



SSJ Neighbourhood Plan

Housing Site Identification, Appraisal and Selection Process

Purpose

This document describes the process by which Sherborne St John identified potential sites for housing development, appraised the suitability of those sites and selected a preferred site for allocation in the Neighbourhood Plan.

It does not repeat material about: the initial questionnaire survey of local residents to explore their priorities for the plan; a Housing Needs Survey and analysis of data sources about household growth; and discussions with Basingstoke & Dean Borough Council (BDBC) about their expectations of the Plan so that it contributes towards meeting housing needs set out in the Local Plan. All that material can be found in other evidence base supporting documents (not least in the Baseline Report).

Suffice to say, that body of work concluded that:

- The Plan should allocate for roughly 15 new dwellings;
- There was a particular need for smaller dwellings (2 and 3 bedrooms); and
- Local people also sought a building which could be used as a replacement village shop.

Call for Sites

A 'Call for Sites' process was initiated in May 2014. The Neighbourhood Plan:

- Contacted all identified landowners / potential developers;
- Advertised the process in 'The Villager' magazine; and
- Advertised the process on the SSJ Parish Council website.

Seventeen responses were received. These were long-listed and this list was included in the Neighbourhood Plan Questionnaire sent to every house in SSJ Parish in October 2014. At this stage, respondents were not asked to vote for specific schemes, only to indicate preferred locations / types.

Short-listing of sites

Landowners / developers were then invited to identify the scope (specifically number of dwellings) of their proposed developments. The long list of 17 was initially reduced to a

shorter list of 11 sites in September 2014 on the basis of those responses. Sites that fundamentally failed to meet Neighbourhood Plan requirements, or which would have been very much at odds with emerging Local Plan policies, or where the landowner was no longer interested in development were excluded.

The Neighbourhood Plan was then advised that sites smaller than 5 dwellings would fail to qualify for Neighbourhood Plan status.

Five sites were ruled out because of their (small) size:

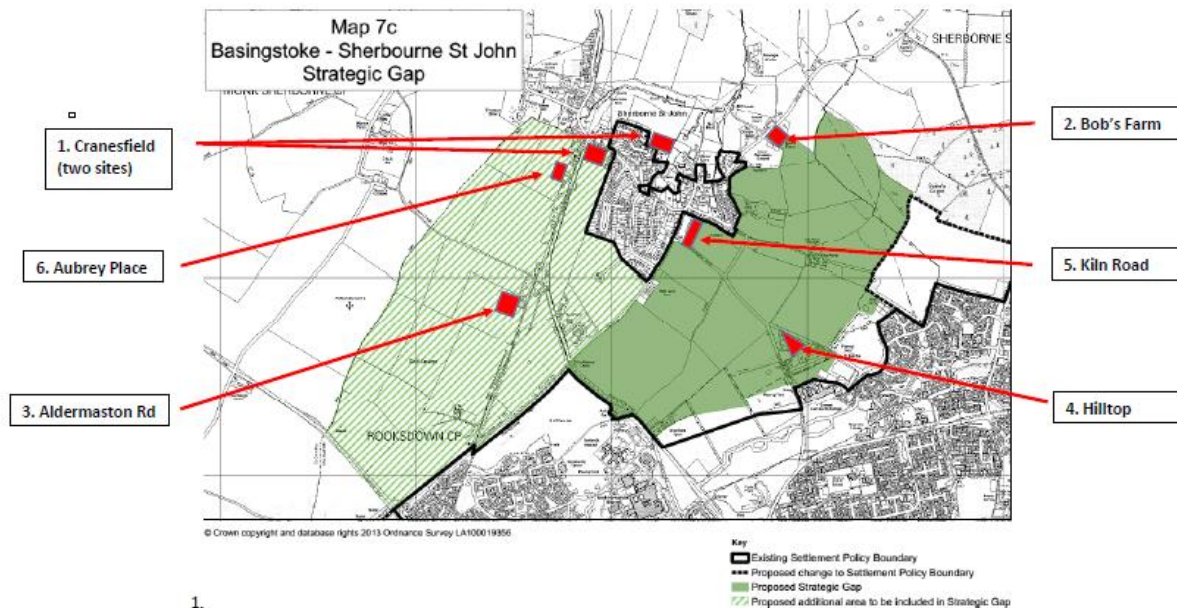
- Next to Kestrel Court – single dwelling
- Dark Lane (Downing Coll.) – 3 dwellings
- The Forge, West End – 4 dwellings
- Hilltop (Kitson) - 2 dwellings
- Vyne Lodge Farm – 2 dwellings

A further site was removed from the long list due to the extremely adverse impact it would have on the proposed Strategic Gap – 9. “West of Elm Rd / South of Manor Rd.” At the same time Hampshire CC submitted a ‘late entry’ – “Kiln Rd” – which was included in the short list.

This, therefore, created a ‘short list’ of 6 potential development sites. They were:

- 01 Cranesfield (technically two sites);
- 02 Bob’s Farm;
- 03 Aldermaston Road;
- 04 Hilltop;
- 05 Kiln Road; and
- 06 Aubrey Place.

The six site locations can be seen on the following map.



1.

Assessment of sites

The promoters of each short-listed site were invited to provide further, more detailed information about their proposed development. A sub-committee of the Neighbourhood Plan Steering Committee was constituted and a quorum of members:

- Held a formal meeting with each potential developer in turn; and
- Visited the proposed sites to assess their suitability against a common framework.

All sites were apparently available for development, although there was a lack of clarity regarding site 06 (Aubrey Place) which was subject to probate. Another site (05 Kiln Rd) had a potential problem with flooding due to the high water table / spring line which runs east-west immediately to the south of Kiln Rd. Not all of the sites abutted the existing built up area of the village.

The sites were visited – in the presence of the land owners / developers where possible – and detailed Site Assessment forms were completed for each site. These forms are appended to this document. They follow the site assessment format recommended by Planning Aid. They test each sites':

- Availability for development;
- Deliverability within the Plan period;
- Sustainability against environmental, social and economic criteria; and
- Fit with the BDBC Local Plan (which was in draft at the time).

It was realised that not all of the sites on the short-list met local preferences or national planning criteria. However, it was felt that local residents should be allowed to form their own judgement a Consultation and Feedback Event.

Consultation event

An event was held at Sherborne St John Village Hall on Saturday 14th March 2015. It was widely advertised in 'The Villager' magazine, on the Neighbourhood Plan website and on notice boards throughout the village. Some 120 residents attended the event and, without exception, gave their approval of the format and content of the information presented. In order to allow those unable to attend on the day to have their say, the material was then moved to the website, closing on 17th April and gathering a further 9 returns from residents.

The presentation comprised the following documentation:

- The results from the Neighbourhood Plan questionnaire;
- A draft report on the SSJ Neighbourhood Plan (March 2015);
- A Neighbourhood Plan Call for Sites Discussion Paper (March 2015);
- A map showing the location of the short-listed sites;
- The developers' proposals for each site; as well as
- Proposals for a SSJ Wildlife Map.

Residents were asked to choose their preferred development site, either by ranking all of the sites or by voting for sites they considered acceptable in order. A first choice was given 6 points, a second choice was given 5 points and so on. The results of this preference exercise were as follows.

Site options:	Total votes		First choice	
	No.	%	No.	%
Site 2 Bob's Farm	622	38%	79	61%
Site 3 Aldermaston Rd	359	22%	26	20%
Site 4 Hill Top	198	12%	4	3%
Site 5 Kiln Rd	166	10%	8	6%
Site 6 Aubrey Place	158	10%	1	1%
Site 1 Cranesfield	151	9%	11	9%

Note: figures may not add exactly to 100% due to rounding.

Post consultation event decisions

As a result of the voting and residents' comments about proposed Plan policies, the Neighbourhood Plan Steering Group agreed the following at a meeting held on 30th April 2016.

Much of Sherborne St John is designated a Conservation Area. Development should not detract from the existing settlement, but should rather enhance it. This applies to both the built environment and the rural setting of SSJ Village and the surrounding countryside.

The development should preferably form an integral part of the village. Some site options contradicted strong preferences identified through the Plan questionnaire:

- No development in the Strategic Gap between Basingstoke and Sherborne St John (with the possible exception of specific exception where development would not jeopardize separation and would enhance the environment) (95%)
- No development on greenfield sites (94%), though this was problematic given the lack of brownfield sites in the area.

Conclusions reached about each of the 6 short listed sites were:

01 Cranesfield: whilst it abuts the village, at 36 dwellings this proposal was for twice the number of houses required in order to meet the identified housing needs and, possibly for this reason, it did not have local support.

02 Bob's Farm: this site did have considerable local support and should be pursued through discussions with the developer, to establish that they are willing to deliver a suitable housing mix.

03 Aldermaston Road: whilst it had some local support, this site sits in open countryside and would be quite prominent within the Strategic Gap between Basingstoke and Sherborne St John.

04 Hill Top: this site had limited support. It sits in open countryside and would be prominent within the Strategic Gap between Basingstoke and Sherborne St John.

05 Kiln Road: this site had limited local support. It abuts the village, but is nonetheless in the Strategic Gap between Basingstoke and Sherborne St John. The proposal was also not for the kind of housing mix sought to meet local needs.

06 Aubrey Place: this site had little local support. Its location on the A340 is an existing large house with garden, though development would extend the settlement boundary. The availability, given probate issues, would continue to be monitored.

In conclusion, based upon the voting at the Consultation Event and the views of residents about local policy priorities it was decided to pursue the Bob's Farm option.

Second consultation event

Having taken this decision, Bob's Farm was unilaterally withdrawn (i.e. was now made unavailable) for allocation in the Neighbourhood Plan by its proposed developer. The Steering Group was unable to convince them to reverse this decision. This left a very difficult situation. The other short listed sites, therefore, had to be reconsidered and a further consultation event would have to be held.

However, the site assessments and the first consultation event had established that the other sites were all problematic in some shape or form. Aubrey Place was still unavailable.

A significant change was that the developer / promoter for site 01 (Cranesfield) now submitted a significantly revised scheme using just one of the two sites they had previously proposed – the site on the A340/Cranes Rd. This was proposed as a scheme for 18 dwellings (rather than the previous 36 dwellings), incorporating 6 affordable (social) houses and an option for a 1,230sq ft building that could be used as a village shop/Post Office if desired. Given the much smaller scale of this site, the social benefits it proposed and the issues with alternative site options, there was a powerful case to re-consider.

Two issues with A340/Cranes Road were:

- Strategic Gap: the site sits at the very northernmost extent of the Gap, where that Gap wraps round the west side of the village. It is not, however, physically located between the village and Basingstoke and does not really compromise the countryside gap between them. The emerging BDBC Local Plan allows Neighbourhood Plans to allocate a site in a Strategic Gap, where it is locally justified;
- Greenfield development: this was a greenfield site, which residents had said they did not want. However, there was no brownfield site option on the table. The site was also, at least, abutting the existing village and was not in open countryside.

Some compromise would be necessary to accept this site, so it was decided to offer a further (second) Consultation Event to residents to decide for themselves. In any case, this site option had not been previously offered in this format.

Voting was carried out by placing an insert in SSJ copies of the October 2015 Villager magazine. Residents received their copies no later than 1st October and voting was by paper voting slip deposited in ballot boxes located at 4 locations in SSJ Village, with a closing date for returns of 6.00pm on 12th October.

The results of this voting exercise were as follows.

Votes received	199	
Those in favour	134	Of which: • 90 were in favour irrespective of whether the scheme provides a shop facility; • 40 were in favour only if the shop facility was provided; • 4 others did not specify.
Those against	65	

Among voting residents there was, therefore, a more than 2 to 1 majority in favour of A340/Cranes Rd as the preferred development site for the SSJ Neighbourhood Plan.

A Site Assessment form was again completed for the A340/Cranes Rd site, once again to test it for its availability, deliverability, sustainability and fit with the (then) emerging Local Plan. This found the site to be technically acceptable.

(It should be noted that a subsequent report commissioned by the developers, Rydon Homes, from consultants, Sigma, has added to the technical appraisal by examining the relationship of the site to the village Conservation Area and how to avoid or mitigate for any impacts. See Supporting Document XXI).

In late 2015 the SSJ Neighbourhood Plan Steering Group resolved to support a development of approximately 18 houses and a building suitable for a shop at A340/Cranes Rd, working in co-operation with the developer. This enabled an allocation site policy for housing to be included within the Neighbourhood Plan.

Detailed site assessment forms are appended on the following pages. The first six are those for the short-listed sites considered by the first Consultation exercise. The seventh form is that for the revised A340/Cranes Road proposal considered by the second Consultation exercise.

Sherborne St John Neighbourhood Plan Steering Group
Revised June 2016

Appendix A: The six short listed site appraisal forms

Site 01 Cranesfield

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 01	
Site Name and Address	SSJ003 – North East of Cranesfield (1) adjacent to A340/Cranes Rd (2)	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter/ email and presentation at Consultation Event 14.03.15	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	None advised – but both areas in agricultural production.	
Would any existing use on the site need to be re-located?	No	
Are you aware of any previous planning permissions (or refusals) affecting the site?	BDBC has previously refused inclusion in the emerging Local Plan SHLAA, but has stated that the site may be suitable for development under the Neighbourhood Plan. This site is outside the SPB	
What about any current planning applications?	None at present	
Any further comments on how available the land is?	Currently both greenfield sites in agricultural use.	

Desktop exercise 2		What does the Local Plan say about your site?
Site Reference	SSJNP 01	
Site Name and Address	SSJ003 – North East of Cranesfield (1) adjacent to A340/Cranes Rd (2)	
Is the site affected by any of the following?		Comments
Is the site designated in the Local Plan(s) as important Greenspace?	Yes No X1 X2	1 – adjacent to Weybrook Water Meadows 2 – part of Strategic Gap
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	Yes No X	Both opposite and adjacent to Conservation Area
Are there any landscape designations affecting the site? Such as area of County Value	Yes No X	
Are there any other Local Plan(s) designations affecting the site or close by?	Yes No X	See above – Basingstoke / Sherborne St John Strategic Gap

Any other Comments? 1 and 2 are two separate sites. They are both greenfield sites currently in agricultural use.

Neighbourhood Plan Exercise		Site Assessment									
Date Completed	Jan 2015	Completed By									
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 01										
Site Name and Address	SSJ003 – North East of Cranesfield (1) adjacent to A340/Cranes Rd (2)										
Site Size (hectares)	Tbc – 3 Ha combined										
Site Description	Two parcels of land – currently used for farming.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	1. Adjacent to residential area – Village Pond at one boundary. 2. Agricultural land (open land - strategic gap to the South) + Residential to the side and across the road (Conservation Area)										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixed</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixed	Unknown	X		% of types?	
Greenfield	Brownfield	Mixed	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	1 and 2 are both agricultural.										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Agricultural Residential										
Any other comments?											

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference		SSJNP 01									
Site Name and Address		SSJ003 – North East of Cranesfield (1) adjacent to A340/Cranes Rd (2)									
Where is the site located in relation to the built up area of the town or village?		Within the On the Edge Outside settlement <table border="1"> <tr> <td>X</td> <td>X</td> <td></td> </tr> </table>		X	X						
X	X										
How would any development of the site relate to the existing built up area?		1. Will upset a number of residents in Cranesfield, impact on Village Pond, and may adversely affect biodiversity. 2. Some impact on the existing built up area – any development would have to be sympathetic to Conservation Area									
How is the site currently accessed?		<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>1=~300m, 2=~50m</td> </tr> <tr> <td>By Footpath</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>		By Car	X	Public Transport	1=~300m, 2=~50m	By Footpath	X	Bicycle	X
By Car	X										
Public Transport	1=~300m, 2=~50m										
By Footpath	X										
Bicycle	X										
How is the site accessible from the highway?		1. Through Cranesfield 2. Directly from Cranes Rd									
How close (in metres) is the site to local services such as shops, schools, health centre?		<table border="1"> <tr> <td>Church, School</td> <td>1=~400m(Foot) ~750m(Car) 2=~500m(Foot) ~800m(Car)</td> </tr> <tr> <td>Village Shop</td> <td>1=~450m ~700m (Car) 2=~500m(Foot) ~750m (Car)</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>1=~500m 2=~500m</td> </tr> <tr> <td>Chute facilities</td> <td>1=~750m(Foot) ~1000m(Car) 2=800m(Foot) ~1000m(Car)</td> </tr> </table>		Church, School	1=~400m(Foot) ~750m(Car) 2=~500m(Foot) ~800m(Car)	Village Shop	1=~450m ~700m (Car) 2=~500m(Foot) ~750m (Car)	Village Hall, Pub, Social Club	1=~500m 2=~500m	Chute facilities	1=~750m(Foot) ~1000m(Car) 2=800m(Foot) ~1000m(Car)
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Village Shop	1=~450m ~700m (Car) 2=~500m(Foot) ~750m (Car)										
Village Hall, Pub, Social Club	1=~500m 2=~500m										
Chute facilities	1=~750m(Foot) ~1000m(Car) 2=800m(Foot) ~1000m(Car)										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)		1=~300m 2=~50m									
Is the site affected by any of the following?			Comments								
Flooding of the site?	Yes No <table border="1"> <tr> <td></td> <td>X</td> </tr> </table>			X							
	X										
Flooding in the general area?	Yes No <table border="1"> <tr> <td>X</td> <td></td> </tr> </table>		X								
X											

		1 – Weybrook Water Meadow floods during wet periods
Water Courses?	Yes No ☐ ☒	
Contamination?	Yes No ☐ ☐ Don't Know ☒	None advised / identified
Topography – is there steep ground that may affect how the site could be developed?	Yes No ☐ ☒	
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No ☐ ☒	
Could development result in conflict with surrounding uses?	Yes No ☐ ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No ☐ ☐	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No ☐ ☒	
Are there any other known or potential heritage features on the site?	Yes No ☒ ☐	1 – Battle of Cranesfield 1465 2 – near the line of Roman Road
Would the site need to be checked for archaeological remains?	Yes No ☒ ☐	See above
Does the site have ecological value? (known or potential) e.g hedgerows	Yes No ☒ ☐	Impact on Water Meadows Mature hedgerow
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed	Yes No ☐ ☐	Not known, but requires investigation

study may need to be done if this is the case)		
Are there sporting or playing fields on the site?	Yes No X	
Are there public footpaths or rights of way on the site?	Yes No X	
Does the site contain any green infrastructure?	Yes No X	
Is the site connected in a “green” way to its neighbouring areas?	Yes ? No	2 – hedgerow of mature trees
Are there key viewpoints from the site looking out?	Yes X No	1 - looks over Weybrook Water Meadows
Is the site visible from its surrounding areas, looking in?	Yes X No	As above
Are there any other factors which could affect development?		
Desktop exercise 5		
The deliverability of your site		
Site Reference	SSJNP 01	
Site Name and Address	SSJ003 – North East of Cranesfield (1) adjacent to A340/Cranes Rd (2)	
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All (owner to confirm) circa 3 Ha	
Estimate how much development could be accommodated on the developable area of the site	30 to 35 houses – increased if larger units or greater number if larger units are changed to smaller (as preferred by SSJ Residents)	
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development,	Not confirmed Local (on site) only	

or would development of the site require additional infrastructure to be provided?				
Highways	Unlikely, given scale and direct access to existing roads			
Water Supply	Unknown/to confirm			
Sewerage	Unknown/to confirm			
Would the new development have an impact on local schools?	Yes. Local school is 'full', but not all pupils are SSJ residents.			
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.			
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td>X</td> </tr> </table> Owner to confirm which	X	X	X
X	X	X		

Site 02 Bob's Farm

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 02	
Site Name and Address	Bob's Farm, Vyne Rd. SSJ	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter/ email and presentation at Consultation Event 14.03.15	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	Storage sheds currently leased but tenants have been served notice to quit.	
Would any existing use on the site need to be re-located?	Existing buildings used for car storage which will need to relocate Other businesses - tbc	
Are you aware of any previous planning permissions (or refusals) affecting the site?	Not aware of any previous planning applications, but this site is outside the SPB.	
What about any current planning applications?	None advised	
Any further comments on how available the land is?	Email advice is that the land is currently under-utilised and available for development.	

Desktop exercise 2		What does the Local Plan say about your site?				
Site Reference	SSJNP 02					
Site Name and Address	Bob's Farm Vyne Rd					
Is the site affected by any of the following?		Comments				
Is the site designated in the Local Plan as important Greenspace?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Are there any landscape designations affecting the site? Such as area of County Value	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Yes	No	☒	☐	Part of significant landscape vista to north of SSJ Village
Yes	No					
☒	☐					
Are there any other Local Plan designations affecting the site or close by?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Yes	No	☒	☐	Next to proposed Strategic Gap, but the replacement of the sheds can enhance the locality
Yes	No					
☒	☐					

Any other comments?

This is a greenfield site with farm buildings, which are rather ugly storage barns constructed in corrugated asbestos and steel sheeting. Appropriate development would be an improvement.

Neighbourhood Plan Site Assessment Exercise											
Date Completed	Jan. 2015	Completed By									
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 02										
Site Name and Address	Bob's Farm Vyne Rd										
Site Size (hectares)	1.9 Ha										
Site Description	Discrete parcel of land – formerly used for farming – containing two large barns, smaller buildings and other farm equipment.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Residential and /or light business on two sides. Open public space (Chute Playing Fields) on one side. Open land (Strategic Gap) on one side.										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixed</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixed	Unknown	X		% of types?	
Greenfield	Brownfield	Mixed	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Car storage in former farm outbuildings – 2 large and one smaller barn.										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Residential Light industrial / business										
Any other comments?	This site is considered by some to be an eyesore										
On-site Exercise 4 How suitable and sustainable is your site?											
Site Reference	SSJNP 02										
Site Name and Address	Bob's Farm Vyne Rd										
Where is the site located in relation to the built up area of the town or village?	<table border="1"> <thead> <tr> <th>Within the settlement</th> <th>On the Edge</th> </tr> </thead> <tbody> <tr> <td>Outside</td> <td></td> </tr> </tbody> </table>			Within the settlement	On the Edge	Outside					
Within the settlement	On the Edge										
Outside											

		X									
How would any development of the site relate to the existing built up area?	Suitable design would add to a strong edge of settlement and strengthen the sense of community to adjacent residents.										
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~600m</td> </tr> <tr> <td>On Foot Grass, Path, Tarmac</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>			By Car	X	Public Transport	~600m	On Foot Grass, Path, Tarmac	X	Bicycle	X
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Public Transport	~600m										
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Bicycle	X										
How is the site accessible from the highway?	Directly from Vyne Rd, with good sight lines										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~400m</td> </tr> <tr> <td>Village Shop</td> <td>~400m</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~500m</td> </tr> <tr> <td>Chute facilities</td> <td>~50m</td> </tr> </table>			Church, School	~400m	Village Shop	~400m	Village Hall, Pub, Social Club	~500m	Chute facilities	~50m
Church, School	~400m										
Village Shop	~400m										
Village Hall, Pub, Social Club	~500m										
Chute facilities	~50m										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Approximately 600mm										
Is the site affected by any of the following?			Comments								
Flooding of the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>		Yes	No		X					
Yes	No										
	X										
Flooding in the general area?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>		Yes	No		X					
Yes	No										
	X										
Water Courses?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>		Yes	No		X					
Yes	No										
	X										
Contamination?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td colspan="2">Don't Know</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>		Yes	No			Don't Know		X		Some (agricultural) contamination likely – will need to be investigated.
Yes	No										
Don't Know											
X											
Topography – is there steep ground that may affect how the site could be developed?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>		Yes	No		X					
Yes	No										
	X										

Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No X	
Could development result in conflict with surrounding uses?	Yes No X	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No X	
Are there any other known or potential heritage features on the site?	Yes No X	
Would the site need to be checked for archaeological remains?	Yes No X	Not expected
Does the site have ecological value? (known or potential) e.g hedgerows	Yes X No	Existing hedgerows would need to be preserved
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes No	Not known, but requires investigation
Are there sporting or playing fields on the site?	Yes No X	No, they are located immediately adjacent
Are there public footpaths or rights of way on the site?	Yes No X	
Does the site contain any green infrastructure?	Yes No X	

Is the site connected in a “green” way to its neighbouring areas?	Yes No	Path to adjacent open space possible. Path to Village centre may need upgrading
Are there key viewpoints from the site looking out?	Yes X No	
Is the site visible from its surrounding areas, looking in?	Yes X No	But as this is currently an eyesore the view in will be enhanced
Are there any other factors which could affect development?		

Desktop exercise 5		The deliverability of your site				
Site Reference	SSJNP 02					
Site Name and Address	Bob's Farm Vyne Rd					
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All - 1.9Ha					
Estimate how much development could be accommodated on the developable area of the site	15 houses, or greater number if larger units are changed to smaller (as preferred by SSJ residents)					
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Not confirmed Local (on site) only					
Highways	Unlikely, given scale and direct access to existing road					
Water Supply	Unknown/to confirm					
Sewerage	Unknown/to confirm					
Would the new development have an impact on local schools?	Yes. Local school is 'full'.					
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes. Contamination clean-up should be a standard procedure					
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td></td> </tr> </table> Owner to confirm which			X	X	
X	X					

Site 03 Aldermaston Road

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 03	
Site Name and Address	Aldermaston Rd (behind No.14 – opposite Gales Garage)	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter/ email and presentation at Consultation Event 14.03.15	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	Storage sheds – some currently leased on short term leases.	
Would any existing use on the site need to be re-located?	It is understood that tenants will be moving away shortly.	
Are you aware of any previous planning permissions (or refusals) affecting the site?	Not aware of any previous planning applications, but this site is outside the SPB.	
What about any current planning applications?	None advised	
Any further comments on how available the land is?		

Desktop exercise 2		What does the Local Plan say about your site?
Site Reference	SSJNP 03	
Site Name and Address	Aldermaston Rd (behind No.14 – opposite Gales Garage)	

Is the site affected by any of the following?		Comments
Is the site designated in the Local Plan as important Greenspace?	Yes No ☐ ☒	
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	Yes No ☐ ☒	
Are there any landscape designations affecting the site? Such as area of County Value	Yes No ☒ ☐	In the middle of the Strategic Gap and visible from the AONB.
Are there any other Local Plan designations affecting the site or close by?	Yes No ☒ ☐	In the Strategic Gap, only easily visible from the West / North West. Replacement of the sheds could enhance the locality.

Any other Comments?

This is a Greenfield site with farm buildings. It currently contains unattractive storage barns constructed in concrete and steel sheeting. Appropriate development could be an improvement.

Neighbourhood Plan Site Assessment Exercise											
Date Completed	Jan. 2015	Completed By									
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 03										
Site Name and Address	Aldermaston Rd (behind No.14 – opposite Gales Garage)										
Site Size (hectares)	~2 Ha tbc										
Site Description	Well-defined parcel of land – formerly used for farming – containing large sheds.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Overlooks Weybrook Golf Course (with same land owner). In the middle of the Strategic Gap, but screened by the topography and trees to the East / South East.										
Is the site: (select one option)	<table border="1"> <tr> <td>Greenfield</td> <td>Brownfield</td> <td>Mixed</td> <td>Unknown</td> </tr> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </table>			Greenfield	Brownfield	Mixed	Unknown	X		% of types?	
Greenfield	Brownfield	Mixed	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Light industrial storage.										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Residential Light industrial / business										
Any other comments?	This site does not enhance the local environment										
On-site Exercise 4 How suitable and sustainable is your site?											
Site Reference	SSJNP 03										
Site Name and Address	Aldermaston Rd (behind No.14 – opposite Gales Garage)										

Where is the site located in relation to the built up area of the town or village?	<table border="1"> <tr> <td>Within the settlement</td> <td>On the Edge</td> <td>Outside</td> </tr> <tr> <td></td> <td></td> <td>X</td> </tr> </table>	Within the settlement	On the Edge	Outside			X		
Within the settlement	On the Edge	Outside							
		X							
How would any development of the site relate to the existing built up area?	Not at all								
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~250m</td> </tr> <tr> <td>On Foot Grass, Path, Tarmac</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>	By Car	X	Public Transport	~250m	On Foot Grass, Path, Tarmac	X	Bicycle	X
By Car	X								
Public Transport	~250m								
On Foot Grass, Path, Tarmac	X								
Bicycle	X								
How is the site accessible from the highway?	From existing or new junction with A340.								
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~1200m</td> </tr> <tr> <td>Village Shop</td> <td>~800m</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~1200m</td> </tr> <tr> <td>Chute facilities</td> <td>~1600m</td> </tr> </table>	Church, School	~1200m	Village Shop	~800m	Village Hall, Pub, Social Club	~1200m	Chute facilities	~1600m
Church, School	~1200m								
Village Shop	~800m								
Village Hall, Pub, Social Club	~1200m								
Chute facilities	~1600m								
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Approximately 250mm								

Is the site affected by any of the following?		Comments							
Flooding of the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X				
Yes	No								
	X								
Flooding in the general area?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X				
Yes	No								
	X								
Water Courses?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X	Some (agricultural) contamination likely – would need to be investigated.			
Yes	No								
	X								
Contamination?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td colspan="2">Don't Know</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	Yes	No			Don't Know		X	
Yes	No								
Don't Know									
X									
Topography – is there steep ground that may affect how the site could be developed?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X				
Yes	No								
	X								
Are there power lines, pipelines, manhole	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td></td> <td>X</td> </tr> </table>	Yes	No		X				
Yes	No								
	X								

covers or other infrastructure crossing or affecting the site?		
Could development result in conflict with surrounding uses?	Yes ☐ No ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes ☐ No ☐	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes ☐ No ☒	
Are there any other known or potential heritage features on the site?	Yes ☐ No ☒	
Would the site need to be checked for archaeological remains?	Yes ☐ No ☒	On the line of a Roman Road.
Does the site have ecological value? (known or potential) e.g. hedgerows	Yes ☒ No ☐	Existing hedgerows would need to be preserved.
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes ☐ No ☐	Not known, but requires investigation
Are there sporting or playing fields on the site?	Yes ☐ No ☒	
Are there public footpaths or rights of way on the site?	Yes ☐ No ☒	Adjacent footpath will need to be respected.
Does the site contain any green infrastructure?	Yes ☐ No ☒	

Is the site connected in a “green” way to its neighbouring areas?	<table border="1"> <tr> <td data-bbox="584 194 746 226">Yes</td> <td data-bbox="753 194 916 226">No</td> </tr> <tr> <td data-bbox="584 235 746 266">☐</td> <td data-bbox="753 235 916 266">☒</td> </tr> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Are there key viewpoints from the site looking out?	<table border="1"> <tr> <td data-bbox="584 336 746 367">Yes</td> <td data-bbox="753 336 916 367">No</td> </tr> <tr> <td data-bbox="584 376 746 407">☒</td> <td data-bbox="753 376 916 407">☐</td> </tr> </table>	Yes	No	☒	☐	To the AONB to the North / North East.
Yes	No					
☒	☐					
Is the site visible from its surrounding areas, looking in?	<table border="1"> <tr> <td data-bbox="584 477 746 508">Yes</td> <td data-bbox="753 477 916 508">No</td> </tr> <tr> <td data-bbox="584 517 746 548">☒</td> <td data-bbox="753 517 916 548">☐</td> </tr> </table>	Yes	No	☒	☐	Visible, but does not ‘stand out’.
Yes	No					
☒	☐					
Are there any other factors which could affect development? Opposition from (some) local residents.						

Desktop exercise 5		The deliverability of your site				
Site Reference	SSJNP 03					
Site Name and Address	Aldermaston Rd (behind No.14 – opposite Gales Garage)					
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All ~2Ha					
Estimate how much development could be accommodated on the developable area of the site	15 houses, or slightly greater number if larger units are changed to smaller (as preferred by SSJ Residents)					
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Not confirmed Local (on site) only					
Highways	May need new or upgraded junction with the A340.					
Water Supply	Unknown/to confirm					
Sewerage	Mains sewers not currently available					
Would the new development have an impact on local schools?	Yes. Local school is 'full'.					
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes. Contamination clean-up should be a standard procedure.					
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td></td> </tr> </table> Owner to confirm which			X	X	
X	X					

Site 04 Hill Top

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 04	
Site Name and Address	Hill Top (Chineham Lane / Sherborne Rd Triangle)	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter and presentation at Consultation Event 14.03.15	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	None advised	
Would any existing use on the site need to be re-located?		
Are you aware of any previous planning permissions (or refusals) affecting the site?	Not aware of any previous planning applications, but this site is outside the SPB.	
What about any current planning applications?	None advised	
Any further comments on how available the land is?		

Desktop exercise 2		What does the Local Plan say about your site?				
Site Reference	SSJNP 04					
Site Name and Address	Hill Top (Chineham Lane / Sherborne Rd Triangle)					
Is the site affected by any of the following?		Comments				
Is the site designated in the Local Plan as important Greenspace?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Are there any landscape designations affecting the site? Such as area of County Value	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Yes	No	☒	☐	Forms part of the Strategic Gap.
Yes	No					
☒	☐					
Are there any other Local Plan designations affecting the site or close by?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Yes	No	☒	☐	In the Strategic Gap and easily visible from SSJ Village.
Yes	No					
☒	☐					

Any other Comments?

This site is separated from SSJ Village by ~800m of open countryside, which forms the Strategic Gap. Development would have a noticeable, adverse effect on the Gap.

Neighbourhood Plan Site Assessment Exercise							
Date Completed	Jan. 2015	Completed By					
On-site Exercise 3 Looking at the general location and land use of your site							
Site Reference	SSJNP 04						
Site Name and Address	Hill Top (Chineham Lane / Sherborne Rd Triangle)						
Site Size (hectares)	1.45 Ha						
Site Description	Well-defined parcel of land – currently garden / orchard.						
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Residential to the South East and agricultural on the three other sides.						
Is the site: (select one option)	Greenfield Brownfield Mixture Unknown <table border="1"> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </table>			X		% of types?	
X		% of types?					
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Mostly orchard						
What was the last known use for the land?	See above						
What could be the potential uses for the site?	Residential						
Any other comments?	This site does not enhance the local environment. It is physically remote from SSJ Village.						

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference	SSJNP 04										
Site Name and Address	Hill Top (Chineham Lane / Sherborne Rd Triangle)										
Where is the site located in relation to the built up area of the town or village?	Within the settlement	On the Edge	Outside								
	☐	☐	☒								
How would any development of the site relate to the existing built up area?	Not at all										
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~250m (Merton Rise)</td> </tr> <tr> <td>On Foot Grass, Path, Tarmac</td> <td></td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>			By Car	X	Public Transport	~250m (Merton Rise)	On Foot Grass, Path, Tarmac		Bicycle	X
By Car	X										
Public Transport	~250m (Merton Rise)										
On Foot Grass, Path, Tarmac											
Bicycle	X										
How is the site accessible from the highway?	Access from Chineham Lane or Sherborne Rd (no through road).										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~1200m</td> </tr> <tr> <td>Village Shop</td> <td>~1200m</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~1000m</td> </tr> <tr> <td>Chute facilities</td> <td>~1400m</td> </tr> </table>			Church, School	~1200m	Village Shop	~1200m	Village Hall, Pub, Social Club	~1000m	Chute facilities	~1400m
Church, School	~1200m										
Village Shop	~1200m										
Village Hall, Pub, Social Club	~1000m										
Chute facilities	~1400m										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Approximately 250m										
Is the site affected by any of the following?	Comments										
Flooding of the site?	Yes	No									
	☐	☒									
Flooding in the general area?	Yes	No									
	☐	☒									
Water Courses?	Yes	No									
	☐	☒									
Contamination?	Yes	No	None anticipated								
	☐	☒									
	Don't Know										
	☐										
Topography – is there steep ground that may	Yes	No									
	☐	☒									

affect how the site could be developed?		
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No ☐ ☒	
Could development result in conflict with surrounding uses?	Yes No ☐ ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No ☐ ☐	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No ☐ ☒	
Are there any other known or potential heritage features on the site?	Yes No ☐ ☒	
Would the site need to be checked for archaeological remains?	Yes No ☐ ☒	
Does the site have ecological value? (known or potential) e.g hedgerows	Yes No ☒ ☐	Existing hedgerows would need to be preserved.
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes No ☐ ☐	None known, but requires investigation.
Are there sporting or playing fields on the site?	Yes No ☐ ☒	

Are there public footpaths or rights of way on the site?	Yes	No X	Adjacent footpath will need to be respected.
Does the site contain any green infrastructure?	Yes	No X	
Is the site connected in a “green” way to its neighbouring areas?	Yes	No X	
Are there key viewpoints from the site looking out?	Yes X	No	Strategic Gap to the North West.
Is the site visible from its surrounding areas, looking in?	Yes X	No	Development would have a noticeable, adverse effect on the Gap.
Are there any other factors which could affect development? (Some) local residents will be affected.			

Desktop exercise 5		The deliverability of your site				
Site Reference	SSJNP 04					
Site Name and Address	Hill Top (Chineham Lane / Sherborne Rd Triangle)					
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All – 1.45 Ha					
Estimate how much development could be accommodated on the developable area of the site	15 houses, or slightly greater number if larger units are changed to smaller (as preferred by SSJ Residents)					
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Not confirmed Local (on site) only					
Highways	Likely direct access to road network.					
Water Supply	Unknown/to confirm					
Sewerage	Mains sewers not currently available					
Would the new development have an impact on local schools?	Yes. Local school is 'full'.					
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.					
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td>X</td> </tr> </table> Owner to confirm which			X	X	X
X	X	X				

Site 05 Kiln Road

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 05	
Site Name and Address	Kiln Rd, SSJ	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by email and presentation at Consultation Event 14.03.15	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	Field currently leased to tenants.	
Would any existing use on the site need to be re-located?	Used as a horse respite.	
Are you aware of any previous planning permissions (or refusals) affecting the site?	Not aware of any previous planning applications, but this site is outside the SPB.	
What about any current planning applications?	None advised	
Any further comments on how available the land is?		

Desktop exercise 2		What does the Local Plan say about your site?
Site Reference		SSJNP 05
Site Name and Address		Kiln Rd, SSJ
Is the site affected by any of the following?		Comments
Is the site designated in the Local Plan as important Greenspace?	Yes No X	
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	Yes No X	
Are there any landscape designations affecting the site? Such as area of County Value	Yes No X	This field is a key part of the Strategic Gap.
Are there any other Local Plan designations affecting the site or close by?	Yes No X	In the Strategic Gap and easily visible from SSJ village. Adjacent to the Conservation Area.

Any other Comments?

Neighbourhood Plan Site Assessment Exercise											
Date Completed	Jan. 2015	Completed By									
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 05										
Site Name and Address	Kiln Rd, SSJ										
Site Size (hectares)	~0.4 Ha										
Site Description	Part of an agricultural field – currently used to graze (respite) horses.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Residential to the North, allotments to the West, agricultural (Strategic Gap) on the other two sides.										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixed</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixed	Unknown	X		% of types?	
Greenfield	Brownfield	Mixed	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Horse grazing										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Residential										
Any other comments?	This site does not enhance the local environment. It is, though, part of one of the key fields forming the Strategic Gap.										

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference	SSJNP 05										
Site Name and Address	Kiln Rd, SSJ										
Where is the site located in relation to the built up area of the town or village?	Within the settlement ☐	On the Edge ☒	Outside ☐								
How would any development of the site relate to the existing built up area?	Some impact on the existing built up area – any development would have to be sympathetic to Conservation Area.										
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~150m</td> </tr> <tr> <td>On Foot Grass, Path, Tarmac</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>			By Car	X	Public Transport	~150m	On Foot Grass, Path, Tarmac	X	Bicycle	X
By Car	X										
Public Transport	~150m										
On Foot Grass, Path, Tarmac	X										
Bicycle	X										
How is the site accessible from the highway?	Access from Sherborne Rd.										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~250m</td> </tr> <tr> <td>Village Shop</td> <td>~250m</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~100m (foot) ~200m (car)</td> </tr> <tr> <td>Chute facilities</td> <td>~400m</td> </tr> </table>			Church, School	~250m	Village Shop	~250m	Village Hall, Pub, Social Club	~100m (foot) ~200m (car)	Chute facilities	~400m
Church, School	~250m										
Village Shop	~250m										
Village Hall, Pub, Social Club	~100m (foot) ~200m (car)										
Chute facilities	~400m										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Approximately 150mm										
Is the site affected by any of the following?	Comments										
Flooding of the site?	Yes ☒	No ☐	High water table – prone to flooding due to spring line crossing the field. Hence, the name Sherborne St John.								
Flooding in the general area?	Yes ☒	No ☐									
Water Courses?	Yes ☐	No ☒									
Contamination?	Yes ☐	No ☒	None anticipated.								
	Don't Know ☐										
Topography – is there steep ground that may	Yes ☐	No ☒									

affect how the site could be developed?		
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No ☐ ☒	
Could development result in conflict with surrounding uses?	Yes No ☐ ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No ☐ ☐	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No ☐ ☒	
Are there any other known or potential heritage features on the site?	Yes No ☐ ☒	
Would the site need to be checked for archaeological remains?	Yes No ☐ ☒	
Does the site have ecological value? (known or potential) e.g. hedgerows	Yes No ☒ ☐	Existing hedgerows would need to be preserved.
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes No ☐ ☐	None known, but requires investigation.
Are there sporting or playing fields on the site?	Yes No ☐ ☒	

Are there public footpaths or rights of way on the site?	Yes X	No	Footpath crosses site - will need to be respected.
Does the site contain any green infrastructure?	Yes	No X	
Is the site connected in a “green” way to its neighbouring areas?	Yes	No X	
Are there key viewpoints from the site looking out?	Yes X	No	Across Strategic Gap to the South and South East.
Is the site visible from its surrounding areas, looking in?	Yes X	No	Development would have a noticeable, adverse effect on the Gap.
Are there any other factors which could affect development? (Some) local residents will be affected.			

Desktop exercise 5		The deliverability of your site				
Site Reference	SSJNP 05					
Site Name and Address	Kiln Rd, SSJ					
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All ~ 0.4 Ha					
Estimate how much development could be accommodated on the developable area of the site	10-12 houses, <u>all</u> affordable (rather than the mixed development favoured by SSJ residents).					
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Not confirmed Local (on site) only					
Highways	Unlikely given size and direct access to existing road.					
Water Supply	Unknown/to confirm					
Sewerage	Unknown/to confirm					
Would the new development have an impact on local schools?	Yes. Local school is 'full'.					
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.					
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td>X</td> </tr> </table> Owner to confirm which			X	X	X
X	X	X				

Site 06 Aubrey Place

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 06	
Site Name and Address	Aubrey Place, Aldermaston Rd	
Is the land owner willing for their site to be made available for development?	Likely, but to be confirmed.	
If yes, do you have any written evidence to back this up?	No, but currently for sale as available for development 'subject to planning permission'.	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	None identified	
Would any existing use on the site need to be re-located?	No	
Are you aware of any previous planning permissions (or refusals) affecting the site?	Not aware of any previous planning applications, but this site is outside the SPB.	
What about any current planning applications?	None advised	
Any further comments on how available the land is?	Expected to become available after sale.	

Desktop exercise 2		What does the Local Plan say about your site?
Site Reference		SSJNP 06
Site Name and Address		Aubrey Place, Aldermaston Rd
Is the site affected by any of the following?		Comments
Is the site designated in the Local Plan as important Greenspace?	Yes No ☐ ☒	
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	Yes No ☐ ☒	
Are there any landscape designations affecting the site? Such as area of County Value	Yes No ☐ ☒	
Are there any other Local Plan designations affecting the site or close by?	Yes No ☐ ☒	

Any other Comments?

Neighbourhood Plan Site Assessment Exercise											
Date Completed	Jan. 2015	Completed By									
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 06										
Site Name and Address	Aubrey Place, Aldermaston Rd										
Site Size (hectares)	~0.35 Ha										
Site Description	Extended garden / back yard										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Residential either side and agricultural to the rear (West).										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixed</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>% of types? X</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixed	Unknown			% of types? X	
Greenfield	Brownfield	Mixed	Unknown								
		% of types? X									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	'Scrap' storage										
What was the last known use for the land?	See above										
What could be the potential uses for the site?	Residential										
Any other comments?	This site does not currently enhance the local environment.										

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference	SSJNP 06										
Site Name and Address	Aubrey Place, Aldermaston Rd										
Where is the site located in relation to the built up area of the town or village?	Within the settlement	On the Edge	Outside								
	☐	☒	☐								
How would any development of the site relate to the existing built up area?	Minor impact										
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~50m</td> </tr> <tr> <td>On Foot Grass, Path, Tarmac</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>			By Car	X	Public Transport	~50m	On Foot Grass, Path, Tarmac	X	Bicycle	X
By Car	X										
Public Transport	~50m										
On Foot Grass, Path, Tarmac	X										
Bicycle	X										
How is the site accessible from the highway?	Access from A340, Aldermaston Rd										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~600m (foot) ~850m (car)</td> </tr> <tr> <td>Village Shop</td> <td>~50m</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~800m</td> </tr> <tr> <td>Chute facilities</td> <td>~1000m</td> </tr> </table>			Church, School	~600m (foot) ~850m (car)	Village Shop	~50m	Village Hall, Pub, Social Club	~800m	Chute facilities	~1000m
Church, School	~600m (foot) ~850m (car)										
Village Shop	~50m										
Village Hall, Pub, Social Club	~800m										
Chute facilities	~1000m										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Approximately 50m										
Is the site affected by any of the following?	Comments										
Flooding of the site?	Yes ☐ No ☒										
Flooding in the general area?	Yes ☐ No ☒										
Water Courses?	Yes ☐ No ☒	A possibility, but currently unknown.									
Contamination?	Yes ☐ No ☐ Don't Know ☒										
Topography – is there steep ground that may	Yes ☐ No ☒										

affect how the site could be developed?		
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No ☐ ☒	
Could development result in conflict with surrounding uses?	Yes No ☐ ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No ☐ ☐	Requires review
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No ☐ ☒	
Are there any other known or potential heritage features on the site?	Yes No ☐ ☒	
Would the site need to be checked for archaeological remains?	Yes No ☒ ☐	On the line of a Roman Road.
Does the site have ecological value? (known or potential) e.g hedgerows	Yes No ☒ ☐	Existing hedgerows would need to be preserved.
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes No ☐ ☐	None known, but requires investigation.
Are there sporting or playing fields on the site?	Yes No ☐ ☒	

Are there public footpaths or rights of way on the site?	Yes	No X	
Does the site contain any green infrastructure?	Yes	No X	
Is the site connected in a “green” way to its neighbouring areas?	Yes	No X	
Are there key viewpoints from the site looking out?	Yes X	No	Countryside view to the West.
Is the site visible from its surrounding areas, looking in?	Yes X	No	Development would be visible from the West.
Are there any other factors which could affect development? (Some) local residents will be affected.			

Desktop exercise 5		The deliverability of your site				
Site Reference	SSJNP 06					
Site Name and Address	Aubrey Place, Aldermaston Rd					
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	All ~ 0.35 Ha					
Estimate how much development could be accommodated on the developable area of the site	8 - 10 houses (tbc)					
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Not confirmed Expected - local (on site) only					
Highways	Junction onto the A340.					
Water Supply	Unknown/to confirm					
Sewerage	Unknown/to confirm					
Would the new development have an impact on local schools?	Yes. Local school is 'full'.					
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.					
What would be the potential timescale for development on the site?	0-5 years 6-10 years 11-15 years <table border="1"> <tr> <td>X</td> <td>X</td> <td>X</td> </tr> </table> Owner to confirm which			X	X	X
X	X	X				

Appendix B: The A340/Cranes Park site appraisal form

Desktop exercise 1		The availability of the site
Site Reference	SSJNP 01 Revised	
Site Name and Address	A340 / Cranes Rd North East of the A340/Cranes Rd junction (also known as Dixon's Corner)	
Is the land owner willing for their site to be made available for development?	Yes	
If yes, do you have any written evidence to back this up?	Yes – confirmation by letter / email from the developer, Rydon.	
Are there any factors which might prevent or delay development, e.g. tenancies, leases, covenants etc.?	None advised. The area is currently in agricultural production.	
Would any existing use on the site need to be re-located?	No.	
Are you aware of any previous planning permissions (or refusals) affecting the site?	BDBC decided against its inclusion in the emerging Local Plan SHLAA list, but stated that the site may be suitable for allocation under the Neighbourhood Plan. The site is outside the SPB.	
What about any current planning applications?	None at present.	
Any further comments on how available the land is?	The developer is working with the Neighbourhood Plan to achieve a mutually acceptable proposal.	

Desktop exercise 2		What does the Local Plan say about your site?				
Site Reference	SSJNP 01 Revised					
Site Name and Address	A340 / Cranes Rd North East of the A340/Cranes Rd junction (also known as Dixon's Corner)					
Is the site affected by any of the following?		Comments				
Is the site designated in the Local Plan as important Greenspace?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	It is a Greenfield site and the northernmost part of the Strategic Gap (see comments below).
Yes	No					
☐	☒					
Is the site within a Conservation Area? This would not necessarily preclude development but may have implications for design, materials, cost	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	Opposite and adjacent to the Conservation Area on one side of the site.
Yes	No					
☐	☒					
Are there any landscape designations affecting the site? Such as area of County Value	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>☒</td> </tr> </tbody> </table>	Yes	No	☐	☒	
Yes	No					
☐	☒					
Are there any other Local Plan designations affecting the site or close by?	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Yes	No	☒	☐	See above on the Strategic Gap.
Yes	No					
☒	☐					

Any other Comments?

Whilst this is a Greenfield site and located in the northernmost part of the Strategic Gap, the proposed development has minimal impact on the Conservation Area, on Listed Buildings and on existing residents. It will help consolidate the village as a single entity.

The site could be removed from the Strategic Gap: the emerging Local Plan allows for this.

Photos at the end of this form illustrate the boundary with the Conservation Area and existing village.

Neighbourhood Plan Site Assessment Exercise											
Date Completed	October 2015	Completed By	JDC								
On-site Exercise 3 Looking at the general location and land use of your site											
Site Reference	SSJNP 01 Revised										
Site Name and Address	A340 / Cranes Rd North East of the A340/Cranes Rd junction (also known as Dixon's Corner)										
Site Size (hectares)	~1.2 Ha										
Site Description	End of a field – currently used for farming – bounded on two sides by roads (A340 and Cranes Road), with a house and storage barn on the third side and the existing village on the fourth side.										
Surrounding Land Uses and any impacts from them e.g. noise, air quality, light pollution	Adjacent to residential area(s) and a main road (A340). An open field would remain to the south.										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixed</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixed	Unknown	X		% of types?	
Greenfield	Brownfield	Mixed	Unknown								
X		% of types?									
Existing Use and its context. How many units of housing or buildings of a particular use are on the site for example?	Agricultural use. It is the northernmost extent of a long field that runs from the ridge line along the A340 down to Cranes Road.										
What was the last known use for the land?	See above.										
What could be the potential uses for the site?	Agricultural Residential										
Any other comments?											

On-site Exercise 4		How suitable and sustainable is your site?									
Site Reference	SSJNP 01 Revised										
Site Name and Address	A340 / Cranes Rd North East of the A340/Cranes Rd junction (also known as Dixon's Corner)										
Where is the site located in relation to the built up area of the town or village?	Within the settlement	On the Edge	Outside								
	☐	☒	☐								
How would any development of the site relate to the existing built up area?	The site would largely be sympathetic to the existing built up area and would help to 'tie in' two parts of the village. Development would have to be sympathetic to the Conservation Area.										
How is the site currently accessed?	<table border="1"> <tr> <td>By Car</td> <td>X</td> </tr> <tr> <td>Public Transport</td> <td>~50m</td> </tr> <tr> <td>On Footpath</td> <td>X</td> </tr> <tr> <td>Bicycle</td> <td>X</td> </tr> </table>			By Car	X	Public Transport	~50m	On Footpath	X	Bicycle	X
By Car	X										
Public Transport	~50m										
On Footpath	X										
Bicycle	X										
How is the site accessible from the highway?	Directly from Cranes Road.										
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tr> <td>Church, School</td> <td>~500m (foot) ~800 (car)</td> </tr> <tr> <td>Village Shop</td> <td>~50m (if on site option is pursued)</td> </tr> <tr> <td>Village Hall, Pub, Social Club</td> <td>~500m</td> </tr> <tr> <td>Chute facilities (sports field)</td> <td>~800m (foot) ~1,000 (car)</td> </tr> </table>			Church, School	~500m (foot) ~800 (car)	Village Shop	~50m (if on site option is pursued)	Village Hall, Pub, Social Club	~500m	Chute facilities (sports field)	~800m (foot) ~1,000 (car)
Church, School	~500m (foot) ~800 (car)										
Village Shop	~50m (if on site option is pursued)										
Village Hall, Pub, Social Club	~500m										
Chute facilities (sports field)	~800m (foot) ~1,000 (car)										
Is the site within easy walking distance of a bus stop? (Ideally within approx. 800m)	Yes, ~50m										
Is the site affected by any of the following?			Comments								
Flooding of the site?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>		Yes	No	☐	☒					
Yes	No										
☐	☒										
Flooding in the general area?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>		Yes	No	☐	☒					
Yes	No										
☐	☒										
Water Courses?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>		Yes	No	☐	☒					
Yes	No										
☐	☒										

Contamination?	Yes No ☐ ☐ Don't Know ☒	None advised or identified.
Topography – is there steep ground that may affect how the site could be developed?	Yes No ☐ ☒	
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	Yes No ☐ ☒	
Could development result in conflict with surrounding uses?	Yes No ☐ ☒	
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	Yes No ☒ ☐	Requires review. Mature hedges at site boundary should be retained.
Does the site have a heritage value attached to it? e.g contains buildings that contribute to the heritage of the area or has a view onto a heritage site?	Yes No ☐ ☒	No, though site is opposite the Grade II Listed Cranes Farmhouse and hence a stage 2 appraisal report from specialist consultants Sigma.
Are there any other known or potential heritage features on the site?	Yes No ☐ ☒	Unlikely. The site is near the line of a Roman Road. The County Council Archaeologist has advised, "it seems very unlikely that archaeological issues will be a constraint on development" (November 2015).
Would the site need to be checked for archaeological remains?	Yes No ☐ ☐	There are no surface features and the field has been ploughed for many years. A condition could be included in planning policy and/or consent.

Does the site have ecological value? (known or potential) e.g. hedgerows	Yes X No	Mature hedgerows would need to be preserved.
Could the site be home to protected species such as bats, great crested newts, badgers etc.? (a further detailed study may need to be done if this is the case)	Yes No	Rydon Homes have undertaken a phase 1 Habitat and Protected Species Survey, the results of which are that no specific mitigation measures are required to protect particular species.
Are there sporting or playing fields on the site?	Yes No X	
Are there public footpaths or rights of way on the site?	Yes No X	
Does the site contain any green infrastructure?	Yes No X	
Is the site connected in a “green” way to its neighbouring areas?	Yes ? No	Hedgerows with trees along site margin.
Are there key viewpoints from the site looking out?	Yes No X	
Is the site visible from its surrounding areas, looking in?	Yes No X	As above
Are there any other factors which could affect development?		

Desktop exercise 5		The deliverability of your site							
Site Reference	SSJNP 01 Revised								
Site Name and Address	A340 / Cranes Rd North East of the A340/Cranes Rd junction (also known as Dixon's Corner)								
Estimate the developable area of the site (in hectares) Not all of the site may be able to be developed. If you work out the overall size of the site then if there are parts of the site which could not be developed, e.g areas of steep ground, mature trees which would need to be retained etc. If these areas are subtracted this will leave the developable area.	~ 1.2 Ha								
Estimate how much development could be accommodated on the developable area of the site	18 houses and a building for a shop.								
Infrastructure Requirements Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	Local connections to all services will be required.								
Highways	A junction with Cranes Road will be required.								
Water Supply	Local connections will be required. Whilst no site-specific problem is anticipated, there are water and sewerage capacity issues across the wider catchment area (which would apply to any development site).								
Sewerage	See above.								
Would the new development have an impact on local schools?	Local school is currently 'full', though this includes pupils from outside SSJ.								
Is the site viable for development? Taking into account the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development? Could these costs be offset by the type of development coming forward?	Yes.								
What would be the potential timescale for development on the site?	<table border="1"> <thead> <tr> <th>0-5 years</th> <th>6-10 years</th> <th>11-15 years</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>X</td> <td></td> </tr> </tbody> </table> Owner to confirm which			0-5 years	6-10 years	11-15 years	X	X	
0-5 years	6-10 years	11-15 years							
X	X								

Photographs to accompany this site appraisal



1. General Picture of Site looking SW from Junction of Cranes Rd and Cranesfield



2. General view of Site from the NE Corner



3. View West along Cranes Rd to A340 Junction



4. Entrance to Rocon Works on the opposite side of Cranes Rd. Cranes Farmhouse (listed) is located to the left (West) of the brick buildings.



5. *Cranes Farmhouse (Listed) from the Southside of Cranes Rd.*