



Basingstoke
and Deane

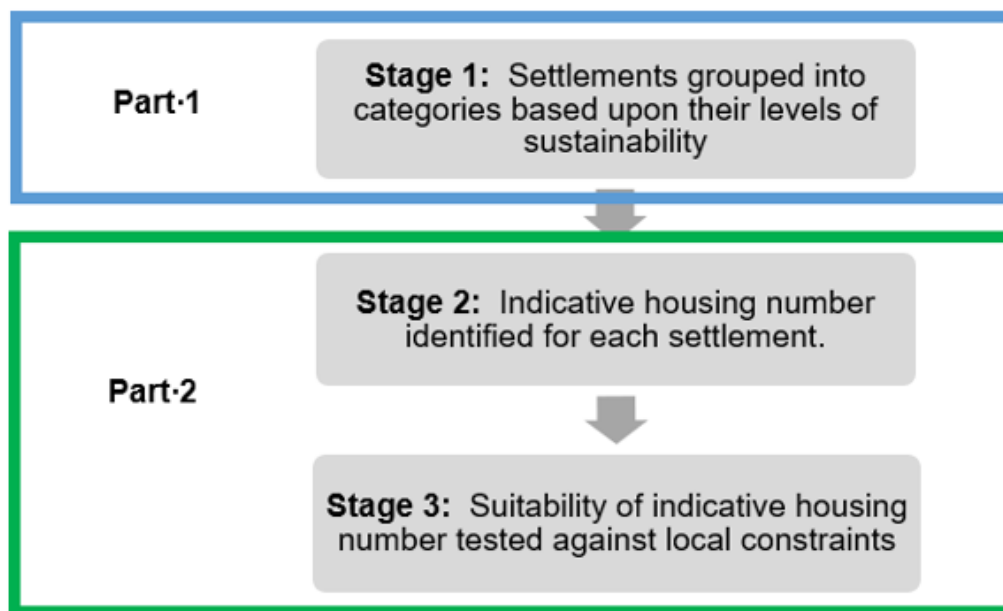
Settlement Study

January 2024



EXECUTIVE SUMMARY

1. The Local Planning Authority has prepared a Settlement Study to help inform appropriate levels of growth in the settlements outside Basingstoke.
2. The Settlement Study follows three stages, as set out below:



3. Part 1 of the study groups settlements into categories based upon their levels of sustainability. It was originally published alongside the Issues and Options consultation in 2020 and feedback from that consultation has informed this document.
4. Part 2 of the study (incorporating Stages 2 and 3, above) identifies indicative housing requirements for settlements across the plan period, using a base date of 1 April 2021 to align with the start date for the Local Plan Update. However, the study also provides updated information about the housing requirements at 1 April 2023 which account for new development and neighbourhood plan commitments which have come forward in the intervening period.

Part 1

5. Part 1 of the study was prepared with a base date of April 2020. It considers the sustainability of different settlements across the borough and groups them into categories based upon relevant factors such as their size; access to facilities and services; and access to employment opportunities. It also gives consideration to the accessibility to public transport and larger facilities that may be in nearby settlements. These categories provide a framework for directing housing growth and other forms of development towards the most sustainable settlements.
6. The outcome of the assessment is summarised below:

| | |
|-----------------------------------|---|
| 1: Principal Service Centre | Basingstoke |
| 2: Rural Towns and Large Villages | Overton, Tadley, Whitchurch |
| 3: Medium Villages | Bramley, Kingsclere, Oakley, Old Basing |
| 4: Small Villages | Ashford Hill, Bishops Green, Burghclere, Cliddesden, Dummer, Ecchinswell, Headley, Highclere, North Waltham, Preston Candover, Sherborne St John, Sherfield on Loddon, Silchester, St Mary Bourne, Upton Grey, Woolton Hill |

7. Settlements that are identified within higher tier categories (Categories 1-3 above) are considered to be more sustainable locations for future growth, due to their relative size and provision of a greater range of services and facilities. Many play a role in providing amenities for residents in nearby settlements.
8. Some limited growth could potentially be considered as suitable in the Small Villages in order to meet local social, economic and community needs and to maintain the vitality of these rural communities.
9. The remaining settlements in the borough which fall outside of these categories are not currently considered suitable for planned growth due to their relative size and limited access to services and facilities.

Part 2

10. Part 2 of the study has a base date of 1 April 2021 and builds upon the categories identified in Part 1 to provide further consideration of the degree to which each settlement should accommodate future growth and at what scale. The study therefore has an important role in informing the LPU's spatial strategy. However, it should be noted that the study is focussed upon the requirements of individual settlements, rather than meeting the borough's wider needs. Its findings therefore provide a baseline figure for each settlement that will need to be balanced alongside a range of other factors including the outcomes of the sustainability appraisal and the availability of suitable sites to inform the borough's overall growth strategy.
11. The study's approach is underpinned by three key principles:
 - Directing the most development to most sustainable locations - The study seeks to direct different levels of growth to towns and villages based upon their levels of sustainability (as indicated by the sustainability categories identified in Part 1). As a general principle, it seeks to direct the greatest number of homes to the most sustainable settlements, and to ensure that the most sustainable settlements grow most in proportional terms.

- Ensuring fairness by recognising past delivery - The housing requirements produced by the study were adjusted to reflect where housing completions, consents, and unimplemented allocations ('committed development') are more or less than the settlements' current requirements, as set out in the adopted Local Plan. This means that future housing requirements have been lowered where settlements have experienced more development than had been planned for in the current Local Plan. Conversely, any shortfalls have been added to the new requirement.
 - An understanding of local constraints and site availability - The identified housing requirements have been tested against known infrastructure and environmental constraints, such as highways, education, health, and water quality, to provide an understanding of whether growth levels can be suitably delivered in and around highlighted settlements. This has been informed by LPU evidence base studies, discussions with statutory bodies, and has taken into account information contained in neighbourhood plans and provided by parish councils through the plan-making process to date. The council has also considered the availability of suitable sites to ensure the identified requirements could be met.
12. The housing numbers for the larger and more sustainable towns and villages (Categories 2 and 3) are based upon their pro-rata shares of the borough's future growth and local affordable housing needs. The housing numbers for the Small Villages (Category 4) use a lower baseline figure that reflects their lower level of sustainability but still enables some growth to maintain their sustainability and vitality.
13. A summary of the outcomes of the study are provided in the following table. The identified future growth requirements would be in addition to sites already allocated in existing plans (Adopted Local Plan and made Neighbourhood Plans). The table below also includes a column showing the position at 1 April 2023 where the figures have been adjusted to reflect new development and neighbourhood plan commitments which have come forward in the intervening period (in accordance with the methodology set out above). It is expected that the housing requirement should be met within or adjacent to the existing settlement.

| Category | Settlement | Indicative housing requirement (at 1 April 2021) | Indicative housing requirement (at 1 April 2023) |
|------------------------------------|---|--|--|
| 2 – Rural Towns and Large Villages | Overton | 260 | 250 |
| | Tadley (including Baughurst and Pamber Heath) | 0 ¹ | 0 |
| | Whitchurch | 310 | 310 |
| | Bramley | 55 | 0 |

¹ Stage 2 of the Settlement Study identifies a need for 945 dwellings at 1 April 2021, however this is reduced to 0 in light of uncertainty around deliverability.

| Category | Settlement | Indicative housing requirement (at 1 April 2021) | Indicative housing requirement (at 1 April 2023) |
|---------------------|---------------------|---|---|
| 3 – Medium Villages | Kingsclere | 175 | 175 |
| | Oakley | 210 | 0 |
| | Old Basing | 190 | 170 |
| 4 - Small Villages | Ashford Hill | 0 | 0 |
| | Bishops Green | 15 | 0 |
| | Burghclere | 15 | 0 |
| | Cliddesden | 20 | 20 |
| | Dummer | 10 | 10 |
| | Ecchinswell | 0 | 0 |
| | Headley | 10 | 10 |
| | Highclere | 10 | 10 |
| | North Waltham | 30 | 30 |
| | Preston Candover | 10 | 10 |
| | Sherborne St John | 15 | 15 |
| | Sherfield on Loddon | 35 | 35 |
| | Silchester | 15 | 15 |
| | St Mary Bourne | 15 | 15 |
| | Upton Grey | 0 | 0 |
| | Woolton Hill | 0 | 0 |

14. The table shows that the majority of development is being directed towards the larger and more sustainable settlements. These settlements have the highest housing requirements and would experience the greatest proportional rate of growth.
15. There are a variety of reasons why some of the settlements have an indicative housing requirement of zero. Before constraints are taken into account, Tadley has a figure of 945. However, in the table above the figure has been reduced to zero because of the constraint provided by AWE Aldermaston, which currently restricts new residential development within the Detailed Emergency Planning Zone (DEPZ) on the grounds of nuclear safety. Should this constraint be overcome, or suitable sites be identified outside of the DEPZ, a revised housing requirement would be set to reflect the position. Tadley is a sustainable location with affordable housing needs and further development there is generally supported by the council if it can be delivered in line with the identified safety constraint and is supported by relevant stakeholders including the Emergency planners.
16. The zero requirements for Ashford Hill, Bishops Green, Burghclere, Upton Grey and Woolton Hill reflect the relatively high levels of development over the current Plan period, which count against their need to provide more dwellings in the future.

17. Additionally, Ashford Hill, Dummer, Ecchinswell and Preston Candover have been given a target of zero additional dwellings because of their small size and the need to ensure that future growth is proportionate to the size of the settlement and their level of sustainability. Dummer and Preston Candover, however, carry across an unmet requirement for 10 dwellings from the current Local Plan.
18. Even where the study does not identify a housing requirement, future development can still come forward through other mechanisms where it is considered appropriate. This can either be through suitable development within the Settlement Policy Boundary (SPB) or appropriate development beyond those boundaries where it complies with the Local Plan's policies on new development in the countryside.
19. The study identifies five settlements where some limited future growth could be suitable but which do not have a defined SPB in the adopted Local Plan. These are Bishops Green and Ecchinswell (which have both since had SPBs identified through the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan), Headley, Highclere and Silchester. Settlement Policy Boundaries are a policy tool used to delineate between built up areas and the countryside, where different planning policies apply. In general terms, suitable development is supported within SPBs (where it is acceptable in all other respects, for example demonstrating good design and responding to any local constraints, such as heritage or ecology) whilst outside of them is subject to more restrictive policies. New SPBs would need to be delineated around these settlements through the Local Plan Update process.
20. The Settlement Study provides an evidence base to inform suitable housing requirements in the borough's rural settlements. Its findings therefore provide a baseline figure for each settlement that will need to be balanced alongside a range of other factors to inform the LPU's overall spatial strategy.

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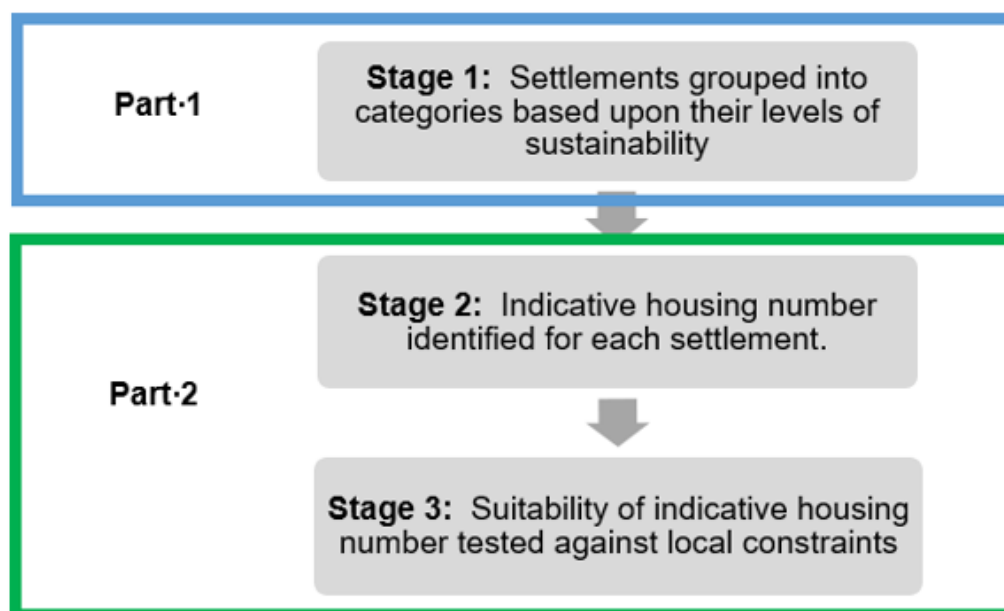
1. Introduction

1.1 Overview and Purpose

- 1.1.1 The Local Plan Update (LPU) is an opportunity for the Council to update and strengthen the current adopted Local Plan (2011-2029) in a number of key areas, to facilitate local aspirations, and ensure current and future needs are met. The LPU will provide a spatial planning framework for the growth of the borough through to 2040. The update will identify a strategy for delivering the required development to meet the statutory requirements placed on the borough at national level and also meet local needs into the future.
- 1.1.2 The Settlement Study has been undertaken to consider the relative sustainability of settlements in the borough. The study and its outcomes will ensure that any new development planned through the LPU will be directed to more sustainable settlements, at an appropriate scale and that it is adequately supported by infrastructure and services. This is a central aim of national planning policy and is in line with the Council's commitment to tackling climate change within the council's climate emergency declaration² and Horizon 2050 Vision³.

1.2 Structure

- 1.1.3 The Settlement Study follows three stages as set out below. The different stages were prepared at different times and have a different base date for the data:



² <https://www.basingstoke.gov.uk/climateemergency>

³ <https://www.basingstoke.gov.uk/horizon2050>

- 1.1.4 Part 1 of the Settlement Study (which was published in draft alongside the LPU Issues and Options consultation in November 2020) contains data with a base date of 1 April 2020. It considered the relative sustainability of settlements in the borough and grouped them into four categories according to their provision of services and facilities, accessibility, employment and size.
- 1.1.5 Stage 1 of the study provides a snapshot in time at 1 April 2020 of the existing services and facilities for each settlement and their accessibility, to help establish their relative levels of sustainability. The categories identified provide an initial starting point for the LPU spatial strategy.
- 1.1.6 Part 2 of this study builds upon this evidence and seeks to identify an indicative level of suitable growth for each settlement, based upon a detailed understanding of its specific characteristics to ensure local needs are met and that communities can continue to thrive. Basingstoke Town is not assessed in detail in Part 2, as it is the borough's Principal Service Centre with the greatest level of sustainability and where more significant growth is likely to be suitable.
- 1.1.7 It should be noted that the study focusses upon the requirements of individual settlements, rather than meeting the borough's wider needs. Its findings therefore provide a baseline figure for each settlement that will need to be balanced alongside a range of other factors to inform the LPU's overall spatial strategy. This could result in figures being increased where other parts of the evidence base identify opportunities to deliver more homes. Any figure ultimately included in the Local Plan Update will be a minimum figure and local communities will have the opportunity to deliver additional growth through neighbourhood plans if they consider that to be suitable.

2. Background and Policy Context

2.1 The Borough

- 2.1.1 The borough of Basingstoke and Deane covers a wide area comprising the main settlement of Basingstoke Town with surrounding towns, villages and rural settlements set within an attractive and prominent landscape which is primarily rural in nature.
- 2.1.2 Since its designation as an expanded town in the 1960s, the borough's population has steadily increased, with the majority of the population residing in Basingstoke Town. The remainder of the population lives in the borough's rural area, including the larger towns and villages of Tadley, Whitchurch, Oakley, Overton, Bramley, Kingsclere and Old Basing⁴.

2.2 National Policy and Guidance

- 2.2.1 The approach taken by the study is informed by the National Planning Policy Framework (NPPF) (2023) and the National Planning Practice Guidance (PPG).
- 2.2.2 The purpose of the planning system is to contribute to the achievement of sustainable development which is summarised within the National Planning Policy Framework (2023) (NPPF) as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.2.3 The NPPF is not prescriptive on how to categorise settlements in terms of relative sustainability. However, the NPPF does set out (paragraph 8) three overarching objectives of sustainable development (economic, social and environmental), and says that planning policies should play an active role in guiding development towards sustainable solutions, taking into account local circumstances to reflect the character, needs and opportunities of each area (paragraph 9).
- 2.2.4 At paragraph 20, the NPPF highlights that strategic policies should set out an overall strategy for the pattern, scale and quality of development to make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development and infrastructure for transport, flood risk, waste management, telecommunications and community facilities, whilst conserving and enhancing the natural, built and historic environment (in line with the presumption in favour of sustainable development – paragraph 11).
- 2.2.5 The NPPF identifies that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs. It recognises the importance of locating housing in rural areas where it will enhance or maintain the vitality of rural communities, and

⁴ Based on Hampshire County Council SAPF (2019) dwelling and population no. data

the PPG identifies that a wide range of settlements can play a role in delivering sustainable development in rural areas (Reference ID: 67-009-20190722). National policy recognises that planning policies should identify opportunities for villages to grow and thrive, especially where they will support local services. Where there are groups of smaller settlements, it states that development in one village may be able to support services in a village nearby, highlighting the importance of the relationship between settlements. In addition, the NPPF is clear that local planning authorities should avoid isolated development (paragraphs 82-84).

- 2.2.6 The NPPF emphasises the importance of minimising the length of journeys for work and leisure and increasing the opportunities for sustainable forms of transport, and states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport options (paragraph 108). It is the role of the Local Plan to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling (sustainable methods of transport) and focus significant development in locations which can meet these requirements. This study seeks to achieve these aims.
- 2.2.7 The NPPF also identifies the importance of providing healthy and safe communities, including through the provision of social, recreational and cultural facilities.
- 2.2.8 A number of key paragraphs within the NPPF which relate to indicators of service and facility provision and accessibility have also been taken into consideration and are set out in Appendix A.
- 2.2.9 These aspects of national policy suggest that the LPU should plan for additional development in the rural areas where it would meet needs and enhance or maintain rural communities. Service provision and accessibility are key elements of sustainability and should inform the role of different settlements as part of a future development strategy. This has provided a fundamental basis for Part 1 of the settlement study.
- 2.2.10 The NPPF requires Local Plans to bring forward a sufficient amount and variety of land with an overall strategy to shape the pattern, scale and quality of development over a 15-year period.
- 2.2.11 To determine the minimum number of homes needed (across the borough), strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance (paragraph 61). It is expected that within this overall requirement, the council sets out a housing requirement for all designated neighbourhood areas, 'which reflects the overall strategy for the pattern and scale of development and any relevant allocations' (NPPF paragraph 67).
- 2.2.12 National policy does not prescribe a method for how to identify a housing requirement for neighbourhood areas. However, paragraph 67 of the NPPF provides an indication as it states that where requirements are not set out in

a Local Plan (but neighbourhood planning groups request a figure), Local Planning Authorities (LPAs) should provide an indicative figure that takes into account ‘factors such as the latest evidence on local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority’.

- 2.2.13 The PPG also provides some guidance about what factors should be taken into account in setting a target. It states that,

‘while there is no set method for doing this, the general policy making process already undertaken by local authorities can continue to be used to direct development requirements and balance needs and protections by taking into consideration relevant policies such as the spatial strategy, evidence such as the Strategic Housing and Economic Land Availability Assessment (SHELAA) and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, plan-making authorities should consider the areas or assets of particular importance (as set out in paragraph 11, footnote 6), which may restrict the scale, type or distribution of development in a neighbourhood plan area’. (PPG Reference ID: 41-101-20190509)

- 2.2.14 The PPG also encourages proactive engagement with neighbourhood area bodies (such as neighbourhood plan groups and Town and Parish Councils) (Paragraph: 102 Reference ID 41-102-20190509).
- 2.2.15 Part 2 of the study takes into account the factors identified above in order to provide an indicative housing requirement for the settlements identified in Part 1 of the study.

2.3 Adopted Local Plan (2011-2029)

- 2.3.1 The adopted Basingstoke and Deane Local Plan (2011-29) provides the main planning policies for growth and development within Basingstoke and Deane and defines 18 settlements with a Settlement Policy Boundary (SPBs)⁵. Within these SPBs development is acceptable in principle (Policy SS1) or subject to requirements as set out within allocation policies (Policy SS3). Elsewhere within the borough, development is restricted and subject to policies for the countryside (Policy SS6).
- 2.3.2 Whilst the adopted Local Plan does not explicitly categorise the settlements within the borough into tiers based upon sustainability principles, Policy SS5 sets out the housing delivery strategy for the settlements outside of the principal centre of Basingstoke. The policy identifies the following levels of expected development for the largest settlements within the borough – Bramley at least 200 homes, Kingsclere at least 50 homes, Oakley at least

⁵ As identified through the adopted Local Plan (2011-2029) Policies Map: Ashford Hill, Baughurst, Bramley, Burghclere, Cliddesden, Dummer, Kingsclere, North Waltham, Oakley, Old Basing, Overton, Pamber Heath, Preston Candover, Sherborne St John, Sherfield on Loddon, St Mary Bourne, Tadley, Upton Grey, Whitchurch and Woolton Hill.

150 homes, Overton at least 150 homes and Whitchurch at least 200 homes⁶.

2.3.3 The adopted Local Plan also identifies a need to provide a further 150 homes outside of the larger settlements listed above, within or immediately adjacent to the remaining 13 settlements⁷ with defined Settlement Policy Boundaries (SPBs)⁸. Policy SS5 sets out a requirement for each of these settlements to delivery at least 10 dwellings either through windfall development⁹ or through the neighbourhood plan process by site allocation.

2.3.4 This study therefore provides an evidence base to review and update the council's current approach to categorising settlements, based upon their sustainability, and to reflect latest national policy and best practice.

2.4 Issues and Options Consultation

2.4.1 The initial outcomes of Part 1 were considered through the Issues and Options consultation in 2020. Responses to this consultation have been considered and have informed both parts of the study. As a result of the consultation responses, changes have been made to the document which:

- Provide more detail on how settlements were scoped into (or not scoped into) the study;
- Revise the settlement categories to merge Categories 4 and 5 into a single category called 'Small Villages' reflecting the fact that there were only minor differences in their levels of sustainability; and
- Rename all the settlement categories.

⁶ These settlements were identified as 'growth centres'.

⁷ Ashford Hill, Burghclere, Cliddesden, Dummer, North Waltham, Old Basing, Preston Candover, Sherfield on Loddon, St Mary Bourne, Sherborne St John, Tadley (including Baughurst and Pamber Heath), Upton Grey Woolton Hill.

⁸ A boundary surrounding a settlement which separates the main built-up area (where there is a general presumption in favour of sustainable development) from open countryside (where development is more tightly controlled) as shown on the proposals map.

⁹ A development of 10 units or more within the SPB, or a development of 5 units or more outside of the SPB.

PART 1

3. Part 1: Approach and Methodology

3.1 Overview

- 3.1.1 Part 1 (Stage 1) of the Settlement Study groups settlements into categories based upon their relative sustainability. This has been informed by a wide range of information including the size of settlements within the borough, the location and quality of services and facilities, each settlement's relative accessibility (particularly by sustainable transport methods) and their relationship with, and access to, larger settlements, for accessing a wider range and choice of services and facilities, transport and employment opportunities.
- 3.1.2 The borough has a large number of towns, villages and hamlets, many of which are very small and with no facilities or services. The initial stage of the study (Step 1) therefore refines which settlements should be taken forward within the study and given further consideration. Steps 2-4 consider those settlements' relative sustainability to determine suitable categories.
- 3.1.3 The following key stages outline the approach taken to determine the settlement sustainability categories.

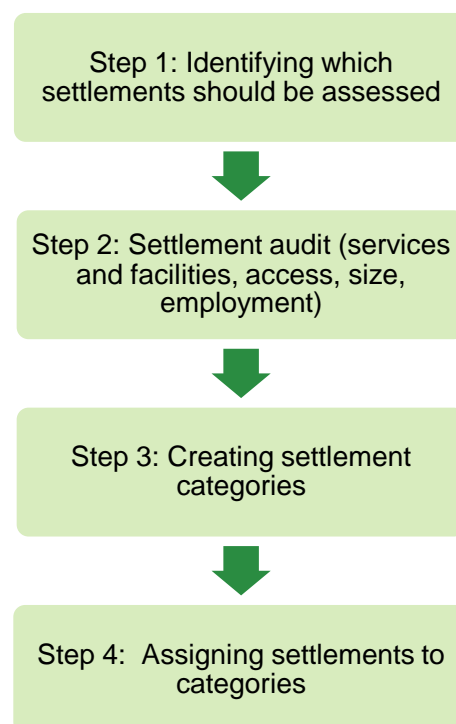


Figure 1: Methodology for Part 1 of the Settlement Study

3.2 Step 1: Identifying which settlements should be assessed

- 3.2.1 The following section outlines the approach taken to identifying the settlements considered within the study. The starting point for this assessment was the current adopted Local Plan, which defines a ‘settlement’ as ‘typically consisting of a village, comprised of more than a group of houses, or farmstead, including at least one service or facility, such as a village hall, public house, or school’.
- 3.2.2 The study therefore sought to identify which facilities and services should be considered within the definition above to be used as indicators of sustainability in the study as a whole.

Indicators of sustainability

- 3.2.3 As set out in the NPPF (and detailed in Section 2 and Appendix A), the sustainability of a settlement should be considered in relation to its access to services and facilities relating to retail, education, health, social, community and recreation, and its access to sustainable transport and employment opportunities. The adopted Local Plan supports this through its definition of a ‘settlement’. The following services and facilities and their function have been identified for the purposes of the study as indicators of sustainability.

| Function | Service and facilities |
|---|--|
| Retail Facilities | <ul style="list-style-type: none">• Convenience Shops• Supermarkets• Other Shop(s)/Service(s)• Post Offices |
| Education Services | <ul style="list-style-type: none">• Primary Schools• Secondary Schools• Early Years Education¹⁰ |
| Social Facilities | <ul style="list-style-type: none">• Public Houses |
| Community Facilities | <ul style="list-style-type: none">• Village/Community Hall• Places of Worship• Libraries |
| Healthcare Services | <ul style="list-style-type: none">• GP Surgeries• Dentists• Pharmacies |
| Recreation/ Sports and Leisure Facilities | <ul style="list-style-type: none">• Indoor Sports/Leisure Centres• Recreation Grounds and Sports Pitches |
| Employment Facilities | <ul style="list-style-type: none">• Strategic Employment Areas |
| Sustainable Transport Services | <ul style="list-style-type: none">• Bus Service (daily service Monday-Saturday)• Railway Station |
| Communications | <ul style="list-style-type: none">• Superfast Broadband• Mobile Data |

Table 1: List of services and facilities used as indicators of sustainability (Services and facilities in bold identified as ‘Key Services and Facilities’).

¹⁰ Pre-schools and nurseries

- 3.2.4 Key services and facilities (as shown in bold) have been identified as those which are most important for the day-to-day lives of residents and are the building blocks to determine whether a settlement has the ability to be self-sustaining, and by virtue, more sustainable. These provide a retail function, an educational function, a social function and a community facility function. These Key Services and Facilities are likely to be accessed by many people in the community on a daily basis and provide important and valued social and economic opportunities which reduce the need to travel. The presence of these Key services or facilities has been used to as a means to determine whether a settlement is sufficiently sustainable to be taken forward in the study.

Identifying settlements for inclusion in the study

- 3.2.5 As a baseline, it was considered appropriate to include in the study all settlements given a housing requirement by Policy SS5, as they had previously been considered sufficiently sustainable to accommodate some planned growth.

| | | |
|--------------|-------------------|-----------------------------------|
| Ashford Hill | North Waltham | Sherfield on Loddon |
| Bramley | Oakley | St Mary Bourne |
| Burghclere | Old Basing | Tadley / Baughurst / Pamber Heath |
| Cliddesden | Overton | Upton Grey |
| Dummer | Preston Candover | Whitchurch |
| Kingsclere | Sherborne St John | Woolton Hill |

Table 2: Settlements with SPBs (as set out in Policy SS5 of the adopted Local Plan).

- 3.2.6 However, it was recognised that it was also important to assess the sustainability of other settlements in the borough. This process followed the methodology set out below (a-c), which are described in more detail in Appendix B:
- a. The study initially used GIS to identify any other areas of housing that contained, were close to, or were in some way related to a key service or facility. It was considered that a broad initial search was appropriate given the varied forms and characters of rural settlements in the borough. From this initial sieve, 28 further settlements were identified.
 - b. To refine the settlements for inclusion further and to align more closely with the definition in the adopted Local Plan, the settlements were reviewed in more detail in respect of the relationship between homes and the services and facilities available. Consideration was given to:
 - Whether the settlements were cohesive, for example, without extensive breaks in the frontages;

- Their scale and character (to sieve out small groups and clusters of homes, such as hamlets or agricultural farmsteads), and;
- Whether the Key Service or Facility that had been identified was contained within or directly adjoined the main areas of built form, to ensure it was easily accessible to the community it serves.

c. The council then also applied a size threshold to sieve out the smallest settlements. Population¹¹ data demonstrated that the smallest settlement that currently has an SPB in the adopted Local Plan was Preston Candover with 180 residents. In order to ensure settlements that were smaller but of a similar scale were not excluded, a size threshold of 150 residents was taken forward.

3.2.7 This approach therefore captures all existing towns and villages which have a SPB and also a number of other cohesive rural villages which do not currently have defined boundaries, but which do have sizeable populations and where opportunities may exist to enhance and sustain their community into the future.

3.2.8 As a result of this exercise (a-c), the following six additional settlements were scoped into the study:

- Bishops Green
- Charter Alley
- Hannington
- Laverstoke
- Penwood
- Silchester

3.2.9 It was therefore concluded that the following settlements should be considered further through the study:

| | | |
|---------------|---------------|----------------------|
| Ashford Hill | Headley | Preston Candover |
| Bishops Green | Highclere | Sherborne St John |
| Bramley | Kingsclere | Sherfield on Loddon |
| Burghclere | Laverstoke | Silchester |
| Charter Alley | North Waltham | St Mary Bourne |
| Cliddesden | Oakley | Tadley ¹² |
| Dummer | Old Basing | Upton Grey |
| Ecchinswell | Overton | Whitchurch |

¹¹ Based upon Hampshire County Council's Small Area Population Forecasts (2019) (SAPF)(source: <http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/small-area-pop-stats.htm>). Where settlements had SPBs, the population was calculated in that area. For settlements without an SPB, it was based upon an approximation of the built-up area.

¹² Including Baughurst and Pamber Heath as their built-up areas coalesce and they share a single SPB in the adopted Local Plan

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|------------|---------|--------------|
| Hannington | Penwood | Woolton Hill |
|------------|---------|--------------|

Table 3: Settlements scoped into the study

3.3 Step 2: Service and facility audit

- 3.3.1 In order to test the sustainability of the identified settlements an audit of services and facilities was undertaken in 2020. The methodology for identifying services and facilities and the completed matrix of the results are provided within Appendix C and D. The assessment of services and facilities focuses on the services previously set out in Table 1 (including the key services and facilities), connectivity by public transport (including community transport schemes) and employment opportunities. In order for any service or facility to be 'counted', a qualitative assessment was made to ensure it was able to provide the function that had been identified.
- 3.3.2 In terms of accessibility and connectivity the NPPF encourages development to be located where it is accessible and promotes the use of sustainable transport methods. However, it also recognises (paragraph 84) that development in rural areas may have to be found adjacent to or beyond existing settlements, and in location that are not well served by public transport. The NPPF expresses that villages may support the services in a village nearby [in respect of sustainable development and the location of rural housing] (paragraph 83). However, the NPPF does not define what is considered to be 'accessible' or a reasonable distance to travel for community needs, for the purposes of assessing settlements and access to services and facilities. In addition, paragraph 109 of the NPPF also acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 3.3.3 For the purposes of the audit, 'accessibility' to services and facilities from a given settlement has been defined in the following ways:
- All services and facilities are considered to be part of a settlement where they are located within, immediately adjacent to, or within a 800m radius (10 minute walking distance)¹³ of the settlement;
 - Where a key service or facility¹⁴ is not present, it is considered accessible where it is located within 5 km (3.1 miles) of the settlement; and
 - Where a non-key service or facility is not present, it is considered accessible where it is located within 8 km (5 miles) of the settlement.

¹³ As defined within the National Design Guidance (October, 2019) pages 20 & 24, and Manual for Streets (2007), Paragraph 4.4.1

¹⁴ A convenience shop, post office, primary school, Public House, community/village hall or bus stop with a daily service Monday to Friday (as defined in Table 2)

- 3.3.4 For the purposes of the study, distances have been measured by road using the shortest calculated routes on Google Maps.
- 3.3.5 Information on the provision of services and facilities has been obtained from evidence sources available to the LPA at the time the study was prepared in 2020, including online and GIS information, information obtained through a Town and Parish Council questionnaire and Neighbourhood Plans and their evidence base. In combination, this evidence provides a representative local context for each settlement considered.

3.4 Step 3: Creating sustainability categories

- 3.4.1 Based upon the service and facility audit, settlements with similar levels of sustainability are grouped into four different categories.
- 3.4.2 From an overview of the borough, it was recognised that there was a clear difference between settlements that provided services and facilities to serve a wider area ('service centres') and 'small villages' (which contained more basic facilities to meet some of their own needs). However, even within these broad categories there were significant differences in terms of the scale of the settlements and the amount and range of facilities.
- 3.4.3 On this basis, the service centres were broken down into three categories. The largest and most sustainable settlements have been defined as 'Principal Service Centres', which provide facilities with a borough-wide catchment such as a hospital, comparison retail and high order leisure facilities.
- 3.4.4 At the level below this were 'Rural Towns and Large Villages', which provide for its community and surrounding smaller settlement's day-to-day retail, health, leisure, community, employment and transport needs. The third, and lowest tier of service centre ('Medium Villages') are smaller centres which generally only met more localised needs.
- 3.4.5 The remaining villages were identified as 'Small Villages' on account of their size and their provision of services and facilities. Although this category includes a broad range of settlements, they contain some services or facilities but still rely upon the service centres to meet some of their needs.
- 3.4.6 The NPPF's recognition that settlements may support services in nearby villages was reflected in the sustainability categories. Where a village did not contain all the necessary facilities and services, services and facilities that could be accessed in nearby villages were taken into account.
- 3.4.7 Any settlements that did not meet the criteria to be a Small Village were filtered out of the study at this stage and will remain countryside for the purposes of the spatial strategy.

| Sustainability Category | Characteristics |
|-----------------------------------|---|
| 1: Principal Service Centre | <p>The settlement acts as a Principal Service Centre for the borough, supporting an extended catchment area¹⁵. It has a distinct town centre containing the widest range and choice of services, facilities and employment opportunities in the borough and is well connected to other regional centres.</p> <p>As a minimum, a Principal Service Centre includes a transport hub for bus and rail, hospitals, supermarkets, leisure and sports centres and further education facilities, as well as all the services and facilities identified within Large and Small Local Service Centres.</p> |
| 2: Rural Towns and Large Villages | <p>The settlement acts as a Large Local Service Centre providing a hub for its community and surrounding smaller settlements in respect of day-to-day retail, health, leisure, community, employment and transport needs and 4G/Superfast Broadband communications.</p> <p>The settlement will have a population of over 4,000 residents with a distinct centre containing all the identified Key Services and Facilities¹⁶ in addition to the following amenities:</p> <ul style="list-style-type: none"> • A supermarket (or choice of convenience shops); • A wide choice of shops and services (over 20 options); • A GP surgery and a pharmacy • A secondary school (or if there is not, it must be within 8km of a secondary school, and served by a school bus); • Early years education; • A place of worship; • A library; • Outdoor recreation/sports pitches; • A bus service running Monday to Sunday directly connecting to Basingstoke Town (with at least twenty services during peak commuting times¹⁷), or a railway station. <p>If they are not present within the settlement, there must be a dentist, and indoor sports and leisure facilities within an accessible distance (8 km).</p> |

¹⁵ Includes all surrounding settlements and those outside of the borough (particularly within districts immediately adjoining the borough boundary)

¹⁶ As set out in Table 2, this includes a convenience shop, a post office, a primary school, a Public House and a community or village hall

¹⁷ 6:30am – 9:30am and 4:00pm – 7:00pm Monday to Friday

| | |
|--------------------|---|
| 3: Medium Villages | <p>The settlement acts as a Small Local Service Centre and provides Key Services and Facilities which meet the basic day-to-day needs of the community and wider Parish and has 4G/Superfast Broadband communications.</p> <p>The settlement will have a population of over 2,000 residents and will contain Key Services and Facilities¹⁸ that meet all four of the identified day-to-day functions, in addition to the following amenities:</p> <ul style="list-style-type: none"> • Choice of other shops or services; • A GP surgery • A place of worship; • Outdoor recreation/sports pitches; and • A bus service running at least once a day Monday to Saturday with a direct connection to Basingstoke Town, or a train station. <p>If a secondary school is not present within the settlement, it must be accessible within 8km or accessed from the settlement by a school bus.</p> <p>Where they are not present within the settlement, additional healthcare facilities (pharmacies and dentists) and indoor sports and leisure facilities must be within an accessible distance (8km).</p> |
| 4: Small Villages | <p>The settlement acts as a Small Village with a population of over 150 residents. The settlement contains very limited services and facilities and relies on larger towns and villages for day-to-day needs and principal centres for higher-tier services.</p> <p>The settlement contains Key Services and Facilities providing at least two of the four identified functions (community facility, retail, educational, social) and 4G/Superfast Broadband communications.</p> <p>If the settlement does not contain Key Services and Facilities providing three functions, the third must be accessible within 5km of the settlement.</p> |

Table 4: Settlement Study Sustainability Categories Characteristics

- 3.4.8 These categories are based on whether settlements meet minimum requirements rather than using a weighted scoring system where points would be awarded for each facility. It is considered that an approach that takes into account the type and range of facilities is a more accurate indicator of a settlement's sustainability than the number of facilities present.

¹⁸ As set out in Table 2, this includes a convenience shop, a post office, a primary school, a Public House and a community or village hall

3.5 Step 4: Assigning settlements to categories

- 3.5.1 Each of the settlements was placed into one of the categories outlined above, reflecting their individual characteristics and relative sustainability. This is shown in Table 5.

| Category Tier | Proposed Designation | Proposed Settlement(s) |
|---------------|--------------------------------|---|
| 1 | Principal Service Centre | Basingstoke |
| 2 | Rural Towns and Large Villages | Overton, Tadley, Whitchurch |
| 3 | Medium Villages | Bramley, Kingsclere, Oakley, Old Basing |
| 4 | Small Villages | Ashford Hill, Bishops Green, Burghclere, Cliddesden, Dummer, Ecchinswell, Headley, Highclere, North Waltham, Preston Candover, Sherborne St John, Sherfield on Loddon, Silchester, St Mary Bourne, Upton Grey, Woolton Hill |

Table 5: Proposed Sustainability Categories

- 3.5.2 Although Charter Alley, Hannington, Laverstoke and Penwood were scoped into the study in Step 1, a more detailed review of their facilities and services (as set out in Appendix D) identified that they did not meet the determining criteria of a 'Small Village' (Category 4). This is because Charter Alley, Laverstoke and Penwood do not contain Key Services and Facilities providing two or more functions. Although Hannington contains facilities providing two functions (a village hall and a Public House), it is located more than 5 km away from a third type of Key Service or Facility (the nearest primary school and convenience shop are located over 6 km away in Kingsclere). These settlements therefore fall outside the above categories.
- 3.5.3 The council has also qualitatively reviewed these settlements taking into account their facilities and services, size, location (including relationship to neighbouring settlements), character, and sustainable transport links, and this supports the conclusion that these would not be suitable for inclusion within the settlement categories.
- 3.5.4 The following section provides a summary of why each settlement has been placed in a particular sustainability category. Whilst it is recognised that growth, or new services or facilities opening, may result in settlements moving up a category, the purpose of this study is to provide a snapshot of the role of the settlements at the time the study was prepared in 2020.

Category 1: Principal Service Centre

- 3.5.5 Basingstoke is the only Principal Service Centre in the borough. It is home to almost half of the borough's residents and provides a wide range of retail, educational, healthcare, social, community and leisure services and facilities, as well as employment opportunities and sustainable transport connections to settlements outside the borough.
- 3.5.6 Beyond the borough, Newbury, Andover and Reading have the characteristics of Principal Service Centres and meet some of the needs of the borough's residents.

Category 2: Rural Towns and Large Villages

- 3.5.7 The settlements identified as Rural Towns and Large Villages are Overton, Tadley and Whitchurch.
- 3.5.8 Overton, Tadley and Whitchurch are identified within the current adopted LP retail policy as district centres; having a significant role in maintaining and enhancing prosperity, serving the day-to-day needs of their local populations but also providing access to services for neighbouring areas across and beyond the borough. As demonstrated by the household survey supporting the Retail and Main Town Centre Uses Study (2020), these have a significantly greater trade draw than other retail areas outside of Basingstoke.
- 3.5.9 Due to their wide range and choice of retail, education, healthcare, leisure, employment and sustainable transport services and facilities, these settlements act as 'hubs' for surrounding settlements both within and beyond the Parish boundary. All settlements have access to Superfast Broadband, with some limited access to Ultrafast Broadband, and have access to indoor 4G mobile data.
- 3.5.10 All three settlements have direct public transport connections to Basingstoke Town, either through having a railway station or a frequent bus service. They also have reliable access to some of the other Medium Villages both within the borough (including Bramley, Kingsclere, Oakley and Old Basing) and the wider south east (including Andover and Newbury).
- 3.5.11 A summary of relevant characteristics of each settlement is outlined below:

| Settlement | Summary |
|------------|--|
| Overton | <p>Overton meets the characteristics of Category 2 in respect of population and service and facility provision, as it has a population size of 4,110 residents and the following amenities:</p> <ul style="list-style-type: none">• All Key Services and Facilities (community halls, a choice of convenience shops; a post office, a primary school and Public Houses); |

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| | <ul style="list-style-type: none"> • Wide range of shops or services (more than 20 in total); • Within 8km of Testbourne secondary school which is accessible by school bus; • Early years education facilities; • A GP surgery and a pharmacy; • Places of worship; • A library; • Recreation ground/sports pitches; and • Connection to Basingstoke by bus (running Monday-Sunday), and via rail. <p>Overton is also within accessible distance (8 km) of a dentist and indoor sports and leisure facilities (all in Whitchurch).</p> <p>Overton includes some employment opportunities and is located between Basingstoke and Whitchurch which both have Strategic Employment Areas.</p> |
| Tadley | <p>Tadley meets the characteristics of Category 2 in respect of population and service and facility provision, as it has a population size of 14,960 residents (including the parts of Baughurst and Pamber Heath within the same Settlement Policy Boundary) and the following combined range of amenities:</p> <ul style="list-style-type: none"> • All Key Services and Facilities (community halls, a choice of convenience shops; a post office, primary education and Public Houses); • A supermarket and choice of convenience shops; • Wide range of shops or services (more than 20 in total); • A secondary school (Hurst). • Early years education facilities; • A GP surgery and a pharmacy; • A dentist; • Places of Worship; • A library; • Indoor sport and leisure facilities; • Recreation ground/sports pitches; • A bus service providing a direct connection to Basingstoke running Monday-Sunday. • The bus service has more than 20 daily services during peak hours Monday-Friday. <p>Whilst Tadley does not contain a defined Strategic Employment Area, it immediately adjoins a large employment site at AWE Aldermaston (in West Berkshire), which is a significant employer within the borough.</p> |

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| Whitchurch | <p>Whitchurch meets the characteristics of Category 2 in respect of population and service and facility provision, as it has a population size of 5,050 residents and the following amenities:</p> <ul style="list-style-type: none"> • All Key Services and Facilities (community halls, a choice of convenience shops; a post office, primary education and Public Houses); • Wide range of shops or services (more than 20 in total); • A secondary school (Testbourne Community School). • Early years education; • A GP surgery and a pharmacy; • A dentist; • Places of worship; • A library; • Indoor sport and leisure facilities; • Recreation ground/sports pitches; • Connection to Basingstoke by bus (running Monday-Sunday), and via rail. <p>The settlement also contains a Strategic Employment Area at Ardglen Road Industrial Estate.</p> |
|------------|--|

Table 6: Rural Towns and Large Villages Review (2020)

Category 3: Medium Villages

3.5.12 The settlements identified as Medium Villages are Bramley, Kingsclere, Oakley and Old Basing. Each have access to all the identified Key Services and Facilities which are valued by the community and provide support to communities within the wider Parish, however they contain more limited options in relation to some of the other services and facilities such as retail, education, healthcare and leisure. These settlements also provide a level of sustainable transport provision which is considered to provide a realistic alternative to the private vehicle (running Monday to Saturday as a minimum). All settlements have access to Superfast Broadband, with some limited access to Ultrafast Broadband, and have access to indoor 4G mobile data.

3.5.13 In respect of employment opportunities, Kingsclere, Old Basing and Bramley all contain or are located within close proximity to Strategic Employment Areas, which enhance the economy.

3.5.14 A summary of relevant characteristics of each settlement is outlined below:

| Settlement | Summary |
|------------|---|
| Bramley | <p>Bramley meets the characteristics of Category 3 in respect of population and service and facility provision, as it has a population size of 3,430 residents and contains Key Services and Facilities that meet all four identified day-to-day functions (community hall, a convenience shop; a post office, primary education and a Public House), in addition to the following amenities:</p> <ul style="list-style-type: none"> • Choice of other shops or services; • A GP surgery • A place of worship; • Recreation ground/sports pitches; and • A bus service running at least once a day Monday to Saturday connecting to Basingstoke Town; <p>Although it is recognised that Bramley's convenience shop is only small (102sqm), it is still capable of meeting the day-to-day needs of local residents and is supplemented a number of other retail uses and services.</p> <p>Bramley is also within an accessible distance (8 km) of a secondary school (Everest Community Academy), a pharmacy and a dentist and indoor sports and leisure centres (Basingstoke Town).</p> <p>The settlement also contains a mainline railway station and a Strategic Employment Area (Campbell Court).</p> |
| Kingsclere | <p>Kingsclere meets the characteristics of Category 3 in respect of population and service and facility provision, as it has a population size of 2,930 residents and contains Key Services and Facilities that meet all four identified day-to-day functions (community hall, a convenience shop; a post office, primary education and a Public House), in addition to the following amenities:</p> <ul style="list-style-type: none"> • Choice of other shops or services; • A GP surgery and a pharmacy • A dentist • A place of worship; • Recreation ground/sports pitches; • A bus service running at least once a day Monday to Saturday connecting to Basingstoke Town; <p>Whilst the nearest secondary school is over 8 km from the settlement (The Clere, in Burghclere), the village is served by a school bus.</p> <p>Kingsclere is also within an accessible distance (8 km) of indoor sports and leisure facilities (Tadley).</p> |

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| | In addition to the above, the settlement also contains a library and a Strategic Employment Area at Kingsclere Park. |
| Oakley | <p>Oakley meets the characteristics of Category 3 in respect of population and service and facility provision, as it has a population size of 4,840 residents and contains Key Services and Facilities that meet all four identified day-to-day functions (community/village halls, a convenience shop; a post office, primary education and Public Houses), in addition to the following amenities:</p> <ul style="list-style-type: none"> • Choice of other shops or services; • A GP surgery and a pharmacy; • A Places of Worship; • Recreation ground/sports pitches; • A bus service running at least once a day Monday to Sunday connecting to Basingstoke Town; <p>Oakley is also within an accessible distance (8 km) of a secondary school (Cranbourne), a pharmacy and a dentist and indoor sports and leisure centres (all within Basingstoke Town).</p> |
| Old Basing | <p>Old Basing, when looked at as a discrete settlement, meets the characteristics of Category 3 in respect of population and service and facility provision, as it has a population size of 4,040 residents and contains Key Services and Facilities that meet all four identified day-to-day functions (community/village halls, a convenience shop, primary education and Public Houses), in addition to the following amenities:</p> <ul style="list-style-type: none"> • Choice of other shops or services; • A GP surgery and a pharmacy; • A Places of Worship; • Recreation ground/sports pitches; • A bus service running at least once a day Monday to Saturday connecting to Basingstoke Town; <p>Old Basing is close and well connected to the wide range of services and facilities in Basingstoke, including secondary schools, dentists and indoor sports facilities.</p> <p>The settlement also contains a Strategic Employment Area at Hatch Industrial Park and is particularly close to the SEA at Daneshill, in Basingstoke.</p> |

Table 7: Medium Villages Review (2020)

Category 4: Small Villages

3.5.15 These settlements contain the basic facilities to meet residents' day-to-day needs, they are reliant upon larger towns and villages for higher order services and facilities.

3.5.16 The residents of these settlements are reliant upon private vehicles as there are low levels of public transport provision and limited services, which run infrequently during the day and, in most circumstances, only run a couple of times a week. The settlements have only basic and limited facilities and services, have access to Superfast Broadband and have some access to indoor 4G mobile data.

| Settlement | Summary |
|---------------|--|
| Ashford Hill | <p>Ashford Hill meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 190 residents and meets the requirement of providing Key Services and Facilities that provide at least two different functions including:</p> <ul style="list-style-type: none">• A community/village hall;• A primary school; and• A Public House. <p>As the settlement includes Key Services and Facilities providing three functions it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| Bishops Green | <p>Bishops Green meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 690 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none">• A community/village hall; and• A convenience shop. <p>The settlement is within accessible distance (5 km) of a key service or facility providing a third function: the primary school in Ecchinswell.</p> |
| Burghclere | <p>Burghclere meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 530 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none">• A community/village hall;• A primary school; and• A Public House. |

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| | As the settlement includes three Key Services and Facilities it is not required to be within accessible distance (5 km) of any other key service or facility. |
| Cliddesden | <p>Cliddesden meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 410 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; and • A Public House. <p>The settlement is within accessible distance (5 km) of a third key service or facility: a primary school immediately to the south west of the settlement.</p> |
| Dummer | <p>Dummer meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 280 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; and • A Public House. <p>Whilst the settlement does contain a post office, this service is only available on a Wednesday morning, which is not sufficient to 'count' towards the category's requirements</p> <p>The settlement is within accessible distance (5 km) of a third type of key service or facility: a convenience shop (3.7 km) in North Waltham.</p> |
| Ecchinswell | <p>Ecchinswell meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 210 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop; • A primary school; and • A Public House. <p>As the settlement includes Key Services and Facilities that provide all four functions it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| Headley | Headley meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 440 residents and meets the requirement |

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| | <p>of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; and • A convenience shop and post office. <p>The settlement is within accessible distance (5 km) of a third key service or facility: a Public House (1.7 km) to the south of the settlement, near Kingsclere.</p> |
| Highclere | <p>Highclere meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 390 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; and • A Public House. <p>The settlement is within accessible distance (5 km) of a third key service or facility: primary education (1.9 km) in Woolton Hill.</p> |
| North Waltham | <p>North Waltham meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population of 780 residents and meets the requirement of providing Key Services and Facilities that meet at least three different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop; • A primary school; and • A Public House. <p>As the settlement includes Key Services and Facilities that provide all four functions it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| Preston Candover | <p>Preston Candover meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 180 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop and a post office; • A primary school; and • A Public House. <p>As the settlement includes Key Services and Facilities that provide all four functions it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |

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| | <p>It was noted that this settlement suffers from intermittent 4G mobile data access indoors across all networks and that the service can therefore be patchy across the settlement.</p> |
| Sherborne St John | <p>Sherborne St John meets the characteristics of Category 4 in respect of population and service and facility provision. It has a population size of 760 residents and meets the requirement of providing Key Services and Facilities that meet three different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A primary school; and • A Public House. <p>The settlement is within accessible distance (5 km) of convenience shops in Basingstoke (a fourth type of Key Service and Facility).</p> |
| Sherfield on Loddon | <p>Sherfield on Loddon meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 1,280 residents and meets the requirement of providing Key Services and Facilities that meet at least three different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop and post office; and • A Public House. <p>The settlement is within accessible distance (5 km) of Bramley primary school (the fourth type of Key Service and Facility).</p> |
| Silchester | <p>Silchester meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 590 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; and • A Public House. <p>The village also has a primary school which is outside the main built-up area.</p> <p>As the settlement includes three Key Services and Facilities it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| St Mary Bourne | <p>St Mary Bourne meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 540 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> |

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| | <ul style="list-style-type: none"> • A community/village hall; • A convenience shop and post office • A primary school; and • A Public House. <p>As the settlement includes Key Services and Facilities that provide all four functions, it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| Upton Grey | <p>Upton Grey meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 410 residents and meets the requirement of providing Key Services and Facilities that meet at least two different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop; and • A Public House. <p>As the settlement includes three Key Services and Facilities it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |
| Woolton Hill | <p>Woolton Hill meets the characteristics of Category 4 in respect of population and service and facility provision, as it has a population size of 1,880 residents and meets the requirement of providing Key Services and Facilities that meet at least three different functions including:</p> <ul style="list-style-type: none"> • A community/village hall; • A convenience shop and a post office; • A primary school; and • A Public House. <p>As the settlement includes Key Services and Facilities that provide all four key functions it is not required to be within accessible distance (5 km) of any other key service or facility.</p> |

Table 8: Small Villages Review (2020)

4. Part 1: Conclusions

4.1 Summary of Part 1 Key Findings

- 4.1.1 Taking the approach set out within this study, four categories have been identified reflecting the relative sustainability of the borough's settlements. The settlements that fall within each category are summarised below.

| Category Tier | Proposed Designation | Proposed Settlement(s) |
|---------------|--------------------------------|---|
| 1 | Principal Service Centre | Basingstoke |
| 2 | Rural Towns and Large Villages | Overton, Tadley, Whitchurch |
| 3 | Medium Villages | Bramley, Kingsclere, Oakley, Old Basing |
| 4 | Small Villages | Ashford Hill, Bishops Green, Burghclere, Cliddesden, Dummer, Ecchinswell, Headley, Highclere, North Waltham, Preston Candover, Sherborne St John, Sherfield on Loddon, Silchester, St Mary Bourne, Upton Grey, Woolton Hill |

Table 9: Basingstoke and Deane LPU Sustainability Categories

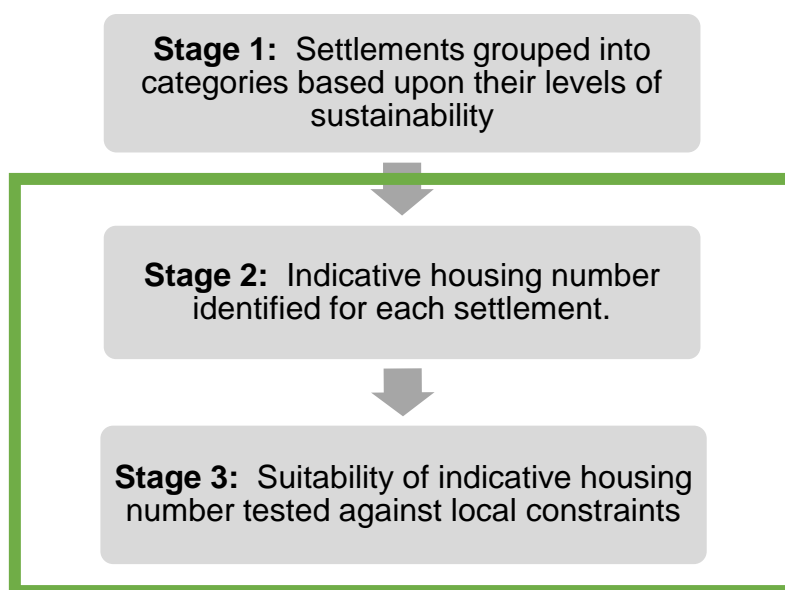
- 4.1.2 The study has identified Overton, Tadley and Whitchurch to be the most sustainable locations for future growth (Category 2: Rural Towns and Large Villages), after Basingstoke Town. This is due to their wide range of services and facilities including extensive retail facilities, public transport connections to principal centres within and outside the borough and employment opportunities. They provide a range of facilities and services that are used by smaller surrounding communities.
- 4.1.3 Bramley, Kingsclere, Oakley and Old Basing have been categorised as Medium Villages (Category 3), containing Key Services and Facilities that meet all four identified day-to-day functions. They therefore meet the most basic day to day needs of residents and provide a limited range of other facilities.
- 4.1.4 Settlements which are considered as Small Villages (Category 4) have more limited access to services and facilities and are not considered to have an appropriate level of sustainability to be considered suitable for significant levels of growth. These settlements are particularly reliant on other settlements to fulfil their retail, education, healthcare, employment and leisure needs and generally have restricted public transport options.
- 4.1.5 The council recognises that differences exist between the settlements in each category in respect of their size, their overall provision of services and facilities, and their opportunities and constraints for new development. These local differences are reflected through Part 2 of the Settlement Study and taken into account when considering the type and scale of future development through the Local Plan Update process.

PART 2

5. Part 2: Approach and Methodology

5.1 Outline of approach

- 5.1.1 As previously identified, Stage 1 of the methodology was completed in Part 1 of the Settlement Study. The following section explains the methodology by which the council has identified suitable housing requirements for the borough's settlements and details the approach to stages 2 and 3 below.



5.2 Stage 2: Indicative housing number identified for each settlement

- 5.2.1 Stage 2 seeks to use data to identify an indicative housing requirement for each settlement to be met within or adjacent to that settlement (this requirement is then tested through Stage 3). The study seeks to direct different levels of growth to settlements with different levels of sustainability, and so employs a different methodology for each category of settlement. This is underpinned by the principle that the greatest number of homes should be directed to the most sustainable settlements but also that the most sustainable settlements should grow most in proportional terms. The methodology is explained below:

Rural Towns and Large and Medium Villages (Categories 2 and 3)

- 5.2.2 A suitable housing number was determined for the most sustainable rural settlements using the following 3 step process:

Step (i) - Calculate pro-rata share of growth.

Step (ii) – Adjust number to account for levels of past and committed development.

Step (iii) – Adjust for settlement’s current and future affordable housing needs.

Step (i) - Calculate pro-rata share of growth

- 5.2.3 The methodology is underpinned by an understanding of what each area’s pro-rata share of the borough’s housing requirement would be. The concept of pro-rata shares means that if an area has 2% of the existing dwellings, it would accommodate 2% of the growth.
- 5.2.4 To identify pro-rata shares of the borough’s housing requirement, it is first necessary to identify the total number of *additional* homes required over the plan period (which was anticipated to be 2024-2039, as the time that this study was prepared).
- 5.2.5 At the time this study was first prepared in 2021, the Government’s standard method indicated that Basingstoke and Deane would need to deliver approximately 900 dwellings per annum, which has been used as the housing figure for the purposes of this study¹⁹. However, it is acknowledged that the Standard Method figure continues to change over time as new data is published and this has now reduced to 850dpa (at 1 April 2023) which has been taken as the general housing need figure for the LPU. However, although the borough’s annual housing requirement is less than had been anticipated at the time that this study was first prepared, the LPU still needs to plan for approximately the same number of dwellings because there is an additional year at the end of the Plan period, as the Plan now runs to 2040²⁰. The findings of the study, although written in the context of need up to 2039, therefore remain relevant for the LPU up to 2040.
- 5.2.6 The council’s adopted Local Plan (ALP) already plans to deliver 850 dwellings per annum in the years up to 2029. In order to avoid double counting, an allowance was therefore made for the homes already planned for in the adopted Local Plan in the overlapping years.

| Years in Local Plan | Calculation of annual requirement | Number of dwellings required per year | Total dwellings |
|---------------------|---|---------------------------------------|-----------------|
| 2024–2029 | Adopted Local Plan: 850 dpa Standard Method: 900 dpa | +50 dpa | 250 |
| 2029-2039 | Standard Method: 900 dpa | 900 dpa | 9,000 |
| | | | 9,250 |

Table 10. Housing requirement taking account of ALP

²⁰ An annual housing requirement of 850 dwellings per annum across 11 years (2029-2040) would result in a requirement for 9,350 dwellings, as opposed to the 9,250 assumed by this study.

- 5.2.7 The pro-rata share of the overall housing requirement was calculated by applying that area's share of the borough's current housing stock (as indicated by the 2019-based Hampshire County Council Small Area Population Forecast (SAPF)) to this overall housing requirement.
- 5.2.8 For the Rural Towns and Large and Medium Villages (categories 2 and 3) the area over which the pro rata share was calculated was informed by their level of sustainability.

Local catchment areas and 'feeder settlements'

- 5.2.9 The study recognises that Category 2 and 3 settlements are more sustainable than the borough's other villages, and so may act as 'hubs' for surrounding settlements and parishes due to their size and the level and range of services and facilities they provide. This reflects the guidance in the PPG that housing targets should be informed by the role of settlements in providing services (PPG Reference ID: 41-101-20190509). NPPF para 83 also notes that 'housing should be located where it will enhance or maintain the vitality of rural communities...' and recognises how services in one settlement are supported by other villages nearby. The approach of local catchments provides an opportunity for residents to live close to where the need arises but in more sustainable locations.
- 5.2.10 Smaller rural villages and hamlets ('feeder settlements') may not be of a scale or sustainability level to accommodate or meet their local needs, and larger towns and villages support these settlements with their wider range of services and facilities. By considering the role of the borough's larger and more sustainable settlements, the study therefore also takes into account the fact that residents may look for alternative options for a home in larger, nearby settlement when their needs cannot be met in smaller less sustainable settlements. Without this allowance, the default position is that any housing need that arises outside the identified settlements is met in Basingstoke or on strategic site allocations, which may be some distance from these communities.
- 5.2.11 The study therefore identifies catchments around Overton, Tadley, Whitchurch, Bramley, Kingsclere, Oakley and Old Basing. This is based upon an assessment of their functional relationships with surrounding settlements, taking into account their local geography, information collected through the Town and Parish Council questionnaires undertaken for Part 1 of the study, and the catchments for GP surgeries, primary and secondary schools and libraries. This information is set out within Appendix K.
- 5.2.12 It is recognised that Category 2 settlements have a wider catchment than Category 3 settlements due to their greater range of facilities and services. The catchment for the Category 2 settlements therefore follows a best fit of the catchment data for these facilities and services and includes towns and villages in neighbouring parishes.

5.2.13 For Category 3 settlements it is considered that the catchment is more closely focused on the settlement itself due to the lower levels of service and facility provision compared to Category 2 settlements. As such, they are considered to principally support residents living elsewhere within the same parish. However, bespoke consideration was given to Bramley and Old Basing to reflect the unique patterns of development across their parishes arising from their proximity to Basingstoke. This is explained in greater detail as part of those settlements' assessments in Section 5.

5.2.14 The Category 2 and 3 settlements' housing number therefore reflected the proportion of the borough's housing requirement arising within their 'catchments'. However, an adjustment was made to account for any housing targets set for other settlements within those catchments (to ensure there would be no double counting of supply).

Step (ii) – Adjust number to account for levels of past and committed development.

5.2.15 As a principle of the approach used in this study, settlements' pro-rata shares have been adjusted to take into account whether they have over or under-provided in terms of their 'committed development' when compared to the amount of planned development in the adopted Local Plan. Current allocations and commitments have therefore been taken into account when calculating the level of new development needed to meet the overall housing requirement.

5.2.16 For the purposes of the study 'committed development' comprises completed or planned growth in and adjacent to the settlements since the start of the current Local Plan period in 2011. This includes:

- Dwellings completed or consented on Local Plan site allocations in accordance with Local Plan Policy SS3 (within or adjacent to settlements); and
- Dwellings completed or consented on sites that would count towards Local Plan Policy SS5²¹. These could either be on sites allocated in neighbourhood plans, or on windfall sites of ten or more dwellings within SPBs or five or more dwellings adjacent to SPBs; and
- Any other neighbourhood plan allocations which had not yet been consented.

5.2.17 The total of this 'committed development' was then compared to the Local Plan requirement for that settlement to establish the extent to which each settlement had provided (or had planned) more or fewer homes than required through the current LP. The approach therefore acknowledges where additional sites have been brought forward, or where additional dwellings have been planned or delivered on allocated sites.

²¹ As set out in ALP para 4.67

- 5.2.18 It therefore provides a 'credit' against the pro-rata target in the areas where more dwellings would be brought forward than had originally been identified in the ALP. It also carries any shortfalls across into the new plan.
- 5.2.19 The approach only 'counts' committed development on the types of sites listed above and does not count smaller windfall sites (such as single infill dwellings within villages, or sites remote from the settlements). This approach is aligned with the targets set for settlements in ALP Policy SS5. The ALP includes a small-site windfall allowance of dwellings that will be delivered each year on small sites and if small-scale windfall development was credited towards village's requirements, it would result in double counting.

Step (iii) – Adjust for settlement's current and future affordable housing needs.

- 5.2.20 Affordable housing need is a key consideration in planning for future development to ensure that the identified needs of the communities in the borough are met. The assessment was made at parish-level, reflecting available data and the fact that affordable housing is allocated on a parish-wide basis.
- 5.2.21 Affordable need for the respective parishes of the settlements assessed has been established using the methodology for Local Authority level assessments which is set out in the PPG (Paragraph ID: 2a-018-20190220 and 2a-024-20190220). This compares the need for affordable housing with the level of supply. The difference is the level of unmet need.
- 5.2.22 As this methodology was designed to inform affordable needs across entire Local Authority Areas, some data sources cannot be easily disaggregated to parish level. As such, the affordable need of this study focuses on Category 2 and 3 settlements only as these are larger and provide more reliable data. For the purposes of the study, all affordable housing assumptions have been rounded. In addition, the methodology includes some pro-rata assumptions (derived from the borough-wide Housing Market Assessment). Therefore, the results should only be treated as a general indication of affordable need at this time.
- 5.2.23 Where an affordable housing need has been identified that would exceed the previously identified housing requirement for the settlement and its catchment, an uplift to the housing requirement has been applied. However, given the methodological uncertainties of forecasting affordable housing needs at a local level, it was not considered appropriate to uplift each settlement's target to meet the full requirement, and a proportionate response was taken to identifying a suitable level of increase.

Conclusion

- 5.2.24 An indicative housing requirement was therefore identified for the Category 2 and 3 settlements taking into account:

- The pro-rata share of the borough's growth arising from the settlements and their 'catchments';
- The amount of growth that has taken place or been 'committed', relative to those settlements' requirements in the adopted Local Plan; and
- An uplift where this would still leave unmet local affordable housing need.

5.2.25 The resultant number was then rounded to the nearest 5 dwellings.

Small Villages (Category 4)

5.2.26 An indicative housing requirement has been identified for the Small Villages (Category 4) using a different approach to the larger settlements but using similar principles.

Step (i) - Calculate pro-rata share of growth and adjust for sustainability.

Step (ii) – Adjust number to account for levels of past development.

Step (i) - Calculate pro-rata share of growth and adjust for sustainability.

5.2.27 An aim of the Local Plan Update is to ensure that a suitable framework is put in place to enable villages to remain viable settlements, allowing them to grow to respond to local needs whilst retaining their individual identity and character. When considering sustainable levels of growth for the borough's villages, the settlement study therefore recognises their housing needs, but also the importance of reflecting local characteristics. As such it is considered that, in line with the sustainability hierarchy, a lower level of growth should be directed to the villages compared to category 2 and 3 settlements.

5.2.28 The baseline housing figure for the Small Villages has therefore been set at half of their pro-rata share (for example, a settlement with 2% of the dwelling stock would only accommodate 1% of the growth). This means that they would be expected to accommodate proportionately less than the larger and more sustainable settlements, in line with the hierarchy approach, but still play an important role in meeting the borough's housing needs.

5.2.29 However, for the smallest villages, where this share of growth would be less than ten dwellings it is suggested that no new housing requirement should be identified but rather that a settlement policy boundary is delineated to allow small scale growth to occur. Allocating ten dwellings to the smallest villages would result in them having a disproportionately high rate of growth by comparison to the other settlements in the same category, and in relation to their settlement category.

5.2.30 Although a target of less than 10 dwellings could have been set for these villages, in the LPA's experience, it would have been a disproportionate amount of work for a community to produce a neighbourhood plan to meet a housing target of fewer than ten homes.

5.2.31 However, it is considered that the sustainability of these smallest settlements can still be maintained and enhanced by identifying settlement policy

boundaries around those settlements which don't already have one (which would enable appropriate new development to take place within those boundaries) and ensuring the Plan includes sufficient flexibility to allow new dwellings outside those boundaries where suitable.

Step (ii) – Adjust number to account for levels of past development.

5.2.32 As with the larger (Category 2 and 3) settlements, the baseline requirement based upon their half pro-rata share was adjusted to account for whether the settlements had met or exceeded their housing requirements in the current LP period, as set out in Appendix E and F. For those settlements without SPBs, consideration was given to whether any development had come forward that would have met the requirements of Policy SS5 (had they had an SPB). This adjusted baseline then formed an indicative housing requirement for the Category 4 settlements.

5.2.33 The resultant number was then rounded to the nearest 5 dwellings.

5.3 Stage 3: Suitability of indicative housing number tested against local constraints

5.3.1 Stage 2 identified an indicative housing requirement for each settlement. Stage 3 involves testing this requirement against the local constraints of each settlement, in recognition of the wider factors which influence suitable levels of future growth across the borough.

5.3.2 The LPA therefore undertook a high-level qualitative assessment of each settlement and its surrounding area to consider the constraints and opportunities for additional development over the next plan period. This assessment was based upon the most up to date information available at the time.

5.3.3 The assessment was informed by a range of information including Local Plan evidence base studies, questionnaires sent to Town and Parish Councils and also other relevant information received from Town and Parish Councils, and data provided by statutory consultees. The assessment has also considered and reflected the responses received from the LPU Issues and Options Consultation undertaken in Autumn 2020 and discussions undertaken the parish councils in September 2021.

5.3.4 The study also took into account the information and aspirations set out in neighbourhood plans. The borough has fourteen 'made' (adopted) neighbourhood plans and a number of further designated areas. Neighbourhood plans set out locally produced visions for their areas supported by extensive information about local issues and aspirations, as well as local data and technical studies.

5.3.5 It is recognised that at this stage of the LPU, the full evidence base is not complete. For example, work is currently underway to understand key

infrastructure requirements over the LPU plan period. This information will increase the understanding of the extent of any constraints and will need to be reviewed alongside the findings of this study.

Settlement character and environmental considerations

- 5.3.6 It is recognised that the borough's settlements have innate characteristics which are valued by their residents. This may be a combination of their environmental characteristics, pattern of development, size and history, and therefore the study reflects upon each settlement and its immediate surrounding in terms of its characteristics and local value.
- 5.3.7 The study takes into account information in Neighbourhood Plans, Village Design Statements and other evidence base documents to consider the key characteristics of each settlement and how vulnerable they may be to change.
- 5.3.8 One element of how a housing requirement may impact upon a settlement's character is its scale. It is important to ensure that new development is not disproportionate in scale to the existing settlement and takes into account how the settlement has grown and changed in the past. The study therefore reviews settlements' historic growth and considers the extent of the proportional increase that would result from the indicative housing requirement.
- 5.3.9 The study also considers the extent to which the settlement's environmental characteristics may affect the achievability of the indicative housing requirement. This includes the following:
- Heritage (including the presence of conservation areas, listed buildings, registered parks and gardens, and scheduled monuments). In some cases, the historic environment may only impact upon the suitability of specific sites. However, in other cases, for example where the entire settlement is within a conservation area, it may influence the amount of development that can be accommodated within or around that settlement.
 - Landscape. The study considers whether there are any areas of particular landscape sensitivity or significance (including designations such as the North Wessex Downs National Landscape), and takes into account the findings of the LPU Landscape Character Assessment and the Landscape Sensitivity Study which assesses the landscape sensitivity of the promoted development sites.
 - Ecology. This takes into account constraints arising from ecological designations such as Sites of Special Scientific Interest (SSSIs) and Sites of Importance for Nature Conservation (SINCs) and the borough's Green Infrastructure Strategy.

- Flooding. This considers whether there are any areas at risk of flooding, including from surface water flooding that would affect the deliverability of sites.
- Noise and pollution.

5.3.10 For the purposes of the settlement study, these environmental considerations have been considered at a high level to understand whether they are likely to constrain the achievement of the indicative housing requirement (established through Stage 2), taking into account the number and type of sites that have been promoted for development and their suitability. Factors would need to be considered in more detail when considering the suitability of individual sites for development.

Highways and transport infrastructure

5.3.11 In order to consider and understand highway issues in the key settlements and the potential for additional development in these locations, account has been taken of the outputs of Hampshire County Council's emerging Strategic Transport Model at the time of writing in 2021.

5.3.12 This is able to identify capacity and congestion issues that are likely to arise in the future, taking into consideration growth in background traffic, and to consider what additional impacts may occur as a result of development in that particular settlement. It does this at a relatively high level and does not provide a detailed assessment of specific junctions, which would need to be undertaken either in allocating a site through a Neighbourhood Plan or through a planning application and its supporting Transport Assessment. To supplement this, and where available, at the time of writing in 2021, consideration has also been given to recent planning applications where local issues may have been explored to provide further insight.

5.3.13 The study has therefore identified local highway issues, including matters relating to roundabouts, pinch points and route capacities and has made a judgements about the extent to which these are likely to restrict or significantly impact upon the delivery of the Stage 2 housing requirement.

Education

5.3.14 The LPA has consulted the Local Education Authority (LEA) to understand whether school capacity would constrain the ability of settlements to accommodate new homes. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities, and that school places are available close to new homes to prevent unsustainable patterns of travel.

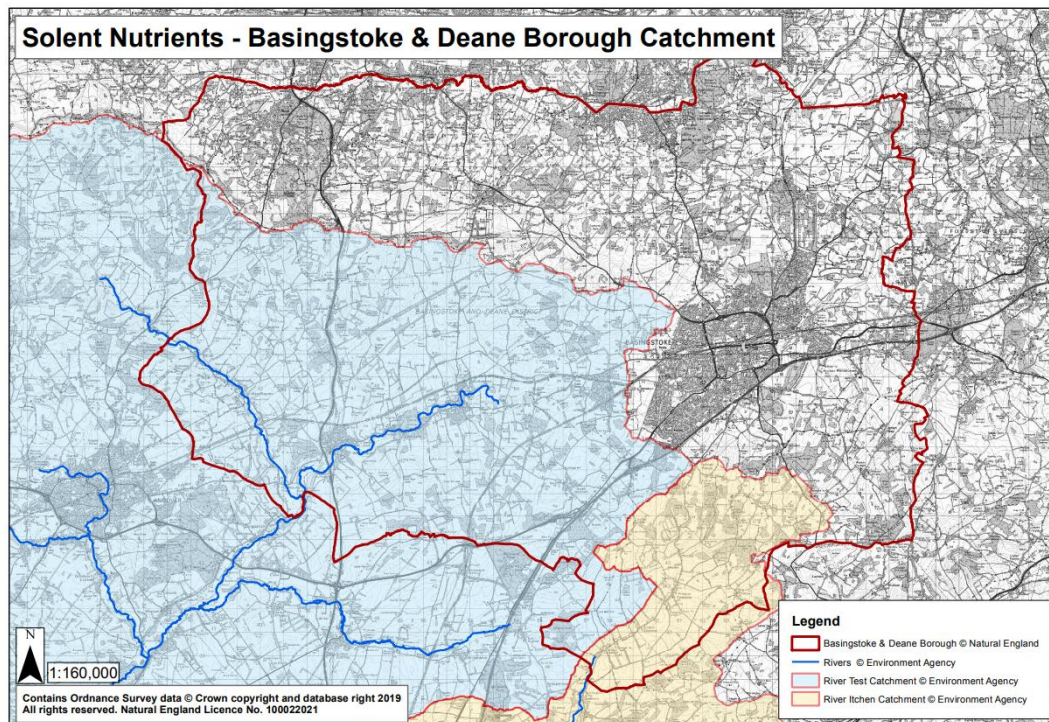
Healthcare

5.3.15 The council has consulted the Hampshire and Isle of Wight Integrated Care Board (ICB) to understand whether the availability of GPs and supporting

infrastructure would constrain the ability of settlements to accommodate new homes.

Water quality

- 5.3.16 It is necessary to take account of the impact of new development upon water quality. This includes development around Basingstoke which is served by the Basingstoke Sewage Treatment Works (STW) that discharges into the River Loddon, and development in the south that discharges into the River Test or Itchen catchments.
- 5.3.17 The council has commissioned a Water Cycle Study to better understand the level of development that can be accommodated at all wastewater treatment works and its impact on water quality and ecology. The Water Cycle Study concludes that, it is not expected that wastewater infrastructure or water quality will be a constraint to development at this time.
- 5.3.18 There are also potential restrictions upon development from the wastewater treatment works that discharge to the River Test or Itchen catchments. Natural England has advised that any increase in wastewater from new development (including any new housing) within the catchments of these rivers are likely to have a significant effect on the internationally designated wildlife sites in the Solent.
- 5.3.19 The Solent water environment is internationally important for its wildlife and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations (The Habitats Regulations) with designated Special Protection Areas and Special Areas of Conservation. There are high levels of nitrogen and phosphorus entering this water environment from a variety of sources and there is evidence that these nutrients are causing eutrophication and adversely affecting the conservation status of these protected sites.
- 5.3.20 Overton, Whitchurch, Oakley, North Waltham, Dummer, Preston Candover and St Mary Bourne are served by wastewater treatment works that discharge into either the River Test or Itchen Catchments (which drain into the Solent). New housing in or around these settlements will therefore be required to demonstrate nutrient neutrality to prevent any further increase in nitrogen entering the Solent, and phosphorus entering the River Itchen. This may require mitigation, such as the provision of additional open space or wetlands, or changing the use of additional land to result in reduced nutrient input. There are examples of developers providing this mitigation on-site, and there are local or strategic off-site mitigation schemes where it cannot be achieved on site, which Natural England has accepted.



Catchments requiring nitrate neutrality

Service and utilities infrastructure

5.3.21 The LPA is working with the statutory undertakers that provide utilities and services to homes across the borough to gain a shared understanding of infrastructure constraints. An Infrastructure Delivery Plan (IDP) will be published alongside the LPU that will identify the infrastructure required to deliver the Plan. This will enable early engagement with the providers to ensure that the necessary infrastructure is planned for in a timely manner.

5.3.22 It is recognised, however, that utility provision is a statutory responsibility of the undertakers and unless an over-riding issue is identified then it is likely that sufficient mitigation and / or improvements can be introduced to address the issue.

Employment potential

5.3.23 The NPPF also requires planning policies to take an integrated approach to considering the location of housing and other uses, such as employment (paragraph 97e). The council is undertaking an Economic Needs Assessment that will provide information about the borough's future needs.

5.3.24 The settlement study is just one piece of evidence in informing the spatial strategy. Should potential for additional economic development be identified in any of the settlements, consideration will need to be given as to whether the housing requirements identified by this study should be uplifted to support those additional jobs.

Availability of suitable sites

- 5.3.25 Delivery of new housing development is reliant upon the availability of suitable and deliverable (or developable) sites. In order to provide an indication of the amount of land available for development, the study sets out the potential yields of sites around each settlement submitted to the council through the 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA). These sites are also detailed in Appendix J. As the focus of the settlement study is upon the settlements themselves, the study gives particular consideration to sites within or adjacent to the settlement policy boundary.
- 5.3.26 Although the Settlement Study does not seek to determine which sites should be allocated in or around each settlement (as this would be the role of Neighbourhood Plans), a high-level overview of sites' constraints provides an initial indication of whether the identified housing requirements could be achieved. This also helps to highlight whether the sites would have sufficient capacity to deliver the settlement's housing requirement.
- 5.3.27 It is also recognised that in some of the smaller settlements, few or no potential development sites have been promoted to the council. In such cases the LPA has considered the settlement's characteristics and constraints to take a view on whether there was a reasonable prospect of suitable land being made available. In the LPA's experience, the neighbourhood planning process is more effective at identifying sites than borough-wide call for sites, particularly for smaller sites which might be promoted by local landowners.

6. Housing Requirements for Rural Towns and Large Villages

6.1 Overton

- 6.1.1 As identified in Part 1 of the study, Overton is defined as a Large Village. This is based on its relative sustainability, scale and provision of services and facilities. The settlement has a total population of 4,110 (SAPF, 2019) and is the borough's fifth largest settlement with approximately 1,777 dwellings.
- 6.1.2 Overton has a Neighbourhood Plan which was 'made' in July 2016. This highlights the particular importance of retaining the settlement's village character, and the value of its landscape setting, ecology and heritage which contribute to its local distinctiveness.
- 6.1.3 The neighbourhood plan also includes four site allocations for 150 dwellings (total) to meet the requirements of Local Plan Policy SS5. In addition, the LP also allocates a site for 120 dwellings at Overton Hill, which has now been completed.

Stage 2 (at 1 April 2021)

- 6.1.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Overton would be expected to provide 216 dwellings.
- 6.1.5 As demonstrated in Appendix G, the settlement's committed developments (including all qualifying completions, consents and allocations in the Local Plan and Neighbourhood Plan at 1 April 2021) are equal to the settlement's Local Plan requirement. Therefore, no adjustment to the pro-rata share is necessary.
- 6.1.6 Due to the range of facilities and services in Overton, the settlement acts as a hub for surrounding villages and hamlets, including Laverstoke and Steventon which have no planned growth (as explained in Appendix K). It is therefore considered to be an appropriate location to accommodate growth to meet the housing requirement arising from these local areas. When the wider housing requirement of this catchment is taken into account, this indicates an overall requirement for 261 dwellings over the LPU period.
- 6.1.7 The study identifies that the settlement has a low affordable housing need. This is attributed to the relatively high number of affordable homes in the parish and the availability of re-lets to meet future local need. As such, no affordable housing uplift has been applied in this instance.
- 6.1.8 A housing requirement of approximately 260 additional homes in and around Overton has therefore been identified at the base date of 1 April 2021.

Stage 3

Characteristics

- 6.1.9 The village is located to the west of Basingstoke Town along the B3400 towards Whitchurch. The village lies within a valley surrounded by rolling downland used mainly for arable farming. The River Test is the defining feature of the village and its banks are designated as a Site of Special Scientific Interest. To the north is a physical boundary created by the railway line, and to the north of this is the North Wessex Downs National Landscape. The majority of the settlement's core is included within the Overton Conservation Area. A number of listed buildings are located within the settlement itself, however, there are a number of listed buildings which surround the settlement to the north and east. Areas of Flood Zone 2 and 3 run through the settlement's SPB.
- 6.1.10 Given these environmental sensitivities and the objectives of the Neighbourhood Plan, it is important that future growth is managed sensitively to retain the character of the village. Environmental constraints will need to be taken into consideration in the identification of suitable sites for development.

Available land

- 6.1.11 In terms of available land, 10 potential new sites within/adjacent to the settlement have been submitted to the council through the SHELAA (2021) and if all sites were developed at the promoted densities, they would deliver approximately 1,300 dwellings. The availability of land is therefore not a constraint to the delivery of the Stage 2 housing requirement and there is a choice of sites. However, it would still be necessary to ensure that the housing requirement was achievable in a way that responded to the settlement's sensitivities (as set out above).

Size

- 6.1.12 It is important that future growth retains Overton's character as a village. The housing requirement identified at Stage 2 (260 dwellings) would increase the size of the settlement by approximately 14.5% over the 15 year Plan period.

Environmental sensitivity

- 6.1.13 As set out above, the village is close to the North Wessex Downs National Landscape, however none of the promoted sites are located within the National Landscape. The council's Landscape Sensitivity Study has identified that two promoted sites have a low/medium sensitivity (OV007, Vins Lane and OV009, Land south of Two Gate Lane Phases II and III) and two have a medium sensitivity (OV012, Land west of Sapley Lane and Pond Close, and OV014, Land west of Pond Close). The other promoted sites to the north and south-east of the village have been identified as medium/high. It is recognised that there are means by which landscape sensitivity and impact upon landscape character can be mitigated, for example through only developing parts of the site or through design, layout and landscaping treatment.

- 6.1.14 In terms of heritage, the Overton Conservation Area Appraisal and Management Plan (2018) identifies the significance of heritage assets in the village. The promoted sites to the north and west are closer to the conservation area and may impact upon the setting of St Mary's Church, a Grade II* listed building and other heritage assets within and outside the conservation area. The sites to the south of the village are further from the conservation area and likely to have less impact in this regard.
- 6.1.15 A number of the promoted sites include or are close to designated biodiversity sites (such as Sites of Importance for Nature Conservation), and some sites may contain key species and habitats of ecological interest. However, it is recognised that it will be a requirement for all new development to achieve a net gain in biodiversity, and potential impacts could be mitigated through suitable design including, for example, appropriate buffers.
- 6.1.16 It is recognised that the railway line is a source of noise pollution, but most of the promoted sites are unlikely to be affected by this. All of the promoted sites are within areas at low risk of flooding.
- 6.1.17 The promoted sites therefore have a range of environmental sensitivities. However, there are sufficient sites to provide options for meeting the identified housing requirement, and many of the potential adverse impacts can be mitigated by suitable planning policies. These could, for example, limit development to less sensitive parts of site, control amount, form and scale, and also require suitable mitigation (such as buffers or landscaping).

Highways and transport

- 6.1.18 The centre of Overton is historic in nature with on-street parking in some locations and relatively narrow streets, focussed around the traffic-light controlled junction in London Road.
- 6.1.19 A review of initial outputs of the North Hampshire Transport Model at the time of writing in 2021 indicate no significant capacity or junction delay issues, albeit the limitations of the model need to be acknowledged. Localised issues at the crossroads in peak hours are recognised and have been referred to in relevant transport assessments as well as being highlighted by the Parish Council.
- 6.1.20 For example, in considering the development proposals at Land West of Pond Close, the developer identified that the proposed 75 houses would not generate a severe intensification in use or impact upon that junction and that their proposal would only result in a small increase in vehicle delays. The Local Highway Authority raised no objection on these grounds²².
- 6.1.21 It is recognised that there is limited potential to improve this junction. Sites in different locations may have different impacts on this junction and this would need to be considered through the neighbourhood planning site assessment process. However, given the outputs of the modelling that informed the

²² Planning application 21/02310/OUT

proposals at West of Pond Close, the impact is likely to be limited to peak hours and not be 'severe' (in line with the test in NPPF para 115).

- 6.1.22 Taking into account service provision in the village, set out in Part 1 of the Study, as well as the availability of frequent bus services to Basingstoke and Andover as well as the train station (albeit, located at some distance from the village centre) but close to a number of the sites promoted, there is the scope to make use of alternative modes of transport to the car and for local journey by active modes (foot and bicycle).

Infrastructure

- 6.1.23 In respect of education, the Local Education Authority has raised no objection, but has highlighted that the housing number is not likely to be high enough to support an additional 0.5FE in the primary school. Depending on the timing of the delivery of new homes, if the homes come forward at once rather than being spread across the plan period, primary age children may need to be placed within bulge classes to accommodate specific peaks in school place requirements or be transported to schools with available places. The LEA also identifies that the demand for secondary education will have to be assessed based upon overall demand from new housing within the school's catchment area and a building feasibility study as to the level of any expansion the school, site can accommodate.

- 6.1.24 In terms of health, it is recognised that Watership Down Health's facilities (which include the surgery at Overton) are over capacity and new/improved infrastructure is likely to be required.

Other

- 6.1.25 As the village is also within the catchment of the River Test, future development would need to be nitrate neutral. However as explained in Section 3, this is not considered likely to restrict future growth in principle.
- 6.1.26 The Parish Council has raised concerns about the capacity of sports facilities and the village hall. Appropriate mitigation would need to be brought forward as part of any future planning applications. The Parish Council has also raised concerns regarding water, foul drainage and gas. These matters are the responsibility of the statutory undertakers and unlikely to constrain the overall level of development. The LPA will continue to discuss such matters with the statutory undertakers as the Infrastructure Delivery Plan is developed to support the LPU.

Conclusion (and 2023 Update)

- 6.1.27 Overton has been identified as a Large Village through Part 1 of the study and is considered to be one of the borough's most sustainable settlements. Based on the factors identified in Stage 2 (above), and using a 2021 baseline, it is considered that a figure of 260 dwellings would be appropriate to meet local requirements over the LPU period.

- 6.1.28 The study recognises that Overton has a number of environmental sensitivities and physical constraints that will inform the neighbourhood plan's final selection of sites and their planning policies. However, there is a choice of sites, and the constraints identified are not considered so significant to restrict the principle of delivering the 260 dwellings set out above.
- 6.1.29 Between the base date of this study (1 April 2021) and 1 April 2023, the amount of committed development in Overton had increased by 12 dwellings. This is on account of 12 more homes gaining planning permission at Two Gate Lane than had been allocated in the Overton Neighbourhood Plan. When these additional commitments are taken into account (and rounded to the nearest 5 dwellings) the housing requirement (at a base date of 1 April 2023) is reduced to 250 dwellings. In accordance with the Stage 3 assessment (above), this is still considered to be achievable.

6.2 Tadley (with Baughurst and Pamber Heath)

- 6.2.1 As identified in Part 1 of the study, the combined urban area of Tadley is the second largest settlement within the borough and has been identified as a Rural Town. As per the approach in the adopted Local Plan, the assessment of Tadley includes the settlements of Baughurst and Pamber Heath as their boundaries coalesce. In total the built-up area has a total population of 14,960 (SAPF, 2019) with approximately 6,452 dwellings.
- 6.2.2 None of the settlements are covered by made neighbourhood plans, however Pamber Heath falls within the designated Pamber Neighbourhood Planning Area. Policy SS5 of the current Local Plan requires the combined settlements to provide 10 dwellings by 2029 (the end of the current LP period). This has been met and exceeded through the dwellings committed or completed at Burnham Copse (36 dwellings), Land East of Pamber Heath Road (12 dwellings), Boundary Hill (17 dwellings) and the proposed care home at Bishopswood Golf Course (120 C2 units, discounted to 65 dwellings in line with the PPG). This results in a total of 130 dwellings, which is 120 more than the settlements' current Local Plan requirement (see Appendix B).

Stage 2 (at 1 April 2021)

- 6.2.3 If the settlements took their pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, they would be expected to provide 786 dwellings.
- 6.2.4 As demonstrated in Appendix G (and described above), the settlements' committed developments (including all qualifying completions and consents at 1 April 2021) exceed the LP Policy SS5 requirement by 120 dwellings. When these additional 120 dwellings are credited against the town's pro-rata share, the net requirement is reduced to 666 dwellings.
- 6.2.5 Due to the range of facilities and services in the 'Tadley' built up area, the settlement acts as a hub for surrounding villages and hamlets, including the

wider Tadley, Baughurst, Pamber and Silchester parishes (as explained in Appendix K). It is therefore considered to be an appropriate location to accommodate growth to meet the housing requirement arising from these local areas. When the share of housing growth arising from this catchment is included (also taking into consideration the proposed requirement for 15 dwellings to be delivered in Silchester), this indicates an overall requirement for 849 dwellings over the LPU period.

- 6.2.6 The study identifies that the parishes have a high affordable housing need estimated at almost 2,400 dwellings. This is due in part to the low levels of growth since 2011 as a result of the restrictions on new development close to AWE, Aldermaston. This has been recognised by applying a 10% affordable housing uplift to the catchment-wide requirement.
- 6.2.7 A requirement has therefore been identified for approximately 945 additional homes in and around Tadley at the base date of 1 April 2021.

Stage 3

AWE Aldermaston

- 6.2.8 Tadley is located to the north of the borough adjacent to the boundary with West Berkshire Council and in close proximity to AWE. NPPF para 101 highlights the importance of planning policies and decisions promoting public safety, and the council is required to consult the Office of Nuclear Radiation (ONR) on planning applications within the Detailed Emergency Planning Zone (DEPZ) (which covers Tadley and its neighbouring settlements). The ONR's advice seeks to limit the radiological consequences to members of the public in the event of a nuclear emergency and they generally advise against new development that would increase population in the area. This is therefore a very significant restriction to the in-principle acceptability of future growth at Tadley, and any housing requirement would therefore need to be agreed with ONR, and the emergency planners at West Berkshire Council and Hampshire County Council. Discussions with these bodies is ongoing and will form part of the evidence base for the LPU, however at this time there is a current presumption against new development.

Characteristics

- 6.2.9 The built-up area is principally focussed around Tadley but, as stated, the built-up area and the Settlement Policy Boundary coalesces with Baughurst and Pamber Heath. Despite major growth during the 1950s and 1960s, the town retains some rural character, particularly in Baughurst due to its location within the countryside and presence of the Strategic Gap.

Available land

- 6.2.10 Land has been submitted to the council for 15 potential development sites within/adjacent to the built-up area (SHELAA 2021). If all sites were developed at the promoted densities, this would deliver more than 1,000 dwellings.

- 6.2.11 However, only one of these sites, at Skates Lane (TAD016, capacity approximately 300 dwellings) is primarily outside but adjacent to the DEPZ and close to the SPB. A further site, Land at Church Brook Farm (TAD015, capacity approximately 400 dwellings) is also partially outside the DEPZ but mainly within it. The suitability of such sites for future developed will need to be considered by the emergency planners at West Berkshire Council and Hampshire County Council.

Size

- 6.1.30 The housing requirement identified at Stage 2 (945 dwellings) would increase the size of the settlement by approximately 14.5% over the 15 year Plan period.

Environmental sensitivity

- 6.2.12 The built-up area is surrounded by pockets of green space, many of which are designated as SSSIs, Ancient Woodlands and SINCs, including a large Ancient Woodland/SSSI (Pamber Forest and Silchester Common) to the south-east, separating the settlement from Silchester, Pamber Green and Little London. Tadley includes two conservation areas (Tadley and Tadley Church Road) with a large number of listed buildings in parts of the settlement. An area of Flood Zone 3 forks across the settlement, cutting through the centre and the southern tip, from the east to the west. There is a large area identified across Baughurst which is considered to be susceptible to poor drainage. A strategic gap currently exists between the south of Baughurst and western boundary of the built-up area of Tadley. Although these environmental constraints may affect the delivery of particular sites, they are not considered so significant to restrict the principle of some future growth, should the AWE constraint be overcome.
- 6.2.13 The promoted site at Skates Lane (TAD016), which is primarily outside the DEPZ, has a number of hedgerows and mature trees, and is close to an SSSI and some Grade II Listed Buildings. These would need to be taken into account in the masterplanning of the site but would not be likely to affect its deliverability.

Highways and transport

- 6.2.14 In terms of highways, it is considered that the settlement is relatively well connected with no highway constraints that would be a significant impediment to development. However, it is noted that the Town Council consider there could be improvements to the public transport links to other settlements such as Reading, and increased infrastructure for cycling. New development would need to make provision for travel by modes other than the private car.

Infrastructure

- 6.2.15 The LEA has noted that there is some capacity in schools currently and has raised no objection to the Stage 2 housing requirement subject to developer contributions.

- 6.2.16 In terms of health, the ICB has confirmed that the primary care practices that would be impacted would be the Tadley Medical Partnership surgeries and that as of August 2023, these surgeries had capacity for a further 2,200 patients.

Conclusion (and 2023 Update)

- 6.2.17 Due to the policies surrounding public safety and the emergency plan it is not currently possible to plan for large scale developments within Tadley and the surrounding area. Whilst some limited residential development has been delivered within the DEPZ in the past, there is no indication that the emergency plan procedures will be amended in order for the council to update or alter the current planning policy position. There is only one site principally outside the DEPZ which has a potential capacity of around 300 dwellings. For the settlement to be given a number through the Local Plan, this site would need to be found suitable through a detailed site assessment process.

6.3 Whitchurch

- 6.3.1 As identified in Part 1 of the study, the settlement is defined as a Rural Town. This is based on its relative sustainability, scale and provision of services and facilities. The settlement has a total population of 5,050 (SAPF, 2019) and is the borough's third largest settlement with approximately 2,209 dwellings.
- 6.3.2 Whitchurch has a Neighbourhood Plan (made March 2017) which includes four site allocations. The Plan is underpinned by a vision of steady growth to 2029, with a requirement for development to respect local character and be well integrated into the town. Amongst other matters, the Neighbourhood Plan highlights particular local issues with traffic, the importance of protecting the town's natural and built character including its landscape setting.
- 6.3.3 The Local Plan allocates 150 homes on the site South of Blosswood Lane (Policy SS3.6), and planning permission has since been granted for a total of 173 dwellings on this site. Combined with the additional dwellings allocated in the neighbourhood plan (over and above the minimum requirement of Policy SS5), the town's committed development (comprising all qualifying completions, consents and allocations in the Local Plan and Neighbourhood Plan) therefore exceeds the Local Plan policy requirement by 40 dwellings. This calculation is explained in Appendix G.

Stage 2 (at 1 April 2021)

- 6.3.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Whitchurch would be expected to provide approximately 269 dwellings.

- 6.3.5 As demonstrated in Appendix G (and described above), the settlement's committed developments (including all qualifying completions, consents and allocations in the Local Plan and Neighbourhood Plan at 1 April 2021) exceed the settlement's Local Plan requirement by 40 dwellings. When these 40 extra dwellings of committed development are credited against the town's pro-rata share, the net requirement is reduced to 229 dwellings.
- 6.3.6 Due to the range of facilities and services in Whitchurch, the settlement acts as a hub for surrounding villages and hamlets, including Litchfield, Woodcott and Hurstbourne Priors (as explained within Appendix J). It is therefore considered to be an appropriate location to accommodate growth to meet the housing requirement arising from these local areas.
- 6.3.7 The wider housing requirements of Whitchurch and this catchment is 348 dwelling (taking into consideration the proposed requirement in St Mary Bourne to avoid double counting, see section 6). Making a deduction for the 40 extra dwellings of committed development, this indicates an overall requirement for 308 dwellings over the LPU period.
- 6.3.8 The study identifies that the settlement has a low affordable housing need. This is attributed to the high number of affordable homes in the parish and the availability of re-lets to meet future local need. As such, no affordable housing uplift has been applied in this instance.
- 6.3.9 A requirement for approximately 310 additional homes in and around Whitchurch has therefore been identified at the base date of 1 April 2021..

Stage 3

Characteristics

- 6.3.10 The settlement is located to the west of the borough and shares a boundary with the A34. The River Test flows through the town, and it is surrounded by countryside and to the north and west the North Wessex Downs National Landscape. A number of designated SINC's adjoin the settlement. The majority of the settlement's core is included within the Whitchurch Conservation Area, and a new conservation area appraisal and management plan were adopted in 2019. A number of listed buildings are located within the settlement itself with a number of other listed buildings surrounding the settlement to the east and west. A second conservation area (Laverstoke and Freefolk) adjoins the western edge of the SPB. Areas of Flood Zone 2 and 3 run across the settlement from west to east, the majority of which affect land along the southern edges of the SPB.

Available land

- 6.3.11 Nine potential development sites within or close to the settlement have been submitted to the council through the SHELAA (2021)(see Appendix J) and if all sites were developed at the promoted densities, they would deliver almost 2,000 dwellings. The availability of land therefore does not appear to be a constraint to the delivery of the Stage 2 housing requirement and there is a choice of sites. However, it is necessary to ensure that the housing

requirement is achievable in a way that responds to the settlement's sensitivities.

Size

- 6.3.12 It is important that future growth retains the rural character of the town and is not disproportionate in scale. The housing requirement identified at Stage 2 (310 dwellings) would increase the size of the settlement by approximately 14% over the 15 year Plan period.

Environmental sensitivity

- 6.3.13 The Landscape Sensitivity Study has reviewed the promoted sites and has identified that the sites to the south and east of the town have a medium to medium/high sensitivity. Only one site is within the North Wessex Downs National Landscape (to the north of the town) and has high landscape sensitivity. Although landscape sensitivity and the impact upon landscape character may limit sites' suitability for development, there could be scope for this to be mitigated, for example through focusing development on less sensitive parts of the site or through design or landscaping treatment.
- 6.3.14 It is recognised that the sites closest to Whitchurch conservation area or within the Laverstoke and Freefolk conservation area are likely to have the greatest scope to impact upon the conservation areas and their settings and upon the significance of heritage assets. However, the promoted sites to the south of the town would have a less direct impact, though care would be required to ensure development did not impact upon the conservation areas' rural settings.
- 6.3.15 In terms of biodiversity, sites may contain key species and habitats of ecological interest that would require mitigation. However, none of the promoted sites contain specific nature designations that are likely to prevent development on those grounds alone, and there would be a requirement to achieve a biodiversity net gain.
- 6.3.16 There are site-specific issues relating to noise pollution (for sites close to the A34 and the railway line), odour (close to sewage treatment works) and flooding. However, it is likely that these constraints could be mitigated with buffers of an appropriate depth or by avoiding the affected parts of the sites.
- 6.3.17 It is therefore recognised that the promoted sites have a range of environmental sensitivities that would need to be taken account in any development proposals. There are sufficient sites to provide options for meeting the identified housing requirement, and scope for many of the adverse impacts to be mitigated by suitable planning policies. These could for example, limit development to less sensitive parts of site, control the amount, form and scale of buildings, or require specific mitigation (such as buffers or landscaping).

Highways and transport

- 6.3.18 Traffic delays are focussed on the Square and the roads approaching it, which are a result of parked vehicles in the central area, combined with

pedestrian crossing points. In addition, large vehicles such as school buses, HGVs and farm vehicles can cause localised congestion with implications on the roads in the central area for short periods of time. Opportunities to mitigate this for some traffic movements are relatively limited due to the absence of alternative routes, as is the case with through traffic travelling north / south along the A34. There is also a need to recognise the parking needs of the shops and facilities in the centre of the town.

- 6.3.19 Transport assessments associated with previous planning applications have explored the impact of additional development on key local junctions in the town, as well as on the slip road to the A34. These assessments have concluded that the junctions are operating within capacity and that congestion occurs for short periods only.
- 6.3.20 A review of initial outputs of the North Hampshire Transport Model indicate no significant capacity or junction delay issues, albeit the limitations of the model in terms of detailed junction design and assessment need to be acknowledged. The model may not reflect periods of the day when localised congestion exists. There may be limitations with the slipways onto the A34 that could potentially limit north/south movements.
- 6.3.21 Given the need to avoid exacerbating this issue, it may be considered appropriate to locate future development in the town such that it does not need to travel through the central area for the direction of the main traffic movements.
- 6.3.22 Taking into account service provision in the town, set out in Part 1 of the Settlement Study, as well as the availability of frequent bus services to Basingstoke and Andover as well as the train station (albeit, located at some distance from the village centre), there is the scope to make use of alternative modes of transport to the car and for local journey by active modes (foot and bicycle). Traffic impacts associated with new development would be likely to be limited to peak hours and not be 'severe' (in line with the test in NPPF para 114).

Infrastructure

- 6.3.23 In respect of education, the Local Education Authority has raised no objection, but has highlighted that the housing number is not quite high enough to support an additional 0.5FE in the primary school. Depending on the timing of the delivery of new homes, if the homes come forward at once rather than being spread across the plan period, it is likely that an expansion would be considered subject to pupil numbers at the time. If this is not felt to be sustainable for the school, then primary age children may need to be placed within bulge classes to accommodate specific peaks in school place requirements or be transported to schools with available places. The LEA also identifies that the demand for secondary education can be met subject to developer contributions to provide any expansion that may be required. This will have to be assessed based upon overall demand from new housing within the school's catchment area and a building feasibility study as to the level of any expansion the school site can accommodate.

6.3.24 In terms of health, the primary care facility impacted by development would be the Two Rivers Partnership in Whitchurch, which is already operating over capacity. The existing practice has little capacity to expand or reconfigure and a range of options are being considered that may require developer contributions.

Other

6.3.25 As the town is also within the River Test catchment, future development would need to be nitrate neutral. However as set out in Section 3, in principle, this is not considered likely to restrict future growth. Whitchurch Town Council has also raised concerns relating to the position with the chalk aquifer. The Water Cycle Study considers the impact of development levels on the local water environment and this issue will be considered further through this evidence base.

6.3.26 It is acknowledged that Whitchurch Town Council has also raised concerns regarding access to broadband across the settlement and the capacity of foul sewers. These matters will require further investigation as part of the LPU, but are the responsibility of the statutory undertakers and are unlikely to constrain the overall level of development.

6.3.27 The Town Council has also raised concerns that new development will not have access to sports facilities or green space and that there are issues with parking around the train station. However, it is recognised that green spaces, and potentially some sports facilities could be provided as part of new development. Additional parking at the station is due to be provided via a current residential led development scheme and local concerns regarding the current Local Plan Policy for additional parking at the station (Policy SS11) are recognised.

Conclusion (and 2023 Update)

6.3.28 Whitchurch has been identified as a rural town through Part 1 of the study and is considered to be one of the borough's most sustainable settlements.

6.3.29 Based on the factors identified in Stage 2 (above), it is considered that a figure of approximately 310 dwellings would be appropriate to meet local requirements over the LPU period.

6.3.30 The study recognises that Whitchurch has a number of environmental sensitivities and physical constraints that will inform the final selection of sites and their planning policies. However, there is a choice of sites, and these constraints are not considered so significant as to restrict the delivery of this housing number in principle.

6.3.31 There has been no additional committed development in Whitchurch between April 2021 and April 2023 that would change these conclusions.

7. Housing Requirements for Medium Villages

7.1 Bramley

- 7.1.1 As identified in Part 1 of the study, the settlement is defined as a Medium Village. This is based on its relative sustainability, scale and provision of services and facilities. The settlement has a total population of 3,340 (SAPF, 2019), with approximately 1,377 dwellings.
- 7.1.2 Bramley Parish has a neighbourhood development plan that was ‘made’ in March 2017. The Plan sets out a vision for Bramley to 2029 that places particular emphasis on its rural and historic character. The Plan identifies the importance of the settlement’s historic character and rural setting. It identifies key elements of green infrastructure, important views, and highlights significant traffic issues in the vicinity of the level crossing.
- 7.1.3 No site allocations were made within the Bramley Neighbourhood Plan to meet the requirements as set out within Policy SS5 of the LP, however, this was not necessary because the LP requirement of 200 dwellings was met through a total of 347 commitments (321 of which are completed) from qualifying development at Minchens Lane, Land at The Street, Land North of Sherfield Road. Minchens Barns, Clift Surgery and Land at Silchester Road.

Stage 2 (at 1 April 2021)

- 7.1.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Bramley would be expected to provide approximately 168 dwellings.
- 7.1.5 As set out above (and demonstrated in Appendix G) the settlement’s committed developments (including all qualifying completions, consents and allocations in the Neighbourhood Plan at 1 April 2021) exceed the LP Policy SS5 requirement of 200 dwellings by 147 dwellings. When the 147 dwellings are credited against the village’s pro-rata share, the net requirement is reduced to 21 dwellings.
- 7.1.6 Due to the range of facilities and services in Bramley the settlement is considered to be an appropriate location to accommodate growth to meet the housing requirement that may arise elsewhere in the parish. When the wider housing requirement of this catchment is taken into account, this indicates an overall requirement of approximately 57 dwellings over the LPU period. This calculation specifically excludes the new homes built on Razor’s Farm (Vyne Park) as it is considered that additional housing need relating to these residents could most suitably be accommodated in Basingstoke (due to that site’s proximity to the town).
- 7.1.7 The study identifies that the parish has no additional affordable housing need. This is attributed to the high number of affordable homes that have

been delivered or that are planned to be delivered in the parish. As such, no affordable housing uplift has been applied in this instance.

- 7.1.8 A requirement for approximately 55 additional homes in and around Bramley has therefore been identified at the base date of 1 April 2021..

Stage 3

Characteristics

- 7.1.9 The settlement has a relatively linear pattern of development, and the C32 road runs through the village, linking the settlement to the A340 and A33. The village is one of four settlements within the borough which is served by a railway station. The station has a level crossing which separates the west of the village from the east and provides frequent connection to Reading, Basingstoke and the wider South East. There are two conservation areas (Bramley and Bramley Green) which contain a number of listed buildings. The settlement has a rural character and is surrounded by countryside currently used for a range of agricultural uses. There is a large area of land defined as a Strategic Gap between Chineham and Bramley and between Bramley and Sherfield on Loddon, which contains a number of SINCs. Areas of Flood Risk are located to the south of the settlement, with a small area of Flood Zone 2 running parallel to the north of Sherfield Road. The settlement is within an Upstream Critical Drainage Area within the current LP, where surface runoff and inadequate drainage has been identified. There are also areas of Flood Zone 2 and 3 which flank the settlement from the east and are mainly a constraint to the south of the settlement (within land covered by copses and the defined LP Strategic Gap).

Available land

- 7.1.10 There are four sites promoted adjacent to Bramley with a total capacity far exceeding the 55 dwellings identified at Stage 2. It is recognised that of the promoted sites are larger than would be necessary to meet the housing target and one is smaller. If further sites do not become available, consideration would need to be given to whether it would be suitable for only part of one of the promoted sites to be developed. It would be necessary to ensure this housing target was achievable in a way that responded to the settlement's sensitivities (as set out above) and the objectives of the Neighbourhood Plan.

Size

- 7.1.11 The neighbourhood plan also emphasises the importance of retaining the village character of Bramley. As shown in Appendix B, the parish has experienced high levels of growth over the Local Plan period and in the previous years (particularly in comparison to the other Medium Villages) and this is reflected in the lower housing requirement generated by the calculation in Stage 2. The proposed 55 dwellings would increase the size of the settlement by approximately 4% over the 15 year Plan period.

Environmental sensitivity

- 7.1.12 Although land to the south and east of the village is identified as a Strategic Gap, the promoted sites are not covered by any specific landscape designations. The Landscape Sensitivity Study has reviewed the impact of the promoted sites and identified three sites with a medium sensitivity (BRAM001, BRAM010 and BRAM012 (part)) and two with a medium/high sensitivity (BRAM003 and parts of BRAM012 (part)). It is also recognised that the promoted sites are all close to or adjoin one of the conservation areas. There is therefore potential for development to affect the setting of the conservation area and the heritage assets. However, it is considered that there is scope for adverse impacts to be mitigated by suitable planning policies. These could, for example, limit development to less sensitive parts of site, control the amount, form and scale of buildings, or require specific mitigation (such as buffers or landscaping).
- 7.1.13 Although there are areas of woodland and SINC's around Bramley, the promoted sites do not have significant biodiversity constraints. Some of the promoted sites contain land within the River Loddon Biodiversity Priority Area where biodiversity interest should be protected and there may be opportunities for enhancement. It will also be a requirement for all new development to deliver a net gain in biodiversity.

Highways and Transport

- 7.1.14 There are a number of highway infrastructure constraints in Bramley including queues at the railway crossing, limited off-street parking pressures (particularly at the station and local primary school causing idling and pollution) and issues with pedestrian safety.
- 7.1.15 The railway line and level crossing divides the village east / west, and the amount of time that the barriers are down creates issues of congestion as well as a physical barrier for pedestrian movements. It is likely that the barriers also discourage car journeys through the village, due to a degree of uncertainty about journey times and potential delays.
- 7.1.16 A review of the North Hampshire Transport Model outputs for the village indicates that, despite the localised issues of congestion associated with the crossing, roads within the village and the associated junctions are operating at a level considered to be acceptable, albeit wider issues are apparent on the A33 to the east as well as Cufaude Lane to the south of Bramley. Site specific transport assessments that have accompanied previous planning applications in the village, whilst identifying a number of relatively minor specific issues, have not resulted in principle-based objections from the highway authority. Wider issues associated with the A33 are currently being considered by HCC.
- 7.1.17 Given these considerations and the scale of development proposed, it is considered that the cumulative impacts on the highways network would not be 'severe' (as set out in NPPF para 111). This is supported by the availability of rail services to Basingstoke and Reading supporting trips to work or school by train as well as for higher order services.

Infrastructure

- 7.1.18 The Local Education Authority has raised no objection to the proposed housing number and confirmed that the new pupils arising from this requirement could be accommodated within the existing schools, with expansions as required funded through developer contributions.
- 7.1.19 In terms of health, Clift Surgery has indicated that they do not have enough GPs to service an increase in population. However, as explained in Appendix H, this would not be an overriding constraint in planning terms, as the increase in population would be met by additional government funding for GPs. is over capacity and the ICB has indicated that the practice will require considerable reconfiguration, expansion or new premises to increase their list size.

Other

- 7.1.20 Thames Water has identified that Sherfield on Loddon Waste Water Treatment Works is unable to cope with infiltration from groundwater during periods of prolonged wet weather and are working on a solution to resolve this issue. They have indicated that they expect the necessary infrastructure to be delivered by Spring 2024.

Conclusion (and 2023 Update)

- 7.1.21 Bramley has been identified as a Medium Village through Part 1 of the study and is considered to be sufficiently sustainable to accommodate some new development.
- 7.1.22 Since 2011, Bramley has experienced considerably more growth than planned in the current Local Plan. Based on the factors identified in Stage 2 (above), it is considered that a figure of approximately 55 dwellings would be appropriate to meet local requirements over the LPU period.
- 7.1.23 The constraints set out above will need to be taken into consideration in the identification of suitable sites. However, given the scale of development proposed, these constraints are not considered so significant as to restrict the principle of delivering this housing number.
- 7.1.24 Between the base date of this study (1 April 2021) and 1 April 2023, the amount of committed development in Bramley had increased by a further 139 net dwellings, as a result of a planning permission granted at Stocks Farm (21/03758/OUT). When these additional commitments are taken into account, the housing requirement for Bramley (at a base date of 1 April 2023) would be reduced to 0 dwellings.

7.2 Kingsclere

- 7.2.1 As identified in Part 1 of the study, the settlement is defined as a Medium Village. This is based on its relative sustainability, scale and provision of

services and facilities. The settlement has a total population of 2,930 (SAPF, 2019), with approximately 1,335 dwellings.

- 7.2.2 The settlement is covered by a neighbourhood development plan which was 'made' in October 2018. The plan's vision highlights the importance of maintaining the character of the village and the surrounding area and identifies the particular importance of the village's historic core and the landscape setting provided by the North Wessex Downs National Landscape.
- 7.2.3 The neighbourhood plan also includes three site allocations to deliver 52 dwellings (to meet the requirement set out within Policy SS5 of the LP to achieve 50 dwellings by 2029). An extra dwelling was delivered on the NP site at Fawconer Road, and eight further SS5-qualifying dwellings have also been completed on a windfall site at land to the rear of Longcroft Road.

Stage 2 (at 1 April 2021)

- 7.2.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Kingsclere would be expected to provide approximately 163 dwellings.
- 7.2.5 As demonstrated in Appendix G, the settlement's committed developments (including all qualifying completions, consents and allocations in the Neighbourhood Plan at 1 April 2021) exceed the LP Policy SS5 requirement of 50 dwellings by 11 dwellings. As the settlement has over-provided for in terms of these policy requirements an adjustment to the pro-rata share was made. When the 11 dwellings are credited against the village's pro-rata share, the net requirement is reduced to 152 dwellings.
- 7.2.6 Due to the range of facilities and services in Kingsclere the settlement is considered to be an appropriate location to accommodate growth to meet the housing requirement that may arise elsewhere in the parish. When the wider housing requirement of this catchment is taken into account, this indicates an overall requirement of 185 dwellings over the LPU period. Taking into account the aforementioned 11 dwellings' credit, this indicates an overall requirement of 174 dwellings over the LPU period.
- 7.2.7 The study identifies that the settlement has a low affordable housing need. This is attributed to the relatively high number of affordable homes in the parish and the availability of re-lets to meet future local need. As such, no affordable housing uplift has been applied in this instance.
- 7.2.8 A requirement for approximately 175 additional homes in and around Kingsclere has therefore been identified at the base date of 1 April 2021.

Stage 3

Characteristics

- 7.2.9 Kingsclere is located along the A339 towards Newbury to the north-west of the town centre. The A339 runs along the northern boundary forming a hard

boundary to the settlement. Land to the south forms part of the North Wessex Downs National Landscape. As such the settlement has some physical infrastructure and landscape constraints to the north and south of the built-up area. The village has a historic core and is designated as a conservation area (Kingsclere) and includes a number of listed buildings (the majority of which are along Swan Street in the village centre). An area of Flood Zone 2/3 runs north-east to south-west through the settlement. Land to the south forms a Ground Water Protection Zone with two Critical Drainage Areas (identifying inefficient or under-capacity drainage) within the eastern side of the SPB, along the southern boundary. A number of Local Green Spaces adjoin the SPB on all sides and a number of SINCs are within the SPB, within the core area of the settlement and along the northern boundary.

Available Land

- 7.2.10 Three potential development sites adjacent to the current SPB have been submitted to the council through the SHELAA (2021). This includes two large sites (one to the east and one to the west of the village) and a smaller site (to the south). The availability of land therefore does not appear to be a constraint to the delivery of the Stage 2 housing requirement and there is a choice of sites. However, it is necessary to ensure that the indicative housing requirement is achievable in a way that responds to the settlement's sensitivities.

Size

- 7.2.11 The proposed 175 additional dwellings would increase the size of the settlement by approximately 13%. It is recognised that Kingsclere has only experienced modest growth over the current Local Plan period and the preceding 30 years (particularly in comparison to other Medium Villages).

Environmental sensitivity

- 7.2.12 The three promoted sites were assessed in the Landscape Sensitivity Study and they were all given a rating of medium/high. One of the promoted sites (KING004, Yew Tree Farm) is in the North Wessex Downs National Landscape.
- 7.2.13 Kingsclere has a sensitive historic environment and the recently adopted Conservation Area Appraisal and Management Plan identify the significance of the conservation area and its heritage assets. One of the sites (KING005, Land North of Gaily Mill) is within the conservation area and within the setting of a listed building, and another (KING004, Yew Tree Farm) is on land within the setting of a listed building. Heritage considerations would have a significant bearing over any development proposals.
- 7.2.14 Significant biodiversity constraints have not been identified, but some of the promoted sites contain land within the Impact Risk Zone (IRZ) of two SSSI's where any biodiversity interest should be investigated and protected. Small parts of some of the promoted sites have also been identified as being within flood zones 2 and 3.

- 7.2.15 There is scope for the sites' environmental sensitivities to be addressed by suitable planning policies. These could for example, limit development to less sensitive parts of site, control the amount, form and scale of buildings, or require specific mitigation (such as buffers or landscaping).

Highways and transport

- 7.2.16 The village is effectively bypassed by the nearby A339 to the east, which ensures that north / south traffic travelling between Basingstoke and Newbury remains outside of the central area. The village core is historic in nature, with some on-street parking, which the North Hampshire Transport Model highlights as creating some particular issues of congestion in the village. Depending upon its location, new development could exacerbate delays in the centre, however development that is easily accessible to/from the A339 would be unlikely to materially increase traffic levels in the village.
- 7.2.17 Outputs from the transport model and an awareness of local issues highlights some delays with the junctions associated with the A339 close to the village. There is also understood to be a safety concern associated with the staggered junction of the A339, which is being considered by the A339 study which is being undertaken with HCC and being led by West Berks Council. This is exploring the need for longer-term improvements in the corridor, taking into account development at Manydown and Sandleford, to the south of Newbury.

Infrastructure

- 7.2.18 The Local Education Authority has raised no objection to the proposed housing number and consider that the primary school could cope with this level of development. Depending upon the timing of delivery of the homes, if additional capacity is required, this could be provided through developer contributions.
- 7.2.19 In terms of health, it is recognised that Watership Down Health's facilities (which include the surgery at Kingsclere) are over capacity and new/improved infrastructure is likely to be required.

Other

- 7.2.20 The Parish Council has raised concerns about the capacity of utilities in the area. As explained in the methodology section, engagement will continue to take place with the utility providers as part of the LPU, but this is unlikely to constrain growth.

Conclusion (and 2023 Update)

- 7.2.21 Kingsclere has been identified as a Medium Village through Part 1 of the study and is considered to be sufficiently sustainable to accommodate some new development.
- 7.2.22 Based on the factors identified in Stage 2 (above), it is considered that a figure of approximately 175 dwellings would be appropriate to meet local requirements over the LPU period.

- 7.2.23 The study has not identified any specific infrastructure constraints that would constrain the level of growth identified in Stage 2 for Kingsclere, however the village's landscape and heritage sensitivities may impact upon sites' yields and their final layouts and designs.
- 7.2.24 There has been no additional committed development in Whitchurch between April 2021 and April 2023 that would change these conclusions.

7.3 Oakley

- 7.3.1 As identified in Part 1 of the study, the settlement is considered to be a Medium Village. This is based on its relative sustainability, scale and provision of services and facilities. Oakley is the largest settlement within Category 3 with a population of 4,840 (SAPF, 2019), with approximately 2,057 dwellings.
- 7.3.2 Oakley and Deane Parish has a neighbourhood plan which was made in May 2016. The plan's vision identifies the importance of maintaining the character of Oakley as a village. It notes the importance of the village's rural setting and maintaining separation from other settlements. The plan includes five site allocations to meet the requirement set out within Policy SS5 of the LP to achieve 150 dwellings by 2029. However, more dwellings than had been allocated in the neighbourhood plan were permitted at Land West of Beech Tree Close, and additional SS5-qualifying windfall development has been permitted on sites at Leamington Court, Brickell's Yard and East Oakley Hill House (see Appendix G).

Stage 2 (at 1 April 2021)

- 7.3.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Oakley would be expected to provide approximately 250 dwellings.
- 7.3.4 As demonstrated in Appendix G, the settlement's committed developments (including all qualifying completions, consents and allocations in the Neighbourhood Plan at 1 April 2021) exceeded the LP Policy SS5 requirement of 150 dwellings by 89 dwellings. As the settlement has over-provided for in terms of these policy requirements an adjustment to the pro-rata share was made. When the 89 dwellings are credited against the village's pro-rata share, the net requirement is reduced to 161 dwellings.
- 7.3.5 Due to the range of facilities and services in Oakley the settlement is considered to be an appropriate location to accommodate growth to meet the housing requirement that may arise elsewhere in the parish. When the wider housing requirement of the catchment is taken into account (and taking into account the 'credit' of 89 dwellings, as set out above), this indicates an overall requirement of approximately 183 dwellings over the LPU period.

- 7.3.6 The council's affordable housing modelling has indicated that the settlement will have a need for approximately 455 affordable homes over the LPU period. However, it is recognised that the village is close to the strategic housing allocation at North Manydown (ALP Policy SS3.10), which will deliver a significant amount of affordable housing (approximately 1,400 affordable units). Furthermore, as the council's allocations scheme groups Oakley with Basingstoke and Old Basing, there is no certainty that affordable homes delivered in the village would be prioritised to local people meet this locally identified need. In light of the above, and the aforementioned uncertainty with disaggregating the data to a local level that has informed the modelling, it is considered appropriate to uplift by 10% to account for affordable needs rather than expect the settlement to meet the parish needs in full. When applying the 10% uplift to the gross catchment number, the requirement is increased to 210 dwellings.
- 7.3.7 A requirement for approximately 210 additional homes in and around Oakley has therefore been identified at the base date of 1 April 2021..

Stage 3

Characteristics

- 7.3.8 Oakley lies immediately to the west of Basingstoke Town approximately 1km away from the edge of Manydown (allocated for approximately 3,400 dwellings through the adopted Local Plan). The village is separated from North Manydown by a strategic gap and the prevention of coalescence is a key objective of the neighbourhood plan.
- 7.3.9 The settlement is located to the south of the B3400. The land gently undulates and is mainly arable countryside with a number of woodland blocks providing enclosure to the settlement. The village has a rural character and is compact with clear boundaries between the built-up area and adjoining countryside. The B3400 forms the northern boundary to the village, providing access to Basingstoke to the east and Overton and Whitchurch to the west. The railway line cuts across the settlement to the north and south where the line breaks towards Winchester and Salisbury. There is a conservation area (Church Oakley) to the south-west, which adjoins part of the SPB and contains a number of listed buildings which are focused around Rectory Road. There are a number of Local Green Spaces which adjoin or are within the SPB and numerous Sites of Importance for Nature Conservation (SINCs) surrounding the village. To the south-west is an important landscape feature for its views and vistas (St Leonards Church) and to the north-west is the North Wessex Downs National Landscape.
- 7.3.10 Given the sensitive nature of the settlement in respect of the landscape (with views across the National Landscape, ecology and the historic environment, and the objectives of the Neighbourhood Plan, it is important that future growth retains the character of the village. It is acknowledged that the Parish Council is concerned that future development will erode the conservation area and the settlement's character and this will need to be taken into consideration in the identification of suitable sites.

Available land

- 7.3.11 Twelve potential development sites have been submitted to the council through the SHELAA (2021) and if all sites were developed at the promoted densities, these would far exceed the indicative housing number. The availability of land therefore does not appear to be a constraint to the delivery of the housing requirement and there is a choice of sites.

Size

- 7.3.12 The neighbourhood plan emphasises the village character of Oakley. The proposed 210 additional dwellings would increase the size of the settlement by approximately 10%, which over the 15 year Plan period.

Environmental sensitivity

- 7.3.13 A range of sites along the western edge of Oakley were assessed in the Landscape Sensitivity Study. With the exception of three small sites that were rated low/medium, these were rated a mix of medium and medium/high sensitivity. The Oakley conservation area extends to the west of the village and through the neighbourhood plan site selection process it would be necessary to take into account how any development would affect the farmland setting of the conservation area including long views of the church, and the setting of heritage assets within the conservation area. Some of the sites may also have some limited archaeological potential.
- 7.3.14 However, there is a range of potential sites, and scope for adverse impacts to be mitigated. These could for example, limit development to less sensitive parts of the site, control the amount, form and scale of buildings, or require specific mitigation (such as buffers or landscaping).

Highways and transport

- 7.3.15 There are a number of highway constraints which relate to the railway crossings and low level bridges resulting in pinch points to vehicular movement during peak periods. In particular, the Parish Council has identified the constraint of the bridge on Pack Lane, particularly as it often floods after high rainfall. It is recognised that some of the promoted sites to the west of the village would be more likely to use the B3400 to access Basingstoke, and that potential highway impacts would need to be taken into account through the neighbourhood plan's site selection process.

Infrastructure

- 7.3.16 The Local Education Authority has raised no objection to the proposed housing number. The LEA considers that the infant and junior schools could cope with this level of development. Depending upon the timing of delivery of the homes, if additional capacity is required this should be funded by developer contributions.
- 7.3.17 In terms of health, it is recognised that Watership Down Health's facilities (which include the surgery at Oakley) are over capacity and new/improved infrastructure is likely to be required.

Other

- 7.3.18 As the village is within the River Test catchment, future development would need to be mitigated appropriately to provide nitrate neutrality. However as set out in Section 3, in principle, this is not considered likely to restrict future growth.

Conclusion (and 2023 Update)

- 7.3.19 Oakley has been identified as a Medium Village through Part 1 of the study and is considered to be sufficiently sustainable to accommodate some new development.
- 7.3.20 Based on the factors identified in Stage 1 (above), it is considered that a figure of approximately 210 dwellings would be appropriate to meet local requirements over the LPU period. The Stage 2 assessment identified that Oakley has a range of sensitive characteristics that may limit the development of particular sites, however these are not considered to be an in-principle constraint to development.
- 7.3.21 Between the base date of this study (1 April 2021) and 1 April 2023, the amount of committed development in Oakley had increased by a further 230 net new dwellings. This was a result of planning permission being granted for 110 dwellings at Land East of Station Road (20/00004/OUT), and 150 dwellings being permitted at Oakley Hall (which was 120 homes more than the Neighbourhood Plan allocation). When these additional commitments are taken into account, the housing requirement for Oakley (with a base date of 1 April 2023) would be reduced to 0 dwellings.

7.4 Old Basing

- 7.4.1 As identified in Part 1 of the study, Old Basing is defined as a Medium Village. This is based on its relative sustainability, scale and provision of services and facilities within the village. It is recognised that Old Basing is located close to Basingstoke such that residents would also have access to its facilities and services. The settlement of Old Basing has a population of 4,020 (SAPF, 2019), with approximately 1,663 dwellings.
- 7.4.2 Old Basing and Lychpit Parish has a neighbourhood development plan which was made in July 2018. Although this does not include any site allocations, it identifies the importance of protecting its built and natural environment and its distinctiveness from Basingstoke. The parish's Policy SS5 requirement of 10 dwellings was met by two windfall developments which delivered 43 dwellings. In addition, the ALP allocates sites within the wider parish at Swing Swang Lane (Policy SS3.1, 100 dwellings) and East of Basingstoke (Policy SS3.9, 450 dwellings - approximately half of which is within the parish).

Stage 2 (at 1 April 2021)

- 7.4.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Old Basing would be expected to provide approximately 203 dwellings.
- 7.4.4 As demonstrated in Appendix G, the settlement's committed developments (including all qualifying completions and consents at 1 April 2021) exceeded the LP Policy SS5 requirement of 10 dwellings by 33 dwellings. As the settlement has over-provided in terms of these policy requirements an adjustment to the pro-rata share was made. When the 33 dwellings are credited against the village's pro-rata share, the net requirement is reduced to 170 dwellings.
- 7.4.5 Due to the range of facilities and services in Old Basing the settlement is considered, in principle, to be an appropriate location to accommodate growth to meet the housing requirement that may arise elsewhere in the parish. However, it is noted that almost all the houses outside the defined settlement policy boundary of Old Basing are within the settlement policy boundary of Basingstoke in Lychpit. It is therefore considered that need arising in Lychpit is likely to be most suitably met in Basingstoke Town. As this study is considering the needs of Old Basing separately to those of wider Basingstoke, in this instance it is not considered appropriate to uplift the housing number to reflect the needs of the whole parish. The baseline housing requirement therefore remains 170 dwellings.
- 7.4.6 The council's affordable housing modelling has indicated that the parish has a need for 848 homes to meet its affordable needs across the LPU period to 2039. However, as stated above, a proportion of that affordable need is likely to arise from Lychpit (where approximately half of the dwellings in the parish are located) rather than in Old Basing itself. The need could also be met on strategic sites elsewhere in the Parish, should any be allocated.
- 7.4.7 Furthermore, as the council's affordable housing allocations policy groups Old Basing with Basingstoke and Oakley, there is no certainty that affordable homes delivered in the village would meet this locally identified need. In light of the above, and the aforementioned uncertainty with disaggregating the modelling data at the local level (as explained in Section 3), a 10% increase has been made to the gross baseline housing requirement to account for affordable needs. This increases the settlement's requirement to 190 dwellings.
- 7.4.8 A requirement for approximately 190 additional homes in and around Old Basing has therefore been identified at the base date of 1 April 2021.

Stage 3

Characteristics

- 7.4.9 Old Basing lies immediately to the east of Basingstoke Town and is one of the closest settlements to the town centre and its facilities. The settlement also lies in close proximity to the M3 junction 6 and the A30 which are highway pressure points towards the town centre and wider south east. The

settlement has a rural character and the village reflects its history with narrow, twisting lanes, limited footpaths and narrow railway bridges. To the south of the SPB is the M3 providing a physical boundary to the countryside to the south.

- 7.4.10 A Strategic Gap adjoins the settlement along its western boundary, providing a gap between the settlement and Basingstoke Town. The Loddon Valley contains many important wetland and floodplain habitats which have been designated as Sites of Importance for Nature Conservation (SINCs) including Basing Fen.
- 7.4.11 The village includes Old Basing Conservation Area, for which a Conservation Area Appraisal and Management Plan was adopted as SPD in 2021. This highlights how development dating back to Anglo-Saxon times has influenced the form and character of the village. The conservation area includes three scheduled monuments, including Basing House, a Scheduled Monument and Historic/Listed Park and Garden.
- 7.4.12 The Parish Council has also identified a need for footpath improvements and raised issues about pedestrian safety and surface water flooding.
- 7.4.13 Given these environmental sensitivities and the objectives of the Neighbourhood Plan, it is important that future growth is directed to suitable locations and managed sensitively.

Available land

- 7.4.14 In terms of available land, although there are a number of large sites promoted within the wider parish, only one site directly adjoins the village's SPB and it has been promoted for a significantly greater number of homes than the Stage 2 housing requirement (OLD007: Hodds Farm, 700 dwellings). There is therefore a mismatch between the size of this site and the requirements indicated by the study. If further sites do not become available, consideration would need to be given to whether it would be suitable for only part of the site to be developed.

Size

- 7.4.15 The neighbourhood plan emphasises the village character of Old Basing. The proposed 190 additional dwellings would increase the size of the settlement by approximately 11% over the 15 year Plan period.

Environmental sensitivity

- 7.4.16 The promoted site at Hodds Farm contains was assessed at medium/high sensitivity through the Landscape Sensitivity Study, and would form a large extension to the east of the village. The site includes a small part of the conservation area and encloses a Grade II Listed building and would have the potential to erode their rural setting. The site also includes a number of ancient woodland Sites of Importance for Nature Conservation (SINCs). It is therefore clear that the site includes a number of significant constraints. It is however possible that these impacts could be reduced by controlling the amount, form and scale of buildings, limiting development to less sensitive

parts of the site, or requiring specific mitigation such as buffers or landscaping.

- 7.4.17 Should development to proposed elsewhere in or around the village to meet the proposed housing requirement, it would need to respond positively to the village's characteristics (as set out above) including considerations of heritage significance, ecology and landscape sensitivity.

Highways and transport

- 7.4.18 It is recognised that the centre of the village has a historic character that restricts the flow of traffic. However, to the south of the village, the A30 is a high capacity road providing a direct connection to Black Dam roundabout (and onto the M3) and Hook. Development that uses this road is less likely to be constrained by highway issues. However, consideration will be required of key junctions and access points should development proposals come forward in the vicinity.

Infrastructure

- 7.4.19 The Local Education Authority has raised no objection to the proposed housing number. The LEA considers that the infant and junior schools could cope with this level of development. Depending upon the timing of delivery of the homes, if additional capacity is required this should be funded by developer contributions.
- 7.4.20 The ICB has confirmed that there is some limited primary care capacity in Old Basing, but that would not be sufficient if sites on the eastern side of Basingstoke are also allocated. The Chineham Medical Practice is currently over capacity and the NHS is currently considering options for it. Developer contributions may therefore be required for new/improved infrastructure.
- 7.4.21 A key consideration that will impact upon the principle of development in and around the village is the impact upon water quality in the Loddon catchment which will need to be considered separately through the LPU evidence base.

Conclusion (and 2023 Update)

- 7.4.22 Old Basing has been identified as a Medium Village through Part 1 of the study and is considered to be sufficiently sustainable to accommodate some new development.
- 7.4.23 Based on the factors identified in Stage 2 (above), it is considered that a figure of approximately 190 dwellings would be appropriate to meet local requirements over the LPU period. However, it is noted that the only site promoted adjacent to the settlement policy boundary is significantly larger than the suggested housing requirement. Through the Neighbourhood Planning process it would be necessary to consider whether this site could be brought forward in part or whether there are alternative site options.
- 7.4.24 Between the base date of this study (1 April 2021) and 1 April 2023, the amount of committed development in Old Basing had increased by a further

17 dwellings (8 dwellings at River View House 21/00130/FUL, and 9 dwellings at Crossway Childrens Home 21/00130/FUL). When these additional commitments are taken into account, the housing requirement for Old Basing (with a base date of 1 April 2023), rounded to the nearest 5 dwellings, would be reduced to 170 dwellings. In accordance with the Stage 3 assessment (above), this is still considered to be achievable.

8. Housing Requirements for Small Villages

8.1 Ashford Hill

- 8.1.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Ashford Hill has a population of 190 (SAPF, 2019), with approximately 78 dwellings.
- 8.1.2 Ashford Hill with Headley Parish has a neighbourhood plan which was made in October 2022. The plan sets a vision that the character of the parish is safeguarded and that any development is proportionate and complementary. It includes an objective that the historic and rural character of the parish should be preserved and enhanced.

Stage 2 (at 1 April 2021)

- 8.1.3 If the settlement took its full pro-rata share of the additional homes that are required to be planned for in the LPU, it would be expected to provide approximately 9 dwellings.
- 8.1.4 As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. Ashford Hill's baseline figure is therefore reduced to 5 dwellings.
- 8.1.5 If the LPU set a minimum housing requirement of 10 dwellings (as per the current Local Plan) this would result in Ashford Hill delivering twice its local requirement (and more than its full pro-rata share). This would be inconsistent with the low sustainability level of the settlement. Therefore a baseline requirement of zero has been given at this time.
- 8.1.6 Notwithstanding the above, the settlement has experienced a high level of growth (35 dwellings at Little Knowl Hill), which has exceeded the settlement's Policy SS5 requirement of 10 dwellings by 25 dwellings. Netted off from the housing requirement, the housing requirement would still be zero.

Stage 3

- 8.1.7 A Stage 3 assessment has not been carried out in light of the fact that no housing requirement has been identified.

Conclusion (and 2023 Update)

- 8.1.8 No housing requirement has been identified for the village due to its small size and high levels of past growth. However, the village should retain a settlement policy boundary which will allow small scale development. Should specific local needs arise that could not be accommodated within the SPB, these could be met through an exceptions policy in the Local Plan (similar to the current approach in Adopted Local Plan Policy SS6).

- 8.1.9 Between the base date of this study (1 April 2021) and 1 April 2023, a further 27 dwellings received planning permission at Land at Ashford Hill Road (19/02726/OUT). The suggested housing requirement for Ashford Hill would still be 0.

8.2 Bishops Green

- 8.2.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities.
- 8.2.2 Bishops Green has a population of 690 (SAPF, 2019), with approximately 227 dwellings (based upon an approximation of its built-up area). The settlement does not currently have a Settlement Policy Boundary, and as a result was not required to provide any dwellings over the LP period under Policy SS5.
- 8.2.3 The Parish has a neighbourhood plan which was made in May 2023. The vision refers to peaceful settlements with a rural character where residents prosper and enjoy both their communities and the surrounding countryside. The plan sets out several values including rural setting, access to green spaces and heritage assets and that any development should be modest, and in keeping with rural setting. It also designates an SPB around the village.

Stage 2 (at 1 April 2021)

- 8.2.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Bishops Green would be expected to provide approximately 28 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. Bishops Green's baseline figure is therefore reduced to 14 dwellings – rounded to 15.
- 8.2.5 The settlement has experienced some small scale windfall development over the current LP period, however, no windfall development that would have met the requirements of Policy SS5 (had it been applicable to this settlement) has been consented within or adjacent to the settlement since 2011. There is therefore no qualifying development that would allow this number to be discounted.

Stage 3

- 8.2.6 Bishops Green is located to the north-west of Basingstoke Town, along the A339 towards Newbury and to the north-west of Headley. An Ancient Woodland/SINC (Gold Copse) lies adjacent to the settlement along the western side of the built-up area. Bishops Green Farm SINC is located on the eastern side of the settlement. The settlement does not have a conservation area or any listed buildings.

- 8.2.7 The Parish Council has identified concerns that large scale development would require significant improvements to the current infrastructure to accommodate additional traffic and that this would result in the loss of greenery and hedgerows surrounding the settlement. The Parish Council has also identified that a number of properties do not have a connection for foul drainage. Given the modest level of growth proposed in Stage 2, both highways and drainage concerns are unlikely to be a constraint to meeting this requirement.
- 8.2.8 Given the scale of development indicated by Stage 2, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision. The SHELAA (2021) identifies that one site has been promoted for 30 homes to the east of the village, along with another much larger site for 400 homes. Although the size of the promoted sites do not correlate with the proposed housing requirement, given the lack of physical constraints around the village it is reasonable to consider that an appropriate site could come forward over the Plan period.

Conclusion (and 2023 Update)

- 8.2.9 A requirement of 15 dwellings has been identified for the settlement, at a base date of 1 April 2021. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such levels of development from coming forward in the future.
- 8.2.10 Between the base date of this study (1 April 2021) and 1 April 2023, planning permission was granted for 42 dwellings at Land West of Ecchinswell Road (22/00174/OUT). When this committed development is taken into account, it reduces Bishops Green's requirement to 0 dwellings.

8.3 Burghclere

- 8.3.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Burghclere has a population of 530 (SAPF, 2019), with approximately 208 dwellings.
- 8.3.2 The Parish has a neighbourhood plan which was updated in May 2023. The plan supports some growth whilst highlighting the need to preserve the character of the village and the wider parish.

Stage 2 (at 1 April 2021)

- 8.3.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Burghclere would be expected to provide approximately 25 dwellings. As explained in Section 3, the housing requirements for the Small Villages were

calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 13 dwellings.

- 8.3.4 Burghclere's housing requirement in the ALP is 10 dwellings. Six SS5-qualifying dwellings have been completed since 2011, so the village is four dwellings short of its Policy SS5 requirement. When added to the additional housing requirement that has been calculated for the LPU period, this would result in a total requirement of 17 dwellings (rounded to 15 dwellings).

Stage 3

- 8.3.5 On 1 April 2021, Burghclere's (original) neighbourhood plan was already at an advanced stage. This had proposed a site allocation for 15 dwellings at Harts Lane with evidence to show that it would be deliverable.

Conclusion (and 2023 Update)

- 8.3.6 A requirement of 15 dwellings has been identified for the settlement, at a base date of 1 April 2021. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such levels of development from coming forward in the future.
- 8.3.7 Between the base date of this study (1 April 2021) and 1 April 2023, a neighbourhood plan has been made (and updated). This allocates a site for 15 dwellings at Harts Lane that would meet the settlement's requirement. When this committed development is taken into account, it reduces Burghclere's requirement to 0 dwellings.

8.4 Cliddesden

- 8.4.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Cliddesden has a population of 410 (SAPF, 2019), with approximately 170 dwellings.

Stage 2 (at 1 April 2021)

- 8.4.2 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Cliddesden would be expected to provide approximately 21 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 10 dwellings.
- 8.4.3 It is recognised that the village is bringing forward a neighbourhood plan which contains a policy supporting appropriate proposals which meet the SS5 requirements. Although the neighbourhood plan has been submitted to the

council and is now subject to consultation ahead of the examination , the settlement has not yet met its Policy SS5 requirement of 10 dwellings (either through a neighbourhood plan or qualifying windfall development). As such, the new baseline of 10 dwellings has been uplifted to 20 dwellings to account for the shortfall in the current LP period.

Stage 3

- 8.4.4 Cliddesden is located immediately to the south of Basingstoke Town, to the south of the M3 and is surrounded by countryside on its other sides. The majority of the settlement is designated as a conservation area and contains a number of listed and historic buildings and a historic park and garden (Cliddesden Down House). In terms of its landscape, most notably, to the east of the settlement is a large, designated estate, which is a historic Park and Garden (Hackwood Park) and an Ancient Woodland/SINC (Audley's Wood).
- 8.4.5 The Parish Council has identified issues with infrastructure and utilities, including concerns that there is no gas or sewerage in parts of the village, and issues with water pressure. In addition, work on the parish's neighbourhood plan has identified that residents are most concerned about traffic speed, congestion, preserving the landscape and biodiversity (particularly the open feel of the parish and important views), and ensuring development fits in with the character of the village. Given the level of growth identified in Stage 2, these matters are not considered to be a critical constraint, however they would need to be addressed through specific development proposals.
- 8.4.6 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.4.7 The SHELAA (2021) identifies ten promoted sites which are adjacent to the SPB, which are of a range of sizes. There is therefore a choice of sites capable of meeting the Stage 2 requirement.

Conclusion (and 2023 Update)

- 8.4.8 A requirement of 20 dwellings has therefore been identified for the settlement. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such levels of development from coming forward in the future.
- 8.4.9 There has been no additional committed development in Cliddesden between April 2021 and April 2023 that would change these conclusions.

8.5 Dummer

- 8.5.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Dummer has a population of 280 (SAPF, 2019), with approximately 119 dwellings.
- 8.5.2 Whilst the wider Parish has experienced a high level of growth over the plan period due to LP allocation sites, the settlement itself has experienced limited growth and has not met its Policy SS5 requirement of 10 dwellings.

Stage 2 (at 1 April 2021)

- 8.5.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Dummer would be expected to provide approximately 14 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 7 dwellings.
- 8.5.4 If the LPU set a minimum housing requirement of 10 dwellings (as per the current Local Plan) this would result in Dummer delivering a significant proportion more development than its local requirement. This would be inconsistent with the low sustainability level of the settlement, so the settlement has been given a baseline requirement of 0.
- 8.5.5 However, the settlement has not met its current LP Policy SS5 requirement of 10 dwellings and as such this requirement has been rolled over to the next plan period.

Stage 3

- 8.5.6 Dummer is located immediately to the south-west of Basingstoke Town, on the southern side of the M3 and is surrounded by countryside to the south, west and east. The settlement has a rural character and is designated as a conservation area and contains a number of listed and historic buildings. In terms of its landscape, most notably, to the east of the settlement is Ancient Woodland/SINC (Rowley Copse).
- 8.5.7 The settlement has some infrastructure and utilities issues which have been highlighted by the Parish Council, including no mains foul drainage or gas supply to the village. In addition, the highways infrastructure has been raised due to narrow roads with no footpaths for pedestrians. As the village is also within the catchment of the River Test, future development would need to be monitored and mitigated appropriately, however as set out in the methodology this will not necessarily be a constraint to development. Given the level of growth proposed in Stage 2, these matters are not considered to be an absolute constraint to new development but may impact upon the suitability of certain sites.

- 8.5.8 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.5.9 The SHELAA (2021) identifies three promoted sites which are adjacent to the SPB, with a total yield of 72 residential units.

Conclusion (and 2023 Update)

- 8.5.10 Dummer has been identified as a Small Village through Part 1 of the study and its current SS5 requirement of 10 dwellings has been rolled across to the next plan period. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such a level of development from coming forward in the future.
- 8.5.11 There has been no additional committed development in Dummer between April 2021 and April 2023 that would change these conclusions.

8.6 Ecchinswell

- 8.6.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Ecchinswell has a population of 210 (SAPF, 2019), with approximately 94 dwellings. The settlement does not have a SPB in the adopted Local Plan, and as a result was not required to provide any dwellings over the LP period under Policy SS5.
- 8.6.2 The Parish has a neighbourhood plan which was made in May 2023. The vision refers to peaceful settlements with a rural character where residents prosper and enjoy both their communities and the surrounding countryside. The plan sets out several values including rural setting, access to green spaces and heritage assets and that any development should be modest, and in keeping with rural setting. It also designates an SPB around the village.

Stage 2 (at 1 April 2021)

- 8.6.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Ecchinswell would be expected to provide approximately 11 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 5 dwellings.
- 8.6.4 If the LPU set a minimum housing requirement of 10 dwellings (as per the current Local Plan) this would result in Ecchinswell delivering twice its local requirement (and almost its full pro-rata share). This would be inconsistent

with the low sustainability level of the settlement, so a baseline requirement of zero has been given at this time.

- 8.6.5 Given the settlement's small size and relatively low level of sustainability, it is considered that the village's requirements can be best met through the identification of a settlement policy boundary which could allow small scale development where appropriate, rather than a housing requirement.

Stage 3

- 8.6.6 A Stage 3 assessment has not been carried out in light of the fact that no housing requirement has been identified. It is also noted that no development sites have been promoted to the council in or around the village.

Conclusion (and 2023 Update)

- 8.6.7 Ecchinswell has been identified as a Small Village through Part 1 of the study. However, due to its small size it was not considered appropriate to apply the baseline figure of ten dwellings, and that the village's requirements can be best met through the identification of a settlement policy boundary which could allow small scale development where appropriate.
- 8.6.8 Since the baseline date of this study (1 April 2021), the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan has been made. This identifies a settlement policy boundary around the village and includes a site allocation for 5 dwellings.

8.7 Headley

- 8.7.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Headley has a population of 440 (SAPF, 2019), with approximately 180 dwellings. The settlement does not currently have a SPB, and as a result was not required to provide any dwellings over the LP period under Policy SS5.
- 8.7.2 Ashford Hill with Headley Parish has a neighbourhood plan which was made in October 2022. The plan sets a vision that the character of the parish is safeguarded and that any development is proportionate and complementary. 'It includes an objective that the historic and rural character of the parish should be preserved and enhanced.

Stage 2 (at 1 April 2021)

- 8.7.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Headley would be expected to provide approximately 22 dwellings. As explained in Section 3, the housing requirements for the Small Villages were

calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 11 dwellings (rounded to 10 dwellings). No 'qualifying' windfall development has been consented within or adjacent to the settlement since 2011 that could be netted off this requirement.

Stage 3

- 8.7.4 Headley is located to the north-west of Basingstoke Town, off the A339 towards Newbury. Whilst the settlement does not have a designated conservation area, there are a number of listed buildings surrounding and within the settlement's built up area. In terms of its landscape, most notably, there is a large block of Ancient Woodland/SINCs to the west of the settlement.
- 8.7.5 The settlement has some highway infrastructure issues, most notably concerns regarding traffic, safety and HGV movements along the A339. Consideration would need to be given to the recommendations of the A339 study which is being undertaken with HCC and being led by West Berkshire Council and which is exploring the need for longer-term improvements in the corridor, taking into account development at Manydown and Sandford, to the south of Newbury. However, given the level of growth proposed in Stage 2, this is not considered to be a critical constraint.
- 8.7.6 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.7.7 The SHELAA (2021) identifies three promoted sites adjacent to the settlement's built-up area.

Conclusion (and 2023 Update)

- 8.7.8 A requirement of 10 dwellings has therefore been identified for the settlement. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such levels of development from coming forward in the future. As the settlement does not currently have a settlement policy boundary, an SPB would need to be designated through the LPU.
- 8.7.9 There has been no additional committed development in Headley between April 2021 and April 2023 that would change these conclusions.

8.8 Highclere

- 8.8.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Highclere has a population of 390 (SAPF, 2019), with approximately 164 dwellings. The settlement does not currently have a SPB,

and as a result was not required to provide any dwellings over the LP period under Policy SS5.

- 8.8.2 The settlement has experienced some small scale windfall development over the current LP period, however, no windfall development that would have met the requirements of Policy SS5 has been consented within or adjacent to the built-up area since 2011. The parish is a designated neighbourhood planning area, but a draft plan has not yet been brought forward.

Stage 2 (at 1 April 2021)

- 8.8.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Highclere would be expected to provide approximately 20 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 10 dwellings.

Stage 3

- 8.8.4 Highclere is located within the North Wessex Downs National Landscape to the north-west of Basingstoke Town, along the A343 towards Andover. The settlement is linear in nature. Whilst the settlement does not have a designated conservation area, there are a number of locally listed and notable buildings within the settlement's built up area. The settlement is also covered by a Critical Drainage Area. An area of Flood Zone 2/3 runs parallel to the settlement along the east and west. Given the rural location, a number of SINCs surround the settlement.
- 8.8.5 Given the small scale of development proposed, the Local Education Authority (LEA) has raised no objection, and it is recognised that the proposal would have minimal impact upon healthcare provision.
- 8.8.6 The SHELAA (2021) identifies four promoted sites which are adjacent to the proposed SPB with a total yield of 170 residential units.

Conclusion

- 8.8.7 A requirement of 10 dwellings has therefore been identified for the settlement. The study has found that the settlement does not have any significant infrastructure or environmental limitations that would prevent such levels of development from coming forward in the future. As the settlement does not currently have a settlement policy boundary, an SPB would need to be designated through the LPU.
- 8.8.8 There has been no additional committed development in Highclere between April 2021 and April 2023 that would change these conclusions.

8.9 North Waltham

- 8.9.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. North Waltham has a population of 780 (SAPF, 2019), with approximately 304 dwellings.
- 8.9.2 The parish is a designated neighbourhood planning area, however the parish council has not yet consulted on a draft plan.
- 8.9.3 The settlement has experienced very limited windfall development over the current LP period. It is noted that new homes have been consented and completed elsewhere in the parish however this growth does not 'count' towards Policy SS5 (as specified in ALP para 4.67). Therefore, North Waltham has not met its Policy SS5 requirement of 10 homes.

Stage 2 (at 1 April 2021)

- 8.9.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, North Waltham would be expected to provide approximately 36 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 18 dwellings (rounded to 20).
- 8.9.5 As demonstrated in Appendix G, the settlement has not met its Policy SS5 requirement of 10 dwellings. As such, the baseline of 20 dwellings has been uplifted by a further 10 dwellings to 30 dwellings to account for the shortfall in the current LP period.
- 8.9.6 In light of the above, this results in a requirement for 30 dwellings over the LPU period for North Waltham.

Stage 3

- 8.9.7 The settlement is compact and surrounded by countryside in a range of agricultural uses. The majority of the SPB is designated as a conservation area and it contains a number of listed buildings. A radius of Ancient Woodlands and SINC's surround the wider countryside adjoining the SPB. A small area of Flood Zone 2 follows the river through the village.
- 8.9.8 It is recognised that future growth must be managed sensitively to retain the character of the village, and these constraints will need to be considered in the identification of suitable sites. Five potential development sites adjacent to the SPB have been submitted to the council. Excepting the strategic scale site NWAL001, if these sites were developed at the promoted densities, this would deliver more than 170 dwellings. A total of sixteen sites are being

considered for inclusion in the North Waltham Neighbourhood Plan²³. The availability of land therefore does not appear to be a constraint to the delivery of the Stage 2 requirement and there is a choice of sites.

- 8.9.9 Although the village is located close to the A30 and the wider strategic road network, the village can only be accessed by minor, narrow roads with passing points and width restrictions. However, this would not prevent the level of development identified in Stage 2 being brought forward.
- 8.9.10 The Parish Council has raised a concern regarding drainage as the household wastewater is treated locally and is dealt with via soakaway drains which are presently at maximum capacity. As the village is also within the River Test catchment future development would need to be monitored and mitigated appropriately, however as set out in Section 3, this is not likely to be a constraint to development.
- 8.9.11 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.

Conclusion (and 2023 Update)

- 8.9.12 North Waltham has a baseline housing requirement of 20 dwellings. This has been uplifted to 30 dwellings in recognition of the fact that the requirement for 10 dwellings in the adopted Local Plan has not been met. Although the village has a number of constraints that would impact upon the suitability of certain sites, these would not be a constraint to delivering this level of development.
- 8.9.13 There has been no additional committed development in North Waltham between April 2021 and April 2023 that would change these conclusions.

8.10 Preston Candover

- 8.10.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Preston Candover has a population of 180 (SAPF, 2019), with approximately 79 dwellings.
- 8.10.2 The settlement has low levels of growth since 2011 and has not met its Policy SS5 requirement (10 dwellings).

Stage 2 (at 1 April 2021)

- 8.10.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Preston Candover would be expected to provide approximately 10 dwellings.

²³ <https://nwnp.co.uk/site-allocation/>

As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 5 dwellings.

- 8.10.4 If the LPU set a minimum housing requirement of 10 dwellings (as per the current Local Plan) this would result in Preston Candover delivering twice its baseline housing requirement (equivalent to its full pro-rata share of the borough's growth). This would be inconsistent with the low sustainability level of the settlement, so the settlement has been given a baseline requirement of 0.
- 8.10.5 Given the settlement's small size and low level of sustainability, it is considered that no additional requirement should be applied, but that the requirement for 10 dwellings in the current Local Plan should be carried across.

Stage 3

- 8.10.6 Preston Candover is located to the south of Basingstoke Town on the B3046 corridor. The settlement has a small and compact SPB and the surrounding area has a deeply rural character. The settlement has a large conservation area which extends beyond the settlement, and a number of listed buildings, historic buildings and historic parks and gardens and areas of archaeological significance. Flood zones cross the settlement and fork off towards the south-east. Surrounding the settlement to the north are pockets of Ancient Woodland and SINC's.
- 8.10.7 The Parish Council has raised flooding as a key issue due to the fact there are no mains drains and all water is pumped through the sewage treatment system and into the water table. The village is also within the River Itchen catchment where future development would need to be monitored and mitigated appropriately.
- 8.10.8 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.10.9 No development sites have been promoted adjacent to or within the SPB. It is recognised that PCAN001 (Land adj Church Farm) is quite closely related to the SPB, though no assessment has been made in relation to this site's suitability for development. However, it is recognised that the proposed number is not an increase on the requirement in the current Local Plan. Over the plan period it is possible that suitable development land could be found, however any sites would need to take into account the constraints identified above.

Conclusion (and 2023 Update)

8.10.10 Preston Candover has not met its requirement for 10 homes under Policy SS5 of the adopted Local Plan, so this should be carried across into the LPU with no additional requirement.

8.10.11 There has been no additional committed development in Preston Candover between April 2021 and April 2023 that would change these conclusions.

8.11 Sherborne St John

8.11.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Sherborne St John has a population of 760 (SAPF, 2019), with approximately 353 dwellings.

8.11.2 The Parish has a neighbourhood plan which was made in May 2017. The plan sets a vision that its 'cherished local environment' is preserved and enhanced, and includes an objective that the village should retain its own distinct identity through the conservation and enhancement of its historic and rural setting and character (and through the retention of a gap to Basingstoke town). The plan also identifies a number of local issues which includes concerns about congestion and highway safety at pinchpoints in the village and groundwater flooding.

Stage 2 (at 1 April 2021)

8.11.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Sherborne St John would be expected to provide approximately 43 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 21 dwellings.

8.11.4 As demonstrated in Appendix G, the settlement has exceeded its Policy SS5 requirement of 10 dwellings by eight dwellings (through consent granted on their neighbourhood plan allocation at Cranes Road). When the eight dwellings are credited against the village's baseline requirement, the net requirement is reduced to 13 dwellings (rounded to 15 dwellings).

8.11.5 In light of the above, this results in a requirement for 15 dwellings over the LPU period for Sherborne St John.

Stage 3

8.11.6 The settlement is located to the north of Basingstoke Town, Popley and Park Prewett, along the A340 towards Tadley. The settlement is surrounded by countryside in a range of agricultural uses. The entire SPB is covered by an Upstream Critical Drainage Area where under-capacity sewers have been identified, with an area of critical drainage over the eastern and south-

western portion of the SPB. A conservation area has been designated across the eastern and western portions of the SPB (and covers two distinct areas) and contains a number of listed buildings. The settlement has key views out across the countryside and Ancient Woodland/ SINCs (including Basing Forest Spier's Copse) due to the settlement's prominent position on top of a valley edge, and these are identified in the neighbourhood plan.

- 8.11.7 It is recognised that future growth must be managed sensitively to retain the character of the village, and these constraints will need to be considered in the identification of suitable sites. The SHELAA (2021) identifies six potential sites for housing development adjacent to the SPB which have a total yield of 440 dwellings and one site within the SPB with a total yield of six dwellings. These sites are at a variety of scales and offer options for meeting the housing requirement.
- 8.11.8 The settlement has some identified flooding issues and the Parish Council have also raised a concern regarding drainage due to the village's high water table which has resulted in flooding in the village centre. Given the level of growth proposed in Stage 2, and the choice of potential sites, this is unlikely to be a critical constraint, particularly if suitable sites are identified within areas where drainage can be suitably accommodated, and impacts mitigated.
- 8.11.9 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.

Conclusion (and 2023 Update)

- 8.11.10 Sherborne St John has been identified as a Small Village through Part 1 of the study, and a housing requirement of 15 dwellings has been identified. Although the village has a number of constraints that would impact upon the suitability of certain sites, these would not be a constraint to delivering this relatively modest level of development.
- 8.11.11 There has been no additional committed development in Sherborne St John between April 2021 and April 2023 that would change these conclusions.

8.12 Sherfield on Loddon

- 8.12.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Sherfield on Loddon has a population of 1,280 (SAPF, 2019), with approximately 642 dwellings.
- 8.12.2 The parish has a neighbourhood plan which was made in March 2018 which sets out a vision of maintaining the parish's rural and historic character whilst meeting the needs of local people and maintaining a cohesive rural community.

- 8.12.3 The settlement has experienced some growth over the current LP period and has met its Policy SS5 requirement as a result of the consent for 15 dwellings at The White Hart Field. It is recognised that the ALP includes strategic sites elsewhere within the Parish.

Stage 2 (at 1 April 2021)

- 8.12.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Sherfield on Loddon would be expected to provide approximately 78 dwellings. As explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 39 dwellings.
- 8.12.5 As demonstrated in Appendix G, the settlement has exceeded its Policy SS5 requirement by five dwellings. When the five dwellings are credited against the village's baseline requirement, the net requirement is reduced from 39 dwellings to 34 (rounded to 35).

Stage 3

- 8.12.6 Sherfield on Loddon is located to the north-east of Basingstoke, on the west side of the A33. The settlement is quite spread out with a large village green (designated Local Green Space and SINC) in the middle of the built form. The central area of the settlement is largely defined by its status as a conservation area (Sherfield on Loddon). The conservation area spreads across the A33 and into countryside on both the eastern and western sides of the SPD. The conservation area also contains a number of listed buildings, some of which are outside the built-up area within countryside at the local farm holdings on the eastern side of the A33. To the north-west of the SPB is a Scheduled Monument and a SINC (Bulls Down Camp). Large areas of Flood Zone 2 and 3 wraps round the northern edge of the SPB and across the eastern side of the settlement. A Strategic Gap adjoins the western side of the settlement providing a break in built form between the village and Basingstoke Town, Chineham and Bramley.
- 8.12.7 The settlement has some identified flooding issues, and the Parish Council has also raised a concern regarding transport impacts as a result of the railway crossing in Bramley. Given the level of growth proposed in Stage 2, both highways and drainage concerns are unlikely to be a critical constraint. The settlement also has a sensitive and historical landscape character and the identification of suitable sites would need to consider the village's historic and rural context.
- 8.12.8 The SHELAA (2021) identifies four promoted sites adjacent to the SPB with a total yield in excess of 300 units. However the sites on the east of the A33 would be severed from the village by the busy road, and the sites to the west of the A33 (adjoining the settlement) have environmental issues or are inappropriate in scale.

8.12.9 A key consideration that will impact upon the principle of development in and around the village is the impact upon water quality in the Loddon catchment which will need to be considered separately through the LPU evidence base.

8.12.10 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.

Conclusion (and 2023 Update)

8.12.11 Sherfield on Loddon has been identified as a Small Village through Part 1 of the study and a housing requirement of 35 dwellings has been identified. However, as set out above, there are concerns about the availability of suitable sites to deliver this number. It is however possible that suitable sites could be found, as the neighbourhood planning process is more effective at identifying sites than the borough-wide call for sites, particularly for smaller sites which might be promoted by a local landowners. Although Sherfield on Loddon has some environmental sensitivities, these are not so fundamental as to suggest suitable sites could not be found. It would therefore be necessary for the neighbourhood planning group to explore all possible options through the neighbourhood planning process.

8.12.12 There has been no additional committed development in Sherfield on Loddon between April 2021 and April 2023 that would change these conclusions.

8.13 Silchester

8.13.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of services and facilities. Silchester has a population of 590 (SAPF, 2019), with approximately 260 dwellings. The settlement does not currently have a SPB, and as a result was not required to provide any dwellings over the LP period under Policy SS5.

8.13.2 The settlement has experienced some small-scale windfall development over the current LP period, however, no development of a scale that would have met the requirements of Policy SS5 has been consented within or adjacent to the settlement since 2011.

Stage 2 (at 1 April 2021)

8.13.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Silchester would be expected to provide approximately 32 dwellings. However, as explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their

baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 16 dwellings (rounded to 15).

Stage 3

- 8.13.4 Silchester is located in the north-east of the borough close to the boundary with West Berkshire. The settlement has a large conservation area and contains a number of listed and notable buildings and is close to a Scheduled Monument (Flex Ditch). A SSSI designation wraps around the north and part of the east of the settlement's build-up area (Silchester Common/Pamber Heath) which would restrict development in these areas. Natural England would need to be consulted on certain types of development proposals elsewhere within/around the village. There are also a number of Ancient Woodlands and SINC's are located to the east of the settlement. These constraints would need to be taken into account in the identification of a suitable site.
- 8.13.5 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.13.6 The SHELAA (2021) identifies one promoted site which is adjacent to the SPB with a total yield of 10 dwellings, and no assessment has been made in relation to this site's suitability for development.

Conclusion (and 2023 Update)

- 8.13.7 Silchester has been identified as a Small Village through Part 1 of the study. Whilst the settlement does not have a SPB currently, it has been considered, that due to the settlement's size and sustainability level, that it would be appropriate for Silchester to accommodate a small level of growth in the LPU.
- 8.13.8 However, as set out above, there are not currently sites promoted that could deliver this number. It is however possible that suitable sites could be found, as the neighbourhood planning process is more effective at identifying sites than the borough-wide call for sites, particularly for smaller sites which might be promoted by a local land owners.
- 8.13.9 Although Silchester has some environmental sensitivities, these are not so fundamental as to suggest suitable sites could not be found. It would therefore be necessary for the neighbourhood planning group to explore all possible options through the neighbourhood planning process.
- 8.13.10 There has been no additional committed development in Silchester between April 2021 and April 2023 that would change these conclusions.

8.14 St Mary Bourne

- 8.14.1 The settlement has been identified as a Small Village through Part 1 of the study. This is based on its relative sustainability, scale and provision of

services and facilities. St Mary Bourne has a population of 540 (SAPF, 2019), with approximately 249 dwellings.

- 8.14.2 The village has a neighbourhood plan which was made March 2018. The Plan aims include providing a framework for sensitive development to allow the parish to grow and sustain the community but also retain its character.

Stage 2 (at 1 April 2021)

- 8.14.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, St Mary Bourne would be expected to provide approximately 30 dwellings. However, as explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 15 dwellings.
- 8.14.4 As demonstrated in Appendix G, the settlement has exceeded its Policy SS5 requirement of 10 dwellings by one dwellings (11 dwellings at Bells Field). This would reduce the village's baseline requirement by one dwelling, but it would be rounded back to 15 dwellings.

Stage 3

- 8.14.5 St Mary Bourne is located to the west of the borough close to the boundary with Test Valley. The settlement is within the North Wessex Downs National Landscape and has a large conservation area (St Mary Bourne) which follows the linear shape of the pattern of development of the settlement and contains a number of listed and notable buildings in recognition of its historic and architectural interest. Pockets of SINC's surround the settlement and wider countryside location. A Scheduled Monument is located to the north-east of the settlement (Egbury Camp). An area of Flood Zone 2/3 runs through the centre of the conservation area and the SPB. Two areas of critical drainage are identified to the north of the SPB and in the centre of the SPB.
- 8.14.6 The settlement has some infrastructure and utilities issues which have been raised by the Parish Council, including concerns that there is no mains gas or mains drainage to private properties. As the village is also within the River Test catchment future development would need to be monitored and mitigated appropriately, however, as set out within the methodology section, this is not considered likely to constrain growth.
- 8.14.7 Given the scale of development proposed, the Local Education Authority (LEA) has raised no objection to its impact upon school places. The scale of development would have minimal impact upon healthcare provision.
- 8.14.8 The SHELAA (2021) has not identified any promoted sites within or adjacent to the SPB, however there is one promoted site (SMB002, Land south of

Bells Meadow) promoted for 20 dwellings that is not directly adjacent to the SPB and is within the National Landscape.

Conclusion (and 2023 Update)

8.14.9 St Mary Bourne has been identified as a Small Village through Part 1 of the study, and a housing requirement of 15 dwellings has been identified.

8.14.10 It is noted that at present, no suitable sites have been identified or promoted within or directly adjacent to the settlement that could meet this requirement. It is however possible that suitable sites could be found, as the neighbourhood planning process is more effective at identifying sites than the borough-wide call for sites, particularly for smaller sites which might be promoted by a local land owners.

8.14.11 Although it is recognised that St Mary Bourne has a number of environmental sensitivities, these are not so fundamental as to suggest suitable sites could not be found. It would therefore be necessary for the neighbourhood planning group to explore all possible options through the neighbourhood planning process.

8.14.12 There has been no additional committed development in St Mary Bourne between April 2021 and April 2023 that would change these conclusions.

8.15 Upton Grey

8.15.1 As identified in Part 1 of the study, the settlement is considered to be a Small Village. This is based on its relative sustainability, scale and provision of services and facilities. Upton Grey has a population of 410 (SAPF, 2019), with approximately 171 dwellings.

8.15.2 The settlement has experienced higher levels of growth, relative to its size, sustainability level and to other small villages across the borough since 2011. This has included 22 qualifying dwellings on Meadowside Bidden Road and land at Weston Road, which has met the settlement's Policy SS5 requirement of 10 dwellings.

Stage 2 (at 1 April 2021)

8.15.3 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, Upton Grey would be expected to provide approximately 21 dwellings. However, as explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 10 dwellings.

8.15.4 As stated above, and demonstrated in Appendix G, the settlement has exceeded its current LP Policy SS5 requirement by 12 dwellings. When

these dwellings are credited against the village's baseline requirement no housing requirement is identified for the LPU period.

Stage 3

- 8.15.5 A Stage 3 assessment has not been carried out because no housing requirement has been identified.

Conclusion (and 2023 Update)

- 8.15.6 No housing requirement has been identified for the village due to its level of past growth, however it should retain a settlement policy boundary which will allow small scale development. Should specific local needs arise that could not be accommodated within the SPB, these could be met through an exceptions policy in the Local Plan (similar to the current approach in Adopted Local Plan Policy SS6).
- 8.15.7 There has been no additional committed development in Upton Grey between April 2021 and April 2023 that would change these conclusions.

8.16 Woolton Hill

- 8.16.1 As identified in Part 1 of the study, the settlement is considered to be a Small Village. This is based on its relative sustainability, scale and provision of services and facilities. Woolton Hill has a population of 1,880 (SAPF, 2019), with approximately 692 dwellings.
- 8.16.2 The parish has a neighbourhood plan which was made in February 2023. The vision seeks to maintain its rural character including protection of the landscape, views, green environment and built heritage whilst supporting local facilities and businesses.
- 8.16.3 The settlement has experienced higher levels of growth than the other Category 4 settlements (11%) since 2011 as a result of 65 windfall dwellings at Harwood Court and Harwood Paddock. As such, the settlement has achieved its Policy SS5 requirement of 10 dwellings.

Stage 2 (at 1 April 2021)

- 8.16.4 If the settlement took its pro-rata share of the additional homes that are required to be planned for in the borough over the LPU period, up to 2039, the settlement would be expected to provide approximately 84 dwellings. However, as explained in Section 3, the housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, in recognition of their lower level of sustainability. The village's baseline figure is therefore reduced to 42 dwellings.
- 8.16.5 As demonstrated in Appendix G, the settlement has far exceeded its Policy SS5 requirement of 10 dwellings (by 55 dwellings). When these dwellings are

credited against the village's baseline requirement no housing requirement is identified for the LPU period.

Stage 3

8.16.6 A Stage 3 assessment has not been carried out because no housing requirement has been identified.

Conclusion (and 2023 Update)

8.16.7 No housing requirement has been identified for the village due to its level of past growth, however it should retain a settlement policy boundary which will allow small scale development. It is recognised that Woolton Hill is within the North Wessex Downs National Landscape. However, should specific local needs arise that could not be accommodated within the SPB, these could be met through an exceptions policy in the Local Plan (similar to the current approach in Adopted Local Plan Policy SS6).

8.16.8 There has been no additional committed development in Woolton Hill between April 2021 and April 2023 that would change these conclusions.

9. Conclusion

- 9.1 The settlements in Basingstoke and Deane range in size from Basingstoke itself, with its wide range of shops, services and leisure facilities, to small hamlets comprising of only a cluster of dwellings. Given the predominantly rural character of much of the borough and its settlements, the number of sustainable locations for significant growth is considered to be limited. Many rural villages remain largely reliant on private vehicles to meet their everyday needs.
- 9.2 Part 1 of the Settlement Study grouped the settlements into four categories based upon their level of relative sustainability. This was based upon a range of considerations including the scale and provision of services and facilities.
- 9.3 Part 2 of the study identified suitable levels of growth for these settlements with a base date of 1 April 2021. This followed a two stage process building upon Part 1 (Stage 1): Stage 2 quantified a suitable level of growth using a range of different methodologies to reflect different settlements' levels of sustainability; and Stage 3 then tested the resultant housing number against environmental and infrastructure considerations to understand whether that requirement was likely to be achievable. Although it is recognised that the assessment was only based upon the level of growth required to 2039 (rather than 2040, which is now proposed as the end date for the Plan), as explained in Section 5.2, this has minimal impact upon the settlements' indicative housing requirements.
- 9.4 Since the study's base date of 1 April 2021, new development and neighbourhood plan commitments have come forward that would count as commitments for the purposes of Stage 2 requirement, and these have had the effect of reducing those settlements' housing numbers. This section therefore summarises the findings of the Settlement Study and updates the conclusions to highlight the position at 1 April 2023.

Rural Towns and Large Villages

- 9.5 The housing requirements for the Rural Towns and Large Villages were calculated using the settlements' pro-rata share of the borough's growth, with an adjustment to reflect whether they had committed to more or less development than had been required through the adopted Local Plan. This figure was then uplifted to account for unmet housing requirement arising in the surrounding villages and hamlets. The requirement for Tadley was further uplifted to account for a high level of affordable need that would not otherwise have been met.
- 9.6 Through Stage 3 of the process, the specific circumstances of the settlements were assessed to see if the Stage 2 housing number could be accommodated. As a result of this, the requirement for Tadley was reduced to zero (from a Stage 2 identified need for 945 dwellings at 1 April 2021), as

at the present time the AWE restricts new development in and around the town on the grounds of nuclear safety.

- 9.7 Since 2021, the only housing requirement that has changed is a reduction of 10 dwellings in Overton. This is on account of the site at Two Gate Lane receiving planning permission for more homes than had been allocated in the Neighbourhood Plan. The following housing numbers have therefore been identified:

| Settlement | Indicative housing requirement 2021 | Additional committed development 1/4/2021 to 31/3/2023 | Indicative housing requirement 2023 |
|-------------------|--|---|--|
| Overton | 260 | 12 units on South of Two Gate Lane | 250 ²⁴ |
| Tadley | 0 | | 0 |
| Whitchurch | 310 | - | 310 |

Medium Villages

- 9.8 The housing requirements for the Medium Villages were calculated using the settlements' pro-rata share of the borough's growth, with an adjustment to reflect whether they had committed to more or less development than had been required through the adopted Local Plan. This resulted in a particularly significant reduction in Bramley, where planning permission had been given for almost 150 more dwellings than the settlement's requirement in the adopted Local Plan.
- 9.9 The assessment then considered whether the figure should be uplifted to account for needs arising elsewhere in those settlements' parishes, to reflect the wider influence of those settlements. Need from the wider parishes was attributed to Kingsclere and Oakley, but a more bespoke approach was taken for Bramley and Old Basing to account for the distribution of dwellings across their parishes.
- 9.10 Consideration was then given to whether the housing requirement should be uplifted to account for unmet affordable needs. This resulted in increases to the requirements for Oakley and Old Basing.
- 9.11 Since 2021, the housing requirements for Bramley and Oakley have both been reduced to 0 as a result of additional planning permissions being granted. In Bramley, 140 dwellings (139 net) were permitted at Stocks Farm, and in Oakley, new homes were allowed at Land East of Station Road and Oakley Hall. The housing requirement for Old Basing has reduced by 20 dwellings on account of 8 dwellings gaining permission at River View House and 9 at Crossways Childrens Home. The following indicative housing numbers have therefore been identified:

²⁴ Note figures rounded to the nearest 5 dwellings.

| Settlement | Indicative housing requirement 2021 | Additional committed development 1/4/2021 to 31/3/2023 | Indicative housing requirement 2023 |
|-------------------|--|---|--|
| Bramley | 55 | 140 units at Stocks Farm | 0 |
| Kingsclere | 175 | - | 175 |
| Oakley | 210 | 110 units at Land East of Station Road, 120 additional units at Oakey Hall | 0 |
| Old Basing | 190 | 8 units at River View House, 9 units at Crossways Children's Home | 170 ²⁵ |

Small Villages

- 9.12 The housing requirements for the Small Villages were calculated using half the village's pro-rata share as their baseline, with an adjustment to reflect whether they had more or less committed development than had been required through the adopted Local Plan. This approach meant that although there is a significant difference in size between the largest and smallest settlements in this category, this size difference is reflected in their housing requirement.
- 9.13 Bishops Green, Headley, Highclere and Silchester do not have Settlement Policy Boundaries or housing requirements in the adopted Local Plan. The study recommends that these settlements should have Settlement Policy Boundaries and they should be given housing requirements. The housing requirement for Bishops Green has since been met through a planning permission for 42 homes on Land West of Ecchinswell Road, and a Settlement Policy Boundary has been identified through the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (May 2023).
- 9.14 Since 2021, the housing requirement for Burghclere has also been reduced to 0 on account of a site allocation in the made neighbourhood plan. The following housing numbers have therefore been identified:

| Settlement | Indicative housing requirement 2021 | Additional committed development 1/4/2021 to 31/3/2023 | Indicative housing requirement 2023 |
|-------------------|--|---|--|
| Ashford Hill | 0 | - | 0 |
| Bishops Green | 15 | 42 units at Land West of Ecchinswell Road | 0 |
| Burghclere | 15 | 15 units NP allocation Land off Harts Lane | 0 |
| Cliddesden | 20 | - | 20 |
| Dummer | 10 | - | 10 |

²⁵ Note figures rounded to the nearest 5 dwellings.

| | | | |
|---------------------|----|---|----|
| Ecchinswell | 0 | | 0 |
| Headley | 10 | - | 10 |
| Highclere | 10 | - | 10 |
| North Waltham | 30 | - | 30 |
| Preston Candover | 10 | - | 10 |
| Sherborne St John | 15 | - | 15 |
| Sherfield on Loddon | 35 | - | 35 |
| Silchester | 15 | - | 15 |
| St Mary Bourne | 15 | - | 15 |
| Upton Grey | 0 | - | 0 |
| Woolton Hill | 0 | - | 0 |

- 9.15 The outcomes of this study will continue to be reviewed as technical studies associated with the LPU are finalised. Figures will also be adjusted on an annual basis as new committed development (such as windfall sites and new neighbourhood plans) come forward.
- 9.16 It should be noted that the identified future growth requirements would be in addition to sites already allocated in existing plans (Adopted Local Plan and made Neighbourhood Plans). Figures may need to be adjusted if committed development does not come forward as expected, such as planning permissions not being implemented or site allocations not being brought forward.
- 9.17 It should be recognised that the study is focussed upon the requirements of individual settlements and is just one consideration in informing the borough's spatial strategy. Its findings will need to be balanced alongside a range of other factors including the outcomes of the sustainability appraisal to inform the development strategy for the borough.

APPENDICES

Part 1 Appendices

APPENDIX A: Sustainability indicators identified by national policy (NPPF, 2023)

| Paragraph | Key Indicators |
|---|---|
| Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways [...] b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health social and cultural well-being. | Health facilities Pharmacy Library Post Office Open space Dentist Convenience shop |
| Paragraph 74: The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. | Convenience shops Supermarkets Health facilities Open space Play parks Public Houses Places of worship Community meeting space/halls Library Post Office |
| Paragraph 88: Planning policies and decisions should enable: [...], d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural building, public houses and places of worship. | Convenience shops Supermarkets Health facilities Open space Play parks Public Houses Places of worship Community meeting space/halls Library Post Office |
| Paragraph 96: Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other [...]; c) enable and support healthy lifestyle, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. | Sports/recreation facilities/playing fields/open space General supermarkets Health facilities Community meeting space/halls Places of worship Public Houses |

| | |
|---|--|
| Paragraph 97: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; [...] d) and, ensure an integrated approach to considering the location of housing, economic uses and community facilities and services; | Play parks Sports/recreation facilities/playing fields/open space Public Houses Places of worship Community meeting space/halls Convenience Shop Supermarket Employment opportunities |
| Paragraph 99: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. | Primary school Secondary school Colleges Early Years |
| Paragraph 102: Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. | Open space Recreation grounds/field/open Indoor leisure and sports centres |
| Paragraph 109: Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. [...] However, opportunities to maximize sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. | Public/community transport provision Walking and cycling facilities |
| Paragraph 110: Planning policies should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities. | Employment opportunities Public transport access Distances to main employment centres |
| Paragraph 118: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. | Superfast broadband services |

APPENDIX B: Scoping of Settlements

The following section provides further detail about how the settlements were defined and scoped in Stage 1, for consideration within the study (Steps 2-4).

Step 1 a) Presence of at least one Key Service or Facility

As set out in Section 3 of the study, the council initially undertook a high-level sieving exercise to identify areas of housing that contained, were close to, or were in some way related to a key service or facility. This resulted in the following areas with services/facilities initially being identified (in addition to those settlements with SPBs being carried across from the current adopted Local Plan).

| | | |
|----------------|--------------------|--------------|
| Ashmansworth | Heath End | Pamber End |
| Ball Hill | Highclere | Penwood |
| Bishops Green | Hurstbourne Priors | Picket Piece |
| Brown Candover | Laverstoke | Ramsdell |
| Charter Alley | Litchfield | Silchester |
| East End | Little London | Steventon |
| Ecchinswell | Mapledurwell | Totford |
| Ellisfield | Monk Sherborne | |
| Hannington | Mortimer West End | |
| Headley | Newtown | |

Table B.1: Outcome of Stage 1a) settlement scoping

| Settlement | Key Service or Facility (within or close to village) (April 2020) | Name(s) (April 2020) |
|----------------|--|---|
| Ashmansworth | Village/community hall x 1 | Ashmansworth Village Hall |
| Ball Hill | Public house x 1 | The Furze Bush Inn |
| Bishops Green | Village/community hall x 1 Convenience shop x 1 | Village hall and community centre Ashland Store |
| Brown Candover | Village/community hall x 1 | Brown and Chilton Candover Village Club |
| Charter Alley | Public house x 1 | The White Hart Inn |
| East End | Primary school x 1 | St Martin's East Woodhay Church of England (Aided) Primary School |
| Ecchinswell | Village/community hall x 1 Public house x 1 Primary school x 1 | Ecchinswell Village Hall Royal Oak Ecchinswell and Sydmonton Church of England Primary School |
| Ellisfield | Village/community hall x 1 Public house x 1 | Ellisfield Memorial Hall The Fox |
| Hannington | Village/community hall x 1 Public house x 1 | Hannington Village Hall Vine Inn |
| Headley | Village/community hall x 1 Convenience shop x 1 | Headley Village Hall |

| | | |
|--------------------|--|--|
| | Post office x 1 | Headley Village Community Shop Post Office Headley |
| Heath End | Village/community hall x 1 | East Woodhay Village Hall |
| Highclere | Village/community hall x 1 Convenience shop x 1 Public house x 2 | Highclere Village Hall Woodlands Store The Pheasant The Red House |
| Hurstbourne Priors | Village/community hall x 1 | Hurstbourne Priors Village Hall |
| Laverstoke | Village/community hall x 1 | Laverstoke Village Hall |
| Litchfield | Village/community hall x 1 | St James the Less Social Club |
| Little London | Village/community hall x 1 Public house x 1 | St Stephen's Hall Plough Inn |
| Mapledurwell | Village/community hall x 1 Public house x 1 | Mapledurwell Village Hall The Gamekeepers |
| Monk Sherborne | Village/community hall x 1 | Monk Sherborne Village Hall |
| Mortimer West End | Village/community hall x 1 Public house x 1 | Mortimer West End Village Hall The Red Lion |
| Newnham | Village/community hall x 1 Public house x 1 | Newnham Village Club Old House at Home Newnham |
| Newtown | Village/community hall x 1 Public house x 1 | Newtown Village Hall Swan Inn |
| Pamber End | Public house x 1 Primary school x 1 | Queens College Arms The Priory Primary School |
| Penwood | Convenience shop x 1 | Woodlands Stores |
| Picket Piece | Public house x 1 | Wyke Down Country Pub |
| Ramsdell | Village/community hall x 1 | Ramsdell Village Hall |
| Silchester | Village/community hall x 1 Public house x 1 Primary school x 1 | Silchester Village Hall The Calleva Silchester Church of England Primary School |
| Steventon | Village/community hall x 1 | Steventon Village Hall |
| Totford | Public house x 1 | The Woolpack Inn |

Table B.2: List of Settlements and the existing Key Service or Facility (April 2020)

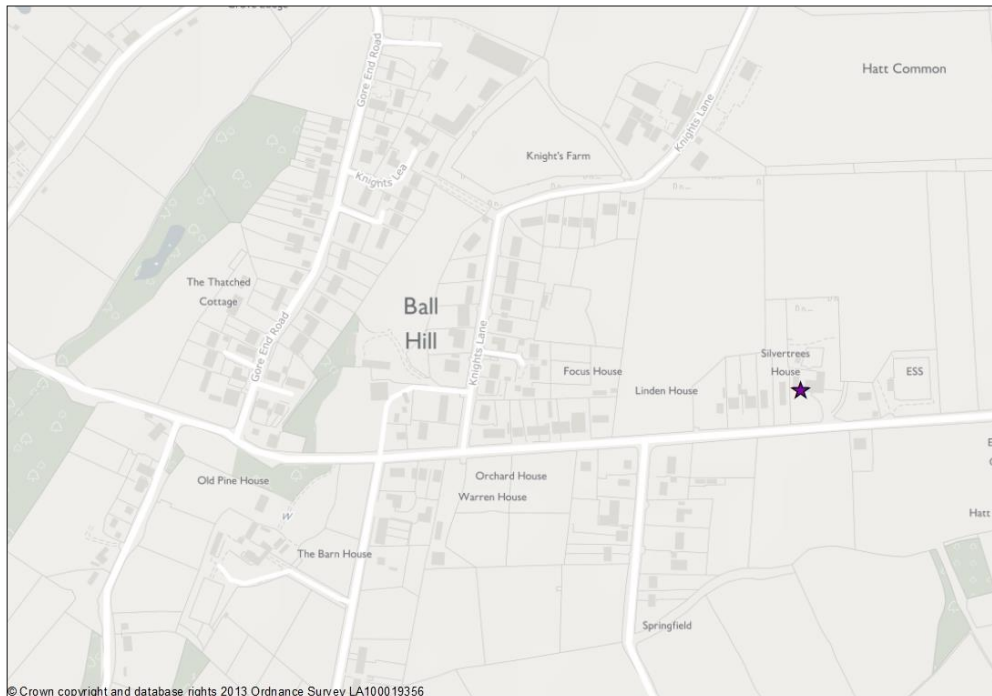
Step 1 b) Assessment of the built form of each settlement and relationship with the Key Services and Facilities

This stage provides a more detailed consideration of the settlements that had been identified in the initial broad sieve (Stage 1a) in respect of their cohesion, character and the relationship between the Key Service or Facility and the main developed area.

Based upon this assessments, Ball Hill, Brown Candover, Ellisfield, Litchfield, Mapledurwell, Mortimer West End, Newnham, Newtown, Picket Piece and Totford have been scoped out of the study for the reasons set out below.

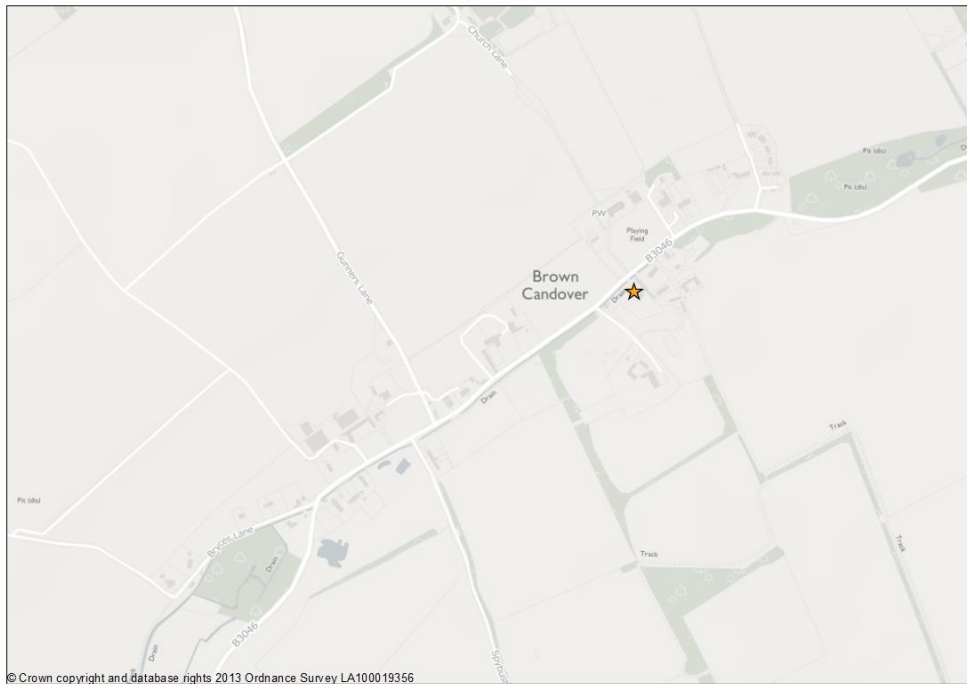
The following maps identify the relevant settlement and its relationship to the existing Key Services and Facilities (indicated by the star symbol).

Ball Hill



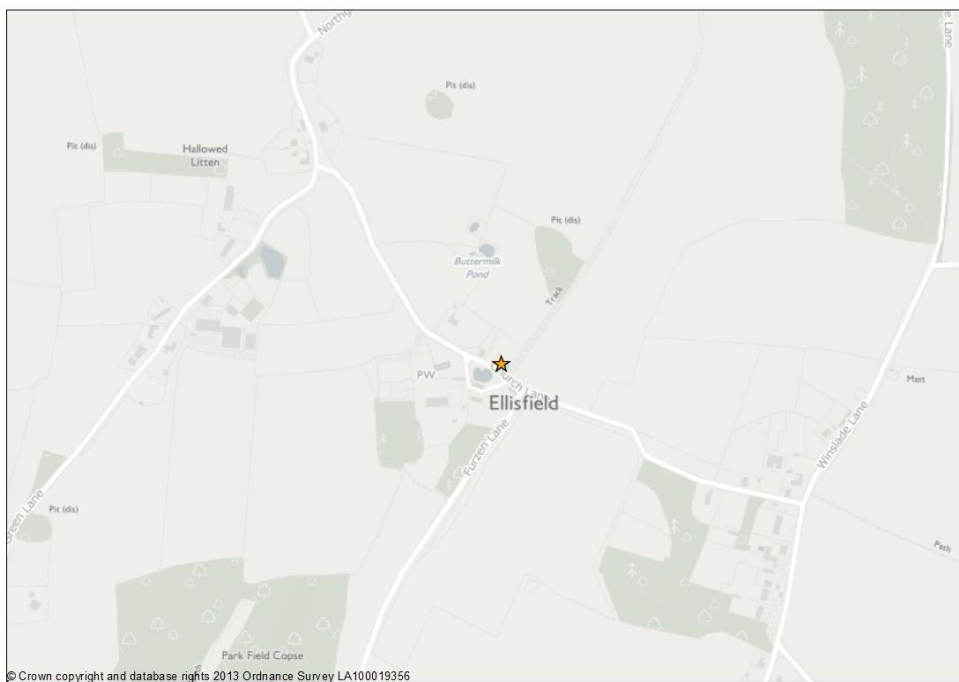
Ball Hill is located to the north-west of the borough close to the boundary with West Berkshire. The settlement is spread out with rows of parallel development running north and south, broken up by land in agricultural use or undeveloped countryside. The Public House is not well related to the main built-up area and there is no footway along the road that connects it. The surrounding area is very rural in nature, with limited transport infrastructure.

Brown Candover



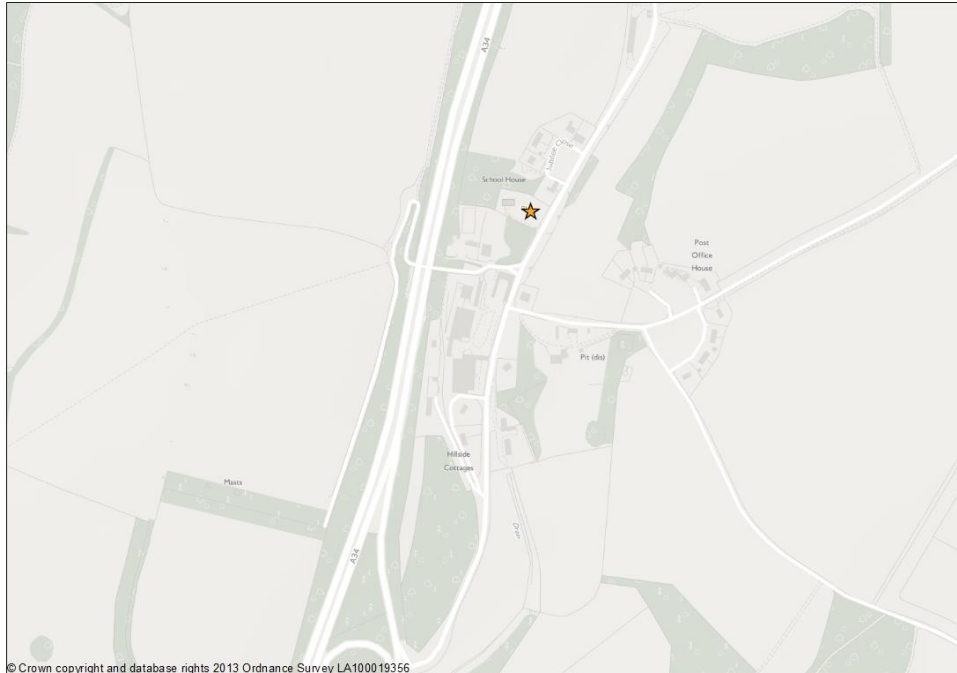
Brown Candover is located within the countryside to the south of Basingstoke. The majority of the village is within the designated conservation area and largely consists of farmsteads and small groups of dwellings separated by countryside. The village is linear in form with long plots and intermittent pockets of countryside which break up the frontage of the built form.

Ellisfield



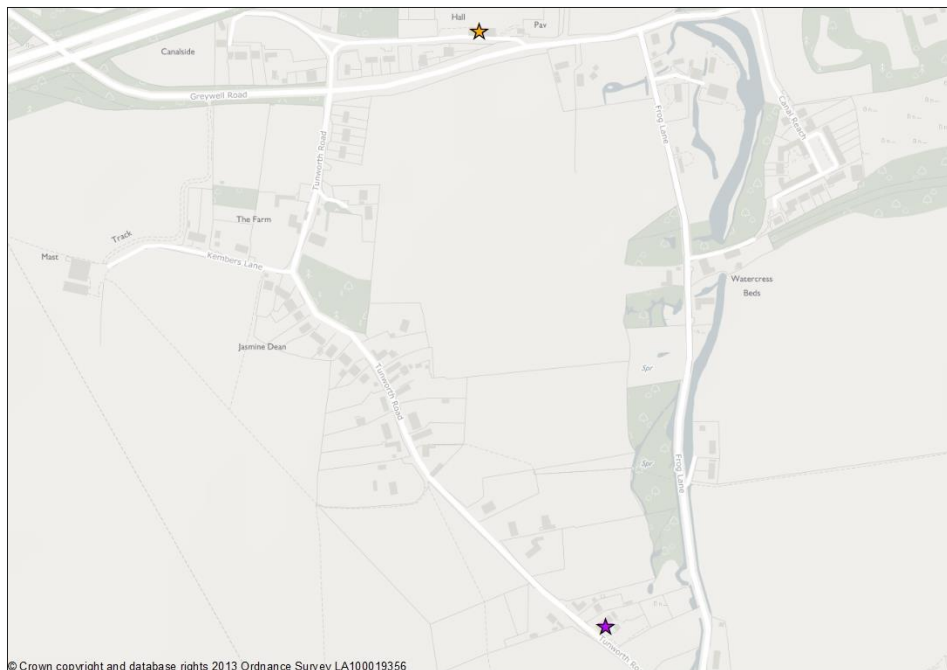
Ellisfield constitutes a number of dispersed clusters of dwellings and farmsteads separated by large swathes of agricultural land and countryside breaking up the built form. Although the village has two facilities, the Fox Public House and Ellisfield Memorial Hall, these are both only surrounded by small clusters of dwellings and are remote from the largest areas of built form. The road network consists of narrow country lanes and there are no footways connecting the groups of dwellings.

Litchfield



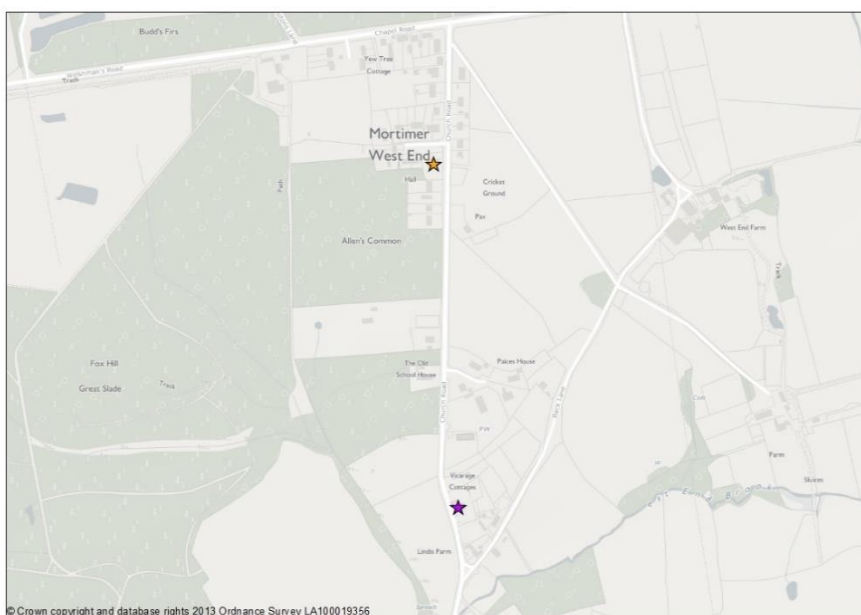
Litchfield is an outlying cluster of dwellings to the north of Whitchurch which largely consists of a farmstead and clusters of existing and former agricultural workers dwellings accessed by narrow, single track country roads.

Mapledurwell



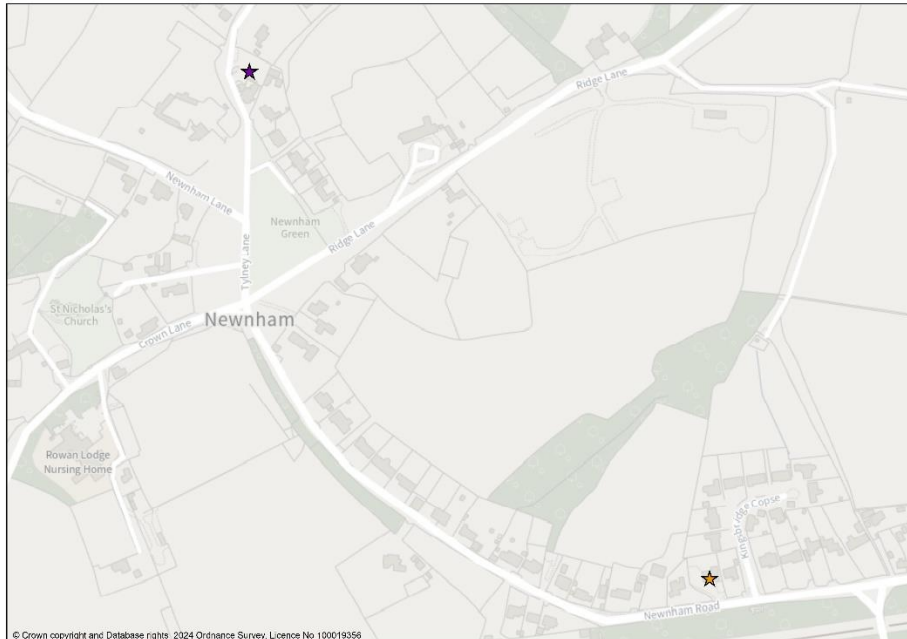
Mapledurwell spreads across a large area, and is largely triangular in shape. The village consists of large residential plots, a number of which cluster to the north and south, with large breaks in the village frontage along Tunworth Road and Frog Lane making the village dispersed in character. The majority of the village is designated as a conservation area. The two Key Services and Facilities are not well-related to each other or the built form, with the local pub being some distance to the south from the main area of housing, and the hall being to the north. The surrounding area is very rural in nature, with limited road infrastructure or footways and narrow single track, country lanes, particularly to the southern part of the village. The built form is broken up by land in agricultural use or undeveloped countryside.

Mortimer West End



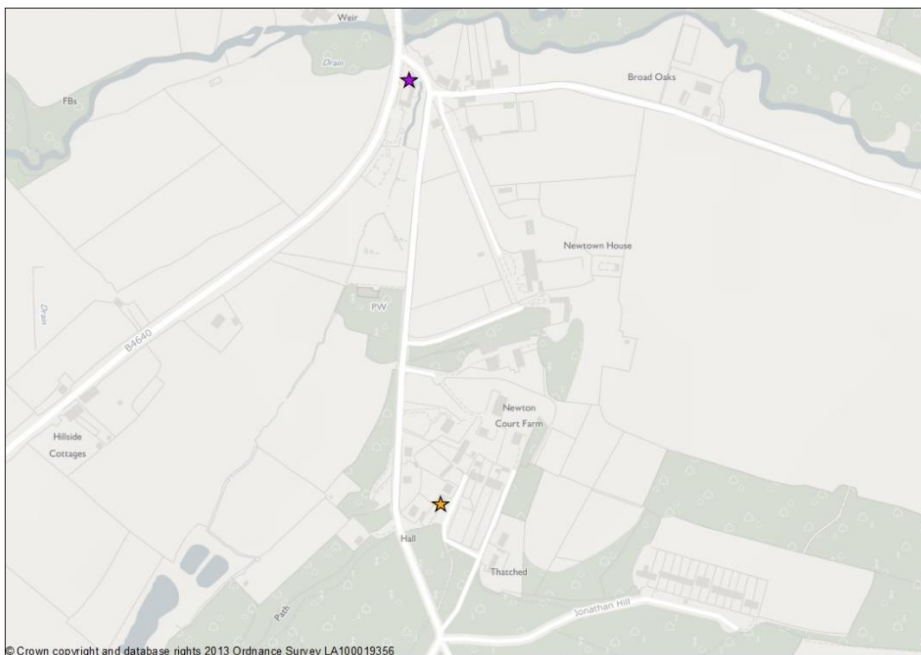
The village has two parts, to the north and south, which are not well-related or connected. The area is semi-rural in nature with limited transport infrastructure, and no footpaths. A large area of countryside on the east and a woodland on the west breaks up the built form into two small and distinct clusters of residential development.

Newnham



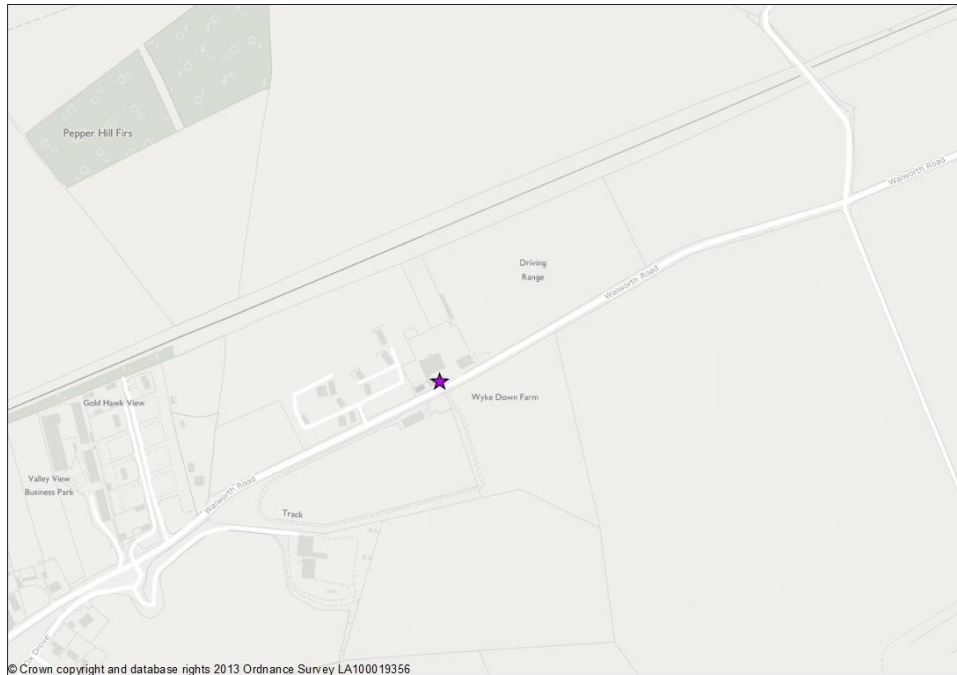
Newnham comprises scattered dwellings loosely clustered around the village green in the centre of the village. The openness of the village green and the surrounding area is a key characteristic of the village and results in a dispersed built form.

Newtown



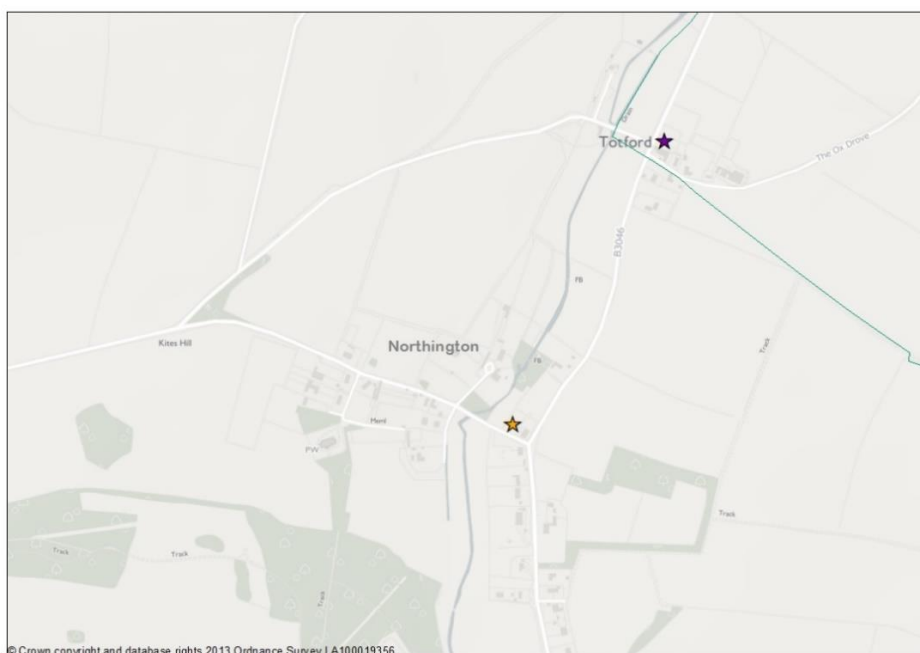
Whilst a number of facilities and services are located in this area, they are not well-related to each other or the principal residential area. The built-form is not cohesive and is separated by areas of open countryside and woodland. Its rural and scattered character was recognised by recent planning appeal decisions which determined that it was not a 'built-up area' (planning application references: 18/2095/OUT and 18/03068/FUL).

Picket Piece



Picket Piece is located along Walworth Road (running parallel to the B3400) between Whitchurch and Andover. The majority of the built form is located within Test Valley borough with the remaining area shown above located within Basingstoke borough and largely consisting of a pub and restaurant site with a farmstead to the south.

Totford



The hamlet of Totford has a deeply rural location close to the borough boundary (shown in green). Its only facility is a rural public house.

Stage 1 c) Scoping out settlements with a population of less than 150 residents

As explained within the main report, settlements with fewer than 150 residents were scoped out of the study.

Indicative boundaries were drawn round what was reasonably considered to be the settlements' built-up areas and a population was generated using Hampshire County Council's 2019 Small Area Population Forecasts (SAPF).

Based on this approach the rural villages and hamlets of Ashmansworth, East End, Heath End, Hurstbourne Priors, Little London, Monk Sherborne, Pamber End, Ramsdell and Steventon were scoped out of the study.

Stage 1 – Conclusion

The remaining settlements for consideration within the study (in addition to those identified within the adopted Local Plan) are set out below.

| | | |
|---------------|------------|------------|
| Bishops Green | Hannington | Laverstoke |
| Charter Alley | Headley | Penwood |
| Ecchinswell | Highclere | Silchester |

Table B.3: Outcome of Stage 1c) settlement scoping

APPENDIX C: Methodology for identifying services and facilities

The following table explains how services and facilities were identified and ‘counted’ in Appendix D.

| Sustainability Indicator | Methodology |
|---------------------------|---|
| Retail Facilities | <p>The study identifies the provision of retail facilities, including convenience shops, supermarkets, other shops and services and post offices.</p> <p>The study distinguishes between local convenience shops and supermarkets by using the Government’s Sunday Trading thresholds²⁶, which defines food retailers as follows:</p> <ul style="list-style-type: none"> Local convenience shops (for top-up shopping) < 280sqm floorspace. Supermarkets (for weekly food shops and a wider range of goods) > 280sqm floorspace. <p>Other retail services and facilities have been defined in the following ways:</p> <ul style="list-style-type: none"> Post offices – must be open 5 days a week to be considered to serve a key function within the community. Other shops and services – which meet other local retail needs including butchers, news agents, hairdressers and cafes. <p>Home offices, where sales take place online, have not been considered within the scope of this study.</p> <p>Sources: Town and Parish Council Questionnaire Post offices: https://www.postoffice.co.uk/branch-finder GIS and Land charges register</p> |
| Education Services | <p>The study identifies the provision of education facilities at primary (including infant/junior) and secondary levels.</p> <p>Where a school is not present in the settlement, rather than recording the nearest provision, it records distance to the catchment school (as defined by the Local Education Authority).</p> |

²⁶ Government legislation defines a large shop as having over 280sqm of floorspace (<https://www.gov.uk/trading-hours-for-retailers-the-law>). As such this study considers large shops to be supermarkets (supporting larger weekly shopping) and those below 280sqm as being convenience shops (supporting top-up shopping habits).

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| | <p>Early years provision has been recorded based upon the responses in the Town and Parish Council questionnaires.</p> <p>Further and Higher Education institutions have not been considered within the scope of the study. These facilities are not based upon catchments and it is accepted that greater distances will need to be travelled to access such facilities given the low level of provision across the borough.</p> <p>Private fee-paying education provision has not been considered within the scope of the study.</p> <p>Sources: LEA and HCC catchment data (https://maps.hants.gov.uk/SchoolCatchmentAreaFinder/) Town and Parish Council Questionnaire</p> |
| Healthcare Services | <p>The study identifies the provision of healthcare facilities including GP surgeries, dental practices and pharmacies. In order to be counted the facilities are required to accommodate bookable appointments at least five days a week.</p> <p>Access to a hospital has not been specifically considered as part of the study. Basingstoke and North Hampshire Hospital is the local hospital for the borough. Some settlements are in closer proximity to hospitals outside of the borough boundary however, Basingstoke and North Hampshire Hospital has an A&E department. It is therefore considered to be the nearest hospital offering all necessary facilities for the majority of the borough's residents. The hospital is located to the north-west of Basingstoke Town, and its accessibility is reflected by the level of connectivity each settlement has to the town, including the level of public transport provision.</p> <p>Private healthcare provision has not been considered within the scope of the study.</p> <p>Sources: Information from Local Integrated Care Board (ICB) (previously from CCGs) and NHS (https://www.nhs.uk/service-search/find-a-gp, https://www.nhs.uk/service-search/find-a-dentist and https://www.nhs.uk/service-search/find-a-pharmacy) Town and Parish Council Questionnaire</p> |
| Social Facilities | <p>Social facilities provide a distinctive element of community life to support bringing people together and improving the local economy. For the purposes of the study social facilities include Public Houses which have been separated from other community facilities (those listed below) to distinguish between the different functions they provide.</p> <p>Sources:</p> |

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| | GIS and Town and Parish Council Questionnaire |
| Multi-Functional Community Facilities | <p>Community facilities are an important part of community life and the vitality of towns and villages, particularly in rural settlements. The study identifies the provision of community facilities which provide a multi-functional use, including Places of Worship, community/village halls and libraries.</p> <p>The facilities must be open to the public. Private fee-paying social clubs have not been considered for the purposes of the study.</p> <p>Sources: BDBC data (https://www.basingstoke.gov.uk/communitycentres) Hampshire Libraries data (https://www.hants.gov.uk/librariesandarchives/library/libraryfinder?search=yes)</p> |
| Recreation/ Sports and Leisure Facilities | <p>Sports, leisure and recreation form an important part of residents' lives within the borough. Therefore, access to these services and facilities has been considered as part of the study. The facilities need to be registered with the council and include both privately owned and council owned premises (which are open to the public). The provision includes the following:</p> <ul style="list-style-type: none"> • Indoor Sports Centres • Leisure Centres • Recreation Grounds • Sports Pitches <p>Sources: BDBC data (https://www.basingstoke.gov.uk/leisure and https://www.basingstoke.gov.uk/future-planning) Town and Parish Council Questionnaires</p> |
| Employment Facilities | <p>The settlement study identifies the Strategic Employment Areas outside of Basingstoke Town and located within the borough (as defined within the current adopted Local Plan).</p> <p>Larger settlements are likely to have a greater number of commercial premises. The majority of the borough's defined employment areas are located in and around Basingstoke Town SPB²⁷, with provision also in Bramley, Kingsclere and Whitchurch. Those settlements located in close proximity to, or which are able to access these settlements by good sustainable transport connections, are therefore more likely to benefit from access to these</p> |

²⁷ Including Basing View, Brighton Hill Industrial Estate, Chineham Business Park, Daneshill East, Daneshill West, Hampshire International Business Park, Houndmills, Land North of Daneshill East, Land South of Chineham Business Park, Moniton Trading Estate, Viabes Business Park, West Ham Industrial Estate.

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| | <p>employment areas when compared to more remote settlements.</p> <p>Notwithstanding the above, it is considered unreasonable to base or define a settlement's sustainability on the location of a place of employment as the opportunity may not provide a service for the majority of a community (particularly in an area with an ageing population) and it is difficult to accurately estimate the number of opportunities available within a defined settlement area. This is a matter which will become more challenging to measure as lifestyles evolve to more remote working opportunities.</p> <p>Therefore, for the purposes of the study, it has been assumed that access to employment opportunities will be greater in settlements with a larger population and with sites identified for employment²⁸. However, connectivity to employment opportunities elsewhere in the borough has also been considered.</p> <p>Sources: Local Plan Policies Map / GIS Economic Needs Assessment (2015)</p> |
| Sustainable Transport Services | <p>National and local planning policy support the use of sustainable transport²⁹ and ensuring developments have access to these sustainable transport opportunities. This is expressed through national guidance and best practice for sustainable development (including the LPAs own climate emergency declaration and Horizon 2050 Vision). However, it is acknowledged, particularly for those settlements in rural areas, that private vehicles will be relied upon to a greater extent due to these settlements having a less reliable public transport system at present and their greater need to travel to larger settlements for a wider range of services and facilities.</p> <p>Long-distance journeys will more likely be carried out by bus and rail, whereas residents are more likely to walk and cycle shorter distances for recreation and leisure purposes. Therefore, this study primarily focuses on bus and rail for sustainable transport purposes. It considers good accessibility to be a direct transport connection to the main principal centre of the borough, particularly during peak times (with over 20 services during 06:30-09:30am and 04:00-07:30pm Monday to Friday), or access to a railway station. However, walking and cycling are acknowledged through the approach to defining accessibility (paragraph 3.3.6).</p> |

²⁸ As identified within the current adopted Local Plan 2011-2029

²⁹ For the purposes of the study, sustainable transport methods includes walking, cycling, bus and rail services

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| | <p>More sustainable settlements are considered to have more frequent bus or rail services which offer a realistic alternative to private vehicles. Whilst a bus service (Monday-Saturday) is considered an important day-to-day service, the location and presence of a bus stop is not considered a reasonable indicator of sustainability in isolation from other services and facilities, which is supported by the NPPF.</p> <p>Other transport services (including community bus services) are not considered to be reliable alternatives to private vehicles given their limited frequency and operational hours (only benefitting a particular sector of the community). However, school run catchment bus services have been considered for secondary schools, given the large catchments that they cover, and greater distances residents are required to travel.</p> <p>Sources: Bus timetables Town and Parish Council Questionnaires GIS</p> |
| Communications | <p>Broadband</p> <p>Broadband connectivity, availability and speed of is an important issue for many rural communities and is becoming increasingly important given the prevalence of online shopping and rise in working from home, particularly post-Covid. The growth in data usage is set to continue, as superfast networks are rolled out further, and consumers demand higher speeds to support high-quality internet TV services and multiple devices on their broadband connection.</p> <p>Superfast Broadband is generally accepted to mean broadband services delivered partially, or wholly, using fibre optic cabling instead of the traditional copper wire infrastructure used for telephone communications. Superfast broadband could deliver internet download speeds in excess of 30Mbps (Ofcom definition). The best domestic fibre-based broadband can currently deliver download speeds up to 100Mbps, and Ultrafast broadband is slowly being rolled out which allows connection speeds of at least 300Mbps.</p> <p>There are two main types of fibre optic broadband: Fibre to the Cabinet (FTTC) and Fibre to the Premise (FTTP).</p> <p>Mobile data</p> <p>4G is the fourth generation of mobile phone technology and follows on from 2G and 3G. There are four main network operators, these are: EE, O2, Vodafone and Three. The study has considered indoor 4G mobile data connection to all settlements overall. Ofcom have</p> |

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| | <p>previously stated that almost all homes and offices can get a good, indoor 4G signal from at least one operator. However, many rural areas do suffer from patchy or unreliable mobile reception. As with broadband, with the increase in home working and social restrictions it is important that levels of connectivity are considered across the borough.</p> <p>Sources: Ofcom: View broadband availability - Ofcom Checker; View mobile availability - Ofcom Checker</p> |
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APPENDIX D: Matrix of services and facilities in settlements

Explanatory note:

- Correct at time data gathered in April 2020.
- All settlements have been indicated throughout the matrix by their initials (as shown in column one of the matrix) and have been used to identify the next nearest location for a range of key and non-Key Services and Facilities, which have been identified within this study. Where the next nearest facility is located outside of the borough this is identified by its full name, for clarity.
- Rows with Key Services and Facilities are shaded in grey.
- The schools identified for each settlement are the catchment schools.
- Where a service or facility is limited to certain days of the week, initials have been used to identify when the service or facility is operational. This is identified by the day of the week initial as follows: **M** (Monday), **T** (Tuesday), **W** (Wednesday), **T** (Thursday), **F** (Friday), **Sa** (Saturday) and **S** (Sunday).
- Google Maps has been used to calculate distances. Distance measurements to each of the nearest services and facilities were taken from the shortest calculated routes from Google's chosen central point of each settlement by road. These measurements are recorded in kilometres (km). It was assumed that the Google Maps calculated routes were physically appropriate for the detail required for this study and the likely methods of travel.
- Data sources are set out within Appendix C.

*Tadley also includes those parts of Baughurst and Pamber Heath within the same Settlement Policy Boundary.

**Demand responsive Taxishare service.

***No connection to those services not listed.

| | Facility/ Service | Ashford Hill (AH) | Bishops Green (BG) | Bramley (BR) | Burghclere (BU) | Charter Alley (CHA) | Cliddesden (CL) | Dummer (DU) | Echinswell (EC) | Hannington (HA) | Headley (HE) | Highclere (HI) | Kingsclere (KI) | Laverstoke (LA) | North Waltham (NW) | Oakley (OA) | Old Basing (OB) | Overton (OV) | Penwood (PE) | Preston Candover (PC) | Sherborne St John (SSJ) | Sherfield on Loddon (SOL) | Silchester (SI) | St Mary Bourne (SMB) | Tadley (TAD)* | Upton Grey (UG) | Whitchurch (WHI) | Woolton Hill (WH) |
|---------------------|-------------------------|----------------------|---------------------------|----------------------|---------------------------|-----------------------------|----------------------|----------------------|----------------------------|-----------------------|---------------------------|---------------------------|----------------------|---------------------------|----------------------|----------------------|----------------------|-----------------------|---------------------------|-----------------------------|-------------------------|---------------------------|----------------------|--------------------------|---------------|-----------------------------|---------------------------|---------------------------|
| | Population (SAPF, 2019) | 190 | 690 | 3,430 | 530 | 200 | 410 | 280 | 210 | 210 | 440 | 390 | 2,930 | 190 | 780 | 4,840 | 4,040 | 4,110 | 570 | 180 | 760 | 1,280 | 590 | 540 | 14,960 | 410 | 5,050 | 1,880 |
| Retail Facilities | Convenience Shop | 0 4.1 km (TAD) | 1 | 1 | 0 5.2 km (WH) | 0 7.4 km (BAS) | 0 2.6 km (BAS) | 0 3.7 km (NW) | 0 | 0 6.2 km (KI) | 1 | 0 2.4 km (WH) | 3 | 0 3.7 km (WHI) | 1 | 1 | 2 | 2 | 1 | 1 | 0 3.2 km (BAS) | 1 | 0 3.5 km (TAD) | 1 | 4 | 1 | 2 | 1 |
| | Supermarket | 0 5.2 km (TAD) | 0 7km (New bury) | 0 6.9 km (BAS) | 0 6.7 km (New bury) | 0 8.2 km (BAS) | 0 2.6 km (BAS) | 0 3.8 km (BAS) | 0 10.8 km (New bury) | 0 11.3 km (TAD) | 0 8.5 km (New bury) | 0 8.7 km (New bury) | 0 9.7 km (TAD) | 0 14.7 km (Andover) | 0 6.2 km (BAS) | 0 6 km (BAS) | 0 4 km (BAS) | 0 12.7 km (BAS) | 0 6.9 km (New bury) | 0 9.2 km (BAS) | 0 4.8 km (BAS) | 0 5.3 km (BAS) | 0 3.5 km (TAD) | 0 11 km (Andover) | 1 | 0 8.5 km (BAS) | 0 12.6 km (Andover) | 0 8 km (New bury) |
| | Other Shop/Service | 0 | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 1 | 0 | 8 | 5 | 20+ | 0 | 0 | 0 | 3 | 0 | 0 | 20+ | 0 | 20+ | 0 |
| | Post Office | 0 4.3 km (HE) | 0 1.4 km (HE) | 1 | 0 5.2 km (WH) | 0 8.4 km (BAS) | 0 4.4 km (BAS) | 0 3.5km (BAS) | 0 3.4 km (KI) | 0 6.2 km (KI) | 1 | 0 2.4 km (WH) | 1 | 0 3.8 km (WHI) | 0 6 km (BAS) | 1 | 0 3.7 km (BAS) | 1 | 0 1.7 km (WH) | 1 | 0 2.6 km (BAS) | 1 | 0 1.8 km (TAD) | 1 | 3 | 0 6.2 km (Hook) | 1 | 1 |
| Education Services | Primary School | 1 | 0 4.2 km (EC) | 1 | 1 | 0 1.3 km (Pamber End) | 0 1.4 km | 0 3.9 km (NW) | 1 0.3 km | 0 5.9 km (KI) | 0 5.5 km (EC) | 0 1.9 km (WH) | 1 | 0 3.2 km (OV) | 1 | 1 | 1 | 1 | 0 1.4 km (WH) | 1 | 1 | 0 3.5 km (BR) | 1 0.3 km | 1 | 3 | 0 6.1km (Long Sutton) | 1 | 1 |
| | Secondary School | 0 10.6 km (BU) | 0 5.1 km (BU) | 0 7.3 km (BAS) | 1 0.6 km | 0 5.9 km (TAD) | 0 2.7 km (BAS) | 0 6.7 km (BAS) | 0 4.9 km (BU) | 0 16.2 km (BU) | 0 6.4 km (BU) | 0 6 km (BU) | 0 9.4 km (BU) | 0 4.3 km (WHI) | 0 9.1 km (BAS) | 0 6.4 km (BAS) | 0 3.1 km (BAS) | 0 6.6 km (WHI) | 0 4.2 km (BU) | 0 10.3 km (Alresford) | 0 1.8 km (BAS) | 0 7.6 km (BAS) | 0 6.2 km (TAD) | 0 9.2 km (WHI) | 1 | 0 3.3 km (Hook) | 1 | 0 5.6 km (BU) |
| | Early Years | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 1 | 3 | 0 | 1 | 1 | 1 | 1 | 1 | 7 | 0 | 3 | 2 |
| Healthcare Services | GP Surgery | 0 5.2 km (TAD) | 0 5.6 km (KI) | 1 | 0 5.3 km (New bury) | 0 6.4 km (TAD) | 0 2.7 km (BAS) | 0 4 km (BAS) | 0 3.4 km (KI) | 0 6.3 km (KI) | 0 4.3 km (KI) | 0 2.5 km (WH) | 1 | 0 3.8 km (WHI) | 0 5.8 km (OA) | 1 | 3 | 1 | 0 2.4 km (WH) | 0 8.7 km (BAS) | 0 3 km (BAS) | 0 3.9 km (BR) | 0 4 km (TAD) | 0 3.2 km (Andover) | 2 | 0 6.1 km (Hook) | 1 | 1 |
| | Dentist | 0 4.7 km (TAD) | 0 5.8 km (KI) | 0 5.5 km (BAS) | 0 5.6 km (New bury) | 0 6.8 km (TAD) | 0 2.7 km (BAS) | 0 4 km (BAS) | 0 3.5 km (KI) | 0 6.4 km (KI) | 0 4.5 km (KI) | 0 7.4 km (New bury) | 1 | 0 4 km (WHI) | 0 6 km (BAS) | 0 4 km (BAS) | 0 1 km (BAS) | 0 6.3 km (WHI) | 0 6.6 km (New bury) | 0 8.7 km (BAS) | 0 3 km (BAS) | 0 3.9 km (BR) | 0 4.1 km (TAD) | 0 8.9 km (WHI) | 1 | 0 6.2 km (BAS) | 1 | 0 6.9 km (New bury) |
| | Pharmacy | 0 5.2 km (TAD) | 0 5.8 km (KI) | 0 5.3 km (BAS) | 0 5.3 km (New bury) | 0 5 km (TAD) | 0 2.7 km (BAS) | 0 3.8 km (BAS) | 0 3.4 km (KI) | 0 6.3 km (KI) | 0 4.3 km (KI) | 0 5.7 km (New bury) | 1 | 0 3.7 km (WHI) | 0 5.3 km (BAS) | 1 | 1 | 1 | 0 5.1 km (New bury) | 0 8.7 km (BAS) | 0 2.6 km (BAS) | 0 4 km (BAS) | 0 3.4 km (TAD) | 0 8.5 km (WHI) | 3 | 0 6 km (Hook) | 1 | 0 5.3 km (New bury) |
| Social | Public House | 1 0.6 km | 0 3.8 km (New bury) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 1.7 km (near KI) | 1 | 3 | 0 3.7 km (WHI) | 1 | 2 | 3 | 3 | 0 2.6 km (HI) | 1 | 1 | 2 | 1 | 2 | 5 | 1 | 4 | 1 |

| | Facility/ Service | Ashford Hill (AH) | Bishops Green (BG) | Bramley (BR) | Burghclere (BU) | Charter Alley (CHA) | Cliddesden (CL) | Dummer (DU) | Ecchinswell (EC) | Hannington (HA) | Headley (HE) | Highclere (HI) | Kingsclere (KI) | Laverstoke (LA) | North Waltham (NW) | Oakley (OA) | Old Basing (OB) | Overton (OV) | Penwood (PE) | Preston Candover (PC) | Sherborne St John (SSJ) | Sherfield on Loddon (SOL) | Silchester (SI) | St Mary Bourne (SMB) | Tadley (TAD)* | Upton Grey (UG) | Whitchurch (WHI) | Woolton Hill (WH) |
|---------------------------------|--|-------------------------------|------------------------------|----------------------------------|------------------------------|------------------------------|----------------------|-----------------------|-------------------------------|-----------------------|------------------------------|------------------------------|-------------------------------|----------------------|----------------------|----------------------|--|---|------------------------------|---------------------------------|-------------------------|---------------------------|----------------------|--|---|---------------------------|--|------------------------------|
| Community Facilities | Community/ Village Hall | 1 | 1 | 1 | 1 | 0 3 km (Mon k Sh) | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 3 | 2 | 4 | 0 1.8 km (WH) | 1 | 1 | 1 | 1 | 1 | 5 | 1 | 4 | 2 |
| | Place of Worship | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 1 | 2 | 0 | 2 | 2 | 2 | 2 | 0 | 1 | 1 | 1 | 2 | 1 | 10 | 1 | 2 | 2 |
| | Library | 0 4.6 km (KI) | 0 5.8 km (KI) | 0 12.1 km (BAS) | 0 6.3 km (New bury) | 0 11.8 km (BAS) | 0 4.4 km (BAS) | 0 8.4 km (BAS) | 0 3.5 km (KI) | 0 5.9 km (KI) | 0 4.8 km (KI) | 0 8.5km (New bury) | 1 | 0 3.9 km (WHI) | 0 7.4 km (OV) | 0 6.5 km (OV) | 0 4.5 km (BAS) | 1 | 0 7.8 km (New bury) | 0 9.7 km (Alres ford) | 0 8.9 km (BAS) | 0 9.1 km (BAS) | 0 3.3 km (TAD) | 0 8.8 km (WHI) | 1 | 0 6.1 km (Hook) | 1 | 0 7.8 km (New bury) |
| Recreation / Sports and Leisure | Indoor Sports/Leisur e Centres | N 12.2 km (New bury) | N 6.9 km (New bury) | 0 6.9 km (BAS) | N 6.9 km (New bury) | N 10.4 km (BAS) | N 5.5 km (BAS) | N 1.9 km | N 11 km (TAD) | N 15.2 km (BAS) | N 8 km (New bury) | N 2.3 km (WH) | N 7.5 km (TAD) | N 4.4 km (WHI) | N 7.5 km (BAS) | N 6.1 km (BAS) | N 4 km (BAS) | N 6.4 km (WHI) | N 2.2 km (WH) | N 10.5 km (Alres ford) | N 5 km (BAS) | N 5 km (BAS) | N 3.5 km (TAD) | N 9.3 km (WHI) | Y | N 8.5 km (BAS) | Y | Y |
| | Recreation Grounds/Spor ts Pitch | Y | Y | Y | Y | N 6 km (TAD) | N 7.8 km (BAS) | Y 0.7 km | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N 2.0 km (HI) | Y 0.75 km | Y | Y | Y | Y | Y | Y | Y | Y |
| Employment | Strategic Employment Areas | 0 5.1 km (KI) | 0 5.1 km (KI) | 1 (Cam pbell Court) | 0 10.8 km (KI) | 0 8.6 km (BR) | 0 3.6 km (BAS) | 0 7.3 km (BAS) | 0 3.6 km (KI) | 0 6.5 km (KI) | 0 3.8 km (KI) | 0 14.3 km (KI) | 1 (King sclere Park) | 0 4.4 km (WHI) | 0 9.1 km (BAS) | 0 4.5 km (BAS) | 1 (Hatc h Indust rial Park) | 0 6.5 km (WHI) | 0 12.5 km (KI) | 0 10.9 km (BAS) | 0 4.8 km (BAS) | 0 4.9 km (BAS) | 0 6.4 km (BR) | 0 9.2 km (WHI) | 0 9.2 km (BR), also adj to AWE | 0 5.7 km (OB) | 1 (Ardgl en Road Indust rial Estat e) | 0 13.9 km (KI) |
| Sustainable Transport Services | Bus Service (min of one bus service a day M-Sa) | N | N | Y | N | Y 2 km | N | N | N | N | Y | Y | Y | Y | N | Y | Y | Y | Y | N | Y 0.5 km | Y | Y | N | Y | N | Y | Y |
| | School Bus Service** (for catchment) | Y | Y | N | N | 0 | N | N | Y | Y | Y | Y | Y | Y | N | N | N | Y | Y | Y | N | N | N | Y | N | N | N | Y |
| | Main Bus Services Route No. (day of service) | 56 (W&F) | 103 (M-F) | 14 (M- Sa) | 7 (M-F) | 2 (M-S) | C41 (W&F) | 16 (M,W &F) | 23 (M-F) | 54 (W) | Link (M- Sa) | 7 (M- Sa) | Link (M- Sa) | 76 (M-S) | 16 (M,W &F) | 76 & 11 (M-S) | 10 (M- Sa), 55 (M-F) | 76 & 80M (M- S), 74 (T&T h) | 7 (M- Sa) | C41 (W&F) | 2 (M-S) | 14 (M- Sa) | 14 (M- Sa) | C3 (M,W, F&S), C8 (T&T h) | 2 (M- S), 14 (M- Sa) | 210** (M,W &F) | 76 (M- S), 86 (M-F) | 7 (M- Sa) |
| | Railway Station | 0 18.3 km (BAS) | 0 6.5 km (New bury) | 1 | 0 6 km (New bury) | 0 9.9 km (New bury) | 0 5.8 km (BAS) | 0 11.4 km (BAS) | 0 10.2 km (New bury) | 0 8.1 km (OV) | 0 7.9 km (New bury) | 0 8.1 km (New bury) | 0 12.9 km (WHI) | 0 4 km (BAS) | 0 8.7 km (OV) | 0 7.8 km (OV) | 0 3.8 km (BAS) | 1 | 0 7.4 km (New bury) | 0 14.3 km (BAS) | 0 4.4 km (BAS) | 0 3.5 km (BR) | 0 5.2 km (BR) | 0 9.8 km (WHI) | 0 9.8 km (BAS) | 0 9.5 km (BAS) | 1 | 0 7.7 km (New bury) |

| Communications | Facility/ Service | Ashford Hill (AH) | Bishops Green (BG) | Bramley (BR) | Burghclere (BU) | Charter Alley (CHA) | Cliddesden (CL) | Dummer (DU) | Ecchinswell (EC) | Hannington (HA) | Headley (HE) | Highclere (HI) | Kingsclere (KI) | Laverstoke (LA) | North Waltham (NW) | Oakley (OA) | Old Basing (OB) | Overton (OV) | Penwood (PE) | Preston Candover (PC) | Sherborne St John (SSJ) | Sherfield on Loddon (SOL) | Silchester (SI) | St Mary Bourne (SMB) | Tadley (TAD)* | Upton Grey (UG) | Whitchurch (WHI) | Woolton Hill (WH) |
|----------------|---|----------------------|--------------------|-----------------------|-----------------|---------------------|-------------------|----------------|--------------------------|-----------------|----------------|-----------------------|-------------------|-----------------|--------------------|-------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|---------------------------|-----------------|----------------------|-----------------------|-----------------|------------------|-----------------------|
| | Superfast Broadband | Y | Y | Y | Y | Y | Y | Y | Y (limited area) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | Ultrafast Broadband | Y | N | Y (limited areas) | N | N | N | N | N | N | N | N | Y (limited areas) | N | N | Y | Y | Y | N | N | N | N | N | N | Y (limited areas) | N | Y | N |
| | Indoor Mobile 4G Data Access (best providers) | Y (Vodafone & Three) | Y (Vodafone & O2) | Y (Vodafone, EE & O2) | Y (EE) | Y (EE) | Y (Vodafone & O2) | Y (Three & EE) | Y (Vodafone, Three & O2) | Y (EE & O2) | Y (Three & EE) | Y (Vodafone, EE & O2) | Y (All) | Patchy (All) | Y (Three & EE) | Y (All) | Y (Vodafone, EE & O2) | Y (Vodafone, EE & O2) | Y (Vodafone, EE & O2) | Patchy (All) | Y (Three & EE) | Y (All) | Y (EE) | Y (Vodafone, O2)** | Y (Vodafone, EE & O2) | Y (EE) | Y (O2) | Y (Vodafone, EE & O2) |

Part 2 Appendices

APPENDIX E: Housing Requirement Figures (at 1 April 2021) (see detailed explanation of columns below table)

| Settlement | Sustainability Category | No. of dwellings in settlement (2019 SAPF) | Settlement's pro-rata share of additional dwellings required by LPU (2024-2039) (A) | Adopted Local Plan Requirement (B) | Committed Development (C) | Difference between Local Plan Requirement (B) and Committed Development (C) (D) | Pro-rata share of additional dwellings (2024-2039) - Adjusted for commitments (A-D) (E) | Catchment's pro-rata share of additional dwellings required by LPU (2024-2039) (F) | Catchment's pro-rata share (adjusted for commitments) (G) | Settlement's net housing requirement to meet affordable housing need (H) | Requirement if 10% uplift required to account for affordable housing needs? (I) | 50% of pro-rata growth for settlements in Category 4 (half of Column A) (J) | 50% of pro-rata growth for settlements in Category 4 Adjusted for Commitments (C) (K) | Indicative Housing Requirement (Stage 2 conclusion) (L) |
|--|-------------------------|--|---|------------------------------------|---------------------------|---|---|--|---|--|---|---|---|---|
| Overton | 2 | 1,777 | 216 | 270 | 270 | 0 | 216 | 261 | 261 | 102 | No uplift required | | | 260 |
| Tadley (including Baughurst and Pamber Heath) | 2 | 6,452 | 786 | 10 | 130 | +120 | 666 | 969 | 849 | 2399 | 945 | | | 945 |
| Whitchurch | 2 | 2,209 | 269 | 350 | 391 | +40 | 229 | 348 | 308 | 168 | No uplift required | | | 310 |
| Bramley | 3 | 1,377 | 168 | 200 | 347 | +147 | 21 | 204 | 57 | 0 | No uplift required | | | 55 |
| Kingsclere | 3 | 1,335 | 163 | 50 | 61 | +11 | 152 | 185 | 174 | 123 | No uplift required | | | 175 |
| Oakley | 3 | 2,057 | 250 | 150 | 239 | +89 | 161 | 272 | 183 | 455 | 210 | | | 210 |
| Old Basing | 3 | 1,663 | 203 | 110 | 143 | +33 | 170 | 203 | 170 | 848 | 190 | | | 190 |
| Ashford Hill | 4 | 78 | 9 | 10 | 35 | +25 | | | | | | 5 (0)* | -20 | 0 |
| Bishops Green | 4 | 227 | 28 | n/a | 0 | 0 | | | | | | 14 | 14 | 15 |
| Burghclere | 4 | 208 | 25 | 10 | 6 | -4 | | | | | | 13 | 17 | 15 |
| Cliddesden | 4 | 171 | 21 | 10 | 0 | -10 | | | | | | 10 | 20 | 20 |
| Dummer | 4 | 119 | 14 | 10 | 0 | -10 | | | | | | 7 (0)* | 10 | 10 |
| Ecchinswell | 4 | 94 | 11 | n/a | 0 | 0 | | | | | | 6 (0)* | 0 | 0 |
| Headley | 4 | 180 | 22 | n/a | 0 | 0 | | | | | | 11 | 11 | 10 |
| Highclere | 4 | 164 | 20 | n/a | 0 | 0 | | | | | | 10 | 10 | 10 |
| North Waltham | 4 | 304 | 37 | 10 | 0 | -10 | | | | | | 19 | 29 | 30 |

| Settlement | Sustainability Category | No. of dwellings in settlement (2019 SAPF) | Settlement's pro-rata share of additional dwellings required by LPU (2024-2039) (A) | Adopted Local Plan Requirement (B) | Committed Development (C) | Difference between Local Plan Requirement (B) and Committed Development (C) (D) | Pro-rata share of additional dwellings (2024-2039) - Adjusted for commitments (A-D) (E) | Catchment's pro-rata share of additional dwellings required by LPU (2024-2039) (F) | Catchment's pro-rata share (adjusted for commitments) (G) | Settlement's net housing requirement to meet affordable housing need (H) | Requirement if 10% uplift required to account for affordable housing needs? (I) | 50% of pro-rata growth for settlements in Category 4 (half of Column A) (J) | 50% of pro-rata growth for settlements in Category 4 Adjusted for Commitments (C) (K) | Indicative Housing Requirement (Stage 2 conclusion) (L) |
|---------------------|-------------------------|--|---|------------------------------------|---------------------------|---|---|--|---|--|---|---|---|---|
| Preston Candover | 4 | 79 | 10 | 10 | 0 | -10 | | | | | | 5 (0)* | 10 | 10 |
| Sherborne St John | 4 | 353 | 43 | 10 | 18 | +8 | | | | | | 21 | 13 | 15 |
| Sherfield on Loddon | 4 | 642 | 78 | 10 | 15 | +5 | | | | | | 39 | 34 | 35 |
| Silchester | 4 | 261 | 32 | n/a | 0 | 0 | | | | | | 16 | 16 | 15 |
| St Mary Bourne | 4 | 249 | 30 | 10 | 11 | +1 | | | | | | 15 | 14 | 15 |
| Upton Grey | 4 | 171 | 21 | 10 | 22 | +12 | | | | | | 10 | -2 | 0 |
| Woolton Hill | 4 | 692 | 84 | 10 | 65 | +55 | | | | | | 42 | -13 | 0 |

* Settlements which generate a baseline of less than 8 have a 'new' housing requirement of zero.

Explanation of columns

(A) Settlements' full pro-rata share of LPU housing requirement.

(B) Minimum Local Plan (2011-2029) housing requirement (Local Plan site allocations within/adjacent to settlements as set out in Policy SS3, and neighbourhood planning requirements set out in Policy SS5).

(C) Committed development (completions, consents and allocations) on Local Plan and Neighbourhood Plan sites and any SS5-qualifying windfall development (see definition in Section 5.2 and individual sites listed in Appendix G).

(D) Surplus or shortfall in committed development compared to Local Plan requirements. [Local Plan requirement (column B) – committed development (column C)].

(E) Adjusted pro-rata share of the LPU housing requirement. [Column A adjusted to account for surplus or shortfall of committed development shown by column D].

(F) For settlements in Categories 2 and 3 only, settlements and their catchments' pro-rata share of LPU housing requirement (discounted to reflect housing requirements proposed for other settlements within those catchments to avoid double-counting).

(G) For settlements in Categories 2 and 3, catchment share of LPU housing requirement (F) adjusted to account for surplus or deficit of committed development shown by column D.

(H) For settlements in Categories 2 and 3, net number of dwellings (of all tenures) required to meet affordable needs.

(I) For settlements in Categories 2 and 3, the housing requirement has been uplifted by 10% where the housing requirement within catchment (G) would not meet the parish's affordable housing needs (H). In these cases, the 10% is calculated as a proportion of Column F, and added to the housing requirement in Column G.

(J) For settlements in Category 4, this is their baseline housing requirement (half of pro-rata share, shown in column A).

(K) For settlements in Category 4, baseline housing requirement (J) adjusted for surplus or deficit of committed development shown by column D.

(L) All settlements' Stage 2 housing requirement

APPENDIX F: Housing Requirement Figures (Updated to 1 April 2023)

Updated version of Appendix E with committed development up to 1 April 2023 (to include additional planning consents and neighbourhood plan allocations since April 2021).

| Settlement | Sustainability Category | No. of dwellings in settlement (2019 SAPF) | Settlement's pro-rata share of additional dwellings required by LPU (2024-2039) (A) | Adopted Local Plan Requirement (B) | Committed Development (C) | Difference between Local Plan Requirement (B) and Committed Development (C) (D) | Pro-rata share of additional dwellings (2024-2039) - Adjusted for commitments (A-D) (E) | Catchment's pro-rata share of additional dwellings required by LPU (2024-2039) (F) | Catchment's pro-rata share (adjusted for commitments) (G) | Settlement's net housing requirement to meet affordable housing need (H) | Requirement if 10% uplift required to account for affordable housing needs? (I) | 50% of pro-rata growth for settlements in Category 4 (half of Column A) (J) | 50% of pro-rata growth for settlements in Category 4 - Adjusted for Commitments (C) (K) | Indicative Housing Requirement (Stage 2 conclusion) (L) |
|--|-------------------------|--|---|------------------------------------|---------------------------|---|---|--|---|--|---|---|---|---|
| Overton | 2 | 1,777 | 216 | 270 | 282 | +12 | 204 | 261 | 249 | 102 | No uplift required | | | 250 |
| Tadley (including Baughurst and Pamber Heath) | 2 | 6,452 | 786 | 10 | 177 | +167 | 619 | 984 | 802 | 2399 | 900 | | | 900 |
| Whitchurch | 2 | 2,209 | 269 | 350 | 390 | +40 | 229 | 356 | 308 | 168 | No uplift required | | | 310 |
| Bramley | 3 | 1,377 | 168 | 200 | 486 | +286 | -118 | 204 | -82 | 0 | No uplift required | | | 0 |
| Kingsclere | 3 | 1,335 | 163 | 50 | 61 | +11 | 152 | 185 | 174 | 123 | No uplift required | | | 175 |
| Oakley | 3 | 2,057 | 250 | 150 | 693 | +543 | -293 | 272 | -271 | 455 | N/A | | | 0 |
| Old Basing | 3 | 1,663 | 203 | 110 | 161 | +51 | 152 | 203 | 152 | 848 | 172 | | | 170 |
| Ashford Hill | 4 | 78 | 9 | 10 | 62 | +52 | | | | | | 5 (0)* | -52 | 0 |
| Bishops Green | 4 | 227 | 28 | n/a | 42 | +42 | | | | | | 14 | 0 | 0 |
| Burghclere | 4 | 208 | 25 | 10 | 21 | +11 | | | | | | 13 | 2 | 0 |
| Cliddesden | 4 | 171 | 21 | 10 | 0 | -10 | | | | | | 10 | 20 | 20 |
| Dummer | 4 | 119 | 14 | 10 | 0 | -10 | | | | | | 7 (0)* | 10 | 10 |
| Ecchinswell | 4 | 94 | 11 | n/a | 0 | 0 | | | | | | 6 (0)* | 0 | 0 |
| Headley | 4 | 180 | 22 | n/a | 0 | 0 | | | | | | 11 | 11 | 10 |
| Highclere | 4 | 164 | 20 | n/a | 0 | 0 | | | | | | 10 | 10 | 10 |
| North Waltham | 4 | 304 | 37 | 10 | 0 | -10 | | | | | | 19 | 29 | 30 |

| Settlement | Sustainability Category | No. of dwellings in settlement (2019 SAPF) | Settlement's pro-rata share of additional dwellings required by LPU (2024-2039) (A) | Adopted Local Plan Requirement (B) | Committed Development (C) | Difference between Local Plan Requirement (B) and Committed Development (C) (D) | Pro-rata share of additional dwellings (2024-2039) - Adjusted for commitments (A-D) (E) | Catchment's pro-rata share of additional dwellings required by LPU (2024-2039) (F) | Catchment's pro-rata share (adjusted for commitments) (G) | Settlement's net housing requirement to meet affordable housing need (H) | Requirement if 10% uplift required to account for affordable housing needs? (I) | 50% of pro-rata growth for settlements in Category 4 (half of Column A) (J) | 50% of pro-rata growth for settlements in Category 4 - Adjusted for Commitments (C) (K) | Indicative Housing Requirement (Stage 2 conclusion) (L) |
|---------------------|-------------------------|--|---|------------------------------------|---------------------------|---|---|--|---|--|---|---|---|---|
| Preston Candover | 4 | 79 | 10 | 10 | 0 | -10 | | | | | | 5 (0)* | 10 | 10 |
| Sherborne St John | 4 | 353 | 43 | 10 | 18 | +8 | | | | | | 21 | 13 | 15 |
| Sherfield on Loddon | 4 | 642 | 78 | 10 | 15 | +5 | | | | | | 39 | 34 | 35 |
| Silchester | 4 | 261 | 32 | n/a | 0 | 0 | | | | | | 16 | 16 | 15 |
| St Mary Bourne | 4 | 249 | 30 | 10 | 11 | +1 | | | | | | 15 | 14 | 15 |
| Upton Grey | 4 | 171 | 21 | 10 | 22 | +12 | | | | | | 10 | -2 | 0 |
| Woolton Hill | 4 | 692 | 84 | 10 | 65 | +55 | | | | | | 42 | -13 | 0 |

* Settlements which generate a baseline of less than 8 have a 'new' housing requirement of zero.

See Appendix E for an explanation of the columns.

APPENDIX G: Committed development in settlements

This assessment informs Columns B, C and D in Appendices E and F.

The table sets out the committed development at 1 April 2021 (in black) and then highlights (in grey) additional commitments that have come forward in the period to 1 April 2023.

Category 2 (Rural Towns and Large Villages)

OVERTON

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|------------|---|--|-----------------------|-----------------|-----------------|------------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3.5 - Overton Hill | 120 | Overton Hill (13/00197/OUT) | | 120 | | | 120 | | |
| SS5 | 150 | West of Sapley Playing Field (16/03057/OUT) | | 55 | | | 55 | | |
| | | South of Two Gate Lane | | | | 70 | 82 | | |
| | | NW of Overton Primary School | | | | 11 | 11 | | |
| | | East of Court Drove | | | | 14 | 14 | | |
| Total Requirement | 270 | | | 175 | 0 | 95 | 270 | 0 | at 1/4/2021 |
| | | | <i>12 additional units on South of Two Gate Lane</i> | | <i>12</i> | | | | |
| <i>Total Requirement</i> | | | | | <i>12</i> | | <i>282</i> | <i>+12</i> | <i>At 1/4/2023</i> |

TADLEY (AND WIDER SPB)

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|--|-----------------------|-----------------|-----------------|------------|--|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | 0 | | |
| SS5 | 10 | | Burnham Copse (18/00524/RES) | 36 | | | 36 | | |
| | | | East of Pamber Heath Road (17/02723/FUL) | 12 | | | 12 | | |
| | | | Boundary Hill (19/00579/FUL) | | 17 | | 17 | | |
| | | | Care home at Bishopswood Golf (15/03090/FUL) | | 65 | | 65 | 120 C2 units reduced to 54% in line with PPG | |
| Total Requirement | 10 | | | 48 | 82 | 0 | 130 | +120 | at 1/4/2021 |
| | | | <i>42-46 New Road (18/03146/FUL)</i> | | <i>47</i> | | | | |
| <i>Total Requirement</i> | | | | | <i>129</i> | | <i>177</i> | <i>+167</i> | <i>At 1/4/2023</i> |

WHITCHURCH

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------------|------------|--|----------------|-----------------------|-----------------|-----------------|------------|---|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3.6 - South of Bloswood Lane | 150 | SS3.6 (BDB/77828) | | 83 | | | 83 | 23 additional units on land allocated by Policy SS3.6 | |
| | | SS3.6 (17/00148/OUT) | | 44 | 46 | | 90 | | |
| SS5 | 200 | East of Winchester Road (HA4, 15/03693/OUT) | | 99 | | | 99 | 100 gross, 99 net | |
| | | Land West of Evingar Rd (HA2) (16/03220/OUT) | | | 60 | | 60 | | |
| | | Land West of Evingar Rd (HA2) (Land adj Caesars Way, 13/01522/OUT) | | | 33 | | 33 | | |
| | | Dances Lane (HA1) | | | | 15 | 15 | | |
| | | Whitchurch Car Centre (HA3) | | | | 10 | 10 | | |
| Total Requirement | 350 | | | 226 | 139 | 25 | 390 | +40 | at 1/4/2021 |

Category 3: Medium Villages
BRAMLEY

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|------------|---------------|---|-----------------------|-----------------|-----------------|------------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 200 | | Minchens Lane (14/01075/OUT) | 192 | 8 | | 200 | | |
| | | | Land North of Sherfield Road (15/02708/OUT) | 50 | | | 50 | | |
| | | | Land adjacent The Street (15/02682/OUT) | 65 | | | 65 | | |
| | | | Barns at Minchens Court (18/01517/GPDOFF) | 14 | | | 14 | | |
| | | | Clift Surgery (19/01470/PIP) | | 6 | | 6 | | |
| | | | Land at Silchester Road (20/00319/FUL) | | 12 | | 12 | | |
| Total Requirement | 200 | | | 321 | 26 | 0 | 347 | +147 | at 1/4/2021 |
| | | | <i>Land at Stocks Farm (21/03758/OUT)</i> | | <i>139</i> | | | | |
| Total Requirement | | | | | 165 | | 486 | +286 | at 1/4/2023 |

KINGSCLERE

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|-----------------------------------|----------------------------|-----------------------|-----------------|-----------------|-----------|--|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 50 | | Longcroft Road (BDB/75019) | 8 | | | 8 | | |
| | | Fawconer Road (HA1, 19/02370/OUT) | | | 13 | | 13 | NP allocation for 12. Permission for 13 | |
| | | Coppice Road (HA2) | | | | 26 | 26 | | |
| | | Strokings Road (HA3) | | | | 14 | 14 | | |
| Total Requirement | 50 | | | 8 | 13 | 40 | 61 | 11 | at 1/4/2021 |

OAKLEY

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|------------|--|--|-----------------------|-----------------|-----------------|------------|--|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 150 | | Brickells Yard (15/04534/FUL) | 10 | | | 10 | | |
| | | | Leamington Court (15/00975/FUL) | 13 | | | 13 | | |
| | | | East Oakley Hill House (17/04240/FUL) | 5 | | | 5 | | |
| | | Park Farm (17/02874/OUT) | | 32 | 16 | | 48 | NP allocation for 45. Permission for 48. | |
| | | Land West of Beech Tree Close (14/00963/OUT) | | 57 | 27 | | 84 | NP allocation for 25. Permission for 85 (84 net). | |
| | | Andover Road (18/02521/OUT) | | | 14 | | 14 | 15 gross, 14 net | |
| | | Sainfoin Lane | | | | 35 | 35 | | |
| | | Oakley Hall | | | | 30 | 30 | | |
| | | | | | 110 | | 110 | | |
| Total Requirement | 150 | | | 117 | 57 | 65 | 239 | +89 | at 1/4/2021 |
| | | | Land East of Station Road (20/00004/OUT) | | 110 | | | | |
| | | | Sainfoin Lane | | -3 | | | NP allocation for 35, PP for 32 | |
| | | | Oakley Hall | | 120 | | | NP allocation for 30, PP for 150 | |
| Total Requirement | | | | | 284 | | 693 | +543 | At 1/4/2023 |

OLD BASING

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|------------|------------------------|--|-----------------------|-----------------|-----------------|------------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 100 | SS3.1 Swing Swang Lane | | | 100 | | 100 | | |
| SS5 | 10 | | Peacock House (14/02153/GPDOFF) | 24 | | | 24 | | |
| | | | Lyde Boarding Kennels (19/01693/FUL) | | 20 | | 20 | 21 gross, 20 net | |
| Total Requirement | 110 | | | 24 | 120 | | 144 | +134 | at 1/4/2021 |
| | | | <i>River View House (21/00130/FUL)</i> | | 8 | | | | |
| | | | <i>Crossways Childrens Home (21/00130/FUL)</i> | | 9 | | | | |
| <i>Total Requirement</i> | | | | | <i>17</i> | | <i>161</i> | <i>+151</i> | <i>At 1/4/2023</i> |

Category 4: Small Villages
ASHFORD HILL

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|---|-----------------------|-----------------|-----------------|-----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | Little Knowl Hill (15/01224/FUL) | 35 | | | 35 | | |
| Total Requirement | 10 | | | 35 | 0 | 0 | 35 | +25 | at 1/4/2021 |
| | | | <i>Land at Ashford Hill Road (19/02726/OUT)</i> | | 27 | | | | |
| <i>Total Requirement</i> | | | | | <i>27</i> | | <i>62</i> | <i>+52</i> | <i>At 1/4/2023</i> |

BISHOPS GREEN

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|----------|---------------|---|-----------------------|-----------------|-----------------|----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 0 | | | | | | | | |
| Total Requirement | 0 | | | 0 | 0 | 0 | 0 | 0 | at 1/4/2021 |
| | | | | | | | | | |
| | | | <i>Land west of Ecchinswell Road (22/00174/OUT)</i> | | 42 | | | | |

| | | | | | | | | | |
|--------------------------|--|--|--|--|----|--|----|---|----------------|
| <i>Total Requirement</i> | | | | | 42 | | 42 | + | At 1/4/2023 |
|--------------------------|--|--|--|--|----|--|----|---|----------------|

BURGHCLERE

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------------|------------------------------|-----------------------|-----------------|-----------------|----------|---------------------|------------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | 0 | | |
| SS5 | 10 | | Sandham House (15/02236/FUL) | 6 | | | 6 | | |
| | | | | | | | | | |
| Total Requirement | 10 | | | 6 | 0 | | 6 | -4 | at 1/4/2021 |
| | | Land off Harts Lane | | | | 15 | | | |
| <i>Total Requirement</i> | | | | | | 15 | 21 | +11 | At 1/4/2023 |

CLIDDESSEN

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|------------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | | | | | | | |
| Total Requirement | 10 | | | 0 | 0 | 0 | 0 | -10 | at 1/4/2021 |

DUMMER

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|------------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | | | | | | | |
| Total Requirement | 10 | | | 0 | 0 | 0 | 0 | -10 | at 1/4/2021 |

ECCHINSWELL

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|------------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 0 | | | | | | | | |
| Total Requirement | 0 | | | 0 | 0 | 0 | 0 | 0 | at 1/4/2021 |

HEADLEY

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--|--|-------|--|-----------------------|--|--|--------|--|--|
|--|--|-------|--|-----------------------|--|--|--------|--|--|

| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
|--------------------------|----------|---------------|----------------|-----------|-----------------|-----------------|----------|---------------------|--------------------|
| SS3 | 0 | | | | | | | | |
| SS5 | 0 | | | | | | | | |
| Total Requirement | 0 | | | 0 | 0 | 0 | 0 | 0 | at 1/4/2021 |

HIGHCLERE

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 0 | | | | | | | | |
| Total Requirement | 0 | | | 0 | 0 | 0 | 0 | 0 | at 1/4/2021 |

NORTH WALTHAM

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | | | | | | | |
| Total Requirement | 10 | | | 0 | 0 | 0 | 0 | -10 | at 1/4/2021 |

PRESTON CANDOVER

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | | | | | | | |
| Total Requirement | 10 | | | 0 | 0 | 0 | 0 | -10 | at 1/4/2021 |

SHERBORNE ST JOHN

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|-------------------------------------|----------------|-----------------------|-----------------|-----------------|-----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | South of Cranes Road (16/04110/OUT) | | 18 | | | 18 | | |
| Total Requirement | 10 | | | 18 | 0 | 0 | 18 | 8 | at 1/4/2021 |

**SHERFIELD ON
LODDON**

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|---------------------------|-----------------------|-----------------|-----------------|-----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | White Hart (17/03849/FUL) | | 15 | | 15 | | |
| Total Requirement | 10 | | | 0 | 15 | 0 | 15 | 5 | at 1/4/2021 |

SILCHESTER

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|----------|---------------|----------------|-----------------------|-----------------|-----------------|----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 0 | | | | | | | | |
| Total Requirement | 0 | | | 0 | 0 | 0 | 0 | 0 | at 1/4/2021 |

ST MARY BOURNE

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|----------------------------|-----------------------|-----------------|-----------------|-----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | Bells Field (14/02936/FUL) | 11 | | | 11 | | |
| Total Requirement | 10 | | | 11 | 0 | 0 | 11 | 1 | at 1/4/2021 |

UPTON GREY

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|--------------------------|-----------|---------------|------------------------------------|-----------------------|-----------------|-----------------|-----------|---------------------|--------------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | Land at Weston Road (16/03058/FUL) | 17 | | | 17 | | |
| | | | Site adj Meadowside (17/00847/FUL) | 5 | | | 5 | | |
| Total Requirement | 10 | | | 22 | 0 | 0 | 22 | 12 | at 1/4/2021 |

WOOLTON HILL

| | | SITES | | COMMITTED DEVELOPMENT | | | TOTALS | | |
|------------------------|----|---------------|--------------------------------|-----------------------|-----------------|-----------------|--------|---------------------|-------------|
| LPU Policy requirement | | Sites in plan | Windfall sites | Completed | With permission | In Plan (No PP) | Total | +/- ALP requirement | |
| SS3 | 0 | | | | | | | | |
| SS5 | 10 | | Harwood Paddock (14/00861/RES) | 49 | | | 49 | | |
| | | | Harwood Court (BDB/76064) | 16 | | | 16 | | |
| Total Requirement | 10 | | | 65 | 0 | 0 | 65 | 55 | at 1/4/2021 |

APPENDIX H: Affordable housing need calculation

This informs Column H in Appendices E and F. Base date of 1 April 2020.

| Parish | Current need at 1/4/20 (1) | Newly arising need (2) | Total need (3) | Backlog supply at 1/4/20 (4) | AH expected from other LP and NP sites (without planning permission) (5) | Relets (x 19 years) (6) | Total Supply (7) | Net Need (Need – Supply) (8) | Total homes to deliver affordable housing (@40%) (9) |
|-------------------------------|----------------------------|------------------------|----------------|------------------------------|--|-------------------------|------------------|------------------------------|--|
| Overton | 35 | 346 | 381 | 37 | 38 | 266 | 341 | 41 | 102 |
| Tadley* | 143 | 1421 | 1564 | 66 | 0 | 538 | 604 | 959 | 2399 |
| Whitchurch | 46 | 420 | 466 | 103 | 10 | 286 | 399 | 67 | 168 |
| Bramley | 57 | 423 | 480 | 137 | 156 | 232 | 525 | -45 | 0 |
| Kingsclere | 32 | 268 | 300 | 23 | 21 | 208 | 251 | 49 | 123 |
| Oakley | 54 | 381 | 435 | 78 | 26 | 149 | 253 | 182 | 455 |
| Old Basing and Lychpit | 35 | 592 | 627 | 48 | 90** | 150 | 287 | 339 | 848 |

Note: Totals may not add up due to rounding

* Tadley including Baughurst and Pamber parishes

** Assuming that half the affordable homes on the East of Basingstoke allocation would fall within Old Basing and Lychpit Parish

Explanation of columns Appendix H:

- (1) The current level of need as indicated by the council's housing register and data about overcrowding.
- (2) The level of new need expected to arise over the plan period. This takes into account the number of newly forming households that would be expected to require such accommodation (based upon an understanding of the age profile and structure of the new residents, and the ability of those households to afford housing), and the number of existing households who would be expected to fall into need.
- (3) Total need: Column (1) + Column (2).
- (4) The extant consents for affordable housing and the number of households in current need that are resident in affordable accommodation (as they will release their home for occupation by another household when they move into a more suitable property).
- (5) The likely yield from Local Plan and Neighbourhood Plan allocations (without consent, based upon them achieving 40% provision on qualifying sites).
- (6) The expected number of affordable housing relets or resales (based upon the number of existing affordable homes in the Parish) that typically occur each year when analysing past trends.
- (7) Total supply: Column (4) + Column (5) + Column (6).
- (8) Net need: Column (3) – Column (7).
- (9) To indicate the number of market homes required to deliver the affordable homes, Column (8) was multiplied by 2.5 to indicate the overall number of dwellings required to provide that number of affordable homes (on the basis that 40% of homes would be affordable).

APPENDIX I: Promoted sites around the settlements

List of sites within or close to settlements at time of writing (with capacities identified by the Strategic Housing and Employment Land Availability Assessment (SHELAA))³⁰.

Category 2

OVERTON

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---|-----------|-----------------|
| OV001 | Land west of Kingsclere Road | 17.60 | 165 |
| OV002 | Court Drove | 2.29 | 30 |
| OV005 | Land to the west of Overton Primary School | 9.65 | 200 |
| OV006 | Vinns Lane, Southington (not directly adjacent to SPB) | 4.50 | 120 |
| OV007 | 7 Vinns Lane (not directly adjacent to SPB) | 1.28 | 30 |
| OV009 | Land south of Two Gate Lane - Phase II & III | 6.96 | 107 |
| OV011 | Land south of Hazelcombe | 19.38 | 135 |
| OV012 | Land to the west of Sapley Lane and Pond Close (not directly adjacent to SPB) | 14.47 | 360 |
| OV014 | Land to west of Pond Close | 6.66 | 150 |
| OV016 | Land west of Dellands Lane | 1.01 | 18 |
| TOTAL | | | 1315 |

TADLEY/BAUGHURST/PAMBER HEATH

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|-------------------------------------|-----------|-----------------|
| PAM009 | Land north of Pelican Road | 2.84 | 55 |
| PAM017 | Land adjacent to Honeymill Farm | 1.06 | 18 |
| TAD004 | Land in Church Road | 5.45 | 44 |
| TAD006 | Land to the rear of Franklin Avenue | 0.10 | 12 |
| TAD007 | The Oasis, Silchester Road | 0.28 | 6 |
| TAD008 | 8a and 10 Silchester Road | 0.26 | 9 |
| TAD009 | Land adjacent to the White House | 0.81 | 13 |

³⁰ This excludes sites within Appendix 2 of the SHELAA as these are not subject to further assessment. It includes neighbourhood planning (NP) allocations where they are being promoted for a higher number than in the NP, but excludes those listed in Appendix B that are being promoted for a number similar to their NP allocation. This includes all sites within 50m of a Settlement Policy Boundary (SPB) or not within 50 m of the SPB but adjacent to another SHELAA site – where this occurs it is noted in the site name.

| | | | |
|---------------|--|-------|------|
| TAD010 | Land SE of Hawley Farm House | 1.02 | 5 |
| TAD011 | Land adjacent to Deanswood Road | 1.81 | 54 |
| TAD013 | 42-46 New Road, Tadley | 0.59 | 47 |
| TAD014 | Land south of Rectory Close | 4.06 | 80 |
| TAD015 | Land at Church Brook Farm | 18.06 | 400 |
| TAD016 | Skates Lane (not directly adjacent to SPB) | 25.4 | 300 |
| TAD017 | Land at West Street | 0.42 | 20 |
| TAD018 | Land rear of Rowan Road | 0.77 | 25 |
| TOTAL | | | 1088 |

WHITCHURCH

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---|-----------|------------------|
| WHIT001 | The Gables, London Road | 4.60 | 78 |
| WHIT003 | 52 Evingar Road | 0.39 | 36 |
| WHIT006 | The Knowlings | 7.42 | 200 |
| WHIT008 | Land north of Cricket Ground | 0.66 | 13 |
| WHIT009 | Cricket ground and land north of cricket ground | 1.29 | 30-40 |
| WHIT010 | Whitchurch Glebe | 0.82 | 25 |
| WHIT011 | South East Whitchurch | 54.36 | 810 |
| WHIT013 | Land at Newbury Road | 57.34 | 242 + employment |
| WHIT014 | East of Bere Hill | 26.13 | 504 |
| TOTAL | | | 1938 |

Category 3

BRAMLEY

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|--|-----------|-----------------|
| BRAM001 | Stocks Farm | 21.68 | 300 |
| BRAM003 | Land North of Sherfield Road (Phase Two) | 8.76 | 185 |
| BRAM007 | Land at The Street, Bramley | | 15 |
| BRAM010 | Land to the north of Bramley | 75.43 | 650 |
| TOTAL | | | 1150 |

KINGSCLERE

| | | | |
|----------------|--------------------------|-------|-----|
| KING004 | Land at Yew Tree Farm | 11.42 | 175 |
| KING005 | Land North of Gaily Mill | 1.95 | 40 |
| KING007 | Land at Porch Farm | 14.94 | 250 |
| TOTAL | | | 465 |

OAKLEY

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|--|-----------|-----------------|
| OAK004 | Sainfoin Lane (South) | 0.41 | 12 |
| OAK006 | West of Sainfoin Lane | 1.24 | 20 |
| OAK007 | Land at Pardown | 4.39 | 120 |
| OAK008 | Fairview Meadow, Sainfoin Lane | 1.47 | 40 |
| OAK009 | <i>Sainfoin Lane (Group Option)</i> | 7.52 | 180 |
| OAK011 | Land adjacent to Sunbeam Cottage (not directly adjacent to SPB) | 0.54 | 5 |
| OAK012 | Park Farm | 11.18 | 120 |
| OAK015 | Oakley Coaches | 0.26 | 15 |
| OAK016 | Oakley Hall (NP Allocation) | 18.26 | 135 |
| OAK017 | Land west of Park Farm | 22.40 | 250 |
| OAK018 | <i>Land at Pardown (Bull's Bushes Farm) – Option 1 Whole Site (not directly adjacent to SPB)</i> | 72.30 | 2300 |
| OAK019 | <i>Land at Pardown (Bull's Bushes Farm) – Option 2 (not directly adjacent to SPB)</i> | 13.38 | 400 |
| OAK020 | Land east of Trenchards Lane | 15.93 | 90 |
| TOTAL | (excluding Pardown) | | 807 |

OLD BASING

| | | | |
|---------------|--------------------|-------|-----|
| OLD007 | Land at Hodds Farm | 69.81 | 800 |
|---------------|--------------------|-------|-----|

Category 4

ASHFORD HILL

| | | | |
|---------------|---------------------------------|------|----|
| ASH002 | Land south of Ashford Hill Road | 1.89 | 25 |
|---------------|---------------------------------|------|----|

BISHOPS GREEN

| | | | |
|--------------|--------------------------------------|------|-----|
| EC001 | Land at Bishops Green | 1.76 | 30 |
| EC003 | Land to the East of Ecchinswell Road | 22.5 | 400 |

BURGHCLERE

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---|-----------|-----------------|
| BUR001 | Land adjacent to Reeves Cottage, Well Street | 1.02 | 6 |
| BUR002 | Burghclere Glebe, Land off Church Lane | 2.55 | 50 |
| BUR003 | Land on the south-east of Harts Lane | 2.77 | 50 |
| BUR004 | Land to the east of Breachfield | 0.84 | 16 |
| BUR006 | Land to the south of Beacon House, Harts Lane | 0.89 | 15 |
| BUR008 | Land north of Harts Lane | 3.81 | 35 |
| BUR009 | Land at Norman Farm | 7.01 | 126 |

CLIDDESSEN

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---|-----------|-----------------|
| CLID001 | Land east of Farleigh Road | 2.02 | 30 |
| CLID002 | Land to the rear of the Mount | 0.68 | 10 |
| CLID003 | Land at Church Lane | 2.33 | 40 |
| CLID004 | Land to rear of Manor Farm (not directly adjacent to SPB) | 2.48 | 19 |
| CLID006 | Land adjacent to Appleyard | 1.08 | 8 |
| CLID007 | Land to South of Woods Lane | 0.70 | 6 |
| CLID008 | Land north of Woods Lane | 1.08 | 10 |
| CLID009 | Land south of Manor Farm | 2.44 | 20 |
| CLID011 | Upper Swallick | 302.77 | 2500 |
| CLID012 | Land south of Myhaven | 3.8 | 27 |

DUMMER

| | | | |
|---------------|-------------------------------------|------|----|
| DUM005 | Land at Glebe Close | 0.89 | 17 |
| DUM006 | Land on Down Street | 3.98 | 25 |
| DUM007 | Land to the north of Dummer village | 1.97 | 30 |

HEADLEY

| | | | |
|---------------|-----------------------------|------|-----|
| ASH003 | Land west of Thornford Road | 8.48 | 127 |
| ASH004 | Land south of Galley Lane | 1.23 | 35 |

| | | | |
|---------------|--------------------|-----|----|
| ASH005 | Land at the Cedars | 0.5 | 12 |
|---------------|--------------------|-----|----|

HIGHCLERE

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---------------------------|-----------|-----------------|
| HI002 | Highclere Glebe | 3.86 | 90 |
| HI003 | South of Burfield | 3.10 | 25 |
| HI004 | Land at Westridge | 5.12 | 50 |
| HI008 | Land east of Andover Road | 0.22 | 5 |

NORTH WALTHAM

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|---|-----------|-----------------|
| NWAL001 | SW of Basingstoke/NE of North Waltham | 329.65 | 4500 |
| NWAL002 | Land to the north-east of North Waltham | 4.35 | 65 |
| NWAL003 | Land at Westside Dairy (north) | 3.10 | 18 |
| NWAL004 | Land at Westside Dairy (south east) | 0.71 | 5 |
| NWAL005 | Land at Westside Dairy (south west) | 1.41 | 20 |
| NWAL006 | <i>Land at Westside Dairy (Group Option)</i> | 5.23 | 42 |
| NWAL007 | Land South of North Waltham | 3.15 | 20 |
| NWAL009 | The Old Hall (not directly adjacent to SPB) | 0.23 | 6 |
| NWAL010 | Land opposite Fox PH (not directly adjacent to SPB) | 1.12 | 10 |
| NWAL012 | Waltham Lane | 3.38 | 50 |

PRESTON CANDOVER

| | | | |
|----------------|---|------|----|
| PCAN001 | Land adj Church Farm, Wield Road (not directly adjacent to SPB) | 2.07 | 31 |
| PCAN002 | Fairview Farm (not directly adjacent to SPB) | 1.36 | 10 |

SILCHESTER

| | | | |
|---------------|---------------------------------|------|----|
| SIL001 | Land east of Little London Road | 2.42 | 10 |
|---------------|---------------------------------|------|----|

ST MARY BOURNE

| | | | |
|---------------|---|------|----|
| SMB002 | Land south of Bells Meadow (not directly adjacent to SPB) | 1.66 | 20 |
|---------------|---|------|----|

SHERBORNE ST JOHN

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|--|-----------|-----------------|
| SSJ001 | Land to the north of Cranes Field | 12.97 | 35 |
| SSJ003 | Vidlers Field | 4.28 | 120 |
| SSJ006 | Land South of Cranes field | 8.91 | 45 |
| SSJ008 | Allotments at Cranes Road | 0.16 | 6 |
| SSJ009 | Allotments at Elm Road | 0.69 | 24 |
| SSJ010 | Land adjacent to Manor Road / Elm Road | 10.97 | 216 |

SHERFIELD ON LODDON

| Site reference | Site Name | Size (ha) | Number of units |
|----------------|--|--------------|-----------------|
| SOL002 | Goddards Lane | 6.65 | 90 |
| SOL003 | <i>Land at Breach Farm - Option 3</i> | <i>2.31</i> | <i>50</i> |
| SOL004 | <i>Land at Breach Farm - Option 1</i> | <i>32.14</i> | <i>175</i> |
| SOL005 | <i>Land at Breach Farm - Option 2</i> | <i>2.39</i> | <i>50</i> |
| SOL006 | SW of Sherfield on Loddon | 13.39 | 100 |
| SOL014 | Mole Country Stores (not directly adjacent to SPB) | 0.62 | 9 |

UPTON GREY

| | | | |
|--------------|--|------|----|
| UG002 | Land adjacent to Elder Dell | 1.35 | 30 |
| UG003 | Land at Draycott | 1.84 | 7 |
| UG004 | Land at Weston Road (not directly adjacent to SPB) | 3.7 | 50 |

WOOLTON HILL

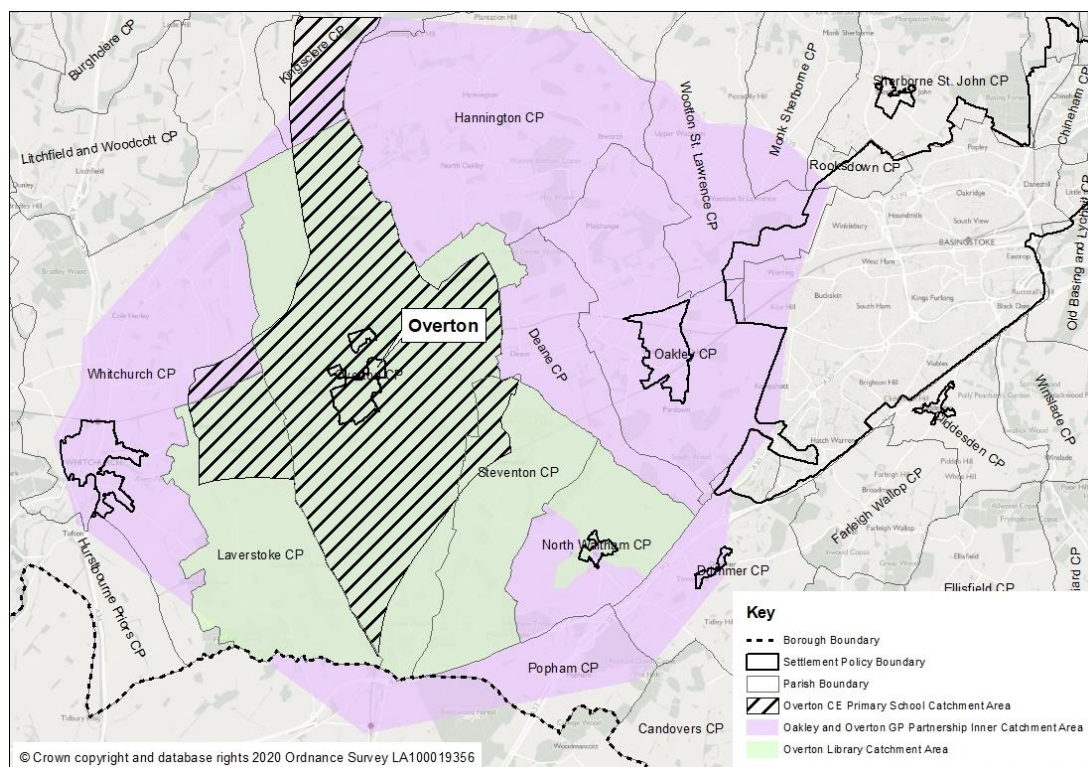
| | | | |
|--------------|--------------------------------|------|----|
| EW003 | Woolton Hill Glebe | 1.72 | 45 |
| EW004 | Land to the west of Mount Road | 2.34 | 45 |

APPENDIX J: Catchments for Category 2 Settlements

Catchments have been identified for Category 2 settlements to illustrate the area from which residents are likely to regularly use that centre's facilities and services. It uses data from a range of sources including local primary and secondary school catchments, library catchments and GP surgery catchments. Information from the Town and Parish Council questionnaires (completed by town and parish councils with SPBs prior to the commencement of this study) and the Issues and Options responses were then used to provide further detail about how the settlements functioned on a day-to-day basis. Catchments were identified taking into account the connectivity of that area to the Category 2 settlement (for example, whether there were direct road connections), and the proximity and extent of alternative provision in other settlements.

The assessment shows that some parishes could be considered to be entirely within the catchment of a Category 2 settlement, whereas in other cases only part of the parish was within the 'catchment'. In such cases, consideration was given to the approximate proportion of that parish's dwelling stock within the catchment, taking into account the distribution of homes within that parish. It is recognised that 'catchments' cannot be precisely defined, and that this assessment provides a 'best fit' taking into account the range of data available.

Overton



Overton has a primary school, a library and a doctor's surgery in addition to a range of retail, employment, community and sports facilities.

The whole of Overton Parish was included within the village's catchment given the catchment shown for its facilities, including the primary school.

The whole of Steventon Parish was included within Overton's catchment reflecting its proximity and accessibility to the village. It has few amenities of its own and is some distance from alternative provision in Basingstoke town.

Half of Laverstoke parish has been included, reflecting the settlement's location mid-way between Overton and Whitchurch. This is considered justified given Overton and Whitchurch are both within the same sustainability category, and it is reflective of individual choice and the varied range of services and facilities in each settlement.

North Waltham Parish Council's questionnaire response highlighted the village's reliance upon Overton. However, the study has taken a conservative approach and not included the village within the catchment reflecting North Waltham's proximity to Basingstoke town, which is easy to access via road and includes a greater range of facilities and services.

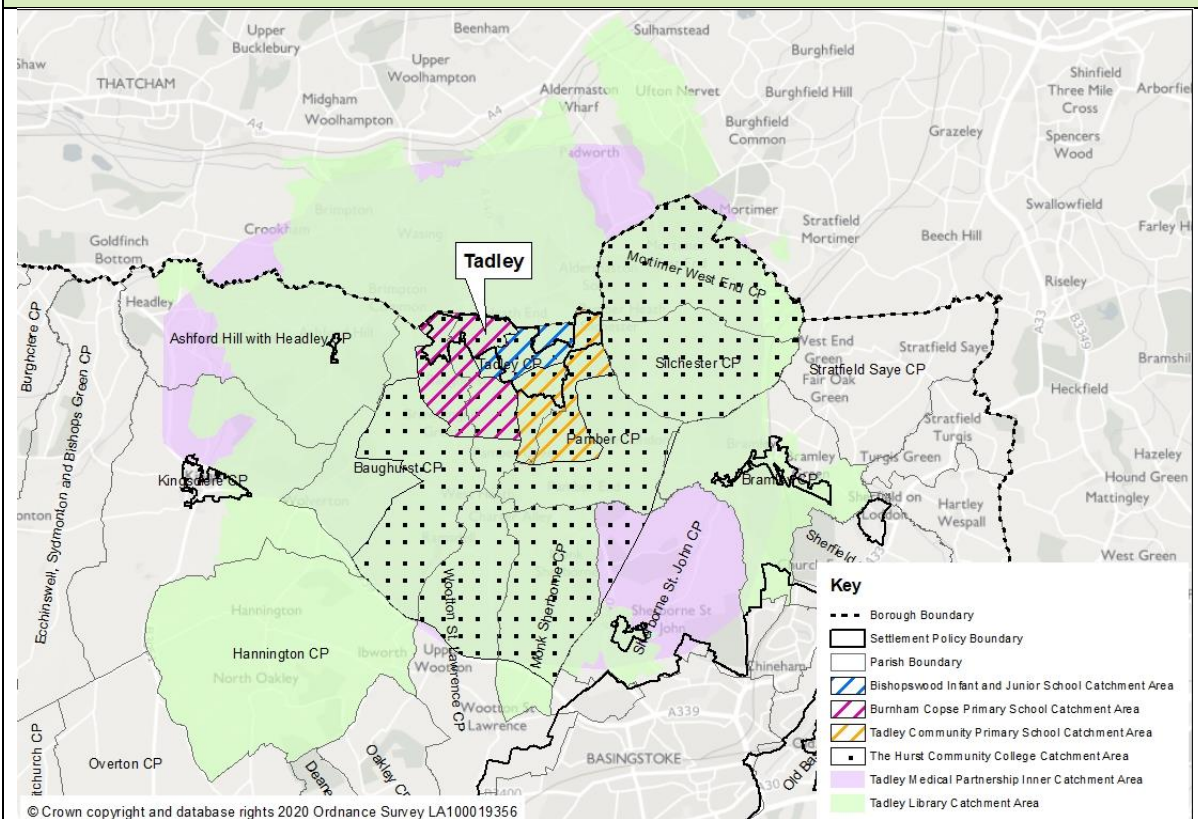
Catchment figure breakdown:

Overton – Full proportion

Steventon – Full proportion

Laverstoke – Half proportion

Tadley



The urban area of Tadley, Baughurst and Pamber Heath has a secondary school, a number of primary schools, a library and a doctor's surgery in addition to a range of retail (including a large supermarket), employment, community and sports facilities.

The whole of Tadley, Baughurst and Pamber parishes have been included within the town's catchment, reflecting the catchments for education, health and libraries.

Although Silchester has its own primary school, it is within the catchment of the Hurst secondary school in Baughurst and within the catchment of facilities in Tadley for health and libraries. Given the settlement's proximity and accessibility to Tadley, it is reasonable to consider it would look to Tadley for its higher order facilities.

Mortimer West End is similarly close and accessible to Tadley and shares the same catchments. Although residents may look to Mortimer and Burghfield Common for some of their facilities and services, the provision in Tadley is of a greater scale.

Half of Ashford Hill and Headley Parish was also included within the catchment. This reflects the proximity and accessibility of Ashford Hill to Tadley and the proximity and accessibility of Headley to alternative provision in Thatcham, Newbury and Kingsclere.

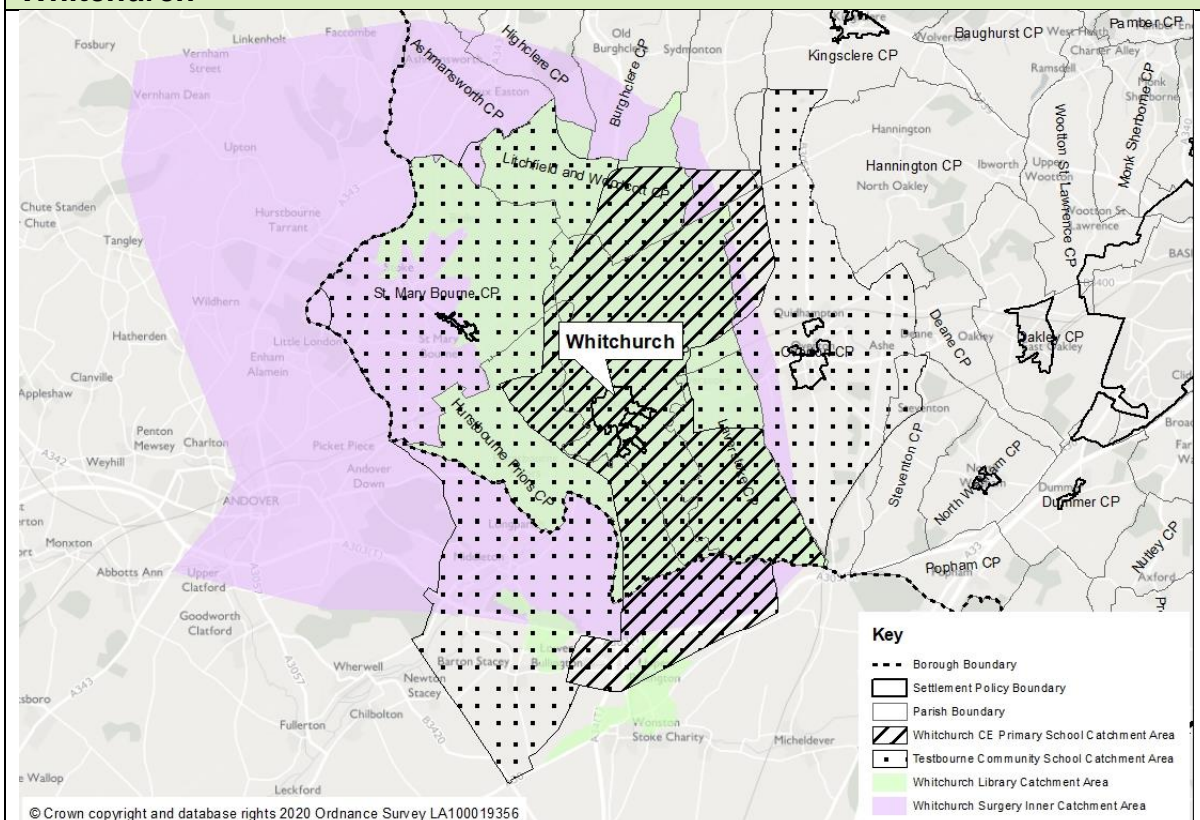
This was considered to be an appropriate and conservative approach. It was recognised that the catchment of many of the settlement's facilities and services

extend into West Berkshire (to the north). The catchment could be extended further to the south, however it was considered that residents in these areas would be more likely to use facilities in Basingstoke.

Catchment figure breakdown:

Tadley – Full proportion
Baughurst – Full proportion
Pamber – Full proportion
Silchester – Full proportion
Mortimer West End – Full proportion
Ashford Hill with Headley – Half proportion

Whitchurch



Whitchurch has a primary school, a secondary school, a library and a doctor's surgery in addition to a range of retail, employment, community and sports facilities.

The whole of Whitchurch Parish, Litchfield and Woodcote Parish, and Hurstbourne Priors Parish have been included within town's catchment, reflecting those parishes' main settlements' proximity and accessibility to the facilities and services in the town, and their distance from other amenities.

Half of Laverstoke Parish has been included, reflecting the settlement's location mid-way between Overton and Whitchurch. This is considered justified given Overton and Whitchurch are both within the same sustainability category, and it is reflective of individual choice and the varied range of services and facilities in each settlement.

Only half of St Mary Bourne Parish has been included taking into account the location of the main areas of population.

Catchment figure breakdown:

Whitchurch - Full proportion
 Litchfield and Woodcote - Full proportion
 Hurstbourne Priors - Full proportion
 Laverstoke - Half proportion
 St Mary Bourne - Half proportion