



ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN 2014-2032

Pre-Submission Draft Plan – Site Assessment

Methodology for assessment and selection of sites for housing development.

The Strategic Housing Land Availability Assessment (SHLAA) undertaken by Hart District Council was initially examined by the housing task group of the Neighbourhood Plan Steering Group (NPSG). It was noted that all sites submitted to Hart DC as potential housing allocation sites would be deliverable in the NP plan period with the majority of landowners indicating that their site would be deliverable in the first 5 years. Therefore all submitted SHLAA sites, together with some other known active sites currently going through the planning system, were considered to be deliverable and were assessed in accordance with the methodology set out below.

In order to identify the most appropriate sites for housing development to meet the guide housing target for the parish provided by Hart, of some 150-200 dwellings, the sites were assessed and ranked by members of the NPSG using the 9 site assessment criteria listed below. The criteria were drawn up following endorsement by the community at our first community engagement (C1) in January 2015. The first group of criteria, listed 1 to 3 below, are made up of sustainability criteria such as distance to key facilities and brownfield/conversion potential, together with any known physical/environmental constraints that might render a site undevelopable or unsuitable for development. The second group of criteria are more subjective and relate to important local characteristics, these are listed 4 to 9 below. Only one criterion that was originally included in the list was deleted i.e. new development should be divided in a fair and proportionate way between the settlements of Odiham and North Warnborough. This was dropped because a clear majority of the community that responded to the exhibition (C1) survey in January thought this to be the least important. It was also decided not to weight the remaining 9 criteria because in general most people at the community engagement thought all of the 9 criteria below were of high importance.

The 9 criteria used to assess and rank the sites :

1. Physical/Environmental constraints e.g. flood risk (sites located in flood zones 2 & 3), nature conservation designations (e.g. SSSI), preserved trees.
2. Sustainable location ie proximity to key services and facilities. Two zones were drawn at 0.5 km and 1km distance (as the crow flies) from the King Street / Odiham High Street junction. This point was chosen as it is a central location within the main hub of day to day activity, sitting between the doctors' surgery, Buryfields Infants School, Mayhill Junior School and the Post office; with most of the High Street shops in between.

3. Brownfield/conversions/sites with planning permission or relevant planning history.
4. Potential impact on heritage (Conservation Areas, Listed Buildings, heritage views) and character within the settlements.
5. Potential impact on the wider landscape/setting/important countryside views beyond the settlements.
6. Potential impact on important and valued green spaces and gaps.
7. Access feasibility e.g. availability of access to an adopted road/ impact on existing congested route or difficult junction.
8. Relationship of site to existing settlement i.e. avoiding isolated locations intrusive in open countryside.
9. Impact on established settlement pattern and shape.

Two SHLAA sites were not assessed by the NPSG. These were, Lodge Farm (SHLAA 110) which is a large strategic site being assessed by Hart and Queens Road (SHLAA 57) which is reserved by Hart District Local Plan for future school use.

The remaining SHLAA sites were then scored against each of the 9 criteria. This gives a negative score where major physical constraints to development were identified, a zero score where a constraint may be identified but could be mitigated or overcome and a positive score where no overriding constraint to development was identified.

Once sites were scored they could be ranked. The score sheet and ranking is illustrated at figure 1. An estimate of housing capacity for each site was then identified. This was undertaken by an independent planning consultant based upon surrounding densities, site constraints and the requirement to make optimal use of land. This estimate of approximate capacity allows a sufficient number of sites to be selected to meet the housing allocation guide.

In order to ensure that sufficient housing capacity was identified, the NPSG decided to remove those sites that are located in the settlement area and whose future use and deliverability was uncertain. Two of the sites located in the settlement area, at Palace Gate, and Forge Works, were not submitted SHLAA sites and whilst the site at Palace Gate was being marketed as potential office or residential use its future use was uncertain. Forge works, although partly vacant, was not being marketed and its future use was uncertain. The third site in the settlement area, Bury Villas, was a submitted SHLAA site but it is a very small site with a history of planning refusal and again its future use was considered uncertain. It was decided therefore that given these sites are located in the settlement area, should planning permission be granted for their residential use in the future, they could be regarded as future “windfall sites”. It should also be noted that The Jolly Miller site became combined with the Hook Road/Bridge Road site (SHLAA 58), as planning permission had already been granted to convert the former Jolly Miller public house to residential flats and the remainder of the site combined with the Hook Road site (SHLAA 58) was the subject of a current planning application.

We already knew from our first community engagement that there was a majority support for several smaller sites (up to 30 dwellings), followed by a preference for small and medium sites (up to 60 dwellings) rather than one or two larger sites. Many of the comments refer to smaller sites being easier to integrate and less likely to damage the existing character of the settlements. There was also strong support for a residential care home being provided in the Parish.

Armed with this information and the ranking of the sites the NPSG was able to select 9 sites for potential development. These were presented to the community for comment at the second community engagement (C2) in May 2015. The 9 sites presented together with an indication of proposed capacities are shown in Figure 2.

The land next to Crownfields (SHLAA 327) was the largest site selected and this site was also assessed as being an appropriate location for a residential care home. In order to test the community support for a care home in this location, in the C2 survey two options for this site were put to the community for consideration. Either a care home and a development of up to 30 dwellings or a development of up to 60 dwellings with no care home. A clear majority of respondents selected the combined use of a care home and 30 dwellings for this site.

Dunleys Hill (SHLAA 65) is an important open gap which helps to separate the two settlements of Odiham and North Warnborough. It is currently protected as a Local Gap by the Hart District Local Plan saved policy CON 21 to be replaced by Policy 3 in the O&NW Plan. The community felt this continued protection to prevent coalescence of the two settlements was important. The community also expressed a desire to have a village green type of open space. To achieve these aims Dunleys Hill is proposed for only a small part to be developed with the remainder to comprise a public open space.

Western Lane (SHLAA 66) and Longwood (SHLAA 119) also partly fall within the Hart District Plan designation of a Local Gap, however, these sites together with Dunleys Hill are selected for proposed development above others that do not fall within the Local Gap, partly because it is considered that their development would not prejudice the overall function of the gap to prevent coalescence of the two settlements and partly because there is benefit in achieving a public open space on this focal site between the two settlements.

The nine sites selected received a majority support from the community in the responses to the C2 survey question.

It should be noted that following further information for planning reasons two sites were removed from the list of nine originally selected. These were, land adjoining Swan Inn (SHLAA 102) and Roughts Cottage (SHLAA 60). The Swan Inn site is a narrow strip of land alongside the Basingstoke Canal where concerns about the stability of the canal embankment were raised. Roughts Cottage was considered to be the least sustainable site on the list of nine, given its distance from the centre of Odiham and the need to cross a busy roundabout junction. It was also considered likely to be a poor residential environment given its proximity to the motorway and a busy by-pass. These two small sites were not required to make up capacity needed to meet the Parish housing allocation target.

Policy 2 of the Draft Plan sets out the final 7 sites selected, together with an approximate number of dwellings for each site (Para 3.20).

It is also acknowledged that during the timescale between this pre submission plan and formal submission, other sites may achieve planning permission for residential development and as such there may be justification for reducing the selected sites further. In this event the methodology and ranking system set out above will be used in reverse order as far as is practicable, to determine any sites to potentially be removed from the list set out in Policy 2 of the Draft Plan.

Figure 1: Site Selection matrix

Site ID	SH LA A ID	Known environmental constraints				Sustainable Location (walking)				Brownfield Conversion				Character, conservation, planning				Setting, rural views, public footpaths				Green space & gaps				Access Feasibility				Avoiding isolated, intrusive				Impact on settlement pattern				Total Rank					
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	Total	Rank								
Palace Gate		0	0	0	0	1	1	1	1	1	1	1	1	-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30	1	46	1				
Bury Villas	282	0	0	0	0	1	1	1	1	1	1	1	1	-1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	28	2	44	2			
Forge Works		0	0	0	0	0	0	0	0	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	27	3	43	3		
Longwood	119	0	0	0	0	0	0	0	0	-1	-1	-1	-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	4	35	4		
Western Lane	66	0	0	0	0	0	0	0	0	-1	-1	0	-1	1	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	4	35	4		
Jolly Miller	61	0	0	0	0	-1	-1	-1	-1	1	1	1	1	-1	1	-1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	4	35	4		
Crumplins Yard	233	0	0	0	0	0	0	0	0	-1	-1	-1	-1	-1	1	0	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	15	7	31	7		
Crownfields	327	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	1	-1	0	-1	0	0	0	1	-1	0	0	1	1	1	1	0	1	1	1	1	1	1	1	5	8	21	8		
Swann Inn	102	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	-1	1	-1	0	0	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	3	9	19	9		
R/O Albion Yard	232	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	0	1	-1	1	1	1	0	1	0	1	1	1	1	1	1	1	1	0	1	-1	1	2	10	18	10		
Dunleys Hill	65	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	0	-1	0	1	0	0	0	-1	-1	0	0	1	1	1	1	1	1	1	1	0	0	0	0	2	10	18	10		
Hook rd/Bridge Rd	58	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	0	1	-1	0	-1	1	0	1	1	1	-1	1	1	1	1	1	1	1	0	1	1	12	17	12		
Roughs Cottage	60	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	0	1	0	0	1	1	0	1	1	1	1	1	-1	-1	-1	-1	0	1	0	0	1	12	17	12		
Kitchen Garden	331	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	-1	0	1	-1	0	1	0	-1	-1	0	1	1	1	1	1	1	0	0	1	0	14	16	14	
King Street		0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	1	0	-1	0	0	0	-1	-1	0	1	1	1	1	1	1	-1	1	1	0	14	16	14	
Archery Fields	68	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	-1	0	0	0	0	0	0	0	0	0	-1	0	0	1	0	1	1	1	0	1	0	0	0	1	0	0	14	16	14
Close Meadow	67	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	1	1	1	1	0	0	-1	-1	-6	17	10	17
Buryfields school	329	0	0	0	0	1	1	1	1	-1	-1	-1	-1	0	-1	-1	0	-1	-1	-1	0	1	-1	0	1	1	-1	-1	0	0	1	-1	1	0	-1	-1	0	-6	17	10	17		
Down Farm		0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	-1	0	-1	-1	1	0	-1	0	1	1	0	0	-1	1	0	-1	-1	0	0	0	-7	19	9	19		
Butts End	29	1	1	1	1	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	-1	-1	1	-1	1	0	-1	0	-1	-1	-1	0	0	-1	-1	-1	-8	20	8	20			
Adams Farm	330	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	0	1	-1	-1	-1	1	-1	-1	1	1	0	0	1	0	0	1	0	1	-1	-1	0	1	0	-1	-8	20	8	20		
Firs Lane	138	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	0	1	0	-1	-1	0	-1	-1	1	0	0	0	1	1	-1	0	-1	1	-1	-1	-1	-1	-1	-1	-9	22	7	22		
Adj Tennis Courts	328	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	0	1	-1	0	1	-1	-1	-1	-1	0	1	-1	0	0	-1	-1	0	-11	23	5	23			
Mill Corner	59	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	0	1	0	1	-1	0	0	-1	0	1	1	1	1	1	0	-1	-1	-1	-1	1	-1	-12	24	4	24			
Broad Oak	79	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	1	-1	-1	-1	-1	1	-1	0	-1	1	-1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	-18	25	-2	25		
Hillside rd	228	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	-1	-1	0	-1	-1	-1	-1	1	-1	0	0	1	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	-1	-19	26	-3	26		
Adjacent A287	139	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	0	0	-1	-1	-1	-1	0	-1	-1	-1	1	1	1	0	-1	0	-1	-1	-1	-1	-1	-1	-22	27	-6	27		
Bagwell Fields	78	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	1	-1	-1	-1	-1	1	-1	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-24	28	-8	28		
Deptford Lane	108	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	1	-1	-1	-1	-1	-1	-1	1	0	-1	0	-1	-1	-1	-1	-1	-25	29	-9	29		

Figure 2: Selected Site Capacities

Site (land adjacent to)	Approximate number of Houses
Longwood	12
Western Lane	15
Crumplins Yard	12
Crownfields *	30
Albion Yard	12
Dunleys Hill	30
Hook Road	15
Swan Inn **	4
Roughs Cottage **	6

* In addition a care home as part of this site will provide the equivalent of 45 dwellings.

** Not in the end selected because of potential barriers to deliverability