

**IMPLICATIONS FOR FUTURE PLANNING WITHIN OTTERBOURNE – INDIVIDUAL SITE ASSESSMENT**

SITE	HOUSES	POSITIVES	NEGATIVES
<p>Land at Meadowside and Dean Croft, Poles Lane</p> <p>(OT01)</p> <p>5 x Constraints</p> <p>Village scored 1<sup>st</sup></p> <p>OPC scored 4<sup>th</sup></p>	<p>36</p>	<p>Reasonable access to Poles Lane, but is on a bend.</p> <p>Within an area of existing housing.</p> <p>Some impact on school.</p> <p>Low impact on most village residents.</p> <p>Low traffic impact on the village.</p>	<p>Fairly high number of constraints.</p> <p>Distance from local amenities and at far end of the village</p> <p>Pedestrian infrastructure not established at present.</p> <p>An “encourager” to larger, adjacent C&amp;S developments.</p> <p>Size of site – potentially fewer affordable homes as small development could prioritise price over mix of home types.</p> <p>Low number of dwellings with decreased likelihood of additional new village amenities.</p> <p>Land subject to flooding.</p> <p>Second site needed for housing target.</p>
<p>Highbridge Farm, Highbridge Road</p> <p>(OT02)</p> <p>7 x Constraints</p> <p>Village scored 4<sup>th</sup></p> <p>OPC scored 8<sup>th</sup></p>	<p>181</p>	<p>Should be some affordable housing included.</p> <p>Likely increase in school age children, but see negatives.</p> <p>Minimal impact on residents.</p> <p>Greater than needed for village housing target.</p> <p>Potential new amenities needed to cater for numbers: parks, doctors etc</p>	<p>High number of constraints.</p> <p>Separated from local amenities/community.</p> <p>Large development with environmental impact on river/flood plain.</p> <p>Unlikely to use Otterbourne school.</p> <p>Lack of pedestrian facilities.</p> <p>Loss of buffer between EBC, OPC, CCPC, etc</p> <p>Insufficient road and transport infrastructure esp Allbrook Hill &amp; rail bridge.</p> <p>More part of Colden Common/Allbrook community.</p> <p>Site number far exceeds housing target.</p>

<p>Land to East of Main Road</p> <p>(OT03) 3 x Constraints Village scored 7<sup>th</sup> OPC scored 3<sup>rd</sup></p>	<p>106</p>	<p>Low number of constraints. Balances out the village ribbon development. Viable access (spur from roundabout) from Main Road. Well screened, limited impact on existing residents. Potential mix of home types and affordable/market value homes. Retention of Public RoW (potential reroute). Potential for additional amenities eg. Play area. Ease of access to existing village amenities. Long term increase in children of school age. All of village housing requirements met from a single site. Part site could be potential for 1/3 numbers.</p>	<p>Greenfield site, used by residents to access countryside. Potential traffic issues with access from/to Main Road. Site drainage. Natural walkway for community. Impact on existing local services and infrastructure. Quite a large site at almost double housing target figure. Roman road bisecting site.</p>
<p>Park Farm, Kiln Lane</p> <p>(OT04) 2 x Constraints Village scored 6<sup>th</sup> OPC scored 5<sup>th</sup></p>	<p>68</p>	<p>Low number of constraints. Well screened but within village community and beneficial to local facilities. Potential for new amenities/allotments for residents. Potential mix of home types and affordable/market value homes. Long term increase in children of school age. Site currently inaccessible to the public i.e. no loss of 'open' countryside walks. Land not currently accessible for public use. Part site could be potential or whole site giving target housing figure.</p>	<p>Access onto Kiln Lane a concern as current access poor with a new wide access through treeline required. Increase in traffic on narrow, winding lane. No current pedestrian footpath. Site drainage. Impact on existing local services infrastructure (drainage etc).</p>

<p>Land off Waterworks Road</p> <p>(OT05) 4 x Constraints Village scored 3rd OPC scored 1st</p>	<p>24</p>	<p>Small development within existing housing. Least impact on village services and infrastructure given the small number of housing allocated. Inclusive within the village. Well screened, limited impact on existing residents. Site currently inaccessible to the public. Potential for some affordable homes. Benefit of increase in children of school age. Land not currently accessible for public use.</p>	<p>Already busy with traffic along Sparrowgrove due to SW site users, Clancy, NHS. Waterworks Road privately owned by SW and not highly suited to traffic. Potential impact on environment – woodland copse. Size of site - potentially fewer affordable homes as small development could prioritise price over mix of home types. Low number of dwellings with decreased likelihood of additional new village amenities. Access to site and land levels not ideal. Second site needed to make housing target.</p>
<p>Land at Roselea, Highbridge Road</p> <p>(OT06) 5 x Constraints Village scored 2<sup>nd</sup> OPC scored 6<sup>th</sup></p>	<p>41</p>	<p>Minimal impact on village residents Potential for mixed housing types. Land not currently accessible for public use.</p>	<p>Fairly high number of constraints. Away from local amenities. Access from site onto Highbridge Road not ideal. Not part of village community. Unlikely to utilise Otterbourne school. Lack of pedestrian facilities. Countryside development. Insufficient current road and transport infrastructure esp. for Allbrook Hill &amp; rail bridge More part of Colden Common/Allbrook community. Size of site - potentially fewer affordable homes as small development could prioritise price over mix of home types.</p>

<p>Land to West of Cranbourne Drive</p> <p>(OT08) 6 x Constraints Village scored 5<sup>th</sup> OPC scored 2<sup>nd</sup></p>	<p>99</p>	<p>Extension of existing development. Reasonable access via ‘kickabout’ Increase in school age children likely. Within village community and beneficial to local facilities. Potential affordable/market value housing. Minimal road infrastructure update required. Potential for part development of the site. Potential to create linking footpath to Sponder’s Mede and village hall. Land not currently accessible for public use.</p>	<p>High number of Constraints. Potential traffic issues getting out on to Main Road, esp at school times. Houses very close to M3 with impact of noise and air pollution on physical and mental health. Most likely to be flats and not necessarily with children. Concentration of properties in one area with impact on existing residents. Existing services infrastructure (drainage etc) impacted for village. Flood zone. Larger site than needed to meet housing target, but part site could easily be possible.</p>
<p>Land adjacent Dell Copse, Kiln Lane</p> <p>(OT09) 5 x Constraints Village scored 8<sup>th</sup> OPC scored 7<sup>th</sup></p>	<p>185</p>	<p>Access currently exists onto Kiln Lane. Potential for part site to be developed with linking footpaths to Footpath 4. Far exceeds housing target. New amenities required to cater for numbers – parks, doctors etc. Long term contribution to school numbers. Mixed housing types possible due to numbers, incl affordable homes.</p>	<p>High number of Constraints. Large development with significant impact on the village. Inadequate road infrastructure for access from/to Kiln Lane as narrow, winding lane. High impact of traffic on existing limited road infrastructure in village. Impact on existing local services infrastructure (drainage etc) for village. Public footpath would need diverting. Countryside development. Site drainage.</p>