul style="list-style-type: none"> - Separation from Andover - Tree Preservation Orders - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	30	-	-	30

Site Location Plan (not to scale)



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Status:

Currently permitted development for crematorium following planning application ref 17/02610/FULLN - now being developed.

Site	Land at rear of Hatherden Road, Charlton	Site Reference	041
Site Use	Agricultural land	Site Area (approx.)	1.36 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.		
Suitability	The site is bounded on three sides by development within Charlton village. Due to the location and proximity to Andover, Charlton is considered a sustainable location. However, the relative merits of the site compared to others will need to be considered. There is a significant central area of flood zone 3 and Grades 2 and 3a agricultural land.		
Achievability	The site is promoted and considered achievable.		
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 1.36 ha at 40 dwellings per hectare (given the rural village but reflecting the proximity of Andover) would yield 54 dwellings. The site is close to the built up area of Charlton and is considered suitable for development. However, progression of site detail is in its infancy and therefore the site is not considered deliverable in the first 5 years.		
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Access - Flooding - Potential archaeological interest - Agricultural land quality - Setting of listed buildings 		



Status:

No current planning applications

Key Concerns:

- The site suffers from surface water flooding and potential mineral extraction constraints.
- Archaeology
- Impact of Public Rights of Way
- Landscape impact to the north
- Access
- Setting of designated heritage assets

Site	Land to east of Foxcotte Lane, Charlton	Site Reference	042	
Site Use	Agricultural land	Site Area (approx.)	8.3 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded on two sides by significant development within Charlton village. Due to the location and proximity to Andover, Charlton is considered a sustainable location although development may have a landscape impact.			
Achievability	The site is promoted and considered achievable.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 8.3 ha at 40 dwellings per hectare (given the rural village but reflecting the proximity of Andover) would yield 330 dwellings. The site is close to the built up area of Charlton and is considered suitable for development. However, progression of site detail is in its infancy and therefore the site is not considered deliverable in the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Impact on Highway network - Setting of listed building - Agricultural land quality <ul style="list-style-type: none"> - Potential archaeological interest 			
Estimated	First 5 years	5-10 years	10-15 years	TOTAL



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Appendix 4: Page 38



Status:

Previously refused for 202 dwellings under application ref 14/02064/OUTN and appeal withdrawn.

Further application 15/01582/ OUTN for Outline application for residential development of 175 dwellings, highways and associated infrastructure, public open space and landscaping was refused on 4th Dec 2015 for a number of reasons (see decision notice). These included:

- Being an unsustainable form of development within the countryside
- Loss of agricultural land

- Impact on landscape character
- Loss of hedgerow and trees
- Less than substantial harm to the setting of designated heritage assets without sufficient public benefit to outweigh the harm
- Lack of legal agreement to secure the following: highway improvements, affordable housing, public open space improvements, primary school capacity, public art and sustainable drainage measures.

It is considered that little has changed since the previous refusal reasons

Site	Land at Enham Lane, Charlton	Site Reference	130	
Site Use	Agricultural land	Site Area (approx.)	4.06 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded by development to the west by the built up area of Charlton. It is part of a perceived gap between Andover and Charlton and is split by a significant area of flood zone 3. Due to the location and proximity to Andover, Charlton is considered a sustainable location subject to impact on the landscape character of the area.			
Achievability	The site promotion and size means that development is considered achievable.			
Deliverability / Developability	The site is close to the built up area of Charlton and is considered suitable for development subject to the constraints of the site listed below. The land to the south is also being separately promoted (Site reference 041) which could be considered as part of a comprehensive scheme. The site is formed of Grades 2 and 3a agricultural land.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Flooding - Potential archaeological remains - Agricultural land quality - Mineral consultation area 			
Estimated Housing	First 5 years	5-10 years	10-15 years	TOTAL



Status:

No current planning applications

Key Concerns:

- The site suffers from surface water flooding and potential mineral extraction constraints.
- Archaeology
- Impact of Public Rights of Way
- Landscape impact to the north
- Potential minerals extraction area

This document forms part of the evidence base for the Revised Local Plan. It provides information on available land, it does not allocate sites for housing. See page 3 of the main report for more information on its status.

Site	Land at west of Foxcotte Lane, Charlton	Site Reference	149	
Site Use	Agricultural land	Site Area (approx.)	44 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the village of Charlton which is considered a sustainable location due to the location and proximity to Andover. However, the site is large and separated from the village and may have a significant impact in the countryside away from the more built up area of Charlton and Andover.			
Achievability	The site promotion and size means that development is considered achievable.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 44 ha at 30 dwellings per hectare (given the facilities and services that will be individually required for a development of this size) would yield 1320 dwellings. Given that the landowner is at the early stages of investigating the potential of development this would be unlikely to be deliverable within 5 years and would be likely to extend beyond 15 years. The site would result in development further away from Charlton, and Andover, and have an impact on the countryside as it is separated from the built up area.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Potential archaeological interest - Impact on Highway network - Overhead power cables - Impact on existing settlement - Setting of listed building - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	500*	500*	1320 ^{1*}

¹ Final 320 completed post the 15 year time period

Site Location Plan (not to scale)



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Status:

No current planning applications

Key Concerns

- Landscape impact
- Extensive tracts of land which contain valued views
- Impact on the setting of designated heritage assets
- Overhead pylons
- Archaeology
- Potential minerals extraction area

Site	Land at Foxcotte Manor Farm, Charlton	Site Reference	155	
Site Use	Agricultural land	Site Area (approx.)	40 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the village of Charlton which is considered a sustainable location due to the location and proximity to Andover. However, the site is large and separated from the village and may have a significant impact in the countryside away from the more built up area of Charlton and Andover. The site is formed of Grades 2 and 3a agricultural land.			
Achievability	The site has not been promoted for inclusion in the SHLAA and therefore is not considered achievable in the first 5 years. However, should the location be considered favourably, the site may come forward.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 40 ha at 30 dwellings per hectare would yield 1200 dwellings. The site has not been promoted for the update of the SHLAA and given the size of site and infancy of proposals it is unlikely the development would significantly result in completions until after the 5-10 year period. The site would result in development further away from Charlton, and Andover, and have an impact on the countryside as it is separated from the built up area.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Flooding - Impact on Highway network - Overhead power cables - Impact on existing settlement - Mineral consultation area - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	300*	600*	1200* ¹

¹Final 300 completed post the 15 year time period

Site Location Plan (not to scale)



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Appendix 4: Page 36



Status:

No current planning applications

Key Concerns

- Landscape impact
- Extensive tracts of land which contain valued views
- Impact on the setting of designated heritage assets
- Overhead pylons
- Archaeology
- Potential minerals extraction area

Site	Land at Foxcotte Lane, Charlton	Site Reference	169	
Site Use	Timber fence sales and storage building	Site Area (approx.)	0.3 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site contains existing buildings and is adjacent to residential development to the south, however this is low density and the site is slightly separated from the main built up area of the village. However, there are a number of facilities within the village itself and the land borders a larger promoted site to the east.			
Achievability	Services exist on site and development is considered achievable subject to the relocation of the existing business within the Andover area.			
Deliverability / Developability	The site is available and achievable.			
Constraints / Actions	- Separated from main settlement			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	10	-	-	10

Site Location Plan (not to scale)



Status:

No current planning applications

Previous applications withdrawn

17/02474/PDPN &
17/02467/FULLN

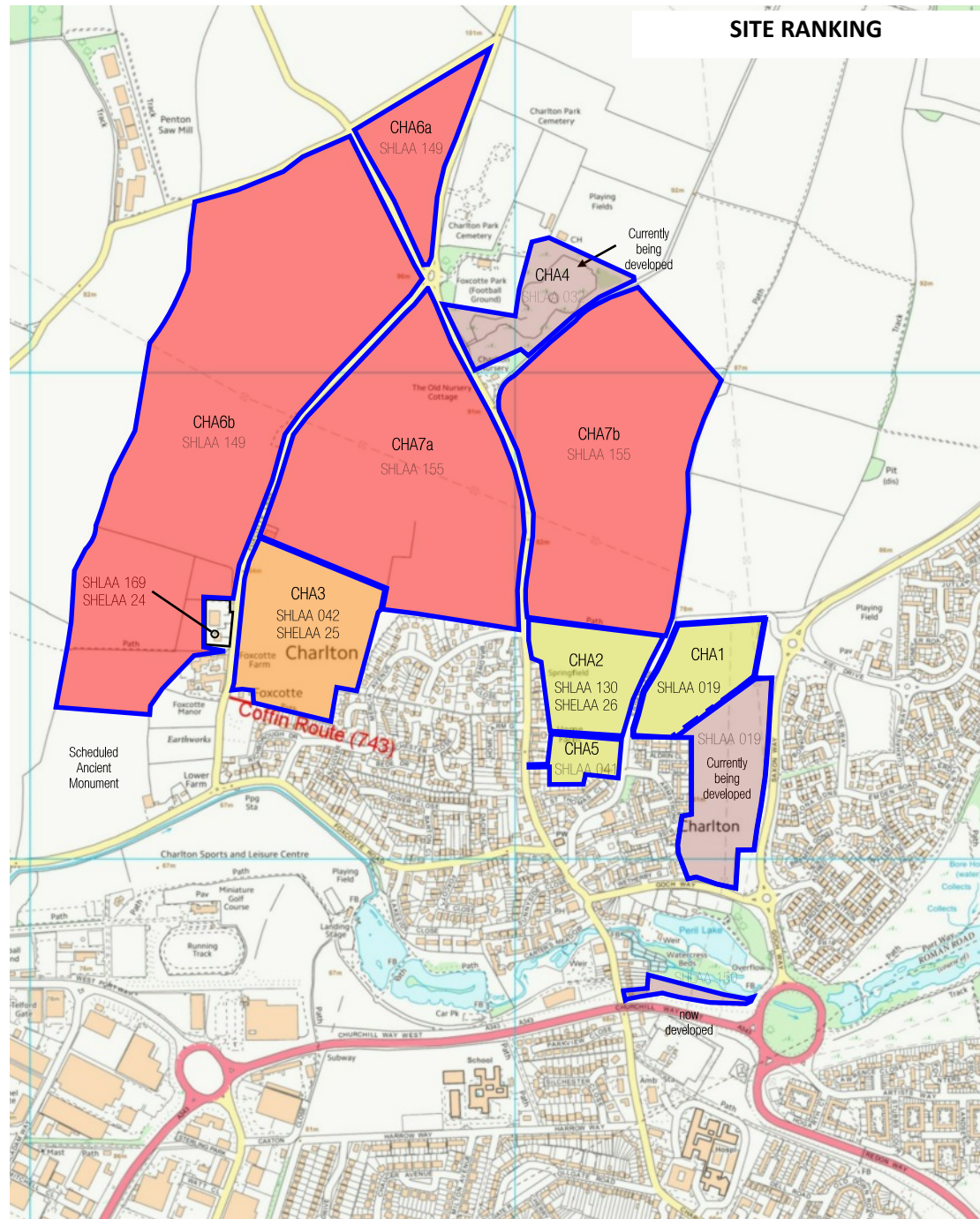
Small site for 3 dwellings

Conclusions

A detailed assessment of both the site assessment matrix and previous SHLAA/SHELAA findings as well as previous applications, appeals and Local Plan Inspector's comments has highlighted site CHA1 as having the most favourable scoring of all those assessed.

The previous SHLAA, SHELAA and assessments by Local Plan and Appeal Inspectors have all concluded that the site could be developed without undue harm.

The site is suitable, available (this has been confirmed with the landowner) and viable for development and could be proposed as an allocation in the Neighbourhood Plan.



PROPOSED SITE ALLOCATION

SITE CHA1

(Previously part of SHLAA 019 site - this area was not included for development as part of the proposals and currently remains undeveloped)

SITE CHA1

Goch Way/ Peake Way development site

Goch Way/ Peake Way development

Previously part of SHLAA 019 site - this part of the site is currently being developed and is now called Peake Way

