

Neighbourhood Plan		Site Assessment Exercise	
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 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?	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(s) as important Greenspace?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is a greenfield site and the northernmost part of the Basingstoke / Sherborne St John (SSJ) Strategic Gap ¹
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Is the site within a Conservation Area? <small>This would not necessarily preclude development but may have implications for design, materials, cost</small>	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opposite and adjacent to Conservation Area (one side only) ²
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Are there any landscape designations affecting the site? <small>Such as area of County Value</small>	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Are there any other Local Plan(s) designations affecting the site or close by?	<table border="1"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above – Basingstoke / SSJ Strategic Gap ¹
Yes	No					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					

Any other Comments?

Whilst this is a greenfield site and is located at the northernmost part of the Strategic Gap, the proposed development has minimal impact on the Conservation Area, the Grade Listed building, and existing Residents. It will help to consolidate the village as a single entity.

¹ It is possible the site may be excluded from the Strategic Gap

² see photo's (attached)

Neighbourhood Plan		Site Assessment Exercise									
Date Completed	14.10.15	Completed By	JD Crawley								
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 Hectares										
Site Description	End of field – currently used for farming – bounded on two sides by roads (A340 and Cranes Rd) and a house and storage barn on a third.										
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 will remain to the South.										
Is the site: (select one option)	<table border="1"> <thead> <tr> <th>Greenfield</th> <th>Brownfield</th> <th>Mixture</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>X</td> <td></td> <td>% of types?</td> <td></td> </tr> </tbody> </table>			Greenfield	Brownfield	Mixture	Unknown	X		% of types?	
Greenfield	Brownfield	Mixture	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 – the northernmost extent of a long field that runs from the ridge line along the A340 down to Cranes Rd.										
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?	<table border="1"> <thead> <tr> <th data-bbox="804 546 978 607">Within the settlement</th> <th data-bbox="978 546 1152 607">On the Edge</th> <th data-bbox="1152 546 1326 607">Outside</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 607 978 651">X</td> <td data-bbox="978 607 1152 651">X</td> <td data-bbox="1152 607 1326 651"></td> </tr> </tbody> </table>	Within the settlement	On the Edge	Outside	X	X			
Within the settlement	On the Edge	Outside							
X	X								
How would any development of the site relate to the existing built up area?	This site would largely be sympathetic to the existing built up area, and help to 'tie in' two parts of the Village. Any development would have to be sympathetic to the Conservation Area.								
How is the site currently accessed?	<table border="1"> <tbody> <tr> <td data-bbox="804 965 1064 1010">By Car</td> <td data-bbox="1064 965 1326 1010">X</td> </tr> <tr> <td data-bbox="804 1010 1064 1055">Public Transport</td> <td data-bbox="1064 1010 1326 1055">X (~50m)</td> </tr> <tr> <td data-bbox="804 1055 1064 1099">By Footpath</td> <td data-bbox="1064 1055 1326 1099">X</td> </tr> <tr> <td data-bbox="804 1099 1064 1144">Bicycle</td> <td data-bbox="1064 1099 1326 1144">X</td> </tr> </tbody> </table>	By Car	X	Public Transport	X (~50m)	By Footpath	X	Bicycle	X
By Car	X								
Public Transport	X (~50m)								
By Footpath	X								
Bicycle	X								
How is the site accessible from the highway?	Directly from Cranes Rd								
How close (in metres) is the site to local services such as shops, schools, health centre?	<table border="1"> <tbody> <tr> <td data-bbox="804 1323 1064 1444">Church, School</td> <td data-bbox="1064 1323 1326 1444">~500m(Foot) ~800m(Car)</td> </tr> <tr> <td data-bbox="804 1444 1064 1601">Village Shop</td> <td data-bbox="1064 1444 1326 1601">~50m (if shop option is pursued)</td> </tr> <tr> <td data-bbox="804 1601 1064 1722">Village Hall, Pub, Social Club</td> <td data-bbox="1064 1601 1326 1722">~500m</td> </tr> <tr> <td data-bbox="804 1722 1064 1843">Chute facilities (Sports fields)</td> <td data-bbox="1064 1722 1326 1843">~800m(Foot) ~1000m(Car)</td> </tr> </tbody> </table>	Church, School	~500m(Foot) ~800m(Car)	Village Shop	~50m (if shop option is pursued)	Village Hall, Pub, Social Club	~500m	Chute facilities (Sports fields)	~800m(Foot) ~1000m(Car)
Church, School	~500m(Foot) ~800m(Car)								
Village Shop	~50m (if shop option is pursued)								
Village Hall, Pub, Social Club	~500m								
Chute facilities (Sports fields)	~800m(Foot) ~1000m(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? Flooding in the general area?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Water Courses?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Contamination?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Don't Know</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	Don't Know		<input checked="" type="checkbox"/>		None advised / identified – unlikely
Yes	No									
<input type="checkbox"/>	<input type="checkbox"/>									
Don't Know										
<input checked="" type="checkbox"/>										
Topography – is there steep ground that may affect how the site could be developed?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Are there power lines, pipelines, manhole covers or other infrastructure crossing or affecting the site?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Could development result in conflict with surrounding uses?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Are there mature trees (which could be protected by a Tree Preservation Order) that would need retaining?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Requires review – mature hedge needs to be retained				
Yes	No									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
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?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site is opposite Grade II listed Cranes Farmhouse – see Stage 2 Appraisal (Sigma).				
Yes	No									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
Are there any other known or potential heritage features on the site?	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is near the line of Roman Road – see HCC Archaeologist comments (attached)				
Yes	No									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									

<p>Would the site need to be checked for archaeological remains?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There are no surface features and the field has ploughed for a number of years. See HCC Archaeologist comments (attached)</p>
Yes	No					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
<p>Does the site have ecological value? (known or potential) e.g hedgerows</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Mature hedgerow</p>
Yes	No					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
<p>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)</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	<p><i>'Rydon Homes have undertaken a Phase 1 Habitat and Protected Species Survey, the results of which have informed us that no specific mitigation measures are required to protect species such as great crested newts or reptiles'</i></p>
Yes	No					
<input type="checkbox"/>	<input type="checkbox"/>					
<p>Are there sporting or playing fields on the site?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Are there public footpaths or rights of way on the site?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Does the site contain any green infrastructure?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Is the site connected in a "green" way to its neighbouring areas?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Hedgerow of mature trees</p>
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Are there key viewpoints from the site looking out?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Is the site visible from its surrounding areas, looking in?</p>	<table border="1"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>As above</p>
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<p>Are there any other factors which could affect development?</p>	<p>No</p>					

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.	~ 1.2Hectares			
Estimate how much development could be accommodated on the developable area of the site	18 houses (+ shop option). See appended draft plan.			
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 Rd will be required			
Water Supply	Local connections will be required – no problem is anticipated – except that water and sewerage capacities are already under severe stress in the Loddon Catchment.			
Sewerage	See above			
Would the new development have an impact on local schools?	Minor. The local school is currently '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?	0-5years	6-10years	11-15years	
	X	X		

Appendices - 1. Photographs



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.*

Appendices 2. Email from David Hopkins, Hampshire County Archaeologist

Nov 20 (2
days ago)

Hopkins, David (ENV) <david.hopkins@hants.gov.uk>

Dear Crawley,

Possible Residential development A340 Cranes road, Sherborne St John

Thank you for your enquiry. I am happy to offer some preliminary insight and guidance as to the archaeology of the development option.

There are no archaeological sites currently recorded at this location, however there are archaeological sites recorded within the vicinity. The site is on the very edge of the chalk, which is generally archaeologically rich, and archaeological work associated with the development on the chalk ridge to the south demonstrated a range of archaeological sites.

The western edge of the site is defined by the line of the Roman road. On the other side of the Roman road are a series of quarries which seem likely to be Roman in origin and to have supplied the flint and chalk needed for the town. Some settlement associated with these quarries should be anticipated in the vicinity. In addition Roman material has been found in the area.

On present evidence it seems very unlikely that archaeological issues will be a constraint to development, but it is likely that some archaeological remains or evidence would be encountered during development. I think it likely that an archaeological condition might be attached to any planning permission to secure some level of archaeological survey before or during development.

The Roman road is a dominant landscape feature and one whose historic origins are well known and easily appreciated by the public. There is an opportunity within the development to acknowledge the line of the Roman road and its influence, perhaps in the site design or layout. This would allow the development to respond positively to its historic context.

I hope these few comments are helpful, but please do not hesitate to contact me if I can help you further,

Yours sincerely
David Hopkins
(County Archaeologist)

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle, Winchester SO23 8UD
Email david.hopkins@hants.gov.uk
01962 832339