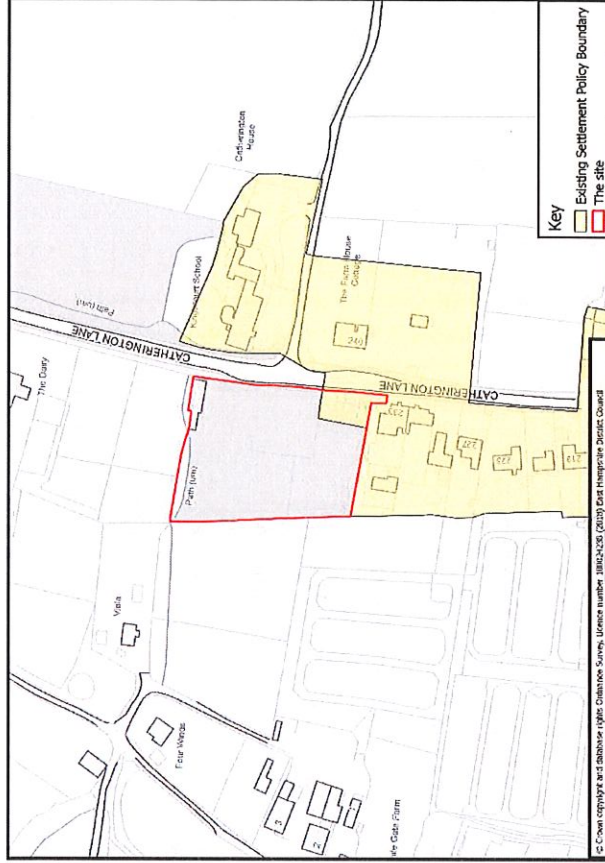


Site SA35 - Parsonage Farm, Catherington Lane

Site map



What is the site to be allocated for?

The site is allocated for about 5 dwellings.

Summary reason for allocation

The site will contribute towards meeting the need for housing in the Area and to providing a range of different sized sites. It adjoins an existing residential area, which provides a context for new residential development. New housing could be accommodated on site without detriment to the nearby conservation area, and in close proximity to local schools.

When will the site be developed?

The site will be developed in accordance with the Local Plan phasing strategy. The site is therefore anticipated to be developed in 2030/31.

Key information

LAA Reference: HD-002

Site size: 0.71 ha

Parish: Horndean

Existing use: Unused land.

Site Constraints and mitigation

- Vehicular access to the site via Catherington Lane.
- Ensure any significant negative traffic impact is mitigated on the local road network.
- Provide an on-site movement layout suitable for all potential users, linked to existing external routes.
- Development should not result in contamination of the aquifer or groundwater. A drainage strategy will be required to support any development.
- Development should not adversely affect the setting of the adjacent Conservation Area.

- Development should not adversely affect the setting of the on-site and nearby listed buildings.
- Development should not adversely affect the nearby protected trees.

Infrastructure requirements

The Local Planning Authority is working with key infrastructure providers, including Hampshire Highway Authority, the Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

Availability

The site is confirmed as available.

Deliverability

The site is in single ownership.

A Local Plan viability assessment has been prepared to support the draft Local Plan. The initial findings of this work indicate that the development of this site is viable when taking account of potential sales values and costs associated with development (including the provision of affordable housing). Further detailed viability work will be undertaken as the Plan progresses.

The site is considered to be developable as it is located in a suitable location for housing development, the site is confirmed as available and could be viably developed at the point envisaged.

Key supporting documents

Sustainability Appraisal of the emerging East Hampshire Local Plan 2017-2036, Interim SA Report (2018)

Habitats Regulations Assessment of East Hampshire's Regulations 18 Local Plan (2018)

Interim East Hampshire Local Plan and Community Infrastructure Levy Viability Assessment (2019)

East Hampshire Land Availability Assessment (2018)

Interim East Hampshire Local Plan Infrastructure Plan (2019)

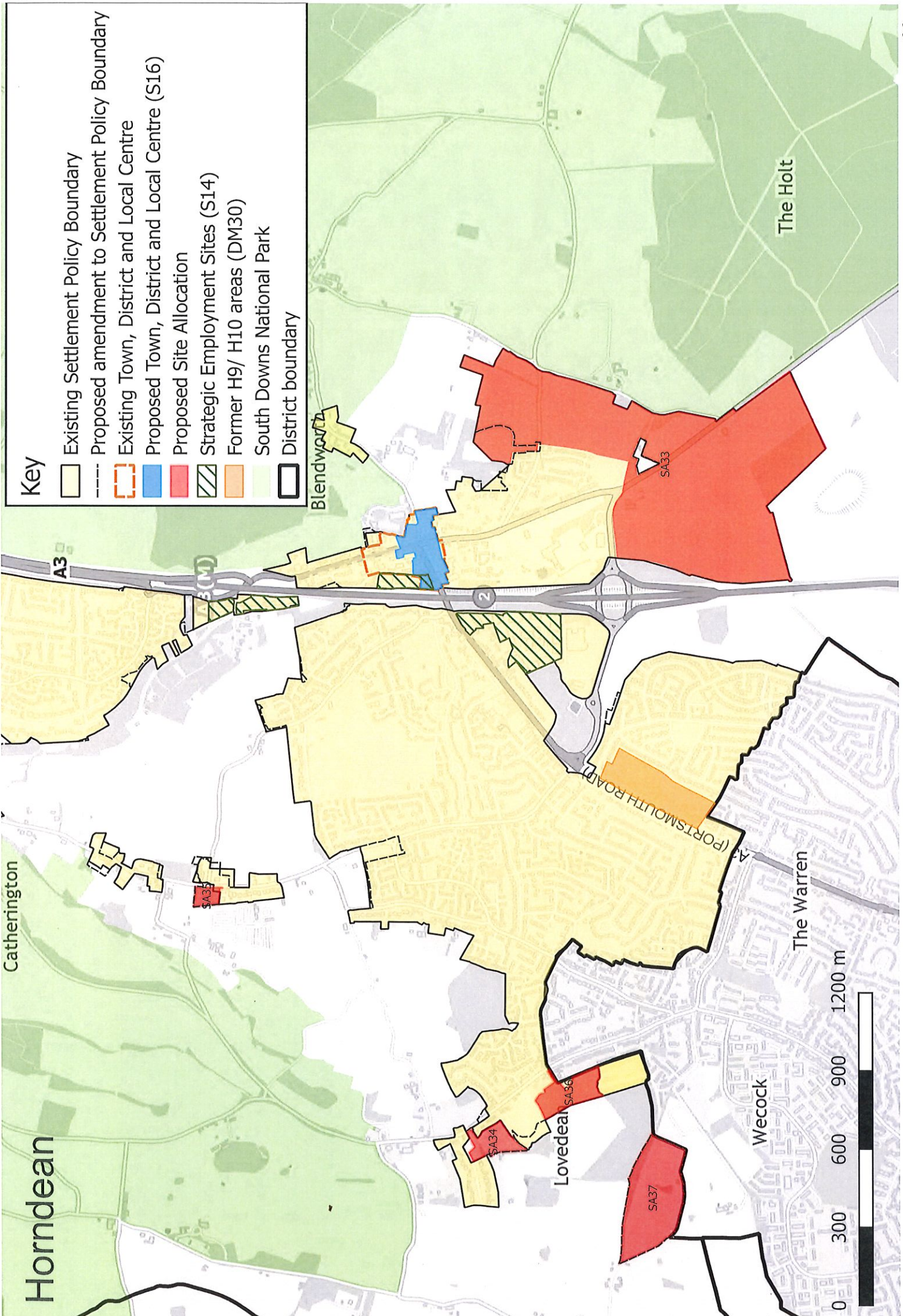
Interim Housing and Economic Development Needs Assessment (2018)

What existing policy does this supersede?

New Allocation

Monitoring the policy

| Indicator | Data source(s) |
|---|---|
| Number of residential dwellings permitted and completed | Planning decisions and appeals Monitoring data |



Key

- Existing Settlement Policy Boundary
- Proposed amendment to Settlement Policy Boundary
- Existing Town, District and Local Centre
- Proposed Town, District and Local Centre (S16)
- Proposed Site Allocation
- Strategic Employment Sites (S14)
- Former H9/ H10 areas (DM30)
- South Downs National Park
- District boundary

Blendworth

The Holt

Catherington

Horndean

Lovedean

The Warren

Wecock

A27 (PORTSMOUTH ROAD)

A3

0 300 600 900 1200 m