

APPENDIX P3

SITE OPTIONS CONSULTATION – DETAILS OF SITES REVIEWED BY NEIGHBOURHOOD PLAN WORKING GROUP, MAY 2017

The number of sites offered far exceeds our likely need, and therefore local residents were asked to indicate which sites they would prefer to be included in the Plan. There may be potential for the sites to accommodate community uses and this is yet to be investigated.

Site reference	NPWG Summary
Green sites – scored well against initial selection criteria	
Site between Hillanddale (now known as Hill View House) and New Goose	Access onto main road and careful siting within plot (this site was later withdrawn)
Land adjacent to The Plot	Preferred site if the need for additional Affordable Housing is identified in future
Plot adj Rectory	Close to road junction
Site adj Gunville House	Within 30mph zone and placement of property will be important
Site at Random Harvest Stony Lane	Confirm access arrangements
Site at Stony Lane, between Naishlea & Trims Ground	Front of plot only for infill housing. NPWG view is that other uses proposed would be covered by existing Local Plan policies
Site at Fosters Hill	Building line to be observed
Westbourne, Fosters Bridge	Current house + one more building only on this site
Amber sites – scores average against initial selection criteria	
Site at Barnes Cross Cottages	Traffic junction and isolation of site from main settlement are concerns
Land at Crouch Hill/The Drove	Any property built here could overlook others and be overlooked by them. If development agreed for part of the site with road frontage, then siting, layout and design must be reviewed
Barn at Holborough, The Borough	Sensitive site needs involvement of Heritage officers. Changes must not be detrimental to adjacent listed buildings. Limited to conversion only.
Site at Crouch Lane, opp School	Possible partial development of 1 property adjacent Granary Close to busy bend
Site at The Smithy, Random Harvest Stony Lane	Site may be suitable for 1 house or bungalow This site is included in the WDDC SHLAA as suitable for Affordable housing. Impact on neighbouring properties.
Barns x 2 at Naish Farm	There are two "sites" here - the Bee Shack and a barn. This is a sensitive site (adj listed building) and the planning application for Vale View will have an impact
Land with road frontage at Vale View Farmhouse	Recent planning application to re-site Honeybuns bakery at the rear of this site. Traffic may be a concern - Parish Council to review. Existing property and site amenity to be taken into account
Adj Elm Tree Farm	1 house here would be ok but the 5-6 proposed less favoured. Setting of Listed building to be considered
Land adj Coombe House	Range of scores. On de-restricted road. Footpath adjacent to proposed site.

The remaining options scored less well – and have been ‘rejected’ on the following grounds; however, residents were asked whether they considered that these sites should be preferred

Site reference	Summary
Site at Stony Lane, Barton Farm	Range of scores but negative on traffic increase
Site adjacent to Nightingale, Crouch Lane	Scores poorly against most criteria
Site - field behind Lot Mead house	Scores poorly against most criteria
Land fronting Holwell Road	Scores poorly against most criteria This site is included in WDDC SHLAA
Village Hall Site	As purely a site for housing, this site scored poorly. VHMC are continuing to work on the VH project.
Land at Crouch Lane (rear of Stonewater site)	Scores poorly against most criteria. Seen as backland development
Roselawn, Stony Lane	Negative on traffic increase and density