

Option D

			<b>RAG rating</b>	Evidence	SHL019a	SHL019b (Rural Exception)	SHL095		
<b>NP Group Objective</b>	<b>NP Objectives Supported</b>	<b>Site selection criteria</b>	<i>A colour coding has been applied to the assessment criteria with a positive assessment classified 'green', or if mitigation might be required, 'grey'. Some criteria are given extra weight by enabling them to be classified 'red' if significant mitigation is required or more serious issues emerge.</i>		<b>Grange Farm</b>	<b>Grange Farm</b>	<b>Nero Brewery</b>	<b>Pools Yard – Brew House Lane</b>	<b>Turnpike Field</b>
			<b>Potential Dwellings</b>		<b>&lt;50</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>5</b>
<b>PROVIDING HOMES</b>	<b>A1</b>	<b>Availability of site</b>	<p>Site owner has said that the site is definitely available during the plan period. Site in single ownership.</p> <p>Site owner has said that the site is likely to be available at some point during the plan period. Site in multiple ownership or with minor issues which can be resolved. Site owner has said that the site will definitely not be available during the plan period. Sites in multiple ownership with unwilling partners.</p>	From landowner/ developer	+++	+++	+++	+++	+++
	<b>A1, A3</b>	<b>Site capacity between 5 and 50 dwellings**</b>	<p>Site is capable of making a significant contribution towards addressing Hartley Wintney housing needs and supports no more than 50 dwellings. Site is not of a size that would mean Hartley Wintney identity as a village would materially change. Site is of a size that would support the provision of affordable housing</p> <p>Site is capable of making a limited contribution towards addressing Hartley Wintney's housing needs (has more than XX dwellings so should provide on-site affordable housing). Site is not capable of making any contribution towards addressing Hartley Wintney's housing needs (has XX or less dwellings so will not provide any on-site affordable housing).</p>	From landowner/ developer	+++	+++	+++	+++	+++
	<b>A2</b>	<b>Site location</b>	<p>Site does not significantly extend the settlement area of Hartley Wintney village</p> <p>Site is of a size that could mean Hartley Wintney identity as a village would materially change but developer potentially willing to sub-divide and provide a smaller site. Site significantly extends the settlement area of Hartley Wintney village</p>	From landowner/ developer	=	=	+++	+++	+++
<b>ENVIRONMENT AND CHARACTER</b>	<b>B2</b>	<b>Site of Special Scientific interest</b>	<p>Site does not affect SSSI</p> <p>Mitigation measures would be required to ensure that development would not harm a SSSI Site contains all or part of a SSSI</p>	Hart District Local Plan Sustainability Appraisal (including Strategic Environmental Assessment)	+++	+++	+++	+++	+++
	<b>B3</b>	<b>Coalescence</b>	<p>Site maintains the current green gaps between existing village boundaries and is agreed to by neighbouring parishes</p> <p>Site shrinks the current green gaps between existing development boundaries but has been agreed with neighbouring parishes Site removes significant portions of the current green gaps between existing development boundaries or no agreement reached with neighbouring parishes</p>		+++	+++	+++	+++	+++
	<b>B2</b>	<b>Tree Preservation Area</b>	<p>Site does not affect a TPO tree</p> <p>Mitigation measures would be required to ensure that development would not harm a TPO tree on site or immediately adjacent. Development would harm a TPO tree on site or immediately adjacent.</p>	Hart District Local Plan Sustainability Appraisal (including Strategic Environmental Assessment)	+++	0	+++	+++	0
	<b>B2</b>	<b>Important hedgerow</b>	<p>Site does not affect an Important Hedgerow.</p> <p>Partial removal of an Important Hedgerow required. Development would require the removal of all or most of an Important Hedgerow.</p>	Hart District Local Plan Sustainability Appraisal (including Strategic Environmental Assessment)	+++	0	+++	+++	0
	<b>B7</b>	<b>Local Wildlife</b>	<p>Site does not affect an LWS/LNR</p> <p>Mitigation measures would be required to ensure that development would not harm an LWS/LNR Site contains all or part of an LWS/LNR</p>	AssessmentHart District Local Plan Sustainability Appraisal (including Strategic Environmental Assessment) Habitat Requirement AssessmentHart District Local					

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	<b>B1</b>	<b>Conservation Area</b>	Site outside Conservation Area and does not affect it Site within or likely to impact on setting of Conservation Area. <b>Development would harm Conservation Area</b>	English Heritage comments	0	---	0	0	+++
	<b>B2</b>	<b>Landscape character</b>	Significant characteristic elements of the landscape/ settlement will be unaffected. Some characteristic elements of the landscape/settlement will be liable to loss. <b>Significant characteristic elements of the landscape/settlement will be liable to loss.</b>	Hart District Local Plan Sustainability Appraisal (Including Strategic Environmental Assessment)	--	--	+++	+++	-
	<b>B2</b>	<b>Safeguarding important views and landmarks</b>	Important views and landmarks would be unaffected by development of the site Important views and landmarks could be protected subject to the layout and design of development. <b>Important views and landmarks would be adversely affected by development of site.</b>	Hart District Local Plan Sustainability Appraisal (Including Strategic Environmental Assessment)	++	+	0	0	++
	<b>B6</b>	<b>Flood zone</b>	Site in Flood Zone 1 Site in Flood Zone 2 <b>Site in Flood Zone 3</b>	Environment Agency mapping	+++	+++	0	+++	+++
	<b>B1</b>	<b>Listed and priority buildings*****</b>	Development would not harm, or could enhance, a Listed or Priority Building or its setting. Mitigation measures would be required to ensure that development would not harm a Listed or Priority Building or its setting. <b>Development would harm a Listed or Priority Building or its setting</b>	English Heritage comments	=	+++	0	0	+++
<b>TRANSPORT, TRAFFIC, PARKING</b>	<b>C1</b>	<b>Highways access</b>	An appropriate and safe access can be provided to and from the site An appropriate access to and from the site can be provided but only with major improvements that could compromise the local community <b>An appropriate access to and from the site cannot be provided.</b>	HDC Highways Department comments	++	+	0	=	+++
	<b>C2</b>	<b>Impact of traffic on village centre</b>	Shortest route to strategic motorway and rail accesses that avoids village centre Shortest route to strategic motorway and rail accesses are through the village centre but scale of development unlikely to create significant additional traffic. <b>Shortest route to strategic motorway and rail accesses is through the village centre. Scale of development likely to create significant additional traffic</b>		++	++	+++	+++	+++
	<b>C4</b>	<b>Access to village centre services*</b>	Walking distance to village centre 400m or less Walking distance to village centre between 400m and 800m <b>Walking distance to village centre more than 800m</b>		---	---	+++	+++	---
	<b>C4</b>	<b>Access to primary school*</b>	Walking distance to primary school 500m or less Walking distance to primary school between 500m and 2,000m <b>Walking distance to primary school more than 2,000m</b>		0	0	+++	+++	---
	<b>C4</b>	<b>Footpaths and pavements</b>	There are existing, safe footpaths/ pavements adjacent to the site that provide links to the village centre. It is possible to create new, safe footpaths/pavements from the site to the village centre. <b>There is little potential to provide safe footpaths/pavements from the site to the village centre.</b>		0	0	---	---	+++
	<b>C4</b>	<b>Cycle Ways</b>	Site is adjacent to existing cycle ways which can be easily extended Site is not adjacent to existing cycle ways but can be linked to them <b>Site has no capability to link with and provide cycle ways</b>		0	0	---	---	---
			<b>Access to public</b>	Walking distance to nearest bus stop 400m or less					

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	<b>C2</b>	<b>transport incl Community bus*</b>	Walking distance to nearest bus stop between 400m and 800m <i>Walking distance to nearest bus stop more than 800m</i>		0	0	+++	+++	0
<b>SUSTAINABILITY</b>	<b>D1, D2</b>	<b>On-site community energy****</b>	The site is capable of providing an on-site community energy scheme The site is capable of supporting an off-site community energy scheme <i>The site is not capable of supporting an off-site community energy scheme or providing an on-site scheme</i>	Additional Information required to make assessment	0	0	0	0	0
<b>LOCAL ECONOMY</b>	<b>E2</b>	<b>Change of usage detrimental to local employment</b>	Site is located in a vacant area (including agriculture). Will have no (or positive) impact on local employment Existing used site with a reasonable prospect of being relocated in the Parish. Minimal loss of local employment <i>Existing used site with a reasonable prospect of being relocated in the Parish. Minimal loss of local employment</i> <i>Loss of local employment from the Parish</i>		+++	+++	--	-	+++
	<b>E3</b>	<b>Brownfield/greenfield</b>	Site is brownfield, i.e. is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private residential gardens, recreation grounds and allotments. <i>no red criteria</i>		0	0	+++	+++	+++
	<b>E1</b>	<b>Retail/local facilities and employment premises</b>	The site can provide viable new retail/local facilities or small-scale employment premises The site may be able to provide viable new retail/local facilities or small-scale employment premises but there could be issues of viability or it is not well located. <i>The site has no prospect of providing viable new retail/local facilities or small-scale employment premises</i>		---	---	---	---	---
	<b>E4</b>	<b>Revitalise Eastern end of the high street</b>	The site has a real prospect of revitalising the Eastern end of the high street The site has a limited prospect of revitalising the Eastern end of the high street <i>The site has no prospect of revitalising the Eastern end of the high street</i>		---	---	---	---	---
<b>COMMUNITY INFRASTRUCTURE</b>	<b>F1</b>	<b>Community facilities***</b>	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community <i>The site is not capable of accommodating community infrastructure</i>		0	0	0	0	---
			<b>Overall score</b>		<b>22</b>	<b>11</b>	<b>37</b>	<b>40</b>	<b>35</b>