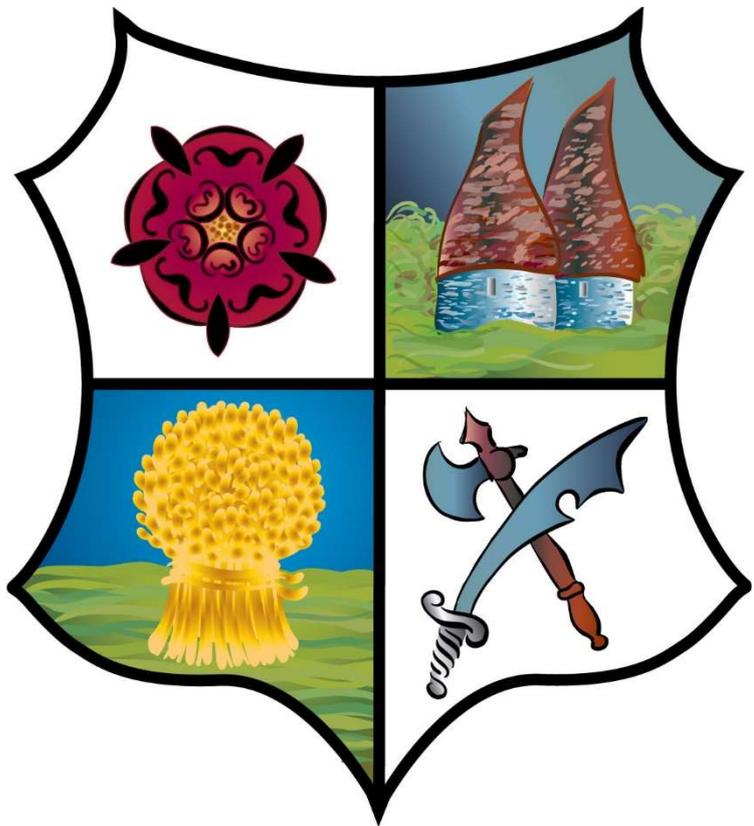


ALTON NEIGHBOURHOOD DEVELOPMENT PLAN

Site Allocation Process



PREPARED in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made Alton Neighbourhood Development Plan.

FEBRUARY 2021

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Background

In February 2016 The Alton Neighbourhood Plan was made, following a referendum, and was adopted as part of the planning policy framework by the Local Planning Authority, East Hampshire District Council (EHDC).

In 2019 EHDC publicly consulted upon a draft new Local Plan for the District outside the South Downs National Park. As the Local Planning Authority, it is legally required to review its Local Plan within five years of the date of adoption. The progress of this plan has been delayed over the last 12 months. In conformity with this legal requirement to review every five years, Alton Town Council felt it could be appropriate to review the Alton Neighbourhood Plan in 2021 as it reaches its fifth anniversary.

Given the possible delay to the emerging Local Plan, and a number of proposed changes to the planning system by the Government which may happen in the short to medium term, Alton Town Council took the decision on the 28th October 2020 to undertake a Modification of the existing Alton Neighbourhood Plan. This is intended to address concerns over the potential for speculative development over the next two to three years, while holding in abeyance a full review, in the light of these current uncertainties.

In terms of the scope of the modification, having considered the content of the Neighbourhood Plan, the Town Council decided that only the Housing Allocation section of the Plan (Policy HO3) required to be updated at the current time.

The purpose of this paper is to explain, in broad terms, the process undertaken to inform site selection in the Alton Neighbourhood Plan Review 2021.

Methodology

Sites Considered

The starting point to identify sites for consideration was to ask EHDC to supply a list of sites that lie wholly within the ANP Designated area and that are being considered by EHDC as part of the emerging Local Plan, including sites from the Land Availability Assessment 2018 and any sites subsequently promoted or identified following the Regulation 18 Local Plan consultation which took place in February 2018.

As the scope of the NP is to review and update Policy HO3, the other sites considered were those that are currently allocated in the made ANP 2016.

All sites are shown on the map provided at Appendix 1. Appendix 2 shows the site name and reference number.

The Process and Findings

Stage 1

The first stage of the site assessment process consisted of identifying the sites which are currently allocated within the ANP and those which are not.

Those that were identified as an existing ANP allocation were then reviewed. All other sites were passed through to the second stage of the site assessment process (as set out below).

Appendix 2 sets out the findings.

The review of the existing allocations considered the following factors:

- Has the site got planning permission?
- Is there any planning history on site?
- Has development commenced?
- Number of completions as at 31st March 2020
- Outstanding number of dwellings

Using the above information, a judgement was then made to determine if a change was required to the allocation.

If planning permission had been granted since the allocation and the number of dwellings differed, the conclusion was that it was reasonable to update the capacity of the site within the policy.

If a development had commenced on site and was completed or nearing completion, it was concluded that the site allocation could be removed from the ANP.

Appendix 3 sets out the full findings from this review.

Stage 2

Those brought forward from stage 1 were assessed using a two-step process.

Step 1 – this was a pass/fail step.

Considering the scope and nature of the ANP as set out above, it was determined that a site would have to pass all of the following key criteria to reach the second step of the assessment. As soon as a site failed to meet a criterion it was not assessed any further.

The criteria were:

1. Is the site within scope of this NP review? (i.e. Promoted for residential)
Yes - Pass
No – Fail

2. Does the whole site fall within the SPB?
Yes - Pass
No – Fail

3. Is the site confirmed as available?
Yes – Pass
No- Fail

Appendix 4 sets out the findings from step 1.

The sites that passed this step were:

- AL-003 - St John's Works, Station Road, Alton, GU34 2PZ
- ANP-015 - Molson Coors
- ANP-027 - Alton Magistrates Court
- AL-028 - Land at Albany House, 5 Omega Park, Alton, GU34 2QE
- AL-036 - The Hop Poles Pub
- ANP-038 - Alton Convent School car park
- AL-039 - Rogers Court Car Park
- ANP-042 - Land at St Lawrence Vicarage, Church Street
- ANP-043 - Alton House Hotel
- ANP-048 - 10 Wilsom Road

Step 2 – site evaluation

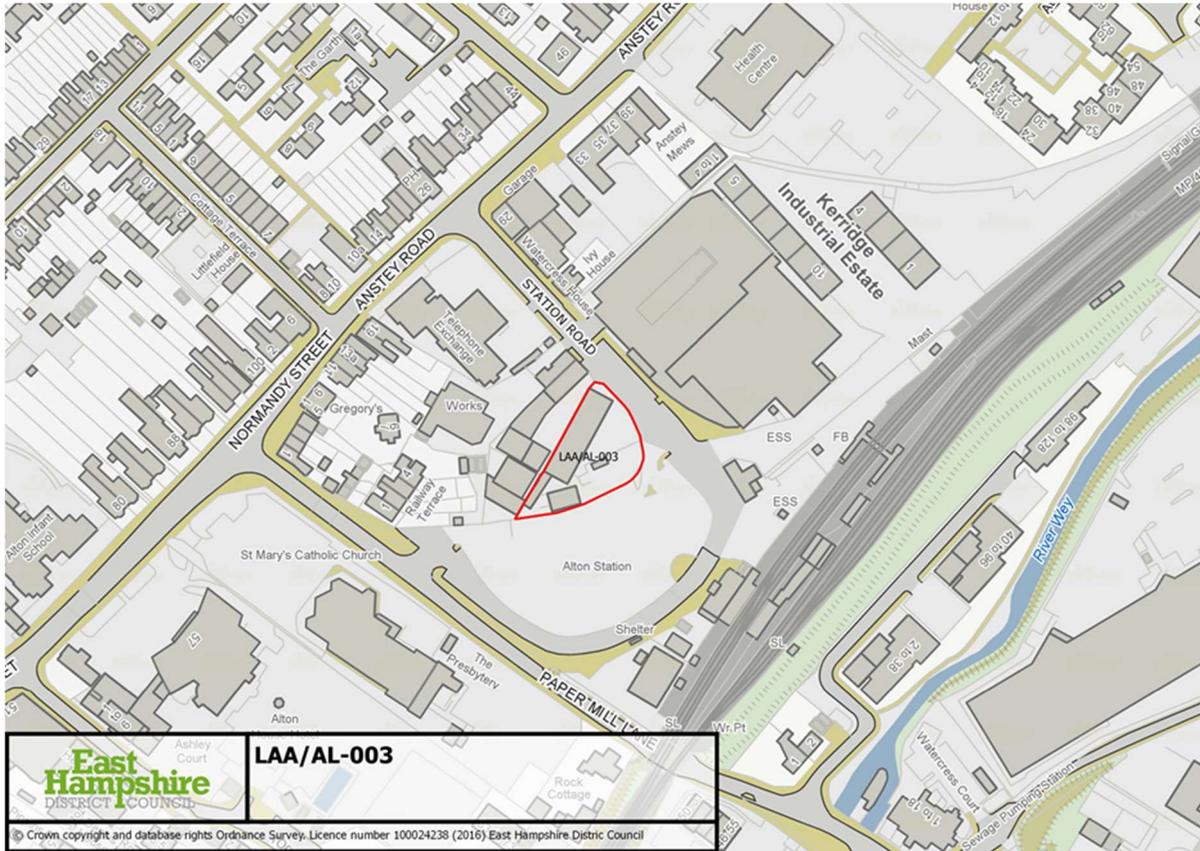
The **second step** entailed considering social, economic and environmental factors including their consistency with other ANP key objectives and policies. This informed a planning judgement on the suitability of a site for allocation within the ANP review.

Appendix 5 sets out the site evaluation in full.

Justification

Following the detailed site evaluation on the remaining ten sites (Appendix 5), two sites were selected as new allocations within the Alton Neighbourhood Plan Review. The justification for selecting these two sites, as well as discounting the other eight remaining sites is detailed below:

AL-003 - St John's Works, Station Road



The site is brownfield and falls within the existing SPB, in close proximity to the town centre and railway station. The site is currently in use for light industrial purposes, therefore, residential development would be contrary to Policy CP4 'existing employment land' in the JCS as well as Policy ES1 in the ANP. There is possible contamination from the existing industrial uses and also potential noise impacts associated with the nearby railway station/line. It is not clear how these constraints can be overcome.

Verdict: Not Allocated

AL-015 - Molson Coors

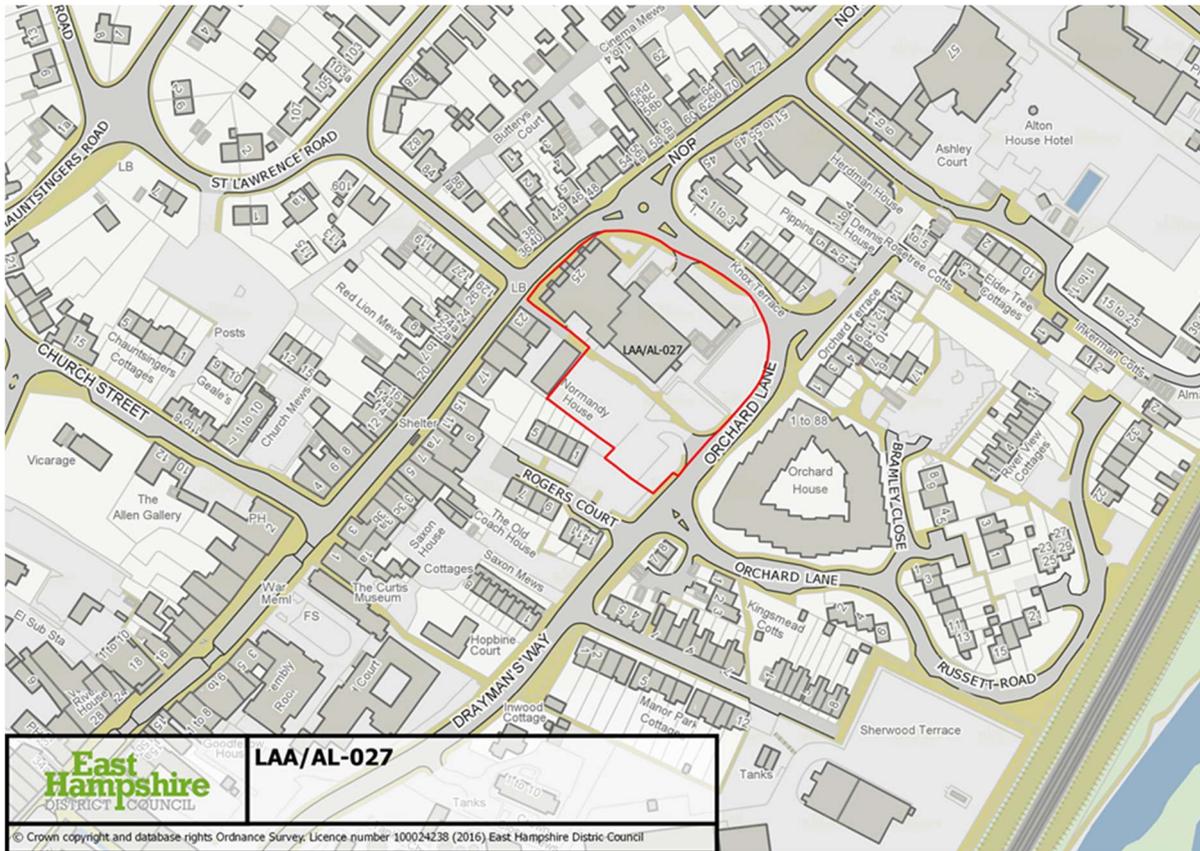


The site is brownfield and falls within the existing SPB, in close proximity to the town centre. The site lies vacant but was formerly used as a brewery, which closed in 2015, therefore, residential development would be contrary to Policy CP4 'existing employment land' in the JCS as well as Policy ES1 in the ANP. There are varying levels across the site, as well as possible contamination from the former brewery uses and also potential noise impacts associated with the nearby railway line. A large proportion of the site falls within Flood Zones 2/3 and there are a number of trees on the site subject to Tree Preservation Orders. The Alton Conservation Area lies adjacent to the west and a Listed Building is present on the site in the form of Culverton House, which is Grade II Listed.

Despite the numerous constraints associated with the site, it has been demonstrated through the planning application (25050/059) process that these issues can be overcome and is reflected in the resolution to grant planning permission.

Verdict: Allocated for 225 dwellings (including the conversion of Culverton House to 5 apartments), 70 bed care home and 58 extra-care units.

AL-027 - Alton Magistrates Court

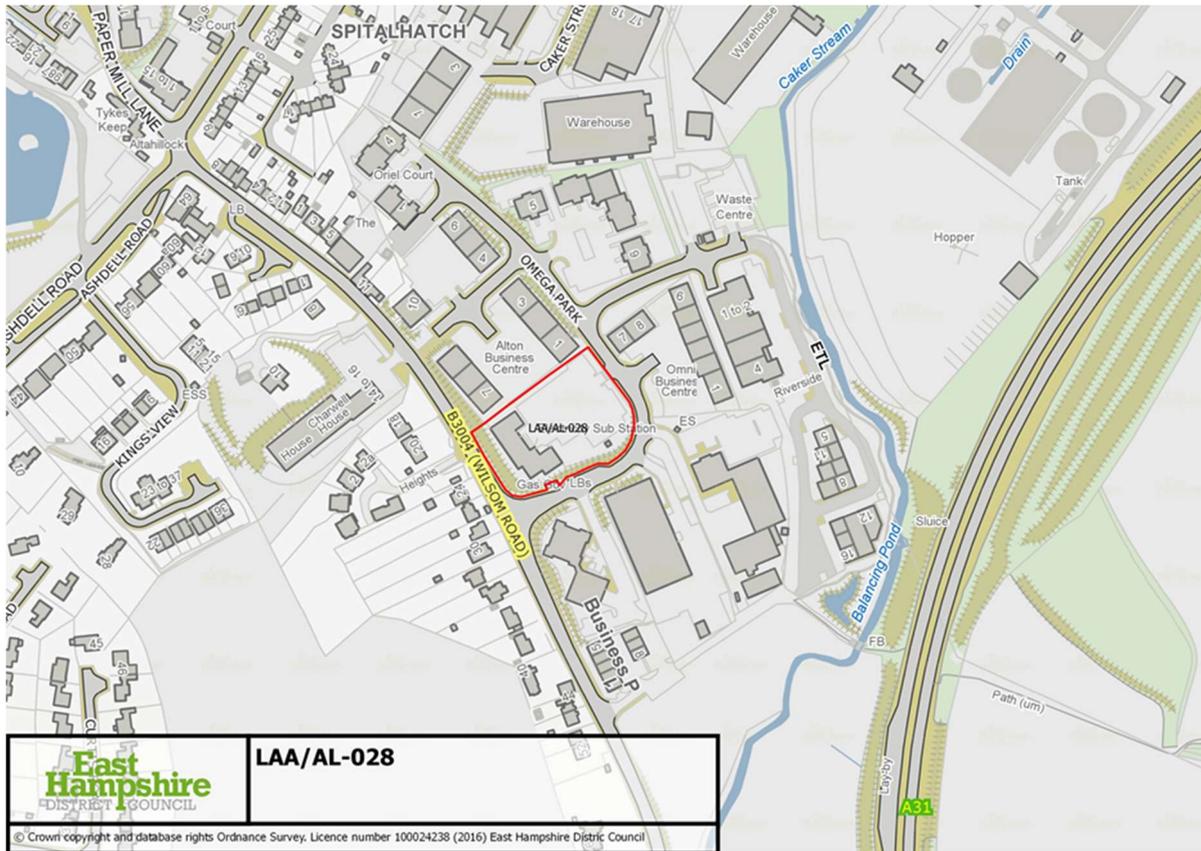


The site is brownfield and falls within the existing SPB, in close proximity to the town centre. The site was vacant (now under demolition), and was formerly used as a magistrate's court, police station as well as surrounding associated uses. Therefore, residential development would be contrary to Policy CP16 'Protection and Provision of Social Infrastructure' in the JCS. Part of the site lies within the Alton Conservation Area and it is in close proximity to a number of Listed Buildings. There are also a number of trees on the site subject to Tree Preservation Orders.

Despite the numerous constraints associated with the site, it has been demonstrated through the planning application (56420/001) process that these issues can be overcome and is reflected in the planning permission granted.

Verdict: Allocated for 43 age-restricted apartments.

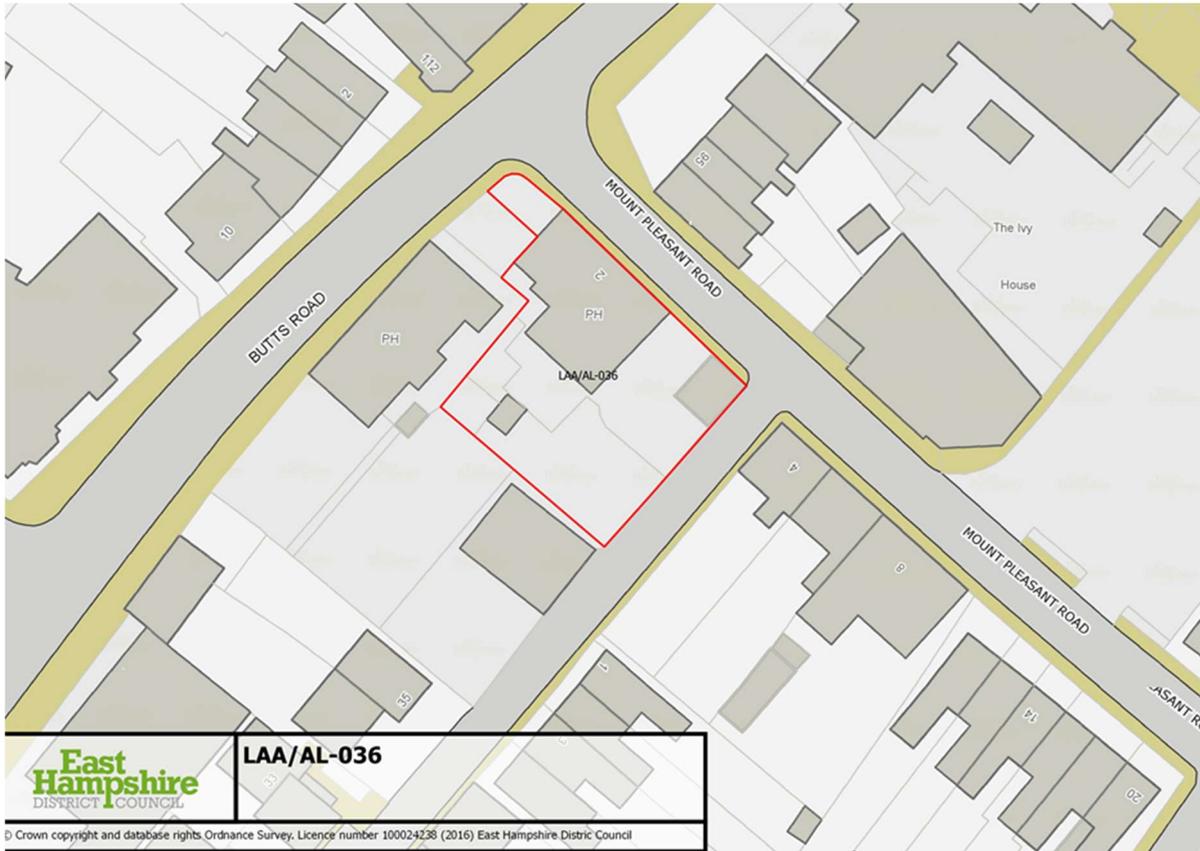
AL-028 - Land at Albany House, 5 Omega Park



The site is brownfield and falls within the existing SPB. The site is currently in office use on an established employment site, therefore, residential development would be contrary to Policy CP4 'existing employment land' in the JCS as well as Policy ES1 in the ANP. It is not clear how these constraints can be overcome.

Verdict: Not Allocated

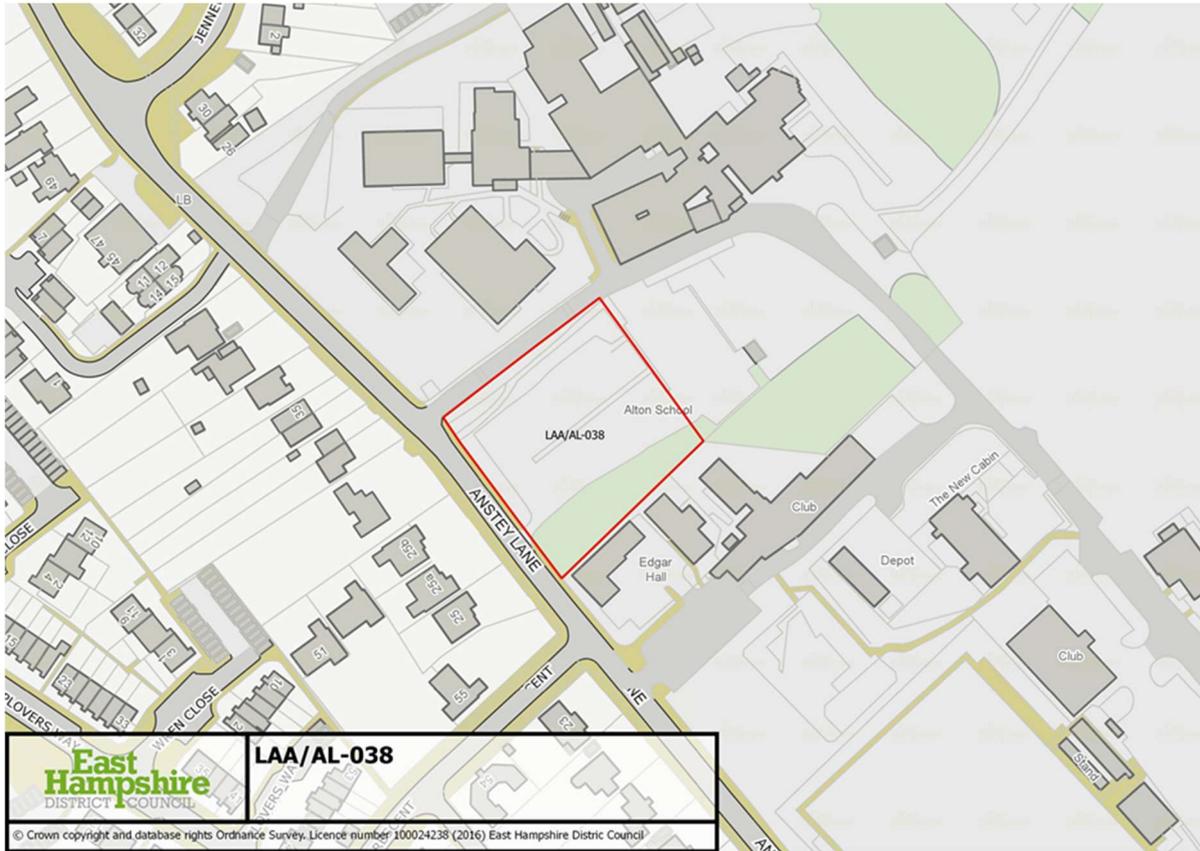
AL-036 - The Hop Poles Pub



The site is brownfield and falls within the existing SPB, in close proximity to the town centre. Whilst the site currently lies vacant, its previous use was as a public house, therefore, residential development would be contrary to Policy CP16 'Protection and Provision of Social Infrastructure' in the JCS. The site lies within the Alton Conservation Areas and the public house itself is Grade II Listed and there is another public house (The George) adjacent, which is also Grade II Listed. Due to these heritage constraints, residential development can only come forward via conversion, which is likely to achieve less than five dwellings.

Verdict: Not Allocated

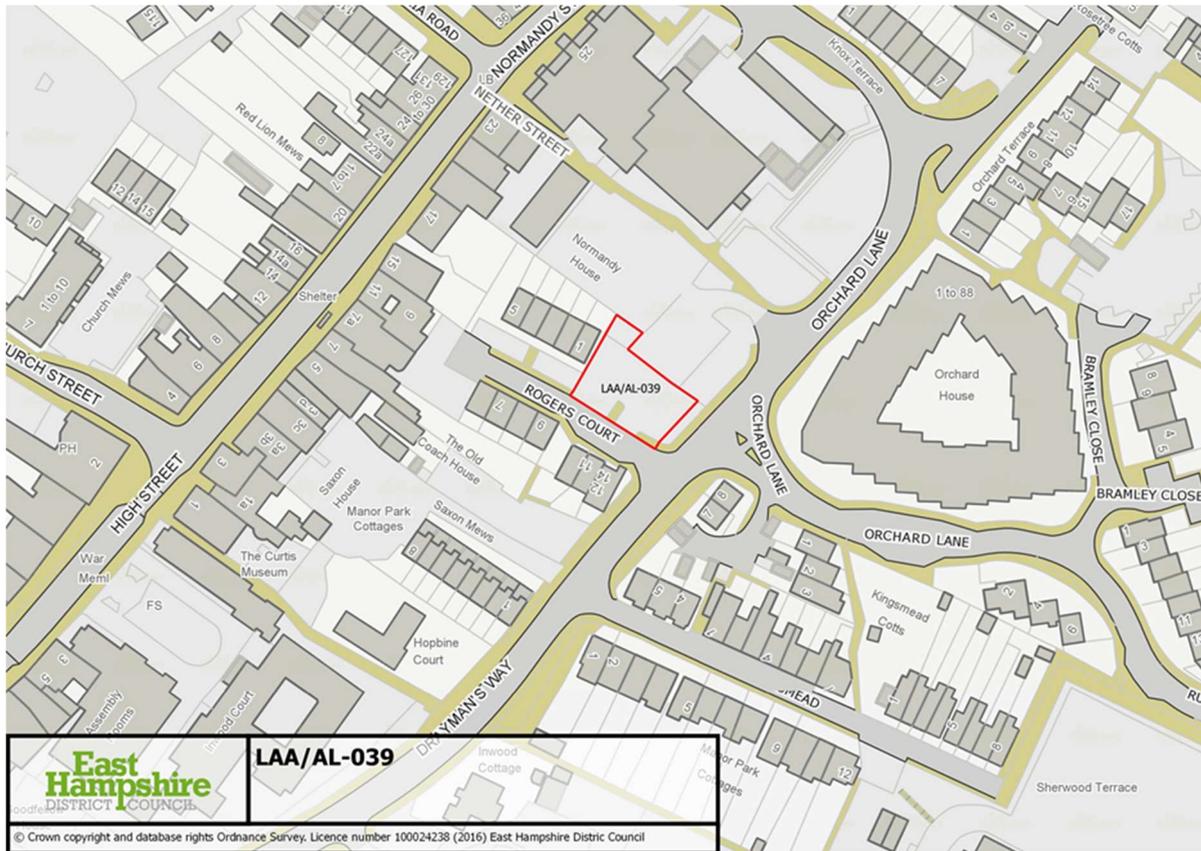
AL-038 - Alton Convent School car park



The site is brownfield and falls within the existing SPB. The majority of the site is currently used as a car park for Alton Convent School. There is possible contamination from the existing use as a car park and there are multiple trees around the boundary of the site subject to Tree Preservation Orders. The site formed part of a wider application (21560/021) for development at Alton Convent School, however, this was withdrawn, and it is not clear how these constraints can be overcome or how many homes could be achieved.

Verdict: Not Allocated

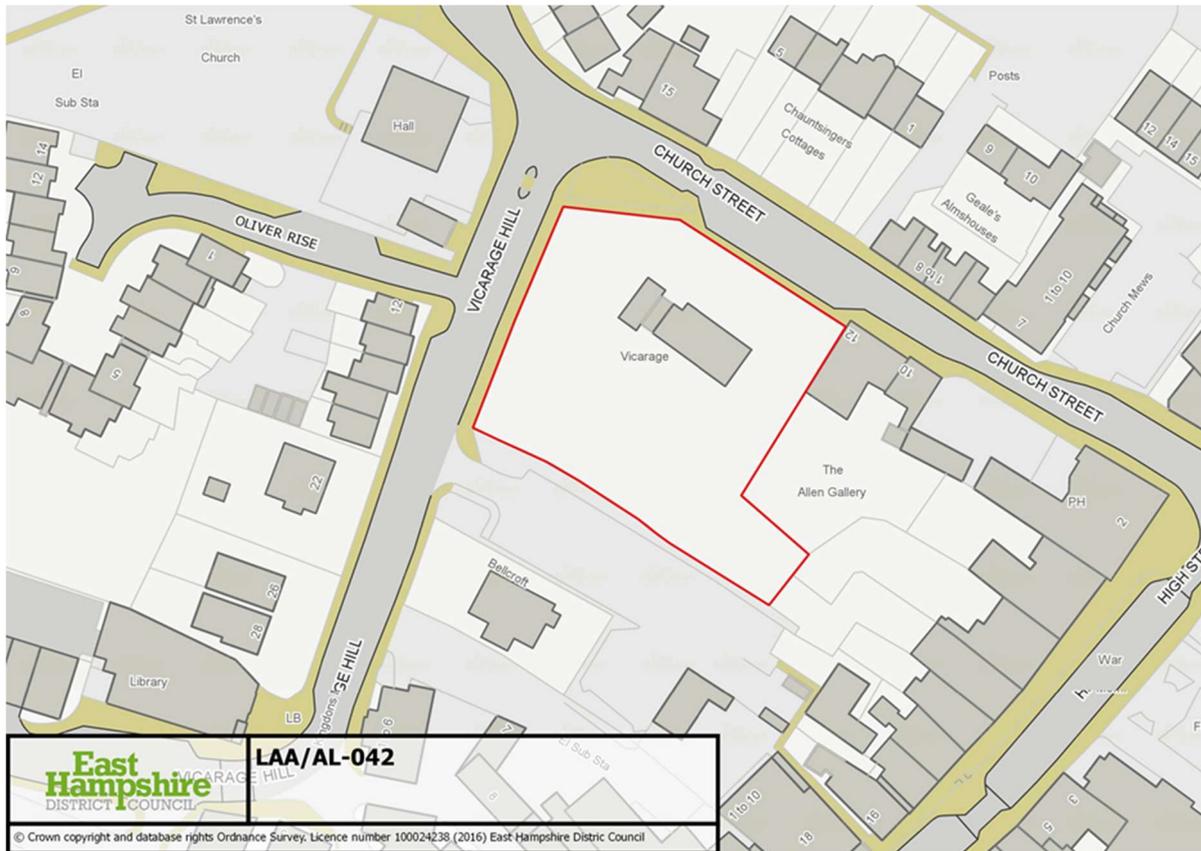
AL-039 - Rogers Court Car Park



The site is brownfield and falls within the existing SPB, in close proximity to the town centre. The majority of the site is currently used as a public car park. There is possible contamination from the existing use as a car park and there is a small number of trees in the northeast corner subject to Tree Preservation Orders. Action point TRAP17 within the ANP notes that Alton Town Council will work with EHDC to identify future demand for off-street car parking in the town centre, with the aim of ensuring that additional spaces are provided ahead of demand. The removal of a public car park would be contrary to this objective. As a result, it is not clear how these constraints can be overcome or how many homes could be achieved.

Verdict: Not Allocated

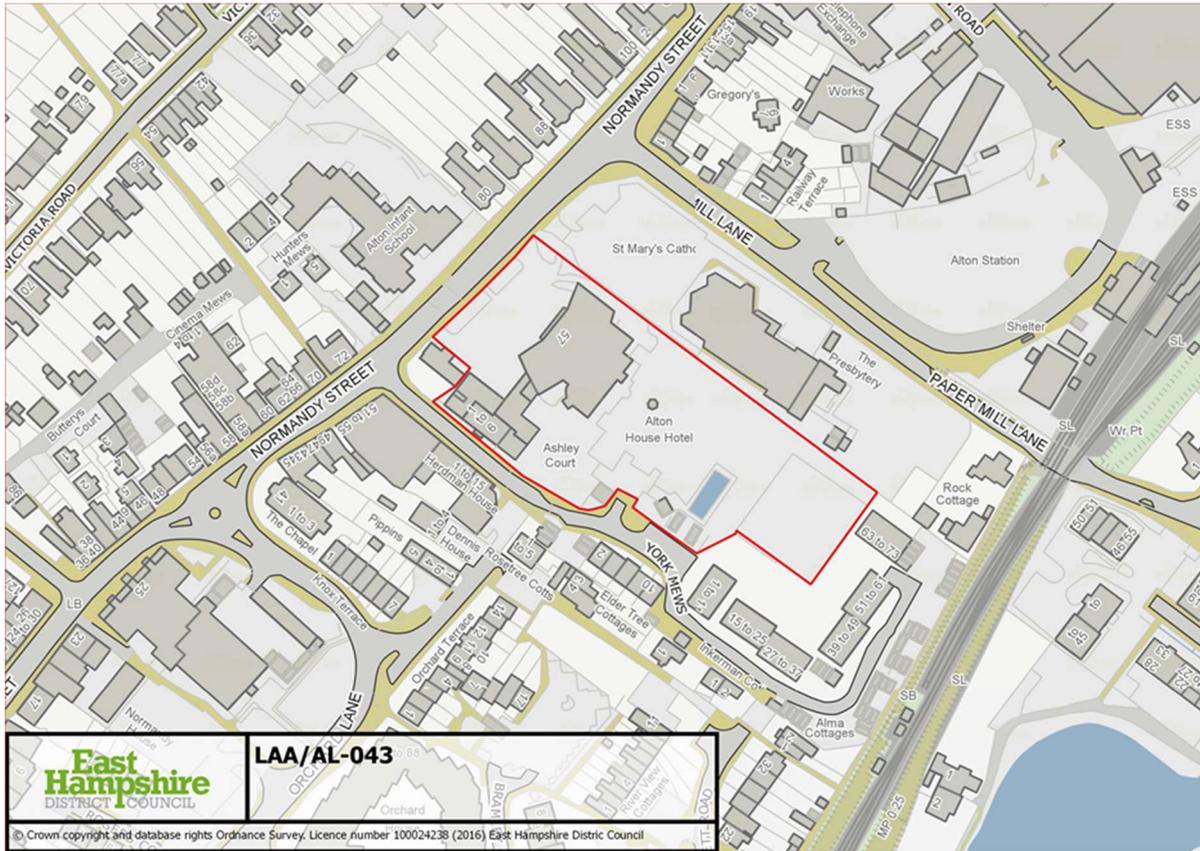
ANP-042 - Land at St Lawrence Vicarage, Church Street



The site is partly brownfield and falls within the existing SPB, in close proximity to the town centre. The majority of the site is currently used as the vicarage for St. Lawrence Church and associated car parking. The site lies within the Alton Conservation Area and it is in close proximity to a number of Listed Buildings. There are also a number of trees on the site, with many subjected to Tree Preservation Orders. As a result, it is not clear how these constraints can be overcome or how many homes could be achieved.

Verdict: Not Allocated

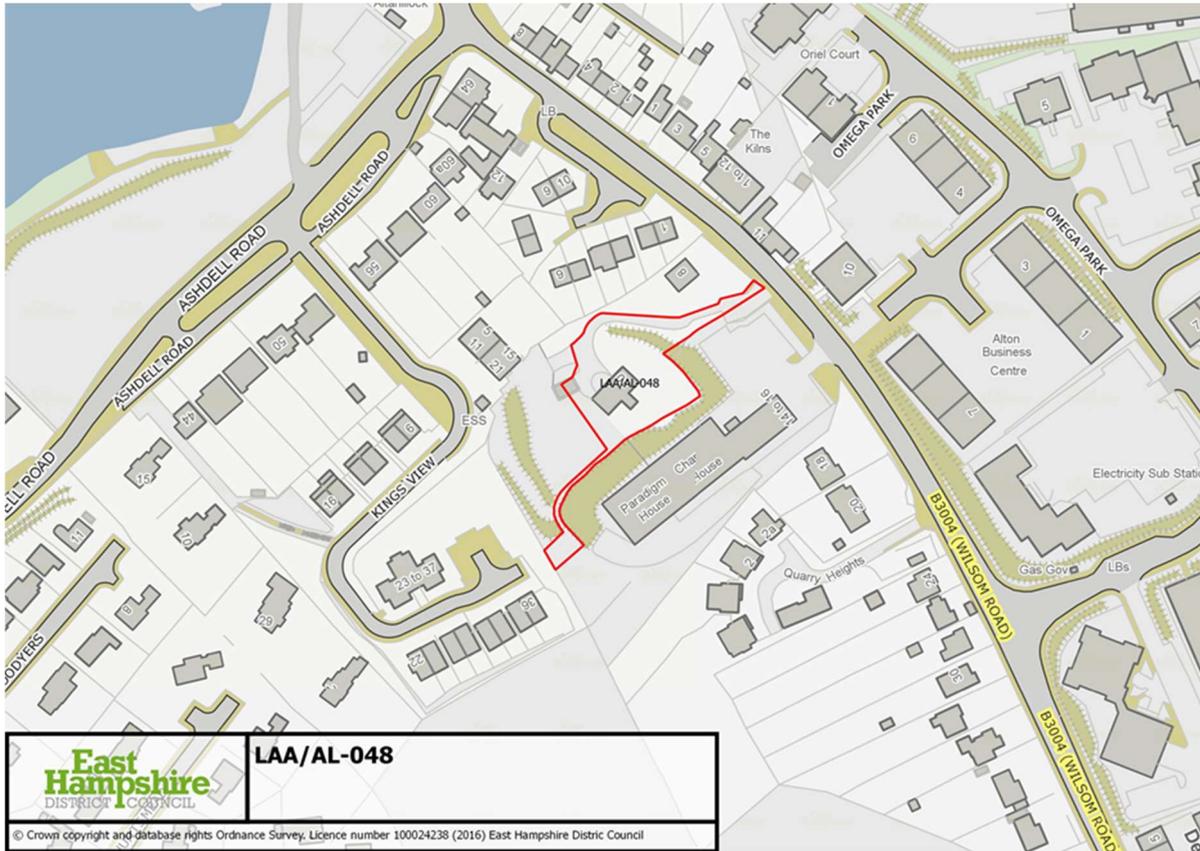
ANP-043 - Alton House Hotel



The site is partly brownfield and falls within the existing SPB, in close proximity to the town centre. Part of the site is in use as a hotel, with the remainder consisting of associated car parking, tennis courts and gardens.

Alton House hotel itself is Grade II Listed and there are multiple trees on the site subject to Tree Preservation Orders. It is unclear how the rear of the site (gardens and tennis courts) could be accessed without having a negative impact on the use of the hotel and its designation as a heritage asset. As a result, it is not clear how these constraints can be overcome or how many homes could be achieved.

Verdict: Not Allocated



The site is partly brownfield and falls within the existing SPB. The site currently consists of one house and its associated gardens. The current access from Wilsom Road is narrow and the land rises significantly. There are a number of trees across the site, with many subjected to Tree Preservation Orders.

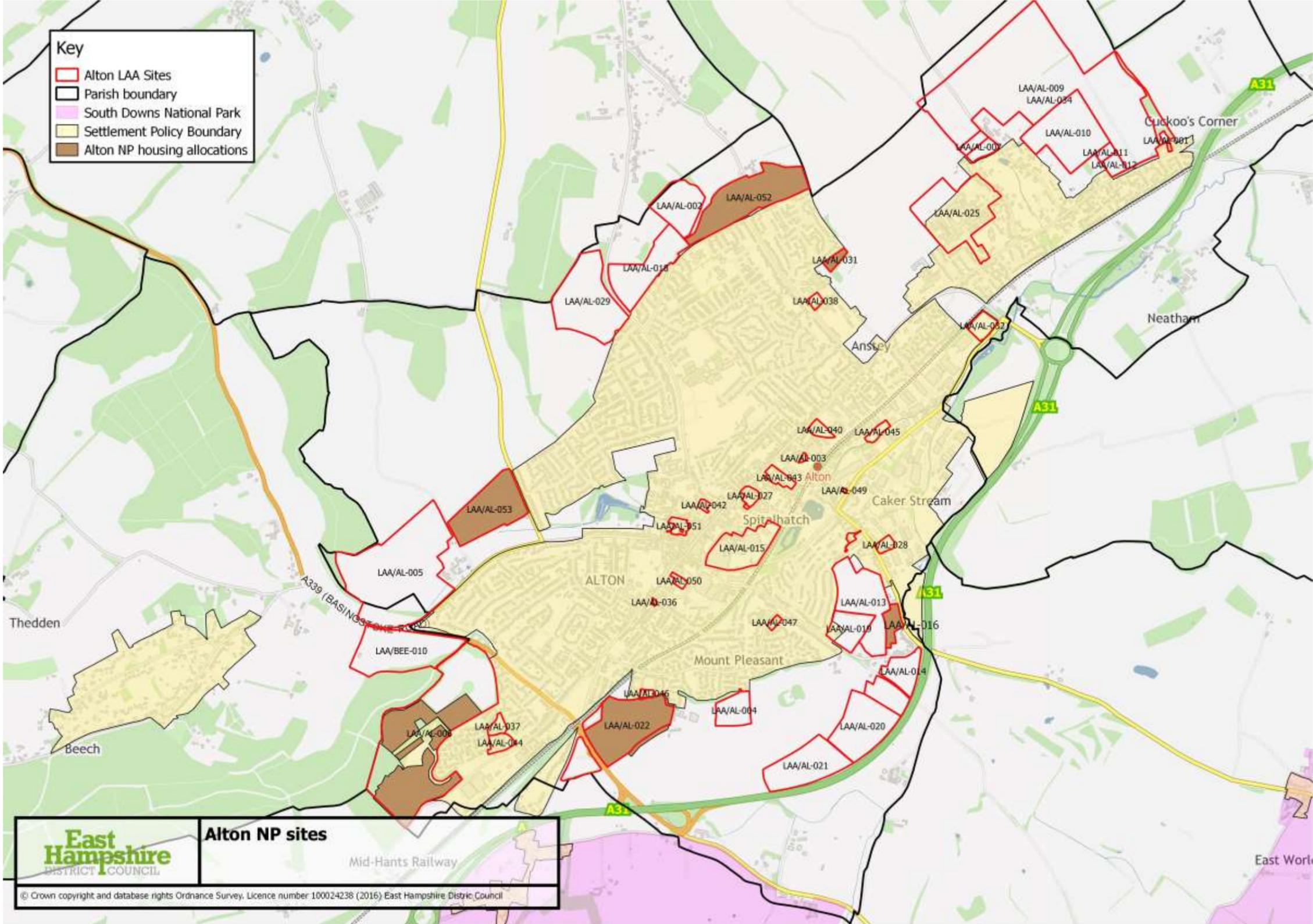
The site was previously refused planning permission (27230/003) for three dwellings, therefore, capacity is likely to be less than five dwellings. As a result, it is not clear how these constraints can be overcome or how many homes could be achieved.

Verdict: Not Allocated

List of Appendices

- 1 Plan showing site locations
- 2 Complete list of potential sites
- 3 Existing site allocations within the Alton Neighbourhood Plan 2015
- 4 Stage 1 site assessment
- 5 Stage 2 site assessment

Appendix 1 Plan showing site locations



Appendix 2 Complete list of potential sites

Sites > Information needed	208-212 London Road, Holybourne, Alton, GU34 4HU	Blanes Farm, Gilbert White Way, Alton, GU34 2LF	St John's Works, Station Road, Alton, GU34 2PZ	Land off Cowdray Park, Alton, GU34 2TT	Land at Brick Kiln Lane and Basingstoke Road, Alton	Land at Lord Mayor Treloar Hospital, Alton	Large site - Howards Lane, Holybourne	Small site - Howards Lane, Holybourne	Land at London Road, Holybourne	Site 3 - Land at London Road, Holybourne	Site 2 - Land at London Road, Holybourne	Site 1 - Land at London Road, Holybourne
ANP Site Reference	AL-001	AL-002	AL-003	AL-004	AL-005	AL-006	AL-007	AL-008	AL-009	AL-010	AL-011	AL-012
Is this site an existing NP allocation?	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	Yes - Review existing allocation	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment
Sites > Information needed	Listed as Land at Weyssprings, Alton. But is adjacent to AL019 on LAA map)	Land at Weyssprings Park, Windmill Lane, Alton	Molson Coors	Wilsom Road, Alton (between numbers 60 and 86)	Land east of Old Odiham Road, Alton	Windmill House, Windmill Lane	Lindsey's Field (N), south of Water Lane, Alton	Lindsey's Field (S), south of Water Lane, Alton	Land east of Selborne Road, Alton	Land at 21 Winchester Road	Treloar School, London Road, Holybourne, GU34 4EN	Alton Magistrates Court
ANP Site Reference	AL-013	AL-014	AL-015	AL-016	AL-018	AL-019	AL-020	AL-021	AL-022	AL-023	AL-025	AL-027
Is this site an existing NP allocation?	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	Yes - Review existing allocation	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	Yes - Review existing allocation	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment
Sites > Information needed	Land at Albany House, 5 Omega Park, Alton, GU34 2QE	Land west of Old Odiham Road, Alton	Land adjacent to Alton Convent School, Anstey Lane	Land at Montecchio Way and, Mill Lane	Land north of Windmill House	Land North of Holybourne	The Hop Poles Pub	Chawton Park doctors surgery	Alton Convent School car park	Rogers Court Car Park	The Wilson Practice, Alton Health Centre, Anstey Road, Alton	Land at St Lawrence Vicarage, Church Street
ANP Site Reference	AL-028	AL-029	AL-031	AL-032	AL-033	AL-034	AL-036	AL-037	AL-038	AL-039	AL-040	AL-042
Is this site an existing NP allocation?	No - Move to site assessment	No - Move to site assessment	Yes - Review existing allocation	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment
Sites > Information needed	Alton House Hotel	Community Hospital Chawton Park Rd, Alton GU34 1RJ	Thames Water Pumping Station	Land at Berehurst	Windmill Hill Reservoir	10 Wilsom Road	Land at Mill Lane	73 High Street	Alton Community Centre, Amery Street, Alton	Land at Cadnam, Upper Anstey Lane	Land at Will Hall Farm	
ANP Site Reference	AL-043	AL-044	AL-045	AL-046	AL-047	AL-048	AL-049	AL-050	AL-051	AL-052	AL-053	
Is this site an existing NP allocation?	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	No - Move to site assessment	Yes - Review existing allocation	Yes - Review existing allocation	

Appendix 3 Existing site allocations within the Alton Neighbourhood Plan 2015

Sites > Information needed	Land at Lord Mayor Treloar Hospital, Alton	Wilsom Road, Alton (between numbers 60 and 86)	Land east of Selborne Road, Alton	Land adjacent to Alton Convent School, Anstey Lane	Land at Cadnam, Upper Anstey Lane	Land at Will Hall Farm
ANP Site Reference	AL-006	AL-016	AL-022	AL-031	AL-052	AL-053
What is the ANP Allocation reference	HO3(a)	HO3(c)	HO3(a)	HO3(e)	HO3(b)	HO3(d)
How many homes is the allocation for	280	25	249	18	275	180
Has the site got planning permission?	Yes	Yes	Yes	No	Yes	Yes
Has there been any planning history on the site?	30021/066	33920/008 55638/001	30021/065	21560/021 (withdrawn)	55428/003 55428/004	55222/010
Has development commenced	Yes	No	Yes	N/A	Yes	Yes
Number of completions as at 31st March 2020	0	0	0	N/A	235	84
Outstanding number of dwellings	280	11	242	N/A	40	96
Has anything changed since the allocation that warrants a change to the ANP?	No	Lower number of dwellings	Lower number of dwellings	No	No	No
Conclusion	Remain - No Change	Remain - Amend number of dwellings	Remain - Amend number of dwellings	Remain - No Change	Almost complete, remove allocation	Almost complete, remove allocation

Appendix 4 Stage 1 site assessment

Criteria number	Sites > Information needed	208-212 London Road, Holybourne, Alton, GU34 4HU	Blanes Farm, Gilbert White Way, Alton, GU34 2LF	St John's Works, Station Road, Alton, GU34 2PZ	Land off Cowdray Park, Alton, GU34 2TT	Land at Brick Kiln Lane and Basingstoke Road, Alton	Large site - Howards Lane, Holybourne	Small site - Howards Lane, Holybourne	Land at London Road, Holybourne	Site 3 - Land at London Road, Holybourne	Site 2 - Land at London Road, Holybourne	Site 1 - Land at London Road, Holybourne	Listed as Land at Weysprings, Alton. But is adjacent to AL019 on LAA
	ANP Site Reference	AL-001	AL-002	AL-003	AL-004	AL-005	AL-007	AL-008	AL-009	AL-010	AL-011	AL-012	AL-013
1	Is the site within scope of this NP review? (Promoted for residential) Yes - Pass No - Fail	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Does the whole site fall within the SPB? Yes - Pass No - Fail	No	No	Yes	No	No	No	No	No	No	No	No	No
3	Is the site confirmed as available?			Yes									
	Pass or Fail stage 1 of site assessment?	Fail - criterion 2	Fail - criterion 2	Pass	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2

Criteria number	Sites > Information needed	Land at Weysprings Park, Windmill Lane, Alton	Molson Coors	Land east of Old Odiham Road, Alton	Windmill House, Windmill Lane	Lindsey's Field (N), south of Water Lane, Alton	Lindsey's Field (S), south of Water Lane, Alton	Land at 21 Winchester Road	Treloar School, London Road, Holybourne, GU34 4EN	Alton Magistrates Court	Land at Albany House, 5 Omega Park, Alton, GU34 2QE	Land west of Old Odiham Road, Alton
	ANP Site Reference	AL-014	AL-015	AL-018	AL-019	AL-020	AL-021	AL-023	AL-025	AL-027	AL-028	AL-029
1	Is the site within scope of this NP review? (Promoted for residential) Yes - Pass No - Fail	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Does the whole site fall within the SPB? Yes - Pass No - Fail	No	Yes	No	No	No	No	No	No	Yes	Yes	No
3	Is the site confirmed as available?		Yes							Yes	Yes	
	Pass or Fail stage 1 of site assessment?	Fail - criterion 2	Pass	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Fail - criterion 2	Pass	Pass	Fail - criterion 2

Criteria number	Sites > Information needed	Land at Montecchio Way and, Mill Lane	Land north of Windmill House	Land North of Holybourne	The Hop Poles Pub	Chawton Park doctors surgery	Alton Convent School car park	Rogers Court Car Park	The Wilson Practice, Alton Health Centre, Anstey Road, Alton	Land at St Lawrence Vicarage, Church Street	Alton House Hotel	Community Hospital Chawton Park Rd, Alton GU34 1RJ	Thames Water Pumping Station
	ANP Site Reference	AL-032	AL-033	AL-034	AL-036	AL-037	AL-038	AL-039	AL-040	AL-042	AL-043	AL-044	AL-045
1	Is the site within scope of this NP review? (Promoted for residential) Yes - Pass No - Fail	No - promoted for retail	Yes	Yes	Yes	No - promoted for infrastructure	Yes	Yes	No - promoted for infrastructure	Yes	Yes	No - promoted for infrastructure	No - operational pumping station
2	Does the whole site fall within the SPB? Yes - Pass No - Fail		No	No	Yes		Yes	Yes		Yes	Yes		
3	Is the site confirmed as available?				Yes		Yes	Yes		Yes	Yes		
	Pass or Fail stage 1 of site assessment?	Fail - criterion 1	Fail - criterion 2	Fail - criterion 2	Pass	Fail - criterion 1	Pass	Pass	Fail - criterion 1	Pass	Pass	Fail - criterion 1	Fail - criterion 1

Criteria number	Sites > Information needed	Land at Berehurst	Windmill Hill Reservoir	10 Wilsom Road	Land at Mill Lane	73 High Street	Alton Community Centre, Amery Street, Alton
	ANP Site Reference	AL-046	AL-047	AL-048	AL-049	AL-050	AL-051
1	Is the site within scope of this NP review? (Promoted for residential) Yes - Pass No - Fail	Yes	No - operational water treatment works	Yes	No - most land operational electricity sub-station	No - retail	No - infrastructure
2	Does the whole site fall within the SPB? Yes - Pass No - Fail	Yes		Yes			
3	Is the site confirmed as available?	No - unconfirmed		Yes			
	Pass or Fail stage 1 of site assessment?	Fail - criterion 3	Fail - criterion 1	Pass	Fail - criterion 1	Fail - criterion 1	Fail - criterion 1

Appendix 5 Stage 2 site assessment

Sites > Information needed	St John's Works, Station Road, Alton, GU34 2PZ	Molson Coors	Alton Magistrates Court	Land at Albany House, 5 Omega Park, Alton, GU34 2QE	The Hop Poles Pub	Alton Convent School car park	Rogers Court Car Park	Land at St Lawrence Vicarage, Church Street	Alton House Hotel	10 Wilsom Road
ANP Site Reference	AL-003	AL-015	AL-027	AL-028	AL-036	AL-038	AL-039	AL-042	AL-043	AL-048
Site area (ha)	0.12	5.1	0.57	0.52	0.06	0.375	0.047	0.24	0.87	0.19
Current land use	Employment - Light industrial	Former Brewery. The last use of the site ceased in 2015.	Former Magistrates Court, Police Station and surrounding land	Employment - Office	Former Public House	Car Park	Car Park	Vicarage and car park	Hotel, car park, garden and tennis courts	House and garden
Planning status	N/A	Resolution to grant Planning permission	Permission granted and current use being demolished	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Environmental and heritage constraints e.g flooding, listed building		Flood Zone 2/3, multiple TPOs, adjacent Alton Conservation Area, Listed Building (Culverton House)	Multiple TPOs, partly within Alton Conservation Area, close proximity to numerous Listed Buildings		Listed Building (Hop Poles) and adjacent another Listed Building (The George), within Alton Conservation Area	Multiple TPOs, Historic Park?	Area TPO in NE corner	Multiple TPOs, within Alton Conservation Area, close proximity to numerous Listed Buildings	Multiple TPOs, Listed Building (Alton House Hotel)	Multiple TPOs
Current Policy Designation constraints e.g. ANP Policies	CP4 - loss of employment ANP Policy ES1 - supports the reuse of previously developed employment land with alternative employment uses ANP Policy DE1 and DE2	CP4 - loss of employment ANP Policy ES1 - supports the reuse of previously developed employment land with alternative employment uses ANP Policy DE1 and DE2	CP16 - loss of community facilities ANP Policy DE1 and DE2	CP4 - loss of employment ANP Policy ES1 - supports the reuse of previously developed employment land with alternative employment uses ANP Policy DE1 and DE2	CP16 - loss of community facilities ANP Policy DE1 and DE2	ANP Policy DE1 and DE2	ANP - action points TRAP17	ANP Policy DE1 and DE2	ANP Policy DE1 and DE2	ANP Policy DE1 and DE2
Site constraints e.g. Access, utilities, topography, contamination, landscape, biodiversity	Possible contamination from existing use, potential noise impacts from railway	Possible contamination from former use, potential noise impacts from railway, varying levels across site			former Public House	Possible contamination from existing use	Possible contamination from existing use		Unknown access to rear of site	Land rises considerable from the access at Wilsom Road, lots of trees
Planning History		25050/059 - Resolution to grant	56420/001 - permission granted			21560/021 (withdrawn)			22766/039 (withdrawn)	27230/003 (refusal)
Capacity of the site	unknown	220 dwellings, 70 bed care home and 58 extra-care units, conversion of Culverton House to 5 apartments	43 age restricted apartments	unknown	The heritage constraints mean that residential could only come forward via conversion and therefore would achieve less than 5 dwellings.	unknown	unknown	unknown	unknown	The TPO trees limit the scope within this site. The previous refused planning application was for 3 dwellings. Therefore capacity is less than 5 dwellings
Suitability	This site would result in the loss of employment land/floorspace contrary to the made ANP. It is not clear if the possible contamination and noise constraints can be overcome.	Although there are a number of constraints identified for this site, it has been demonstrated through the planning application that these can be overcome and is reflected in the resolution to grant.	Although there are a number of constraints identified for this site, it has been demonstrated through the planning application that these can be overcome and is reflected in the planning permission granted.	This site would result in the loss of employment land/floorspace contrary to the made ANP.	This is a heritage asset which is only suitable for conversion. Detailed work would be required to demonstrate suitability to convert and this is likely to result in one dwelling, certainly less than 5 dwellings.	It is not clear if the identified constraints can be overcome and how many homes could be achieved.	It is not clear if the identified constraints can be overcome and how many homes could be achieved. Adequate off street car parking provision is a key objective of the ANP group and Town Council and therefore this car should be retained until clear justification for its loss can be provided.	It is not clear if the identified constraints can be overcome and how many homes could be achieved.	It is not clear if the identified constraints can be overcome and how many homes could be achieved.	It is not clear if the identified constraints can be overcome and how many homes could be achieved.