

# Strategic Environmental Assessment (SEA) for the New Alresford Neighbourhood Plan

SEA Environmental Report

New Alresford Town Council

July 2024

## Quality information

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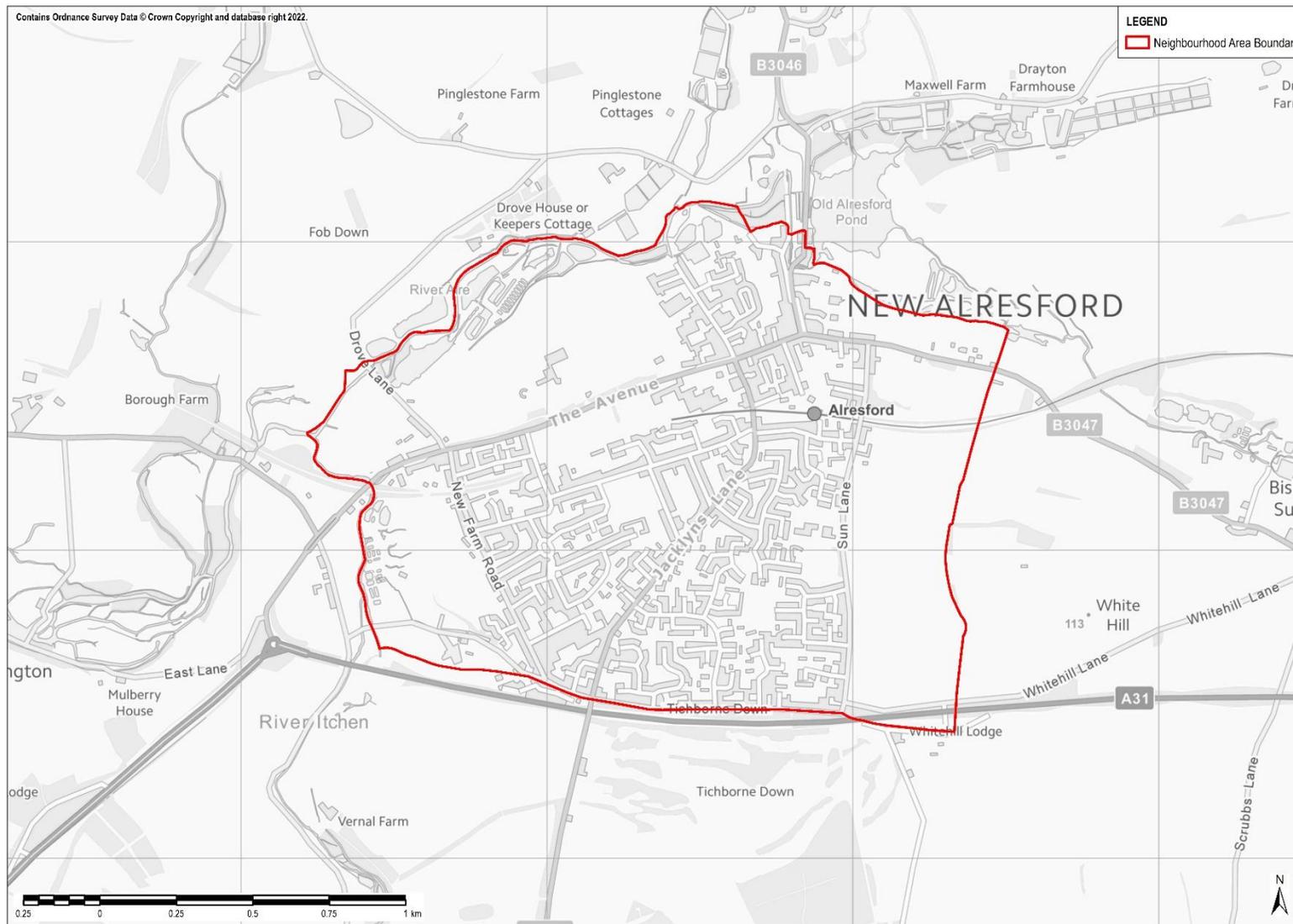
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Figure 1.1: The New Alresford neighbourhood area



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# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging New Alresford Neighbourhood Plan (hereafter referred to as the “NANP”). The neighbourhood area is shown in Figure 1.1.
- 1.2 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and the potential alternatives in terms of key environmental issues. The aim of SEA is to inform the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the NANP seeks to maximise the emerging plan’s contribution to sustainable development.

## Purpose of this Interim Environmental Report

- 1.3 This Interim Environmental Report is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (March 2023), which included information about the neighbourhood area’s environment and community and set out the proposed approach to the SEA process<sup>1</sup>. The Scoping Report was released for consultation with the statutory consultees for SEA (the Environment Agency, Historic England, and Natural England), as well as Winchester City Council, for a period of five weeks between April and May 2023.
- 1.4 The purpose of this Interim Environmental Report is to:
  - Provide an outline of the options that have been developed as ‘reasonable alternatives’ for the purposes of the SEA.
  - Appraise the relative sustainability merits and the likely significant environment effects of the options.
  - Provide a sustainability context for different approaches that can be taken for the NANP; and
  - Inform the development of the preferred approach for the NANP.

## Local Plan context for the NANP

- 1.5 The Winchester District Local Plan (2010-2030) was adopted in March 2013, and sets out the main planning approach and policies for the District to meet the identified economic, environmental, and social needs within the plan period.
- 1.6 Winchester City Council have commenced with a review of the adopted Local Plan. The emerging Winchester District Local Plan will shape development across the District (outside of the South Downs National Park boundaries) up to 2040, setting out the development strategy and policy framework for the area

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<sup>1</sup> Responses received on the SEA Scoping Report, and how they have been addressed, shall be presented in the full SEA Environmental Report (alongside the assessment findings within this Interim Environmental Report), and will accompany the Neighbourhood Plan at Regulation 14 consultation.

and allocating land for housing and employment land to meet emerging needs. Regulation 18 consultation on the emerging plan closed in December 2022, with the responses received informing the preparation of the full draft plan.

- 1.7 Neighbourhood plans will form part of the development plan for Winchester City Council, alongside, but not as a replacement for, the Winchester District Local Plan. Neighbourhood plans are required to be in general conformity with the Winchester District Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Winchester District Local Plan to provide a clear overall strategic direction for development in Winchester District, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

## 2. Consideration of reasonable alternatives through the SEA

### Introduction

- 2.1 The 'narrative' of plan-making / SEA up to this point is told within this part of the Interim Environmental Report. Specifically, how the SEA process to date has informed the consideration of different approaches for key elements of the emerging NANP. The following information is included in accordance with the SEA Regulations:
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 2.2 As discussed within **Chapter 4 Next steps**, the findings of this Interim Environmental Report will be reviewed by New Alresford Town Council and the Neighbourhood Plan Steering Group alongside the evidence base documents which have been prepared to support the development of the emerging NANP to date.
- 2.3 The preferred approach for the emerging NANP will be developed and the draft version of the emerging NANP updated and finalised, ready for assessment.

### Defining reasonable alternatives

- 2.4 Whilst work on the emerging NANP has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 2.5 In the context of the above, this chapter of the Interim Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the emerging NANP. Specifically, the potential location of new housing within the neighbourhood area.

### Top-down considerations (e.g., strategic factors)

- 2.6 Under policy MTRA2: Market Towns and Larger Villages in the adopted Local Plan, New Alresford is identified as a district centre. The adopted Local Plan identifies a requirement of 500 additional homes over the plan in the neighbourhood area, up to 2031.
- 2.7 The Local Plan allocates two strategic sites within the neighbourhood area – Sun Lane, and The Dean. Sun Lane is a mixed-use allocation, for 325 dwellings, five hectares of employment land, and 15 hectares of informal and recreational open space, and a burial ground. The Dean is allocated for 75 dwellings. The residual target of 100 homes is anticipated to be met via allocations within the NANP, and the Neighbourhood Group are looking to positively plan for growth to deliver sustainable and high-quality development.

2.8 Both of the strategic sites have been carried forward within the emerging Local Plan, with the total number of homes allocated at The Dean increased to 130 dwellings. The emerging Local Plan indicates that the residual target of 100 homes to be allocated through the NANP has also been carried forward (irrespective of the increase of homes at The Dean). Additionally, Winchester City Council forecast that 90 homes that will be delivered via windfall permissions within New Alresford during the plan period.

### Bottom-up considerations (e.g., site availability)

2.9 New Alresford Town Council were keen to consider where new housing could be delivered within the neighbourhood area. To address this, the Town Council undertook a local 'call for sites' process (CFS) in 2022 which invited landowners to submit sites for a potential Neighbourhood Plan allocation. Additionally, the Town Council reviewed Winchester City Council's latest Strategic Housing and Employment Land Availability Assessment (SHELAA), which was undertaken in 2021. A total of nine sites were identified via the CFS process and review of the SHELAA.

2.10 New Alresford Town Council commissioned AECOM to produce a Site Options Assessment (SOA) for the available sites in the neighbourhood area. The SOA concluded that all sites were potentially suitable for a housing allocation, but with some sensitive constraints to development which would need to be appropriately addressed through the design of new development areas.

2.11 It is recognised that none of the sites are large enough to deliver all of the residual housing needs. Therefore, it is anticipated that the residual housing needs would need to be met via a combination of allocations.

### Options for the focus of growth in the neighbourhood area

2.12 One of the sites (Site NA04) received planning permission in December 2022. To support the consideration of the suitability of the remaining eight site options for a potential neighbourhood plan allocation, the SEA process has appraised the key constraints and opportunities present at each location. The eight site options are as follows:

- **NA01:** Thody's, New Farm Road, New Alresford.
- **NA02:** Land at Perin's School, Pound Hill.
- **NA05:** Netherbourne, New Farm Road.
- **NA06:** Land adjacent Alrebury Park.
- **NA07:** Land off Drove Lane.
- **NA08:** Land on the east side of Bridge Road.
- **NA09:** The Spinney Caravan Site, Alrebury Park, New Alresford; and
- **NA10:** 1-3 The Dean, Alresford.

2.13 The site options are shown in Figure 2.1 on page 6 within this report.

2.14 Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the appraisal has been

presented via the seven SEA themes which have been scoped into the assessment, as follows:

- Biodiversity and Geodiversity.
- Climate Change.
- Community Wellbeing.
- Historic Environment.
- Land, Soil, and Water Resources.
- Landscape and Townscape; and
- Transportation.

2.15 The appraisal considers the relative sustainability merits of the eight site options. Findings are presented as a commentary on effects. To support the appraisal findings, the site options have been ranked in terms of their sustainability performance against the relevant SEA theme. It is anticipated that this will provide the reader with a likely indication of the relative performance of the eight options in relation to each theme considered.

Figure 2.1: Location of the eight site options taken forward through the SEA



## Site NA01



**Table 2.1: Site assessment for site NA01**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>This site is located approximately 180m east of the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Given this proximity, the site overlaps with SSSI Impact Risk Zones (IRZs) for the types of development likely to come forward through the neighbourhood plan – specifically rural non residential, residential, and rural residential development. As such, consultation with Natural England will be required for any residential development on this site that leads to a net gain in dwellings outside the existing settlement – with the north-eastern corner requiring consultation for ten units or more.</p> <p>Whilst there are no Biodiversity Action Plan (BAP) priority habitats within the site boundaries, there is a large area of deciduous woodland within 45m to the east of the site. Given the proximity of the site to this important habitat area, it is possible development will negatively impact upon its integrity – for example, through increased light and noise pollution disturbing species. It is noted that there is a level of boundary vegetation on all four site boundaries – including hedgerows and trees, especially in the south-eastern corner. These features will likely contribute to biodiversity connectivity in the neighbourhood area and should be maintained and enhanced as far as possible.</p> <p>Overall, uncertain effects are considered pre-mitigation if this site is taken forward for development. This is due to the potential for development to indirectly impact on the SAC and SSSI to the east of the site, and the important habitat area and local features that contribute to connectivity. Impacts will be influenced by the design of new development areas at this location.</p>	7

**Climate change** Development of any sites within the neighbourhood area will lead to inevitable increases in greenhouse gas emissions. This is linked to the construction phase of development, the increase in the built footprint of New Alresford, as well as an intensification of use within the neighbourhood boundary. This could further impact other themes included under the SEA framework, such as community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species, and designated sites).

This site is at very low risk of fluvial flooding (0.1% chance a year), given the distance of the site to the River Itchen to the west. Additionally, the site is at very low risk of surface water flooding – with a small, isolated area at low risk (between 0.1% and 1% chance a year) in the south-eastern part. Given the size of the site, it is anticipated that development could be located away from the sensitive areas from a flood risk perspective.

Whilst the site is located a distance from the town centre, New Farm Road is located to the east of the site – and access to this routeway already exists in the south-eastern corner. This road has pavement provision and bus stops to allow for access to active and sustainable transport opportunities.

Overall, the site is at a very low risk of fluvial and surface water flooding. Whilst an allocation at this location would result in inevitable increases in greenhouse gases, the site is within proximity to public transport networks and therefore provides opportunities to engage with active and sustainable transport methods. Neutral to no effects are concluded if the site is taken forward for a NANP allocation.

**Community wellbeing**

This site has the capacity for up to 75 homes, which will positively contribute towards the identified housing need for the neighbourhood area. Given the size of the site, it is likely a good level of affordable housing provision could be brought forward at this location, alongside a suitable mix of housing (in terms of types and tenures).

New Alresford is well served by community facilities, including green spaces, a GP surgery and dentist, educational facilities, retail opportunities, and a Co-operative store. However, whilst this site is located adjacent to the existing built-up area and settlement boundary, it is located a distance from the town centre and away from these services. As such, access to community infrastructure is reduced – though it is noted that New Farm Road would allow for a level of active, sustainable, and vehicular access to the settlement centre.

Overall, positive effects are considered likely for community wellbeing through development of this site. This is due to the potential for the site to contribute a good level of housing to meet the identified local need.

**Historic environment**

This site is not within or within proximity to any designated heritage assets or areas (including the New Alresford Conservation Area). It is noted that the locally important, non-designated Arts and Crafts cottage is within the site boundary in

the north-eastern area. This feature could be impacted by development, though it is anticipated mitigation could be included to reduce any adverse effects.

Whilst new development at this location is not likely to impact any designated heritage assets and areas, given the potential impacts to a locally important feature, uncertain effects are concluded likely. Impacts will be dependent on the design of new development areas at this location.

**Land, soil, and water resources**

This site comprises land in agricultural and residential use. Agricultural activity occurs to the north, south, and west of the site; residential development is present to the east. The site is located in an area of Grade 3 agricultural land, though it is uncertain whether it is Grade 3a or Grade 3b – with Grade 3a considered to be best and most versatile land.

It is noted that the majority of the site is within a mineral consultation area for superficial sand and / or gravel deposits; the area of land adjacent to the eastern site boundary is not within the area. Given the extent of the mineral consultation area across the site boundary, consultation with Hampshire County Council would likely be required if new development is brought forward at this location. Additionally, the south-eastern corner of the site is within safeguarding buffer for waste water treatment works and waste processing works.

Whilst no waterbodies intersect with the site boundaries, site NA01 is within the River Itchen catchment. As such, development at this location would need to consider the advice of Natural England on nutrient neutral development. It is likely mitigation measures will be required for phosphate and nitrate impacts. Additionally, the south-eastern corner of the site is within a source protection zone.

It is also noted that power lines run along the eastern site boundary. As such, it is possible development at this location could impact upon the wider utilities infrastructure in the neighbourhood area through interruptions to network.

Overall, uncertain effects are concluded most likely at this stage. This reflects the greenfield nature of the site, and its potential to support agricultural activity, as well as the potential of the site to contain important mineral resources.

**Landscape and townscape**

The South Downs National Park is within 500m to the west of the site. Given the open nature of the land between the site and the designation, it is likely development at this location will impact upon the setting of the landscape. Additionally, the site is gently sloping downwards in a westward direction from New Farm Road. Due to the limited boundary screening on the site boundaries, the site offers long distance views to the west towards the South Downs National Park. As such, development at this location would likely interrupt key views to and from this designation – and has a high visual sensitivity.

With respect to local landscape character, the site is within the Upper Itchen Valley local character area. The Hampshire

Integrated Character Assessment identifies the expansion of built development onto the river valley sites as a potential threat to the integrity of the landscape. As such, development at this location is likely to threaten local landscape character, and the site is concluded to have a medium landscape sensitivity.

Furthermore, this site has a tree preservation order within the boundaries; and there is a group tree preservation order within proximity along New Farm Road.

Overall, negative effects are concluded likely if this site were to be allocated. This is due to the likelihood of development impacting on the setting of and views to the South Downs National Park, and the potential for development to threaten the local landscape character.

Transportation	<p>Whilst there is a rail station within the New Alresford neighbourhood area, it is associated with a heritage railway and does not provide access to day-to-day services. The nearest station that allows for National Rail journeys is located over 1km from the neighbourhood area in Winchester, which offers access to locations including London Waterloo, Bournemouth, Manchester Piccadilly, and Southampton.</p> <p>There are bus stops within 400m of this site, located on New Farm Road to the east. However, it is noted that the bus services are not frequent enough to make sustainable transport a viable option for day-to-day activities. Whilst there is pavement provision along New Farm Road that would allow for safe pedestrian and cycle movement, given the distance of the site from key infrastructure in the neighbourhood area, it is anticipated development at this location would encourage an increase in private vehicles on the road.</p> <p>There is existing vehicular, pedestrian and cycle access to New Farm Road in the south-eastern site corner. However, this access point may not be possible to accommodate two-way traffic movement. A new access point could be created in the north-eastern corner – but would likely result in the loss of an existing structure in that area. Furthermore, it is possible an access point at this location would have visibility difficulties due to a blind rise on the road to the north.</p> <p>Overall, negative effects are considered likely for the transportation SEA theme for this site. This reflects the likely increase in private vehicles that would occur through growth at this location, linked to the distance of the site from the settlement centre, and the reduced opportunities for sustainable and active transport uptake.</p>
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**Key**

Likely adverse effect (without mitigation measures)

Likely positive effect

Neutral / no effect

Uncertain effect

## Site NA02



**Table 2.2: Site assessment for site NA02**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>The River Itchen SAC and SSSI designations are located approximately 540m east of the site. As this site is outside of the defined settlement boundary, consultation with Natural England would likely be required due to an overlap with SSSI IRZs. However, it is recognised that the total capacity of the site (up to 13 homes) is perhaps less likely to significantly impact the integrity of The River Itchen.</p> <p>The site is within 22m south of an area of deciduous woodland priority habitat, and approximately 55m to the east of another area of deciduous woodland habitat. Given the proximity of the site to sensitive habitats, new development areas may indirectly impact the integrity of these habitats (during the construction phases) – which could impact upon the wider biodiversity connectivity of the neighbourhood area. Furthermore, there is extensive boundary vegetation on this site which also likely contributes to wider ecological networks within the neighbourhood area. Networks may be disturbed if the vegetation is not retained and enhanced (wherever possible) through new development areas.</p> <p>Overall, uncertain effects are considered pre-mitigation if this site is taken forward for development. This is due to the potential for development to impact designated sites for biodiversity and priority habitats (directly and indirectly). The significance of any impacts will be influenced by the design of new development areas which come forward.</p>	

**Climate change** This site has a capacity of up to 13 homes; this is a low level of growth, and as such any increase in greenhouse gas emissions linked to growth at this location is unlikely to be significant.

This site is at very low risk of fluvial flooding, due to the distance between the site to the River Alre to the north, and the River Itchen to the west. Whilst the majority of the site is also at little to no risk of surface water flooding, the eastern site boundary is at low risk of surface water flooding. It is anticipated that any surface water flood risk issues could be addressed via the inclusion of sustainable drainage through design.

Site NA02 is located a distance from the town centre of New Alresford. However, pavement provision on Bridge Road to the west of the site would allow for safe pedestrian access to The Avenue to the north – which would allow for journeys into the centre on foot. Additionally, there are two bus stops within proximity to the site on Bridge Road and The Avenue, which would allow for access to sustainable transport opportunities. These provisions could help limit increases in emissions via encouraging the use of sustainable and active travel options for day-to-day activities within the neighbourhood area.

Overall, neutral effects are concluded likely if this site were taken forward for development. This reflects the relatively small number of homes which the site could accommodate, the relatively low risk of fluvial and surface water flooding issues, and potential opportunities to utilise active and sustainable transport opportunities (and limit emissions).

**Community wellbeing**

This site has the capacity for up to 13 new homes. Whilst this would contribute towards the residual housing requirements for the neighbourhood area, the relatively low number of homes may reduce the viability of bringing forward affordable housing and a suitable mix of housing (in terms of types and tenures).

The community infrastructure provision of New Alresford is good and helps to support the physical and mental health of residents. As the site is currently used as a playing field, development at this location would reduce the greenspace provision in the neighbourhood area and result in the loss of a locally important community asset.

This site is a distance from the town centre and community services and facilities. However, it is recognised that Bridge Road (on the western site boundary) would allow for a level of active, sustainable, and vehicular access to the town centre, and support accessible neighbourhoods.

Overall, negative effects are considered likely for community wellbeing if housing is brought forward at this location. Whilst it would provide space for housing development, it would not provide a level of growth that would support affordable housing or significantly contribute to closing the gap between housing number and housing need. Furthermore, development at this location would reduce greenspace provision within the neighbourhood area by removing a playing field from use.

**Historic environment** Although there are no listed buildings within or in proximity to the site, New Alresford Conservation Area is located adjacent to its northern boundary. It is possible development of this site could impact upon the setting of the conservation area, as there is a degree of intervisibility. Additionally, as an area of greenfield land in public use, it is likely that the site contributes to the significance of the conservation area (for example, through framing key views or buildings).

Overall, negative effects are concluded at this stage for the historic environment SEA theme. This reflects the potential for development of the site to impact upon the setting and significance of the New Alresford Conservation Area.

**Land, soil, and water resources** This site is greenfield and currently provides recreational space for the community in the form of a playing field. The land to the east is also a playing field; land to the west and south is residential. Northwards on the other side of The Avenue is land in agricultural use. The site is located in an area of Grade 3 agricultural land, though it is uncertain whether it is Grade 3a or Grade 3b.

Whilst no waterbodies intersect with the site boundaries, and the site is not within proximity to water quality designations, site NA02 is within the River Itchen catchment. As such, development at this location would need to consider the advice of Natural England on nutrient neutral development, and mitigation for phosphate and nitrate impacts may be required.

Overall, neutral effects are concluded most likely at this stage. This reflects the loss of a relatively small area of greenfield land if this site were to be allocated (which is not currently in agricultural use), and a reduced risk of impacting important land, soil and water resources.

**Landscape and townscape** Site NA02 is approximately 560m east of the South Downs National Park; however, given the level of existing development between the site and the designated area (and the relatively small size of the site), it is unlikely development at this location would impact upon the setting of the National Park, including any views to and from its boundaries.

This site is also within the Upper Itchen Valley character area. However, the site is considered to have a low landscape sensitivity due to being surrounded by existing development. The site is concluded to have a medium visual sensitivity – this is due to some intervisibility with the New Alresford Conservation Area to the north. However, it is anticipated the boundary vegetation could be enhanced through additional planting to provide screening. This would contribute to reducing the visual sensitivity.

It is noted there is a group tree preservation order along The Avenue to the north-east of the site. The relevant trees would be protected from new development given their location outside of the site boundary but may be impacted temporarily during the construction phase of development (for example, from disturbance).

Overall, neutral effects are concluded likely if this site were to be taken forward as a Neighbourhood Plan allocation. This reflects the low landscape sensitivity of the site, and the existing screening effects provided by vegetation on the site boundaries.

Transportation	<p>There are bus stops within 400m of this site; on The Avenue and Bridge Road to the north-west of the site. These can be accessed through pavement provision along Bridge Road on the western site boundary. Currently, there is full pedestrian and cycle access to the site from Bridge Road.</p> <p>Whilst this site currently has full pedestrian and cycle access, it does not currently have an access point for private vehicles. Full access would be able to be achieved from Bridge Road, however there are a number of boundary trees that could impact visibility and limit accessibility options.</p> <p>As this site is located away from the town centre and its associated community facilities, it is likely development would encourage an increase in private vehicles on the road. However, given the relatively small total number of homes which could come forward at this location (up to 13 homes), this increase is not expected to cause significant changes to the baseline.</p> <p>Overall, uncertain effects are considered likely for the transportation SEA theme for this site.</p>
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**Key**

Likely adverse effect (without mitigation measures)



Likely positive effect



Neutral / no effect



Uncertain effect



## Site NA05



**Table 2.3: Site assessment for site NA05**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>The River Itchen SAC and SSSI are approximately 100m west of Site NA05. Given this proximity, the site overlaps with SSSI IRZs for the types of development likely to come forward at this location (via a Neighbourhood Plan allocation). Consultation with Natural England will likely be required.</p> <p>Site NA05 is also within 50m of two areas of deciduous woodland – located to the west and to the north, with the northern area being within 5m of the site. Given the proximity of these areas it is likely development of the site will result in negative impacts to the habitats. Furthermore, there is a level of boundary vegetation on the site boundaries – and trees within the boundaries. These features likely contribute to biodiversity connectivity across the neighbourhood area and as such development on this site could negatively impact upon the network and biodiversity connectivity.</p> <p>Overall, negative effects are considered pre-mitigation if this site is taken forward for development. This is due to the potential for development to adversely impact upon the SAC and SSSI to the east of the site. This conclusion also reflects the increased likelihood for development to impact upon important habitat areas and features that contribute to connectivity.</p>	
Climate change	<p>Development of any sites within the neighbourhood area will lead to inevitable increases in greenhouse gas emissions. This is linked to the construction phase of development, the increase in the built footprint of New Alresford, as well as an intensification of use within the neighbourhood boundary. This could further</p>	

impact other themes included under the SEA framework, such as community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species, and designated sites).

Whilst the site is located a distance from the settlement centre, New Farm Road is located to the east of the site. This road has pavement provision and bus stops to allow for access to active and sustainable transport opportunities.

This site is at very low risk of fluvial flooding, given the distance of the site to the River Itchen to the west. The site is also at very low risk of surface water flooding. As such, growth on this site is unlikely to be affected by flooding.

Overall, the site is at a very low risk of fluvial and surface water flooding. Whilst an allocation at this location would result in inevitable increases in greenhouse gases, the site is within proximity to public transport networks and therefore provides opportunities to engage with active and sustainable transport methods. Neutral to no effects are concluded if the site is taken forward for a NANP allocation.

Community wellbeing

Site NA05 has the capacity for up to 42 homes. This level of growth would positively contribute towards meeting the residual housing need in New Alresford and is of a size large enough to support a mix of housing (in terms of types, tenures, and affordability).

Although this site is adjacent to existing development to the east and north, it is a distance from the centre of New Alresford, and as such the community facilities and infrastructure are not likely to be easily accessible on foot (from the site itself). New Farm Road to the east of the site will likely be able to provide active and sustainable transportation opportunities to these facilities and allow for vehicular access.

Overall, positive effects are considered likely for community wellbeing through development of this site. This is due to the potential for the site to contribute a good level of housing to meet the identified local need.

Historic environment

This site is not within or within proximity to any designated heritage assets or areas. As such, development at this location is unlikely to impact upon the historic environment of the neighbourhood area. Overall, neutral or no effects to the historic environment are anticipated if this site is taken forward as a Neighbourhood Plan allocation.

Land, soil, and water resources

This site is currently in agricultural and residential use. Agricultural activity also occurs to the north, south, and west of the site; residential development is present to the east. The site is located in an area of Grade 3 agricultural land, though it is uncertain whether it is Grade 3a or Grade 3b.

Most of the site is within a mineral consultation area for superficial sand and / or gravel deposits. As a proportion of new development brought forward at this location would likely fall

within the boundaries of the consultation area, engagement with Hampshire County Council would likely be required to determine whether an allocation for residential uses would significantly impact any important mineral resources.

Site NA05 is within the River Itchen catchment. As such, development at this location would need to consider the advice of Natural England on nutrient neutral development, and mitigation for phosphate and nitrate impacts may be required. No waterbodies intersect with the site boundaries; nor does the site intersect with any water quality designations.

Additionally, there are power lines running along the eastern site boundary. It is possible these will need to be relocated to allow for growth of this site. As such, allocating this site for development could impact upon the wider utilities infrastructure in the neighbourhood area. It could also be costly to the potential development scheme taken forward.

Overall, uncertain effects are concluded most likely at this stage. This reflects the greenfield nature of the site, and its potential to contain areas of productive agricultural land. This also reflects the potential of the site to contain important mineral resources, and the uncertainty around impacts to the existing power lines.

Landscape and townscape

Whilst outside of the neighbourhood area, the South Downs National Park is within approximately 140m north-west of site NA05. The open nature of land in this part of the neighbourhood area, and the undeveloped land between the site and the designation, likely contributes to the setting of the National Park. As such, growth on site NA05 is likely to impact upon the significance of the South Downs National Park, including through changes to key views to and from the designated area.

With respect to topography and aspect, the gently sloping nature of the site is also likely to contribute to changes in views, though it is noted the site is fairly well enclosed by mature vegetation that provides screening. Nevertheless, the site is concluded to have a medium visual sensitivity.

The Hampshire Local Character Assessment indicates the expansion of built development onto the river valley sites in the Upper Itchen Valley character area as a potential threat to the integrity of the landscape. As such, the site is concluded to have a medium landscape sensitivity, and development is likely to have negative impacts upon the local landscape character of the area.

In terms of locally important features, it is also noted that this site has a tree preservation order within its boundaries. Given the size of the site, it is anticipated that the relevant tree(s) could be retained through new development areas.

At this time, negative effects are concluded likely if this site were to be allocated. This is due to the likelihood of development impacting on the setting of and views to the South Downs National Park, and the potential for development to threaten the local landscape and visual character.

**Transportation** There are bus stops within 400m of this site, located on New Farm Road to the east and north-east, which allows for access to the sustainable transport network. New Farm Road has a raised pavement that would allow for safe pedestrian and cycle movement – which could help to encourage active transportation opportunities to and from the site. However, given the distance of the site from key infrastructure in the neighbourhood area, it is likely development at this location would encourage an increase in private vehicles on the road.

It is noted that pedestrian, cycle and vehicular ingress and egress to and from the site does not currently exist. It is anticipated that access could come from New Farm Road; however, this would likely result in the demolition of an existing residential property (reducing the viability of establishing access at this location). Due to the width of the road to the north of the site, there may also be issues with achieving access to the site due to visibility restrictions.

Overall, negative effects are considered likely for the transportation SEA theme for this site. This reflects the reduced potential to support sustainable and active transportation to and from this site, and the potential increase in vehicles linked to a higher level of growth.

**Key**

Likely adverse effect (without mitigation measures)



Likely positive effect



Neutral / no effect



Uncertain effect



## Site NA06



**Table 2.4: Site assessment for site NA06**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>Site NA06 is within proximity of the River Itchen SAC and SSSI, which is approximately 170m to the south / south-west. Consultation with Natural England will be required for development on this site due to the overlap with SSSI IRZs for the types of development likely to come forward through the neighbourhood plan.</p> <p>The site is largely within the woodpasture and parkland BAP priority habitat type, with a small section outside of this habitat in the southern part. It is also adjacent to deciduous woodland on the southern site boundary. As such, negative impacts would occur through the allocation of this site due to the potential loss of and impacts to important habitat areas. Additionally, there is a level of boundary vegetation on the edges of the site, especially on the eastern boundary, which are likely part of the biodiversity network of the neighbourhood area. This should be maintained and enhanced as far as possible.</p> <p>Overall, negative effects are considered pre-mitigation if this site is taken forward for development. This is due to the likely impact on the SAC and SSSI to the north / north-west of the site, and the potential loss of and disruption to important habitat areas within and in proximity to the site.</p>	
Climate change	<p>Development of any sites within the neighbourhood area will lead to inevitable increases in greenhouse gas emissions. This is linked to the construction phase of development, the increase in the built footprint of New Alresford, as well as an intensification of</p>	

use within the neighbourhood boundary. This could further impact other themes included under the SEA framework, such as community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species, and designated sites).

Given the distance of the site from sustainable transport infrastructure, it is likely development at this location would result in a reliance on private vehicles – which will increase emissions linked to transport originating in the area. It is noted that The Avenue on the southern site boundary will be able to facilitate safe pedestrian and cycle access to the town.

This site is at very low risk of fluvial flooding, given the distance of the site to the River Itchen to the west. Furthermore, the site is at very low risk of surface water flooding. As such, growth on this site is unlikely to be affected by flooding.

Overall, the site is at a very low risk of fluvial and surface water flooding. Whilst an allocation at this location would result in inevitable increases in greenhouse gases, the site is within proximity to public transport networks and therefore provides opportunities to engage with active and sustainable transport methods. Neutral to no effects are concluded if the site is taken forward for a NANP allocation.

Community wellbeing

Reflecting the SOA conclusions, Site NA06 has a capacity of between 24 and 36 homes. Whilst the Winchester SHELAA indicates the site has the capacity for 51 homes, the reduced capacity is linked to potential impacts to the historic environment, (discussed in the historic environment section of this assessment). Nonetheless, an allocation for up to 36 homes would positively contribute towards meeting the identified housing need in New Alresford (including with respect to delivering affordable homes and a suitable mix of housing in terms of types and tenures).

This site is not adjacent to the settlement boundary or built-up area of New Alresford. Additionally, the site is a distance from the centre of New Alresford and its associated facilities, and as such community infrastructure may not be easily accessible. It is noted that the site is within proximity to recreational open space to the south, within a five-minute walk. The Avenue to the south of the site will allow for transportation opportunities to important community facilities and services.

Overall, positive effects are considered likely for community wellbeing through development of this site. This reflects the potential for the site to contribute a good level of housing to meet the identified local need. It is recognised that Site NA06 is adjacent to one of the strategic site allocations under the Winchester District Local Plan.

Historic environment

This site is entirely located within the parkland surrounding Arlebury Park. Whilst this is not a national designation, the park and its surrounding land is identified in the Hampshire Inventory of Historic Parks and Gardens. As such, it is likely development of this site will affect the historic character of the wider parkland

area, which could impact upon the setting of this locally important historic feature. In light of this, the SOA has recommended a reduced housing capacity on this site of between 24 and 36 homes in comparison to the SHELAA capacity of 51 homes. It is considered this number would help to reduce the impact on the locally important feature by focusing growth in the more enclosed southern part of the site.

This site is located adjacent to the New Alresford Conservation Area, which is to the south. It is possible development of this site could impact upon the setting and character of this designated area; for example, through changing views northwards towards the River Arle from the road. However, it is likely the existing level of boundary vegetation and focusing development in the southern part of the site, could contribute to reducing any negative impacts to the designation.

Overall, negative effects are concluded at this stage for the historic environment SEA theme. This reflects the potential for development of the site to impact upon the setting of the New Alresford Conservation Area. This conclusion also reflects the potential for development of this site to impact upon the setting and historic character of a locally important parkland with local heritage significance.

Land, soil, and  
water resources

Site NA06 is a greenfield site currently in agricultural use. Agricultural activity also occurs to the north; recreational space is to the west and east in the form of a caravan park and playing fields. The site is located in an area of Grade 4 and Grade 3 agricultural land, and given the overlap with Grade 4 agricultural land, it is possible the site is of lower soil quality.

The northern half of the site is within a mineral consultation area for superficial sand and / or gravel deposits. It is possible development could be focused away from this area within the site; however, consultation with Hampshire County Council would still likely be required to determine potential impacts to the integrity of mineral resources.

No waterbodies intersect with the site boundaries; nor does the site intersect with any water quality designations. Consultation with Natural England would be required if this site were to be allocated given its location within the River Itchen catchment – and nitrate and phosphate mitigation may need to be implemented.

Furthermore, this site has power lines running along the western site boundary, which will likely need to be relocated. As such, growth on this site has the potential to impact upon the wider utilities infrastructure in the neighbourhood area.

Overall, uncertain effects are concluded most likely at this stage. This reflects the greenfield nature of the site, as well as the potential of the site to contain important mineral resources. However, impacts are dependent on the design and location of new development areas within the site boundaries.

**Landscape and townscape**

The South Downs National Park is approximately 880m north-east of site NA06. However, it is considered unlikely that development at this location will impact upon the designation. This reflects the distance between the site and the National Park, as well as the surrounding development that would likely provide a level of screening of the site.

This site is within the Upper Itchen Valley character area, and is considered to have a high landscape and visual sensitivity. This is due to the site being within the parkland of the Arlebury Park House, as well as contributing to key views from The Avenue (to the south) and from the River Arle and the open land to the north. It is anticipated that focusing growth in the southern, more enclosed part of the site could reduce the potential for negative effects to these key views and landscape features.

Overall, uncertain effects are concluded likely if this site were to be allocated. This reflects the high visual and landscape sensitivity of the site but acknowledges the potential to locate development in less sensitive areas of the site depending on the level of growth which is proposed.

**Transportation**

There are no bus stops within proximity to this site – the closest being located westwards along The Avenue, approximately 620m away. However, these bus stops can be accessed through pavement provision along The Avenue to the south of the site – providing for safe pedestrian and cycle movement. However, given the bus services in New Alresford are not frequent enough to support day-to-day movement and activities, and the distance of the site from the settlement centre, it is likely growth on this site will increase the number of private vehicles on the local road network.

The site is considered to have existing pedestrian and cycle access. Additionally, the site has full vehicular access to The Avenue via a small road. It is noted that the width of this ingress and egress point may limit the capacity of the site unless it can be widened. Alternative access from the car park to the east could be achieved but would likely result in congestion linked to traffic to and from the nearby playing fields.

Overall, negative effects are considered likely for the transportation SEA theme for this site. This is due to the distance of the site from the settlement centre, and the reduced likelihood of active and sustainable transport engagement resulting in increased private vehicles on the road.

**Key**

Likely adverse effect (without mitigation measures)



Likely positive effect



Neutral / no effect



Uncertain effect



## Site NA07



**Table 2.5: Site assessment for site NA07**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>This site is located adjacent to the River Itchen SAC and SSSI (located to the west / north-west), and as such will likely lead to negative effects to the designated area pre-mitigation. The site is also subject to SSSI IRZs for the types of development likely to come forward through the neighbourhood plan. Consultation with Natural England will be required.</p> <p>Site NA07 is entirely within an area of good quality semi-improved grassland BAP priority habitat type. Further to this, there is an extensive area of lowland fens to the north-west, lowland fens and deciduous woodland to the south, and deciduous woodland and coastal and floodplain grazing marsh within 10m to the north-east. Additionally, there is an extensive area of lowland calcareous grassland approximately 20m east of the site. Given the location of Site NA07 in a habitat rich area, it is very likely development of the site would result in significant adverse effects to biodiversity in proximity as well as the biodiversity network across the neighbourhood area. It is noted that the site also has a level of boundary vegetation that likely contributes to biodiversity connectivity across the neighbourhood area.</p> <p>Considering the above, negative effects are considered pre-mitigation if this site is taken forward for development. This is due to the likely impact on the River Itchen SAC and SSSI and important habitat areas within and in proximity to the site.</p>	

<p>Climate change</p>	<p>Site NA07 is considered to have the capacity for up to eight homes. This is a low level of growth, and as such any increase in greenhouse gas emissions linked to growth at this location is unlikely to be significant.</p> <p>Whilst the site is located a distance from the settlement centre, it is located adjacent to Alresford Road (to the south), which facilitates access to The Avenue. This road has pavement provision and bus stops to allow for access to active and sustainable transport opportunities (and support a limitation of emissions within the neighbourhood area).</p> <p>This site is at medium risk (between 1% and 3.3% chance a year) and high risk of fluvial flooding (&gt;3.3% chance a year) along its north / north-western site boundary – this risk extends into the site itself. This is due to the River Alre being located on this site boundary. Given this, the site is also susceptible to surface water flooding – again with medium and high risk on the site boundary, and low risk within the site itself linked to the local drainage pattern. Whilst areas at higher risk of surface water flooding could largely be avoided, it is uncertain whether areas at higher risk of fluvial flooding can be.</p> <p>In conclusion, Site NA07 is anticipated to have uncertain effects for this SEA theme. Whilst there is an elevated risk of flooding across the site, the relatively low capacity for growth may help to facilitate new housing in less-sensitive locations within the site boundary. Impacts are therefore dependent on the design of new development areas.</p>
<p>Community wellbeing</p>	<p>This site has the capacity for up to eight homes. Whilst this would contribute towards the residual housing requirements for the neighbourhood area, the relatively low number of homes may reduce the viability of bringing forward affordable housing and a suitable mix of housing (in terms of types and tenures).</p> <p>The community infrastructure provision of New Alresford helps to support the physical and mental health of residents. However, whilst this site is located adjacent to the existing built-up area and settlement boundary, it is a distance from the settlement centre and the important community services within it. It is anticipated that Alresford Road to the south of the site would allow for a level of active, sustainable and vehicular access to the settlement centre.</p> <p>Overall, uncertain effects are considered likely for community wellbeing through development of this site. Whilst this site would provide a level of housing, it would not significantly contribute to meeting the identified local need. Furthermore, the site is a distance from the settlement centre and the associated community infrastructure.</p>
<p>Historic environment</p>	<p>This site is approximately 100m north-east of the New Alresford Conservation Area; however, the site is screened from the designation from the surrounding development. Furthermore, the site is not within proximity to designated historic environment features. As such, development at this location is unlikely to impact upon the historic environment of the</p>

neighbourhood area, and neutral to no effects are concluded likely if brought forward as a Neighbourhood Plan allocation.

Land, soil, and water resources	<p>This site is a greenfield site currently used for agricultural grazing. Agricultural activity also occurs to the north and west of the site; residential development is present to the east. Despite this, the site is not considered to be good quality agricultural land; it is not within an area of Grade 1, Grade 2 or Graded 3a agricultural land. As such, development of this site is unlikely to result in the loss of productive land.</p> <p>The site is within a mineral consultation area for superficial sand and / or gravel deposits. An area adjacent to the south-eastern site boundary is not within this consultation area, and given the relatively low level of growth which is considered suitable for this site, it might be possible to locate development outside of the consultation area. However, consultation with the minerals authority (Hampshire County Council) may be required.</p> <p>Whilst this site does not overlap with water quality designations, it is adjacent to the River Alre on the north-western boundary. As such, development here could impact upon the quality of this waterbody through increased surface runoff. Additionally, as the site is within the River Itchen catchment, consultation with Natural England would likely need to be undertaken to ensure appropriate nitrate and phosphate mitigation is included.</p> <p>Overall, uncertain effects are concluded most likely at this stage. This reflects the greenfield nature of the site, as well as the likelihood of development impacting upon the status of the adjacent waterbody, and the potential of the site to contain important mineral resources. However, the delivery of up to eight homes at this location is perhaps less likely to significantly impact land, soil, and water resources.</p>
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Landscape and townscape	<p>Site NA07 is adjacent to the South Downs National Park, which is located on the southern site boundary. As such, development at this location is likely to impact upon the setting of the National Park in this area and could impact upon local views to and from the designation.</p> <p>This site is also within the Upper Itchen Valley character area – as an unimproved pasture and water meadow, this site is a key component of the local character area. Given this, this site has a high landscape sensitivity and development is likely to cause an adverse impact on landscape character in the neighbourhood area. It is also noted that this site has a high visual sensitivity, due to contributing to views from Drove Lane, Winchester Road and the long-distance Wayfarer’s Way footpath to the north.</p> <p>Overall, negative effects are concluded likely if this site were to be taken forward as a Neighbourhood Plan. Irrespective of the relatively low-level of growth which might be suitable at this location, the conclusions reflect the high visual and landscape sensitivity of the site, and its increased likelihood of impacting on the setting of the South Downs National Park.</p>
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**Transportation** This site is within walking distance of bus stops, located on New Farm Road and The Avenue within 400m to the east / south-east. These will allow for access to the local sustainable transport network, though it is noted the local bus service provision in New Alresford is not frequent enough to support daily movement and activity. Furthermore, Alresford Road and The Avenue provide for safe pedestrian and cycle movement through raised pavements. These could encourage an active transportation uptake in the area.

Access to the site exists from Drove Lane – this will allow for pedestrian, cycle and vehicular ingress and egress to and from the site. It is noted that Drove Lane is narrow and could cause difficulties for vehicles entering and leaving the site. However, another access point would result in the loss of boundary hedgerows.

Given the distance of the site from key infrastructure in the neighbourhood area, it is likely development at this location would encourage an increase in private vehicles on the road. However, given the lower capacity of the site (up to eight homes), this is not anticipated to cause significant effects.

Overall, neutral to no effects are considered likely for the transportation SEA theme for this site. This reflects the good level of access to and from the site, and proximity of the site to sustainable and active travel options. It is also recognised that the capacity for growth at this location (up to eight homes) is less-likely to significantly increase traffic and congestion issues to the local road network.

**Key**

Likely adverse effect (without mitigation measures)



Likely positive effect



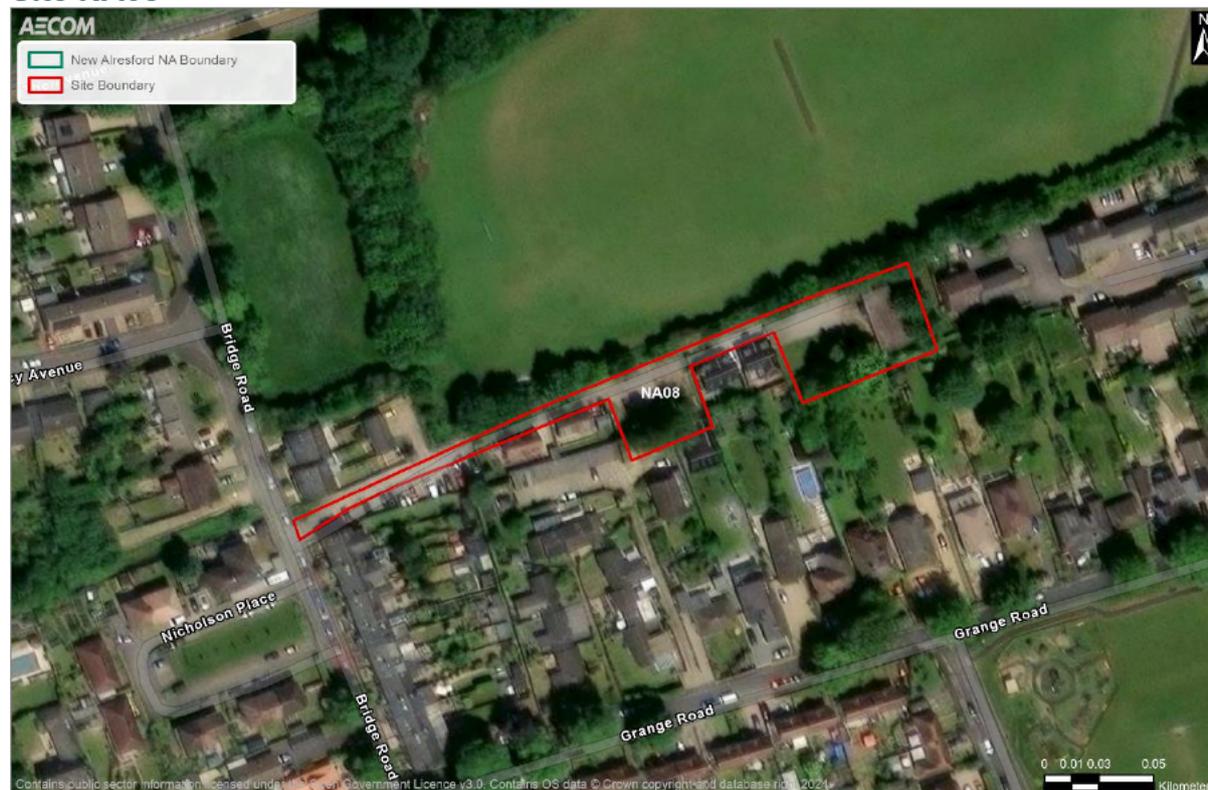
Neutral / no effect



Uncertain effect



## Site NA08



**Table 2.6: Site assessment for site NA08**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>This site is located approximately 550m to the east of the River Itchen SAC and SSSI. Given the capacity of the site (approximately three or four homes), consultation with Natural England is less likely to be required for this site as the scale of growth would not exceed SSSI IRZ thresholds.</p> <p>Site NA08 is not within proximity to important habitat areas. It is noted that there is a level of boundary vegetation and some mature trees on the site edges that are likely to contribute to the biodiversity network through promoting connectivity. These should be retained and enhanced as far as possible if development comes forward at this location.</p> <p>Overall, neutral to no effects are considered pre-mitigation if this site is taken forward for development. This is due to the distance of the site from important habitat areas and designations. It is noted development at this location could bring forward positive effects through development in line with national net-gain policy, but this is dependent on the design scheme taken forward and the viability of delivering net-gains (alongside housing) on a smaller site option.</p>	
Climate change	<p>Site NA08 is considered to have the capacity for approximately 3 or 4 homes. This is a low level of growth, and as such any increase in greenhouse gas emissions linked to growth at this location is unlikely to be significant.</p>	

Site NA08 represents an infill opportunity within the existing built up area and settlement boundary of New Alresford. Located off Bridge Road, there are opportunities to engage with active and sustainable transportation opportunities on Bridge Road, The Avenue, and Grange Road – this helps encourage a reduction in emissions linked to transportation.

This site is at very low risk of fluvial flooding and surface water flooding, with a small area at low risk intersecting the road to the west. As this is an isolated area, it is unlikely flooding poses a significant risk to this site.

Overall, neutral to no effects are concluded likely if this site were taken forward for development. This reflects the lower level of growth proposed on this site, the reduced risk of fluvial and surface water flooding, and proximity to active and sustainable transport opportunities (which will support a limitation of emissions from transport in the neighbourhood area).

Community wellbeing

This site has the capacity for up to eight homes. Whilst this would contribute towards the residual housing requirements for the neighbourhood area, the relatively low number of homes may reduce the viability of bringing forward affordable housing and a suitable mix of housing (in terms of types and tenures).

Growth on this site would be infill development, and as such growth at this location would likely be able to successfully integrate with existing development and the surrounding community.

Overall, neutral to no effects are considered likely for community wellbeing through development of this site. This reflects the low level of growth that is unlikely to impact upon baseline conditions.

Historic environment

The site is not within the New Alresford Conservation Area, and it is screened from the designated area by the surrounding buildings and existing vegetation to the north. As such, development is unlikely to negatively impact the historic character and the setting of the designation.

Additionally, Site NA08 is not within or within proximity to any designated heritage assets or features. In light of this, neutral to no effects are anticipated for the historic environment if development were taken forward at this location.

Land, soil, and water resources

This is a brownfield site which is currently partially vacant, with a couple of structures that serve as workshop and community spaces. The area surrounding this site is fairly developed – with residential structures to the east, south, and west, and a recreational playing field to the north.

The site does not sit within mineral consultation or safeguarding areas. Furthermore, there is no overlap with water quality designations, and no waterbodies intersect the site boundaries. However, as the site is within the River Itchen catchment, consultation with Natural England would need to occur to appropriately mitigate any nitrate and phosphate impacts.

Whilst this site does have power lines crossing the entrance on Bridge Road, it is not anticipated that development would impact upon them or the wider utilities network.

As an allocation at this location would support the most efficient re-use of land within the neighbourhood area, positive impacts are considered likely with respect to this SEA theme.

Landscape and townscape	<p>Site NA08 is approximately 570m east of the South Downs National Park; however, given the level of existing development between the site and the designated area, it is unlikely development at this location would impact upon the setting of the landscape, or views to and from it.</p> <p>This site is also within the Upper Itchen Valley character area. However, the site is considered to have a low landscape sensitivity due to being surrounded by existing development and removed from any specific landscape features. It is noted that Site NA08 is considered to have a medium visual sensitivity, this is due to the site being relatively flat - having the potential to impact on local views from the playing fields and footpath to the north of the site. The site is well screened from housing development to the south via the presence of boundary vegetation.</p> <p>The site is currently an underutilised brownfield site which may (in its current form) detract from townscape character. Development at this location has the potential to support townscape enhancements through sensitive design.</p>
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Transportation	<p>There are bus stops within 400m of this site; on The Avenue and Bridge Road to the north / north-west of the site, and on Ashburton Road to the south. These can be accessed through pavement provision along Bridge Road on the western site boundary, and Grange Road to the south. There is full pedestrian and cycle access to the site on these roads through pavement that is raised or set back from the road.</p> <p>In addition to pedestrian and cycle access, this site currently has full vehicular access via Bridge Road to the west. However, it is noted that the road connecting to Bridge Road is currently too narrow to accommodate two-way traffic.</p> <p>Overall, neutral to no effects are considered likely for the transportation SEA theme for this site. This is due to the small development capacity of the site, which will not lead to significant deviations from the baseline.</p>
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**Key**

Likely adverse effect (without mitigation measures)

Likely positive effect

Neutral / no effect

Uncertain effect

## Site NA09



**Table 2.7: Site assessment for site NA09**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>This site is approximately 420m south / south-west of the River Itchen SAC and SSSI. In light of this, the site overlaps with SSSI IRZs for the types of development likely to come forward through the neighbourhood plan, and consultation with Natural England would need to take place to determine potential impacts.</p> <p>The site is wholly within an extensive area of woodpasture and parkland BAP priority habitat and is adjacent to an area of deciduous woodland habitat on the southern site boundary. As such, negative impacts would occur through the allocation of this site due to the potential loss of and impacts to important habitat areas. There is also a level of boundary vegetation on the edges of the site, especially on the western and southern boundary, which are likely part of the biodiversity network of the neighbourhood area. This should be maintained and enhanced as far as possible.</p> <p>Overall, negative effects are considered pre-mitigation if this site is taken forward for development. This is due to the potential to impact upon the River Itchen SAC and SSSI, and the loss of important habitat areas within and in proximity to the site.</p>	
Climate change	<p>Development of any sites within the neighbourhood area will lead to inevitable increases in greenhouse gas emissions. This is linked to the construction phase of development, the increase in the built footprint of New Alresford, as well as an intensification of use within the neighbourhood boundary. This could further impact other themes included under the SEA framework, such as</p>	

community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species, and designated sites).

It is noted that The Avenue on the southern site boundary will be able to facilitate safe pedestrian and cycle access, though how great an effect this will be in terms of limiting emissions from transport is uncertain given the distance of the site from the town centre (and local services and facilities).

In terms of flood risk, the site has a very low risk of fluvial flooding. There are two isolated areas at low risk of surface water flooding within the site, both adjacent to the southern and western site boundaries. It is anticipated that development could be focused away from these areas. Overall, growth on this site is unlikely to be affected by flooding.

Overall, the site has very low risk of flooding and offers opportunities to engage with active transport opportunities. However, given the distance of the site from the town centre, uncertain effects are concluded most likely for this SEA theme for this site.

Community wellbeing

Reflecting the SOA conclusions, Site NA09 has a capacity of up to 17 homes. Whilst the Winchester SHELAA indicates the site has the capacity for 20 homes, the reduced capacity is linked to potential impacts to the historic environment, (discussed in the historic environment section of this assessment). Nonetheless, an allocation for up to 17 homes would positively contribute towards meeting the identified housing need in New Alresford (including with respect to delivering affordable homes and a suitable mix of housing in terms of types and tenures).

It is recognised that this site is currently used as a caravan site. Development at this location would likely remove this amenity and could impact upon the local economy through reducing the number of visitors to the area.

Site NA09 is not adjacent to the settlement boundary or built-up area of New Alresford. Additionally, the site is a distance from the centre of New Alresford and its associated facilities, and as such community infrastructure may not be easily accessible. However, it is within proximity to recreational open space to the south. Furthermore, The Avenue to the south of the site will allow for transportation opportunities to important community facilities and services.

Overall, uncertain effects are considered likely for community wellbeing through development of this site.

Historic environment

There are no nationally designated listed buildings within or in proximity to the site. However, this site is located adjacent to the New Alresford Conservation Area, which is to the south. It is possible development of this site could impact upon the setting of this designated area; however, it is likely there is an existing level of screening in the form of boundary vegetation. This could contribute to reducing any negative impacts to the designation.

This site is entirely located within the parkland surrounding Arlebury Park. Whilst this is not a national designation, the park and its surrounding land is identified in the Hampshire Inventory of Historic Parks and Gardens. As such, it is likely development of this site will affect the historic character of the wider parkland area, which could impact upon the setting of this locally important historic feature. The SOA recommends a reduced housing capacity on this site of 17 homes in this respect to help reduce potential impacts (for example, by focusing growth in the more enclosed southern section of this site).

Overall, negative effects are concluded at this stage for the historic environment SEA theme. This reflects the potential for development of the site to impact upon the setting of the New Alresford Conservation Area. This conclusion also reflects the potential for development of this site to impact upon the setting and historic character of a locally important parkland with local heritage significance.

Land, soil, and water resources	<p>This greenfield site is currently used as a caravan site. It is noted that there could be a level of ground contamination at this location linked to the current usage; but further investigative work would be required to make a conclusion. To the immediate north and east of the site, the land is in agricultural use. Further north and to the west is a level of residential development, and more agricultural fields. This, alongside the site being classified as Grade 3 agricultural quality, suggests the site could have the potential to be productive agricultural land – and possibly best and most versatile land.</p>
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The northern half of the site is within a mineral consultation area for superficial sand and / or gravel deposits. As the southern half of the site is not within this consultation area, it is possible that development could be focused away from potential mineral sources. Nevertheless, consultation with Hampshire County Council is advised to consider any potential impacts to the integrity of important mineral resources.

No waterbodies intersect with the site boundaries, and the site does not overlap with any water quality designations. Given the location of the site within the River Itchen catchment, consultation with Natural England would be necessary for this site to ensure appropriate phosphate and nitrate mitigation is implemented.

Overall, uncertain effects are concluded most likely at this stage. This reflects the greenfield nature of the site (and its potential to be underlain by productive agricultural land), the possibility of ground contamination linked to the current caravan park usage, and the potential impacts to important mineral resources.

Landscape and townscape	<p>Site NA09 is approximately 780m north-east of the South Downs National Park. However, it is considered unlikely that development at this location will impact upon the designation. This is due to the distance between the site and the National</p>
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Park, as well as the surrounding development and vegetation that would likely provide a level of screening.

This site is within the Upper Itchen Valley character area. It is considered to have a medium landscape sensitivity due to being located within the parkland of the Arlebury Park House. However, the site is well enclosed and boundary vegetation provides a level of screening – as such, significant impacts would be unlikely to occur. Furthermore, this site has a low visual sensitivity, again this reflects its level of enclosure.

At this time, neutral to no effects are concluded likely if this site were to be taken forward as a Neighbourhood Plan allocation.

Transportation	<p>There are no bus stops within proximity to this site – the closest being located westwards along The Avenue, approximately 550m away. However, these bus stops can be accessed through pavement provision along The Avenue to the south of the site – providing for safe pedestrian and cycle movements.</p> <p>The site has existing pedestrian, cyclist and vehicle access from The Avenue, given it is currently a caravan site. It is noted that the width of this ingress and egress point may limit the capacity of the site unless it can be widened to accommodate more vehicles. Given the site is outside of the settlement boundary, and that bus services in the neighbourhood area are not frequent enough to support daily activity, it is anticipated new residents would rely on private vehicles to travel within and outside of the neighbourhood area. As such, growth at this location would likely increase the number of vehicles on the road.</p> <p>Overall, negative effects are considered likely for the transportation SEA theme for this site. This is due to the distance of the site from the settlement centre, and the reduced likelihood of active and sustainable transport engagement resulting in increased private vehicles on the road.</p>
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral / no effect		Uncertain effect

## Site NA10



**Table 2.8: Site assessment for site NA10**

SEA theme	Commentary	Rank
Biodiversity and geodiversity	<p>This site is located approximately 265m to the south of the River Itchen SAC and SSSI. Given the capacity of the site (up to 14 homes), consultation with Natural England would unlikely be required as the scale of development would not exceed SSSI IRZ thresholds.</p> <p>There are no BAP priority habitats within or adjacent to the site boundaries. Whilst there is an area of woodpasture and parkland habitat approximately 25m to the west of the site, growth at this location is unlikely to impact upon the area. This is due to existing development between the habitat and the site; which likely contributes to reduced biodiversity connectivity and value of the site. Furthermore, there is a lack of green features within the site boundaries – limited to a grass patch adjacent to the The Dean road.</p> <p>Overall, neutral to no effects are considered pre-mitigation if this site is taken forward for development. This reflects the distance of the site from important designations and habitat areas, and the reduced likelihood of development impacting upon the wider biodiversity network. It is noted development at this location could bring forward positive effects through development in line with national net-gain policy, but this is dependent on the design scheme taken forward.</p>	
Climate change	<p>Site NA010 is considered to have the capacity for up to 14 homes. This is a low level of growth, and as such any increase in</p>	

greenhouse gas emissions linked to growth at this location is unlikely to be significant.

Furthermore, the site is located close to the settlement centre, which can be accessible through pavement provision along The Dean, Pound Hill and West Street. As such, allocating this site for redevelopment will likely encourage active and sustainable transport opportunities, thus reducing emissions linked to transportation.

This site is at little to very low risk of fluvial flooding given it is a distance from the River Arle to the north. Whilst it is acknowledged there is low to high risk of surface water flooding on the eastern site boundary (associated with The Dean road), it is not anticipated to affect redevelopment of this site.

Overall, given the very low risk of flooding on this site, and the proximity of the site to the settlement centre and its provision of active and sustainable transport opportunities, neutral to no effects are concluded most likely for this SEA theme for this site.

Community wellbeing	<p>This site has the capacity for up to 14 new homes. Whilst this would contribute towards the residual housing requirements for the neighbourhood area, the relatively low number of homes may reduce the viability of bringing forward affordable housing and a suitable mix of housing (in terms of types and tenures).</p> <p>This site is located within the settlement boundary and built-up area of New Alresford, and as such is in a good position to allow for easier access to these community services and facilities. The settlement centre can be accessed through pavement provision along The Dean, Pound Hill, and West Street – allowing for active transportation engagement which supports healthy lifestyles.</p> <p>It is recognised that that this site is currently in commercial / industrial use. Redevelopment of this site would result in the loss of this business.</p> <p>Uncertain effects are considered likely for community wellbeing at this site. This reflects the potential viability concerns of delivering an appropriate mix of housing types and tenures, and the potential loss of a local business via redevelopment. However, it is recognised that the site is within the settlement boundary and is a sustainable location for growth.</p>
Historic environment	<p>This site is located adjacent to the New Alresford Conservation Area, which is on the southern site boundary. As such, it is likely that development of this site could impact upon the setting of this designated area. However, given this is a brownfield site, it could bring forward positive effects for the Conservation Area via sensitive design measures which reflect its significance.</p> <p>Whilst there are two Grade II listed buildings within 20m south of the site (Museum Set Back, Between Nos 18 and 20; and Lilac Cottage), it is likely they are screened from the site by the surrounding development.</p> <p>Overall, uncertain effects are concluded at this stage for the historic environment SEA theme. This reflects the potential for</p>

development of the site to impact upon the setting of the New Alresford Conservation Area. It is likely positive effects could come forward at this location, depending on the design scheme taken forward.

Land, soil, and water resources	<p>This brownfield site is currently in commercial / industrial use – as such, it is possible there is a level of ground contamination linked to this use. The site is surrounded by built development, including residential dwellings, a care home, and retail opportunities. Given its brownfield status and the surrounding development, the site is not considered to have the potential to be productive agricultural land.</p> <p>The site does not intersect with any water bodies, or water quality designations; nor is there an overlap with mineral consultation or safeguarding area. However, consultation with Natural England would be required to ensure nitrate and phosphate impacts to the River Itchen catchment are appropriately mitigated.</p> <p>It is also noted there is an electrical substation on the southern site boundary that will need to be retained through redevelopment of the site.</p> <p>Overall, uncertain effects are concluded most likely at this stage. This reflects the potential contamination issues at this location associated with its current/former uses, and the presence of an electrical substation within the boundaries. However, it is recognised that the redevelopment of this site would encourage the most efficient use of land within the neighbourhood area, which is a positive.</p>
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Landscape and townscape	<p>Site NA10 is unlikely to impact upon any landscape designations, given the distance between the site and the designation boundaries, as well as the existing development (on and surrounding the site) that provides a level of screening.</p> <p>This site is within the Upper Itchen Valley character area, however it is not anticipated to impact upon the character area. This is due to growth at this location involving the redevelopment of a brownfield site – as such, it does not involve new land take or growth in more open areas. To reflect this, the site is given a low landscape sensitivity. It is noted the site is given a medium visual sensitivity, this is due to the site being relatively flat, visually open, and partially visible from the New Alresford Conservation Area. However, redevelopment of this brownfield site could provide improvements to the visual amenity of the area through sensitive design and screening features.</p> <p>Overall, positive effects are concluded likely if this site were to be allocated. This reflects the potential for redevelopment of the site to improve the visual amenity of the area and deliver wider townscape enhancements. It also reflects the low landscape sensitivity of the site, and its reduced likelihood of impacting upon landscape designations.</p>
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Transportation	<p>The nearest bus stops are located on West Street, approximately 110m to the south-east of the site. These can be accessed via pavement provision on The Dean and West Street, which also</p>
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allows for safe pedestrian and cycle movements to and from the site. Given site NA10 is within the settlement boundary and located close to the settlement centre, active transportation opportunities (e.g., walking and cycling) are possible due to the proximity of important facilities and services. Furthermore, this site has existing pedestrian, cyclist, and vehicle access from The Dean to the east of the site.

Overall, positive effects are considered likely for the transportation SEA theme for this site. This is due to the good level of existing access to and from the site, and the existing active transportation opportunities provided by pavement on The Dean and West Street into the settlement centre.

**Key**

Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral / no effect		Uncertain effect	

## 3. Conclusions at this current stage

### Summary of assessment findings

3.1 A summary of the findings is presented in Table 3.1. This provides an indication of how the sites have performed in relation to each of the SEA themes, with the colouring as follows:

- **Green:** likely positive effects resulting from an allocation at this location.
- **Yellow:** likely to be limited or no effects resulting from an allocation at this location.
- **Blue:** likely to be uncertain effects resulting from an allocation at this location (i.e., there are constraints, but the effects are perhaps dependent or influenced on the design and mitigation measures which could be brought forward as part of a proposal); and
- **Red:** likely negative effects resulting from an allocation at this location (without appropriate mitigation).

**Table 3.1: Summary of SEA site assessment findings**

Site name	Biodiversity and geodiversity	Climate change	Community wellbeing	Historic environment	Land, soil and water resources	Landscape and townscape	Transportation	
NA01	Blue	Yellow	Green	Blue	Blue	Red	Red	
NA02	Blue	Yellow	Red	Red	Yellow	Yellow	Blue	
NA05	Red	Yellow	Green	Yellow	Blue	Red	Red	
NA06	Red	Yellow	Green	Red	Blue	Blue	Red	
NA07	Red	Blue	Blue	Yellow	Blue	Red	Yellow	
NA08	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	
NA09	Red	Blue	Blue	Red	Blue	Yellow	Red	
NA10	Yellow	Blue	Blue	Blue	Blue	Green	Green	
<b>Key</b>								
Likely adverse effect (without mitigation measures)				Red	Likely positive effect			Green
Neutral / no effect				Yellow	Uncertain effect			Blue

## 4. Next steps

- 4.1 The findings of this Interim Environmental Report will be reviewed by New Alresford Town Council and the Neighbourhood Plan Steering Group alongside the evidence base documents which have been prepared to support the development of the emerging NANP to date.
- 4.2 Engagement with land owners, site promoters and the local community will take place during Summer 2024. The preferred approach for the emerging NANP will then be developed and the draft version of the emerging NANP updated and finalised, ready for assessment.
- 4.3 This Interim Environmental Report will subsequently be updated to include the full SEA findings, specifically:
  - The reasonable alternatives assessment of the eight site options (as presented in this report).
  - Additional reasonable alternatives assessments (if required) focusing on spatial strategy options for delivering housing growth via combinations of site options; and
  - The appraisal of the draft NANP and the likely significant effects that would result from the plan implementation. This will consider the extent to which the emerging NANP policies and proposals address any constraints to the preferred approach (i.e., the proposed site allocations), including with respect to mitigation and enhancement measures.
- 4.4 A full version of the SEA Environmental Report (i.e., the key output of the SEA process) will be prepared and published alongside the emerging NANP at Regulation 14 consultation.



# New Alresford Site Options and Assessment Report

New Alresford Neighbourhood Plan

August 2023

### Quality information

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## Abbreviations used in the report

### Abbreviation Definition

CfS	Call for Sites
Ha	Hectare
DLUHC	Department for Levelling Up, Housing and Communities
HCC	Hampshire County Council
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
QB	Qualifying Body
SAC	Special Area of Conservation
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
WCC	Winchester City Council

# Executive Summary

The New Alresford Neighbourhood Plan, which will cover the whole of the New Alresford Town Council area, is being prepared in the context of the adopted Winchester District Local Plan (which includes the Joint Core Strategy with the South Downs National Park Authority), and the emerging Winchester District Local Plan 2019-2039. New Alresford is located approximately 7.5 miles east of Winchester, and the neighbourhood area was designated in September 2021.

The neighbourhood area covers the town of New Alresford. The Rivers Arle and Itchen, to the north and west of the town respectively, fall within the River Itchen Special Area of Conservation and Site of Special Scientific Interest, and there are areas of high flood risk adjacent to the River Arle. The South Downs National Park lies immediately south and west of the neighbourhood area. The historic core of New Alresford is covered by a Conservation Area which also extends westwards to include The Avenue. Immediately north of The Avenue, Arlebury Park House and its landscaped parkland, though undesignated, are identified in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces and the Winchester Historic Environment Record.

New Alresford Town Council is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan to meet the housing requirement of 100 homes set out in the emerging Winchester District Local Plan. This report assesses eight sites within the neighbourhood area which have been identified through the Winchester Strategic Housing and Employment Land Availability Assessment (SHELAA), of which four have also been submitted for consideration through the Neighbourhood Plan call for sites. All eight sites have been assessed for their suitability for residential development.

The report concludes that all eight sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. These eight sites are:

- NA01 - Thody's, New Farm Road, New Alresford
- NA02 - Land at Perins School, Pound Hill
- NA05 - Netherbourne, New Farm Road
- NA06 - Land adjacent Arlebury Park
- NA07 - Land off Drove Lane
- NA08 - Land on the east side of Bridge Road
- NA09 - The Spinney Caravan Site, Arlebury Park, New Alresford
- NA10 - 1 - 3 The Dean, Alresford

Of these eight sites, two are only potentially suitable for partial allocation (rather than allocation of the whole site) due to the potential landscape impact of development of the whole site. These sites are NA06 (Land adjacent Arlebury Park) and NA07 (Land off Drove Lane).

None of the sites has sufficient capacity to meet the 100-home requirement in the emerging Local Plan on its own, and therefore a combination of sites is likely to be required to address the requirement. There are three sites (NA01, NA05 and NA06) which could accommodate a large proportion of the requirement, but each of these sites has potential implications on landscape character and/or the historic environment which need to be explored further with landowners, Winchester City Council (WCC) and Hampshire County Council (HCC). The report includes a landscape and visual feasibility analysis which provides further detail on the development potential of five edge of settlement sites and the potential impact on sensitive landscapes and views.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Town Council should engage with WCC, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

# 1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the New Alresford Neighbourhood Plan undertaken on behalf of New Alresford Town Council. The work was agreed with the Town Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

## Local Context

- 1.3 The New Alresford neighbourhood area, which is shown in **Figure 1.1**, was designated in September 2021 and corresponds to the New Alresford Town Council area. It is located in Hampshire, approximately 7.5 miles east of Winchester. The town has a wide range of services, including a primary, junior and secondary school, GP surgery and community centre, as well as a range of retail and leisure facilities in and around the town centre.
- 1.4 Although New Alresford has a railway station, there are no National Rail services as the line is now a heritage railway (the Watercress Line). The nearest mainline station is in Winchester, with regular services to London and Southampton. Bus routes 64 and 67 offer frequent connections to Winchester and Alton, while the 240 provides a local service within the town.
- 1.5 The principal environmental constraints within the neighbourhood area are the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) which includes the River Itchen (west of New Alresford) and the River Arle (to the north). Impact Risk Zones associated with the SSSI mean that consultation with Natural England is required for residential development which exceeds specific thresholds<sup>1</sup>. The entire neighbourhood area (and the whole of the Winchester City Council area) also falls under Natural England advice on nutrient neutrality and mitigation measures are likely to be required for the phosphate and nitrate impacts of development<sup>2</sup>. The South Downs National Park is immediately south of the neighbourhood area and there are views of New Alresford from within the National Park, as well as from the North Hampshire Downs. There are areas at high risk of flooding (Flood Risk Zones 2 and 3) adjacent to the River Arle.
- 1.6 New Alresford Conservation Area covers the majority of the historic core of the town and extends westwards along The Avenue. It contains a large number of listed buildings and other non-designated heritage assets which make a positive contribution to the Conservation Area. Arlebury Park House and the surrounding parkland, whilst not subject to statutory heritage designation, are

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<sup>1</sup> These thresholds are dependent on distance from the SSSI and vary from site to site. Further detail is contained on individual sites is contained in the assessments in Appendix A, and Impact Risk Zones can be viewed on the MAGIC map, maintained by the Department for the Environment, Food and Rural Affairs: <https://magic.defra.gov.uk/MagicMap.aspx>.

<sup>2</sup> Winchester City Council's current position on nutrient neutrality is explained here: <https://www.winchester.gov.uk/planning/wcc-position-statement-on-nitrate-neutral-development>

recorded in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces<sup>3</sup> and the Winchester Historic Environment Record<sup>4</sup>.

1.7 The designated neighbourhood area had a population of approximately 5,250 residents across 279 hectares (ha) in 2021, according to Office of National Statistics census data<sup>5</sup>.

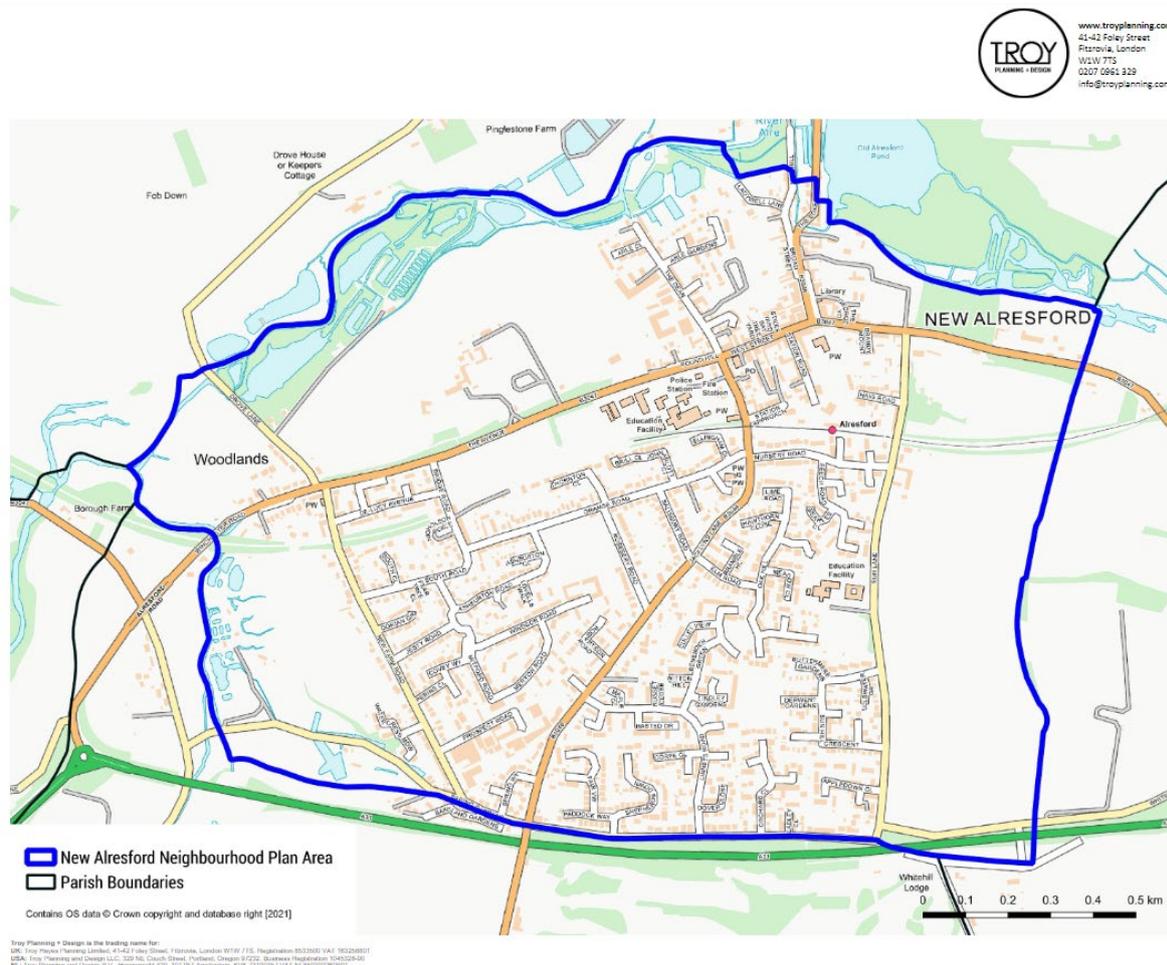


Figure 1.1 New Alresford neighbourhood area (source: WCC)

<sup>3</sup> Available at <http://research.hgt.org.uk/list-of-sites/>

<sup>4</sup> Available at <https://www.winchester.gov.uk/historic-environment/archaeology/archaeology-and-the-historic-environment-record>

<sup>5</sup> Available at <https://www.ons.gov.uk/census>

## 2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>6</sup>, Neighbourhood Planning (updated February 2018)<sup>7</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>8</sup>.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identifying sites for inclusion in the assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the designated New Alresford neighbourhood area from the following sources:
- New Alresford Neighbourhood Plan Call for Sites (2023); and
  - Winchester Strategic Housing and Economic Land Availability Assessment (SHELAA) (2021)<sup>9</sup>.

### Task 2: Gathering information for site assessments

- 2.4 All sites identified for assessment had previously been subject to a high-level assessment by WCC in the SHELAA. The conclusions reached in the SHELAA therefore formed the starting point for the assessment in this report. The SHELAA findings were reviewed and new information submitted through the Neighbourhood Plan Call for Sites was also considered to determine if the SHELAA conclusions remained valid in the neighbourhood planning context.
- 2.5 The desktop assessment was supported by site surveys which were carried out in person in March 2023 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the potential impact of development on the surrounding built environment and landscape. A landscape and visual feasibility analysis was prepared following the site visit to provide more detailed analysis of five large sites on the edge of the settlement (see **Appendix B**).

### Task 3: Site Assessment

- 2.6 The desktop assessment and site survey information is drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable for the proposed use:

<sup>6</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>7</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>8</sup> Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>9</sup> Available at: <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted/evidence-base/housing/shlaa-strategic-housing-land-availability-assessment>

- **Green** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

## Task 4: Indicative housing capacity

- 2.7 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.8 For sites being considered for housing where a capacity figure does not already exist, a simple calculation has been made to exclude a part of the site for non-residential use (e.g. open space, supporting infrastructure, community or other facilities) and then apply an appropriate density expressed in number of dwellings per hectare (dph), as set out in **Table 2.1**. A density of 40 dwellings per hectare has been used, in line with the average density set out in the SHELAA 2021 for sites outside the town centre, unless this conflicted with the local character and distinctiveness of the area or the presence of other constraints to development, in which case a judgement was made on the potential capacity of a site. For some sites in New Alresford outside the existing settlement boundary, the SHELAA applies a lower density (30 dph) based on location and landscape sensitivity, and this has been used where appropriate.
- 2.9 The indicative densities and capacities stated for each site in this high-level assessment should, however, be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the town's built up area and appropriate for the context and setting of the site, considering site-specific characteristics and constraints.

**Table 2.1 Calculation of site 'developable area' and density**

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	40
0.4 ha to 2 ha	80%	40
2 ha to 10 ha	75%	40
Over 10 ha	50%	40

## 3. Policy Context

- 3.1 The neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (2021)<sup>10</sup> and is supported by Planning Practice Guidance (PPG)<sup>11</sup>. The NPPF is a high level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is Winchester City Council (WCC). The key documents making up the adopted statutory development plan<sup>12</sup> for New Alresford are:
- The Winchester District Local Plan Part 1 – Joint Core Strategy (adopted 2013); and
  - The Local Plan Part 2 – Development Management and Site Allocations (adopted 2017).
- 3.5 WCC has begun work on the emerging Winchester District Local Plan 2018-2039 which, when adopted, will replace the Local Plan Part 1 and Part 2. A consultation on the draft Local Plan was held in November-December 2022, and the published Local Development Scheme<sup>13</sup> sets out that consultation on the pre-submission version of the Local Plan will take place between August and September 2023, with submission for examination expected in November 2023. However, at the time of writing (August 2023), the pre-submission consultation had not commenced.

### National Planning Policy Framework

- 3.6 The policies of particular relevance to development in New Alresford are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

<sup>10</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>11</sup> Available at: [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>12</sup> Available at: <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted>

<sup>13</sup> <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/local-development-scheme>

- 3.9 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.10 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.11 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.12 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to one hectare, consistent with paragraph 69a) suitable for housing in their area<sup>14</sup>.
- 3.13 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.14 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.15 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 3.16 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in **Paragraph 164**, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.17 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural

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<sup>14</sup> Note that this is not an upper limit and larger sites can be allocated in neighbourhood plans when in conformity with the strategic policies in the Local Plan.

land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.18 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. **Paragraph 201** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## The Winchester District Local Plan Part 1 – Joint Core Strategy

- 3.19 The Winchester District Local Plan Part 1 – Joint Core Strategy, delivers the elements of Winchester District Community Strategy which relate to the use of land, setting out the strategic planning framework for the future of the Winchester District up to 2031. A map of spatial policies from the Core Strategy is available on the Winchester City Council website<sup>15</sup>.
- 3.20 **Policy DS1 – Development Strategy and Principles** identifies New Alresford as a District Centre.
- 3.21 **Policy MTRA 2 - Market Towns and Larger Villages** sets out a housing requirement of about 500 dwellings for New Alresford. The policy states that 'housing, employment, retail and services should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support'.
- 3.22 **Policy MTRA 4 – Development in the Countryside** states that development on land outside the settlement boundaries of settlements covered by Policy MTRA 2 (above) will only be permitted where:
- There is an operational need for a countryside location;
  - It involves the reuse of existing rural buildings for employment, tourist accommodation or community uses, affordable housing;
  - It involves the expansion or redevelopment of existing buildings to facilitate expansion of existing businesses or meet an operational need; or
  - It is for a small-scale site for low key tourist accommodation.
- 3.23 **Policy CP6 – Local Services and Facilities** states that development proposals should not threaten or result in the loss of premises or sites used to provide community facilities unless the site is not required because the facility is no longer required or has been relocated, and there is no reasonable prospect of the site or building being used for an alternative service or facility.

<sup>15</sup> Available at: <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted/local-plan-part-1-joint-core-strategy-adopted-march-2013-local-plan-review-2006/production-stages-of-local-plan-part-1/submission/proposals-maps>

- 3.24 **Policy CP7 – Open Space, Sport and Recreation** states that development proposals should not threaten or result in the loss of open space or sports facilities unless alternative facilities will be provided of the same or better standard or the benefit of the development to the community outweighs the harm caused by the loss of the facility.
- 3.25 **Policy CP10 – Transport** states that development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network.
- 3.26 **Policy CP16 – Biodiversity** states that proposals which have the potential to affect priority habitats and/or species will be required to take account of evidence and relevant assessments or surveys.
- 3.27 **Policy CP17 – Flooding, Flood Risk and the Water Environment** states that the Local Planning Authority will support development which meets all the following criteria:
- avoids flood risk to people and property by:-
    - applying a Sequential Test to the location and the engagement of the Exception Test if required, and applying the sequential approach at the site level;
    - managing flood risk from new development to ensure risk is not increased elsewhere;
    - safeguarding land and designated structures and features from development that is required for current and future flood management;
    - including sustainable water management systems such as Sustainable Drainage Systems (SuDS).
  - does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity;
  - is located at a sufficient distance from existing wastewater treatment works;
  - ensures that water supply, surface water drainage and wastewater infrastructure are provided and connect to the nearest point of adequate capacity.
- 3.28 **Policy CP19 – South Downs National Park** states that development within or adjoining the National Park which would have a significant detrimental impact on the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the impact can be mitigated.

## The Local Plan Part 2 - Development Management and Site Allocations (2017)

- 3.29 The Local Plan Part 2 sets out detailed policies for the management of development proposals and identifies sites for new development. It sets out a housing requirement of 500 dwellings for the period 2011-2031, of which 399 remained to be delivered as of 31 March 2016. The residual requirement is being met through two allocations in the Local Plan Part 2.

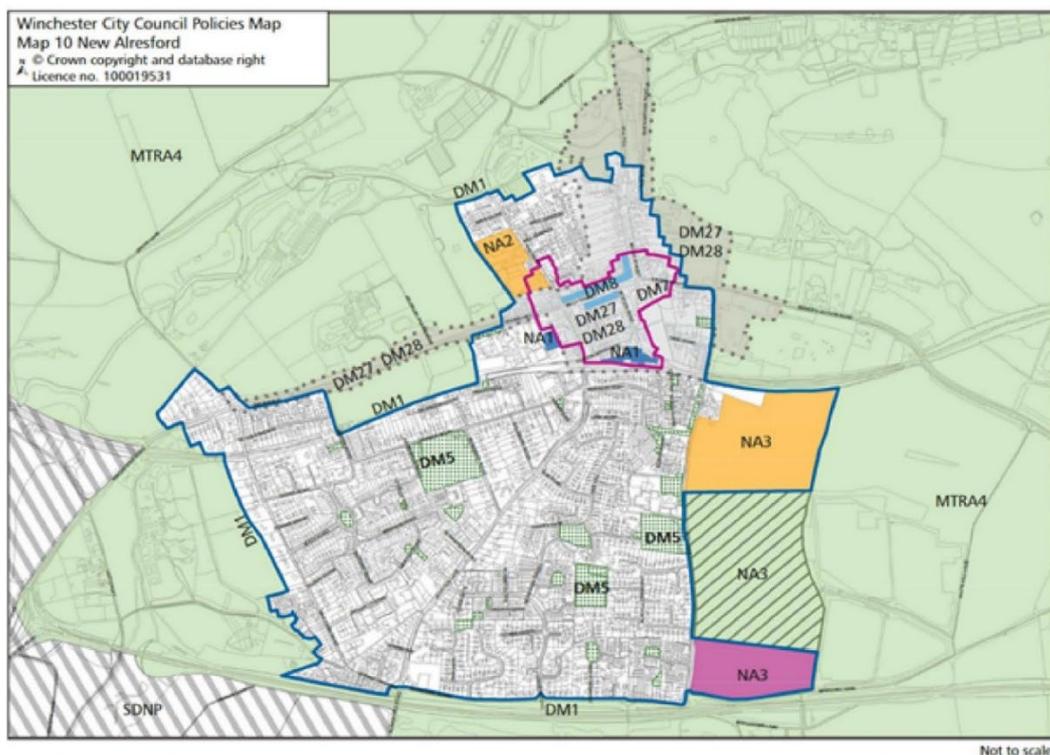
3.30 The following policies are of particular relevance to New Alresford.

3.31 **Policy NA1 – Car Park Provision** states that existing public car parks should be retained and additional car parking provided to help maintain Alresford as a vibrant commercial centre.

3.32 **Policy NA2 – The Dean Housing Allocation** allocates Land at The Dean for development of about 75 dwellings, commercial and parking uses.

3.33 **Policy NA3 – Sun Lane Mixed Use Allocation** allocates Land east of Sun Lane for mixed use development comprising about 10 hectares of residential development (approximately 325 dwellings), 5 hectares of employment uses, and 15 hectares of informal and recreational open space and a burial ground.

3.34 The Local Plan Part 2 includes a Policies Map for New Alresford, shown below in **Figure 3.1**.



**Key to Policies Maps**

- Winchester District Boundary
- Strategic Allocations - approx area of development WT2; SH2; SH3
- Strategic Allocations - approx area of Green Infrastructure WT2; SH2; SH3
- Housing Allocations
- Green Infrastructure - Allocations
- Employment Allocations
- Mixed Use Allocations WIN4; WIN6; WIN7; WC1
- Open Space for Mixed Use Allocations
- Settlement Boundaries - DM1
- Protected Open Areas - DM5
- Town/District/Local Centre Boundary - DM7
- Primary Shopping Frontage - DM8
- Primary Shopping Area - DM8
- Secondary Shopping Frontage - DM9
- Car Park Allocation - NA1
- Conservation Areas - DM27; DM28
- Key Historic Features - WIN3
- Station Approach - WIN5
- Planning Frameworks - WIN8; WIN10; WIN11
- Bushfield Camp - WT3
- Settlement Gaps - CP18; SH4
- Countryside - MTRA4
- Botley Bypass safeguarding - SHUA5
- Denmead Neighbourhood Plan proposals
- South Downs National Park
- Settlement Boundary in SDNP

**Figure 3.1 New Alresford adopted Policies Map (source: WCC)**

## Emerging Winchester District Local Plan 2019-2039

- 3.35 WCC is in the process of preparing a new Local Plan which will cover the period 2019-2039. Once adopted, the emerging Local Plan will replace the Local Plan Part 1 – Joint Core Strategy (2013) and Local Plan Part 2 - Development Management Policies and Site Allocations (2017). A consultation on the draft Local Plan (Regulation 18) was held in November-December 2022<sup>16</sup>.
- 3.36 The two site allocations from the Local Plan Part 2 (Policies NA2 and NA3) are being carried forward into the emerging Local Plan. The indicative capacity for The Dean (Policy NA2) has been increased to 130 dwellings.
- 3.37 **Policy NA3 – Neighbourhood Plan Designated Area** states that additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendment to the settlement boundary. Development will be expected to demonstrate how it contributes towards the Vision and Objectives of the Local Plan (as set out in Policy SP1 of the emerging plan), and have regard to information on local need for new homes, jobs and facilities for the Neighbourhood Area.
- 3.38 The emerging Local Plan includes a proposals map for New Alresford which shows the carried forward site allocations and the current settlement boundary (see **Figure 3.2**)

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<sup>16</sup> Available at: <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/regulation-18-local-plan>

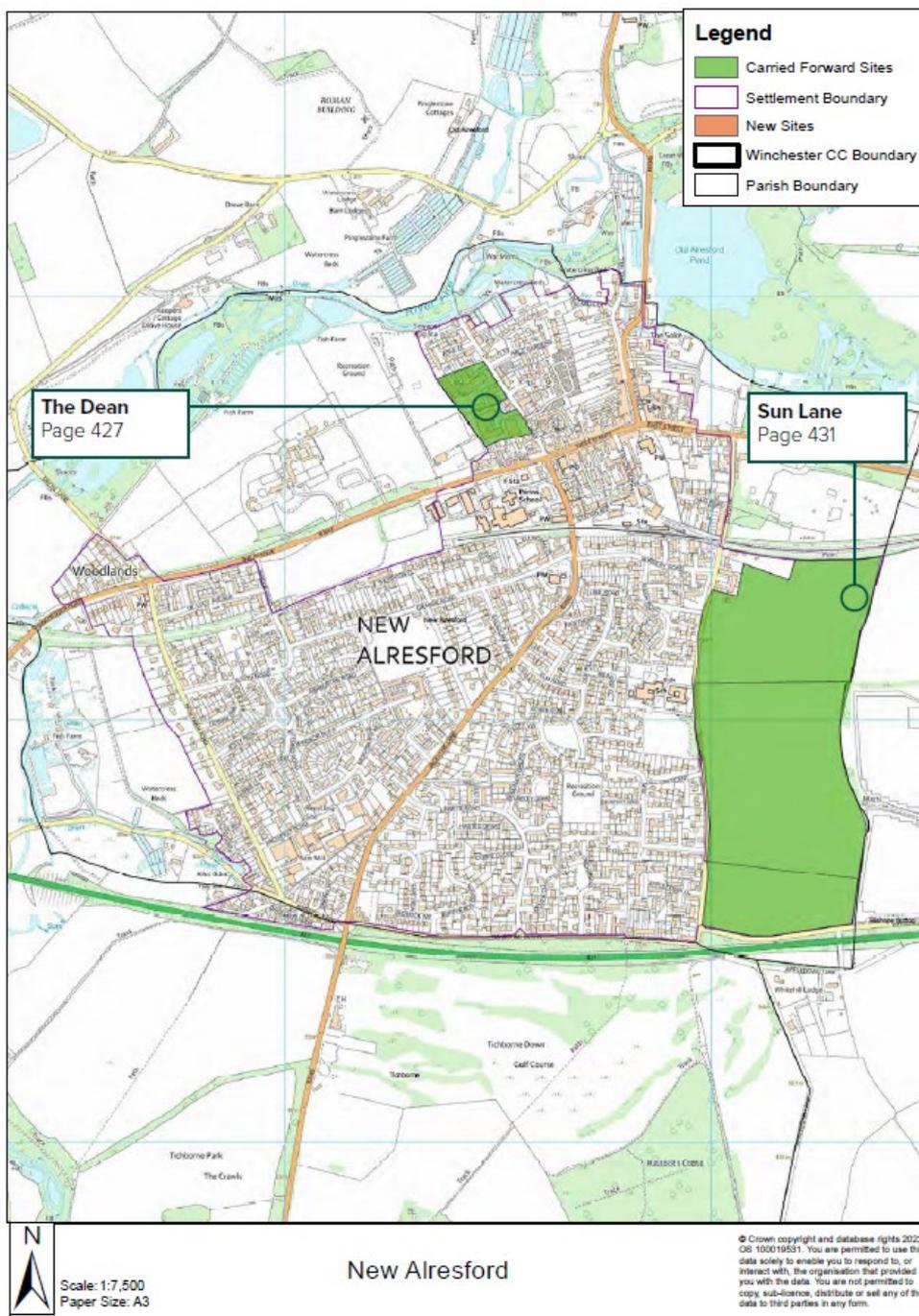


Figure 3.2 New Alresford draft proposals map (source: WCC)

## Evidence base documents

3.39 The relevant evidence base documents for New Alresford include:

- Winchester SHELAA (2021);
- Winchester Landscape Character Assessment (2022)<sup>17</sup>;
- Winchester Open Space Assessment (2022); and
- New Alresford Conservation Area Technical Assessment (2001)<sup>18</sup>.

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<sup>17</sup> Available at: <https://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/>

<sup>18</sup> Available at: <https://www.winchester.gov.uk/historic-environment/conservation-areas/technical-assessments>

## 4. Site Assessment

4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the Winchester SHELAA 2021 and the New Alresford Neighbourhood Plan call for sites. In total, nine sites were identified in the neighbourhood area, all of which had been assessed in the SHELAA, and four of which were also submitted to the Neighbourhood Plan call for sites. Eight of these sites were then taken forward for assessment. Site NA04 was not assessed as it has planning permission for a single dwelling which is being implemented. A map of all identified sites, taken from the SHELAA, is shown in **Figure 4.1**.

**Table 4.1 Sites identified for assessment**

Site Ref	Site Name <sup>19</sup>	Site Size (ha)	Source	Planning History
NA01	Thody's, New Farm Road, New Alresford	3.853	SHELAA / NP Call for Sites	No recent or relevant planning history
NA02	Land at Perins School, Pound Hill	0.434	SHELAA / NP Call for Sites	93/01030/OLD - Residential development (Outline). Withdrawn June 1993  Multiple applications on wider school site for school-related development, including 93/01029/OLD for redevelopment of playing fields by tip filling (permission granted October 1993).
NA04	Land adjacent Princess Cottage, New Farm Road	0.464	SHELAA	20/02588/FUL – Construction of dwelling. Permission granted December 2021. Discharge of conditions applications (22/02403/DIC) permitted December 2022.  Site not taken forward for assessment.
NA05	Netherbourne, New Farm Road	1.790	SHLEAA	22/00137/HOU – front porch and alterations to dormers. Permission granted April 2022.
NA06	Land adjacent Arlebury Park	2.614	SHELAA / NP Call for Sites	16/01201/OUT - Hybrid Application: outline application for up to 60 residential dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, save in respect of: Phase 1 (which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access) which is submitted with all details to be determined and no matters reserved. Refused November 2016.  06/00620/FUL - Change of use of land from agricultural to recreational (rugby pitches). Permission granted May 2006.
NA07	Land off Drove Lane	6.177	SHELAA / NP Call for Sites	No recent or relevant planning history

<sup>19</sup> Site names reflect those used in the SHELAA for ease of comparison with WCC's assessment

Site Ref	Site Name <sup>19</sup>	Site Size (ha)	Source	Planning History
NA08	Land on the east side of Bridge Road	0.195	SHELAA	19/01513/FUL – Temporary application (5 years) for the erection of a timber workshop. Permission granted September 2019.  Subsequent temporary application 20/01779/FUL to split the single four-room building into four separate buildings. Permission granted December 2020.
NA09	The Spinney Caravan Site, Arlebury Park , New Alresford	0.738	SHELAA	02/00107/FUL - Change from temporary 16 unit licensed touring caravan site to permanent permission, also temporary permission for 5 units only. Permission granted March 2002.
NA10	1 - 3 The Dean, Alresford	0.254	SHELAA	23/00701/FUL - Demolition of existing buildings and construction of 14 apartments and a 40-space public car park. Application validated March 2023.

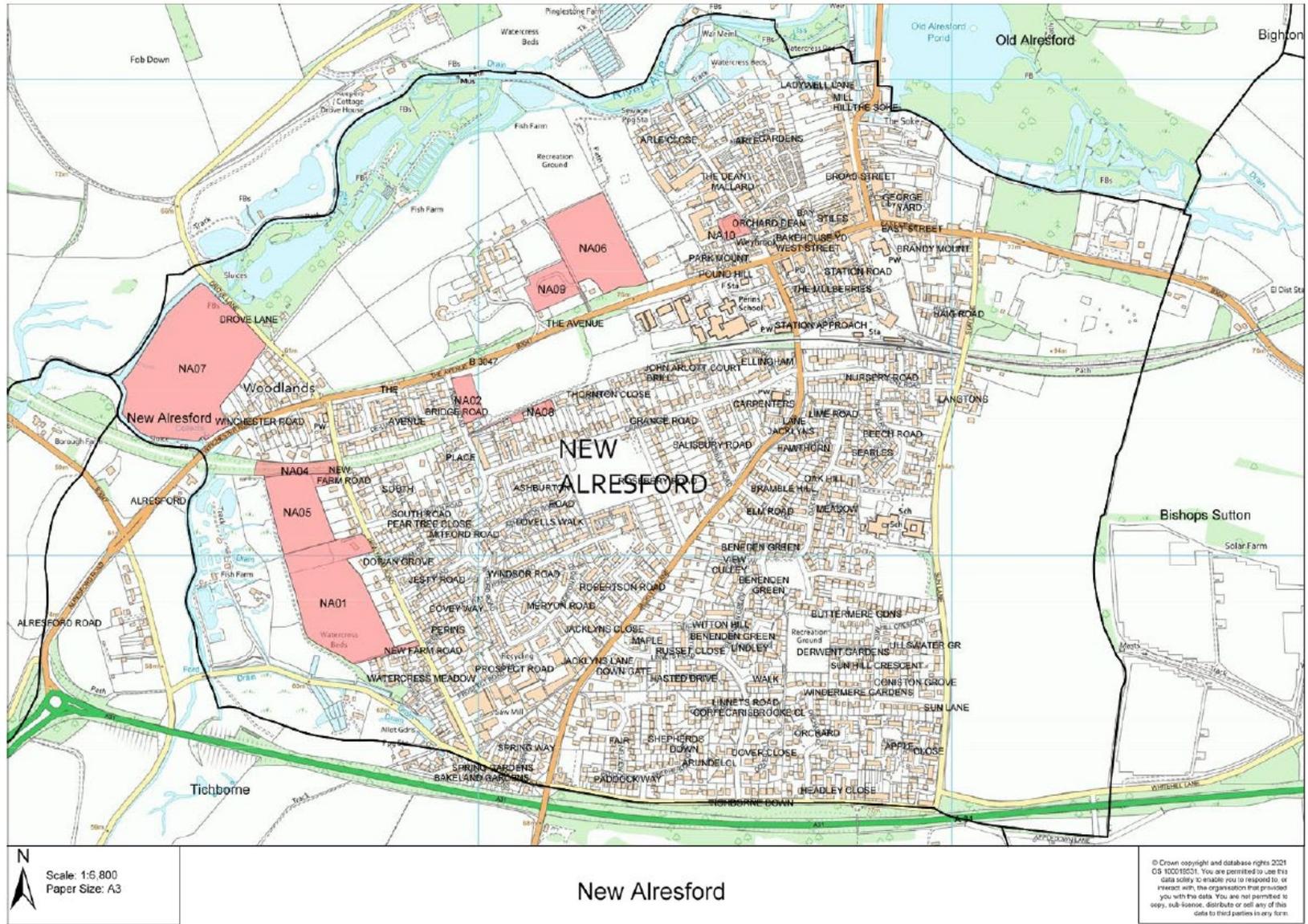


Figure 4.1 Map of all identified sites (source: WCC)

## 5. Site Assessment Results

### Site Assessment Summary

- 5.1 This chapter provides a summary the assessment findings for each of the eight potential development sites. Each site is presented in a separate table which brings together a summary of the SHELAA conclusions, the planning history and any additional information which is available that has the potential to affect the SHELAA conclusions. This information has been used to prepare an updated conclusion on the suitability of the site for allocation in the Neighbourhood Plan.
- 5.2 The tables show 'traffic light' suitability ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.3 In summary, the assessment found that of the eight sites assessed, all are potentially suitable for allocation or partial allocation, subject to mitigation of identified constraints. The results of the site assessment are shown in the map in **Figure 5.1**. More detailed analysis of the sites is contained in the proformas in **Appendix A**, and a landscape and visual feasibility analysis of five sites on the edge of the settlement (NA01, NA05, NA06, NA07 and NA09) is contained in **Appendix B**.
- 5.4 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Paragraphs 2.10 to 2.11).

**Site reference:** NA01

Address: Thody's, New Farm Road, New Alresford

Site area: 3.853ha

Site boundary map:



Source of site: SHELAA / NP Call for Sites

SHELAA conclusions: Deliverable/developable

**Environmental constraints:** Tree Preservation Orders**Policy constraints:** Countryside (MTRA4), Waste Consultation Zone**Physical constraints:** N/A**Other constraints:** Accessibility, Landscape

SHELAA capacity 75 dwellings

Planning history: No recent or relevant planning history

Landowner proposal: Residential development for approximately 75 dwellings

Additional information (if applicable): N/A

Suitability rating: **The site is potentially suitable for allocation**

AECOM site assessment conclusion: It is a large site, adjacent to the built-up area and defined settlement boundary.

Most of the site is Grade 3 agricultural land – it is not known if this is 3a or 3b, but development may result in the loss of the Best and Most Versatile (BMV) agricultural land.

The site boundary includes two potential access points from New Farm Road. The existing field access in the south-eastern corner may be too narrow to accommodate two-way traffic as well as a footway, which could limit the capacity of the site. Establishing an alternative access at the north-eastern corner of the site is likely to require the demolition of an unlisted Arts and Crafts cottage (Thody's)<sup>20</sup> or its outbuildings. New Farm Road is a two-lane road which accommodates a local bus route. However, the road narrows as it crosses a bridge over a disused railway between the site and the B3047 (The Avenue) to the north, and visibility from the potential northern access is restricted by a blind rise just north of Thody's. It is recommended that the potential impact of development on highways capacity and the creation of a safe access from New Farm Road is discussed with Hampshire County Council (HCC).

<sup>20</sup> Thody's is proposed for inclusion on a Local Heritage List for New Alresford which will support the Neighbourhood Plan.

The site is at the western edge of New Alresford, and is a poorly located for local services. Although there is a nearby bus stop for the local bus service which provides a link to the town centre, the frequency of this service makes it likely that development of the site would generate additional private vehicle movements.

The topography of the site and the low screening vegetation along the southern boundary mean that there is a moderate to high degree of intervisibility between the site and the watercress meadows to the south and also from elevated viewpoints on the Itchen Way long distance footpath within the South Downs National Park. Development of the site has the potential for adverse impacts on landscape character as it would extend the built up area onto the valley sides. However, it would be possible to increase the boundary planting to provide more effective screening and to reduce the impact of development on the surrounding landscape.

The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 75 dwellings (from SHELAA and CfS submission)

**Site reference:** NA02

Address: Land at Perins School, Pound Hill

Site area: 0.434ha

Site boundary map:



Source of site: SHELAA / NP Call for Sites

SHELAA conclusions: Deliverable/developable

**Environmental constraints:** Tree Preservation Orders**Policy constraints:** Countryside (MTRA4), Mineral Safeguarding Area**Physical constraints:** N/A**Other constraints:** Accessibility

SHELAA capacity: 12 dwellings

Planning history: Multiple applications on wider school site for school-related development, including 93/01029/OLD for redevelopment of playing fields by tip filling (permission granted October 1993).

Landowner proposal: Residential development (capacity unknown)

Additional information (if applicable): The SHELAA includes a reference to a planning application (19/01509/FUL) but this relates to a site in Totford, north of the neighbourhood area, not to Land at Perins School. It is therefore not considered relevant to this site.

Suitability rating: **The site is potentially suitable for allocation**

AECOM site assessment conclusion: It is a greenfield site, adjacent to the built-up area and settlement boundary. Consultation with Sports England is likely to be required, since the site forms part of the playing fields for Perins School, although it is not used for sports and the school is promoting it for development. The potential loss of the playing fields should be considered against the requirements of Core Strategy policy CP7 which seeks to preserve open space and sports facilities unless alternative facilities can be provided or the community benefits of development outweigh the harm caused by their loss.

There is a group TPO immediately north-east of the site and a buffer is likely to be required to prevent adverse impacts on the protected trees. There is a reasonable degree of intervisibility with the Conservation Area and development may have a minor adverse impact on the setting of the Conservation Area, although this would be reduced with additional boundary planting along the northern edge of the site.

Although there is no existing vehicular access, it would be possible to establish access directly from Bridge Road. There are a number of mature trees immediately west of the site boundary between The Avenue

and De Lucy Road which may have an impact on visibility and could limit access options to the south-west corner of the site. The creation of a suitable access should be discussed with the highways authority.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 13 dwellings (based on average density of 40dph)

**Site reference:** NA05

**Address:** Netherbourne, New Farm Road

**Site area:** 1.790ha

**Site boundary map:**



**Source of site:** SHELAA

**SHELAA conclusions:** Deliverable/developable

**Environmental constraints:** Tree Preservation Orders  
**Policy constraints:** Countryside (MTRA4)  
**Physical constraints:** N/A  
**Other constraints:** Accessibility, Landscape

**SHELAA capacity:** 40 dwellings

**Planning history:** 22/00137/HOU – front porch and alterations to dormers. Permission granted April 2022.

**Landowner proposal:** Residential development (capacity unknown)

**Additional information (if applicable):** N/A

**Suitability rating:** The site is potentially suitable for allocation

**AECOM site assessment conclusion:** It is a large site, adjacent to the built-up area and defined settlement boundary. Most of the site is Grade 3 agricultural land – it is not known if this is 3a or 3b, but development may result in the loss of the Best and Most Versatile (BMV) agricultural land. There is a mature tree in the centre of the site which is protected with a TPO and would need to be retained within any development, with an appropriate buffer to prevent damage to its root system.

The site boundary includes a potential access point from New Farm Road. Establishing vehicular access at the north-eastern corner is likely to require the demolition of an existing dwelling or its outbuildings. New Farm Road is a two-lane road which accommodates a local bus route. However, there is a narrow bridge just north of the site entrance which may restrict capacity. It is recommended that the potential impact of development on highways capacity is discussed with Hampshire County Council (HCC).

The site is at the western edge of New Alresford, and is a poorly located for local services. The nearest bus stop on The Avenue is within easy walking distance and has services to the town centre every 1-2 hours, but it is likely that development of the site would generate additional private vehicle movements.

Development of the site has the potential for adverse impacts on landscape character as it would extend the built up area onto the valley sides, although it is reasonably self-contained and not visible in views from the Itchen Way long-distance footpath within the South Downs National Park. The southern hedgerow which separates the site from NA01 is visible from the watercress beds south of New Alresford. If developed on its own, it has the potential to create an incongruous extension to the settlement edge.

The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 40 dwellings (from SHELAA)

**Site reference: NA06**

Address: Land adjacent Arlebury Park

Site area: 2.614ha

Site boundary map:



Source of site: SHELAA / NP Call for Sites

SHELAA conclusions: Deliverable/developable

**Environmental constraints:** Conservation Area  
**Policy constraints:** Countryside (MTRA4)  
**Physical constraints:** N/A  
**Other constraints:** Accessibility

SHELAA capacity: 51 dwellings

Planning history: 16/01201/OUT - Hybrid Application: outline application for up to 60 residential dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, save in respect of: Phase 1 (which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access) which is submitted with all details to be determined and no matters reserved. Refused November 2016.

06/00620/FUL - Change of use of land from agricultural to recreational (rugby pitches). Permission granted May 2006.

Landowner proposal: Residential development of 60 dwellings, a new public car park, landscaping and open space.

Additional information (if applicable): N/A

Suitability rating: **The site is potentially suitable for partial allocation**

AECOM site assessment conclusion: It is a greenfield site, outside the built-up area and settlement boundary. There are views across the site from the private access road and various points along The Avenue towards the downs north of the River Arle, and a previous hybrid planning application for residential development of 60 dwellings (ref: 16/01201/OUT) was refused in 2016 due to the potential impact on landscape character.

It forms part of the parkland associated with Arlebury Park House, which is undesignated but included in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces and the Winchester Historic Environment Record. The integrity of the parkland would be affected if the site were developed. The site is also immediately adjacent to the New Alresford Conservation Area, which extends along The Avenue and encompasses the mature trees (which are protected by a group TPO) and the brick and flint wall which forms the boundary of the Arlebury

Park House estate. The open field contributes to the setting of the Conservation Area and the views across it are noted in the Conservation Area appraisal. Development of the site has the potential for adverse impacts on the character of the Conservation Area. Consultation with the WCC and HCC heritage and conservation officers are recommended to understand the development potential of the site and the likely impact on heritage assets.

It may be possible for the site to accommodate a limited amount of development along the eastern boundary (approx. 1ha to 1.5ha) which would allow for the retention of views across the site from both the Conservation Area and the existing access road towards the North Hampshire Downs. New development is likely to be visible from the Wayfarer's Walk to the north, but there is existing screening provided by the existing landform and vegetation and the impact on views of New Alresford would be limited. Further reduction of impact could be achieved through planting along the northern edge of any residential scheme.

The existing access road, which lies outside the site boundary, is narrow and could not accommodate two-way traffic. However, the highways authority was satisfied with the access arrangements for the refused application which proposed the creation of passing places either side of the estate wall. It is a private road, but the site submission documents indicate that full access rights have been granted. This should be confirmed with the relevant landowners. There may be potential to create an alternative access from the car park to the east, subject to landowner permission, but this may lead to congestion when events are taking place at the playing fields.

There is a power line which runs inside the western site boundary. Relocation may be required if the site were developed, potentially increasing the cost of development.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 24 to 36 dwellings (based on average density of 30dph and development of approx. 1 to 1.5ha)

**Site reference: NA07**

Address: Land off Drove Lane

Site area: 6.177ha

Site boundary map:



Source of site: SHELAA / NP Call for Sites

SHELAA conclusions: Deliverable/developable

**Environmental constraints:** SAC, SSSI  
**Policy constraints:** Countryside (MTRA4), Mineral Safeguarding Area  
**Physical constraints:** Flood Zone 2 and 3  
**Other constraints:** Archaeology, Accessibility, Landscape

SHELAA capacity: 51 dwellings

Planning history: No recent or relevant planning history

Landowner proposal: Mixed use development - up to 20 dwellings and 5000sq. ft shared workspace (office)

Additional information (if applicable): Archaeology has been highlighted as an issue, capacity reduced owing to flooding constraints

Suitability rating: **The site is potentially suitable for partial allocation**

AECOM site assessment conclusion: It is a greenfield site, outside the built-up area and settlement boundary. It is highly visually sensitive, with northwards views across the site from Winchester Road, from the Wayfarer's Way footpath looking south, and from Drove Lane looking west. It forms an integral part of the riverside landscape which the Landscape Character Assessment recommends conserving. Much of the site is in Flood Zones 2 and 3, limiting the developable area of the site.

The site is being promoted for development of approximately 20 homes and 5000 sq. ft of office space on approx. 0.3ha of the site which is at the lowest risk of flooding. It is unlikely that this quantum of development could be achieved without significant adverse impacts on landscape and settlement character. Access is currently constrained by the width of Drove Lane, which cannot accommodate two-way traffic, and this is likely to limit its potential for commercial development as well as restricting the amount of residential development that would be appropriate. Provision of an alternative access directly from The Avenue would require land outside the site boundary and would also involve the removal of mature trees and hedgerow, potentially affecting habitats.

It may be possible for the site to accommodate a small number of dwellings to the north-west and west of the existing homes fronting The Avenue. These rear of these dwellings do not share a consistent design and currently detract from views across the site. A carefully designed and landscaped scheme has the potential to create a more defined

settlement edge that responds more positively to the surrounding landscape.

There is a power line running along the eastern boundary of the site which may require relocation, potentially increasing the cost of development.

The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 8 dwellings (based on average density of 30dph and development of 0.3ha to reflect landscape sensitivity and flood risk)

**Site reference: NA08**

Address: Land on the east side of Bridge Road

Site area: 0.195ha

Site boundary map:



Source of site: SHELAA

SHELAA conclusions: Deliverable/developable

**Environmental constraints:** N/A  
**Policy constraints:** N/A  
**Physical constraints:** N/A  
**Other constraints:** Accessibility

SHELAA capacity: 8 dwellings

Planning history: 19/01513/FUL – Temporary application (5 years) for the erection of a timber workshop. Permission granted September 2019.

Subsequent temporary application 20/01779/FUL to split the single four-room building into four separate buildings. Permission granted December 2020.

Landowner proposal: Residential (capacity unknown)

Additional information (if applicable): N/A

Suitability rating: **The site is potentially suitable for allocation**

AECOM site assessment conclusion: It is previously developed land within the built-up area and the settlement boundary. It is currently occupied by a scout hut. The loss of community facilities should therefore be considered against the requirements of Core Strategy policy CP6, which seeks to preserve such facilities unless they are no longer required or can be relocated. There is extant permission for the construction of a temporary community workshop belonging to Alresford Men's Shed, but this has not commenced and the charity currently occupies alternative premises in the town centre which are currently subject to a live planning application (see Site NA10).

Access to the site is via a narrow lane which cannot accommodate two-way traffic and has no dedicated pedestrian access. Without additional land, it would not be possible to widen this access due to the proximity of neighbouring properties midway along the access lane, and this significantly limits the development potential of the site. There is also a telegraph pole adjacent to Bridge Road which would prevent the access onto the highway from being widened and which may require relocation to facilitate safe access. Residential capacity is likely to be limited to three or four individual dwellings of a size consistent with those already

fronting the access road. The suitability of the access road to serve additional development should be discussed further with the highways authority.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 3 to 4 dwellings (limited by access constraints)

**Site reference:** NA09

**Address:** The Spinney Caravan Site, Arlebury Park, New Alresford

**Site area:** 0.738ha

**Site boundary map:**



**Source of site:** SHELAA

**SHELAA conclusions:** Deliverable/developable

**Environmental constraints:** Conservation Area  
**Policy constraints:** Countryside (MTRA4)  
**Physical constraints:** N/A  
**Other constraints:** Accessibility

**SHELAA capacity:** 20 dwellings

**Planning history:** 02/00107/FUL - Change from temporary 16 unit licensed touring caravan site to permanent permission, also temporary permission for 5 units only. Permission granted March 2002.

**Landowner proposal:** Residential (capacity unknown)

**Additional information (if applicable):** N/A

**Suitability rating:** The site is potentially suitable for allocation

**AECOM site assessment conclusion:**

It is a greenfield site, outside the built-up area and settlement boundary, currently in use as a caravan park.

It forms part of the parkland associated with Arlebury Park House, which is undesignated but included in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces. Although development could result in harm to the integrity of the parkland, the site itself is enclosed by existing dense vegetation and has little intervisibility with its surroundings. The site is also immediately adjacent to the New Alresford Conservation Area, which extends along The Avenue and encompasses the mature trees (which are protected by a group TPO) and the brick and flint wall which forms the boundary of the Arlebury Park House estate, although it is well screened from the Conservation Area. The potential impact of development on heritage assets should be discussed with the WCC and HCC conservation officers.

The existing access road, which lies outside the site boundary, is narrow and could not accommodate two-way traffic. However, the highways authority was satisfied with the access arrangements for an application for 60 dwellings on the adjacent site (NA06) which proposed the creation of passing places either side of the estate wall. It is a private road, and it

is unknown if access rights have been granted. This should be discussed further with the relevant landowners.

There is the potential for ground contamination from the storage of waste from chemical toilets associated with the site's existing use. Further surveys may be required to understand the potential impact.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 17 (based on average density of 30dph)

**Site reference:** NA10

**Address:** 1 – 3 The Dean, Alresford

**Site area:** 0.254ha

**Site boundary map:**



**Source of site:** SHELAA

**SHELAA conclusions:** Deliverable/developable

**Environmental constraints:** Conservation Area  
**Policy constraints:** N/A  
**Physical constraints:** N/A  
**Other constraints:** Accessibility

**SHELAA capacity:** 13 dwellings

**Planning history:** Planning application 23/00701/FUL submitted March 2023 for construction of 14 apartments and a 40 space car park. Awaiting decision.

**Landowner proposal:** Residential (capacity unknown)

**Additional information (if applicable):** N/A

**Suitability rating:** The site is potentially suitable for allocation

**AECOM site assessment conclusion:** It is previously developed land within the built-up area and the settlement boundary. It is currently occupied by offices and light industrial units. There is existing access to the public highway which could serve development of the site.

The site is within the New Alresford Conservation Area and within close proximity to a number of Grade II listed buildings, including the Museum Set Back between 18 and 20 Pound Hill which is immediately south of the site. It is also adjacent to two undesignated buildings which make a positive contribution to the Conservation Area - Weybrook and Belmont House. Although there is potential for development to have an adverse impact on the setting of heritage assets, it may present an opportunity to enhance their significance through sensitive design which is more sympathetic to the character of the Conservation Area than the existing building.

An application for the construction of 14 dwellings and a 40-space public car park was submitted to WCC in March 2023 and is currently under consideration. Whilst the site has the potential to accommodate residential development, the creation of a car park is likely to lead to additional traffic movements along The Dean and potentially congestion at the junction with West Street/Pound Hill, although it may reduce congestion elsewhere in the town centre. Discussion with the highways

authority is recommended to understand whether car park development would be appropriate in this location, although potential provision of car parking at The Dean is supported by Local Plan policy NA01.

The presence of light industrial uses on site means there is the potential for ground contamination and possibly remediation, which, along with the likely need to demolish the existing structure, may increase the costs of development. There is an electricity substation just south of the site boundary and there is likely to be sub-surface infrastructure associated with this installation that may reduce the developable area of the site. Surveys are likely to be required to understand the ground conditions.

The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.

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Indicative capacity: 14 dwellings (based on live planning application)



Figure 5.1 Map of site suitability conclusions (source AECOM/Google Earth)

# 6. Conclusions

## Site Assessment conclusions

- 6.1 Of the eight sites assessed, all sites are considered potentially suitable for allocation for residential development in the Neighbourhood Plan. These sites are:
- NA01 - Thody's, New Farm Road, New Alresford
  - NA02 - Land at Perins School, Pound Hill
  - NA05 - Netherbourne, New Farm Road
  - NA06 - Land adjacent Arlebury Park
  - NA07 - Land off Drove Lane
  - NA08 - Land on the east side of Bridge Road
  - NA09 - The Spinney Caravan Site, Arlebury Park , New Alresford
  - NA10 - 1 - 3 The Dean, Alresford
- 6.2 Of these eight sites, two are only potentially suitable for partial allocation (rather than allocation of the whole site) due to the potential landscape impact of development of the whole site. These sites are NA06 (Land adjacent Arlebury Park) and NA07 (Land off Drove Lane).
- 6.3 None of the sites has sufficient capacity to meet the 100-home requirement in the emerging Local Plan on its own, and therefore a combination of sites is likely to be required to address the requirement. There are three sites (NA01, NA05 and NA06) which could accommodate a large proportion of the requirement, but each of these sites has potential implications on landscape character and/or the historic environment which need to be explored further with landowners, WCC and HCC. Site selection is likely to require a balance between development in the most sustainable location for services, and the impact of development on heritage assets, landscape and visual amenity.

## Next Steps

- 6.4 Should New Alresford Town Council decide to allocate a site or sites, the next steps will be for the Town Council to select the sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment and the landscape and visual feasibility analysis in **Appendix B**;
  - an assessment of viability;
  - community consultation and consultation with landowners;
  - confirmation of site availability for the proposed use;
  - discussions with WCC and HCC;
  - discussions with infrastructure and utilities providers with regard to the impact of development on capacity;

- consideration of the potential impact of development on watercourses which are subject to nutrient neutrality advice;
- any other relevant evidence that becomes available, including supporting evidence for the Neighbourhood Plan; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

## Other Considerations

### Viability

6.5 As part of the site selection process, it is recommended that the Town Council discusses site viability with WCC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

### Affordable Housing

- 6.6 All eight sites considered in this assessment are suitable or potentially suitable for allocation for residential development. Six of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing<sup>21</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>22</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

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<sup>21</sup> see NPPF para 63-65

<sup>22</sup> The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

# Appendix A Site assessment proformas

## NA01

1. Site Details	
<b>Site Reference / Name</b>	NA01
<b>Site Address / Location</b>	Thody's, New Farm Road, New Alresford
<b>Gross Site Area</b> (Hectares)	3.85
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA01
<b>Existing land use</b>	Residential/agricultural
<b>Land use being considered</b>	Residential development of approx. 75 dwellings
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	75 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA / NP Call for Sites
<b>Planning history</b>	No recent or relevant planning history
<b>Neighbouring uses</b>	Agricultural to north, south and west. Residential to east.



<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - within SSSI Impact Risk Zone. Consultation with Natural England required for all applications affecting greenspace and farmland and any residential development with a net gain in dwellings outside existing settlements, except north-eastern part of site where consultation required for residential development of 10 or more dwellings..</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>Yes</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3, but unknown if 3a or 3b</i></p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from New Farm Road in south-east corner but may not be able to accommodate two-way traffic and footway. Alternative access could be created in north-east corner but likely to require demolition of existing residential property or outbuildings.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - pedestrian access could be established from New Farm Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - cycle access could be established from New Farm Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - TPO within garden of Thody's, and group TPO along New Farm Road</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power line runs along eastern site boundary</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Mitford Road Minimart)	<400m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	400-800m	<400m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity - the site is within the Upper Itchen Valley character area. The Landscape Character Assessment identifies the expansion of built development onto the river valley sides within this character area as a potential threat to the integrity of the landscape.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity - the site slopes westwards away from New Farm Road towards the valley floor. Due to the limited boundary screening, particularly on the southern edge, there are views across it from the watercress beds to the south, and from long distance footpaths further away within the National Park.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - although Winchester City Council does not have a local heritage list, creation of access is likely to have adverse impacts on an Arts and Crafts cottage (Thody's) which is within the site boundary. It may be possible to mitigate this through design and landscaping.</p>

<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	N/A
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land. Some residential development along eastern boundary, but largely greenfield.
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built-up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown - there may be a need to relocate the power line which runs along the eastern boundary, which could increase the cost of development.
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	75 homes (from SHELAA and site submission)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown - there may be a need to relocate the power line which runs along the eastern boundary, which could increase the cost of development.

<p><b>Summary of justification for rating</b></p>	<p>It is a large site, adjacent to the built-up area and defined settlement boundary.</p> <p>Most of the site is Grade 3 agricultural land – it is not known if this is 3a or 3b, but development may result in the loss of the Best and Most Versatile (BMV) agricultural land.</p> <p>The site boundary includes two potential access points from New Farm Road. The existing field access in the south-eastern corner may be too narrow to accommodate two-way traffic as well as a footway, which could limit the capacity of the site. Establishing an alternative access at the north-eastern corner of the site is likely to require the demolition of an unlisted Arts and Crafts cottage (Thody's) or its outbuildings. New Farm Road is a two-lane road which accommodates a local bus route. However, the road narrows as it crosses a bridge over a disused railway between the site and the B3047 (The Avenue) to the north, and visibility from the potential northern access is restricted by a blind rise just north of Thody's. It is recommended that the potential impact of development on highways capacity and the creation of a safe access from New Farm Road is discussed with Hampshire County Council (HCC).</p> <p>The site is at the western edge of New Alresford, and is a poorly located for local services. Although there is a nearby bus stop for the local bus service which provides a link to the town centre, the frequency of this service makes it likely that development of the site would generate additional private vehicle movements.</p> <p>The topography of the site and the low screening vegetation along the southern boundary mean that there is a moderate to high degree of intervisibility between the site and the watercress meadows to the south and also from elevated viewpoints on the Itchen Way long distance footpath within the South Downs National Park.</p> <p>Development of the site has the potential for adverse impacts on landscape character as it would extend the built up area onto the valley sides. However, it would be possible to increase the boundary planting to provide more effective screening and to reduce the impact of development on the surrounding landscape.</p> <p>The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA02

1. Site Details	
<b>Site Reference / Name</b>	NA02
<b>Site Address / Location</b>	Land at Perins School, Pound Hill
<b>Gross Site Area</b> (Hectares)	0.43
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA02
<b>Existing land use</b>	Playing field
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	12 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA / NP Call for Sites
<b>Planning history</b>	93/01030/OLD - Residential development (Outline). Withdrawn June 1993 Multiple applications on wider school site for school-related development, including 93/01029/OLD for redevelopment of playing fields by tip filling (permission granted October 1993).
<b>Neighbouring uses</b>	Agricultural to north. Residential to west and south. Playing field to east.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: orange;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unknown if 3a or 3b</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, adjacent - group TPO along the Avenue, north-east of site</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Mitford Road Minimart)	<400m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	<400m	<400m (National Cycle Network 23)

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the built-up area and largely screened by boundary vegetation

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - although the site is reasonably enclosed, there is some intervisibility with the Conservation Area that extends along The Avenue. At the time of the site visit, there was little foliage on the boundary shrubs, but screening could be enhanced through additional planting.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /*  
*Some impact, and/or mitigation possible /*  
*Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation - the site is adjacent to the New Alresford Conservation Area, but is effectively screened by existing mature vegetation along the site boundary and development is unlikely to have adverse impacts on the historic environment.

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation -                      Winchester City Council does not have a local list</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>N/A</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	13 dwellings (based on average density of 40dph)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  No

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. It is a greenfield site, adjacent to the built-up area and settlement boundary. Consultation with Sports England is likely to be required, since the site forms part of the playing fields for Perins School, although it is not used for sports and the school is promoting it for development. The loss of the playing fields should be considered against the requirements of Core Strategy policy CP7 which seeks to preserve open space and sports facilities unless alternative facilities can be provided or the community benefits of development outweigh the harm caused by their loss.</p> <p>There is a group TPO immediately north-east of the site and a buffer is likely to be required to prevent adverse impacts on the protected trees. There is a reasonable degree of intervisibility with the Conservation Area and development may have a minor adverse impact on the setting of the Conservation Area, although this would be reduced with additional boundary planting along the northern edge of the site.</p> <p>Although there is no existing vehicular access, it would be possible to establish access directly from Bridge Road. There are a number of mature trees immediately west of the site boundary between The Avenue and De Lucy Road which may have an impact on visibility and could limit access options to the south-west corner of the site. The creation of a suitable access should be discussed with the highways authority.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA05

## 1. Site Details

<b>Site Reference / Name</b>	NA05
<b>Site Address / Location</b>	Netherbourne, New Farm Road
<b>Gross Site Area</b> (Hectares)	1.79
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA05
<b>Existing land use</b>	Residential/agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	40 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA
<b>Planning history</b>	22/00137/HOU – front porch and alterations to dormers. Permission granted April 2022.
<b>Neighbouring uses</b>	Disused railway to north. Agricultural to south and west. Residential to east.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - within SSSI Impact Risk Zone. North-western part of site: consultation with Natural England required for all applications affecting greenspace and farmland and any residential development with a net gain in dwellings outside existing settlements. South-eastern half of site: consultation required for residential development of 10 or more dwellings..</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>Yes</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3, but unknown if 3a or 3b</i></p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be created from New Farm Road, but likely to require demolition of existing residential property.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - pedestrian access could be established from New Farm Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - cycle access could be established from New Farm Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - TPO within field that forms main part of site.</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Mitford Road Minimart)	<400m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	400-800m	<400m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>Medium sensitivity - the site is within the Upper Itchen Valley character area. The Landscape Character Assessment identifies the expansion of built development onto the river valley sides within this character area as a potential threat to the integrity of the landscape.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>Medium sensitivity - the site slopes westwards away from New Farm Road towards the valley floor. There is some intervisibility with the surrounding landscape, although the site is fairly well enclosed by mature vegetation.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - Winchester City Council does not have a local list. However, the disused railway has been proposed for inclusion on a future New Alresford heritage list, and development has the potential to affect its setting.</p>

2. Assessment of Suitability	
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	N/A
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land. Some residential development along eastern boundary, but largely greenfield.
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built-up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>Available now</p>
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown - there may be a need to relocate the power line which runs along the eastern boundary, which could increase the cost of development.</p>
5. Conclusions	
<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>42 dwellings (based on average density of 30dph)</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                      The site is <b>suitable and available</b>                      The site is <b>potentially suitable, and available</b>.                      The site is <b>not currently suitable, and available</b>.  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown - there may be a need to relocate the power line which runs along the eastern boundary, which could increase the cost of development.</p>

<p><b>Summary of justification for rating</b></p>	<p>It is a large site, adjacent to the built-up area and defined settlement boundary. Most of the site is Grade 3 agricultural land – it is not known if this is 3a or 3b, but development may result in the loss of the Best and Most Versatile (BMV) agricultural land. There is a mature tree in the centre of the site which is protected with a TPO and would need to be retained within any development, with an appropriate buffer to prevent damage to its root system.</p> <p>The site boundary includes a potential access point from New Farm Road. Establishing vehicular access at the north-eastern corner is likely to require the demolition of an existing dwelling or its outbuildings. New Farm Road is a two-lane road which accommodates a local bus route. However, there is a narrow bridge just north of the site entrance which may restrict capacity. It is recommended that the potential impact of development on highways capacity is discussed with Hampshire County Council (HCC).</p> <p>The site is at the western edge of New Alresford, and is a poorly located for local services. The nearest bus stop on The Avenue is within easy walking distance and has services to the town centre every 1-2 hours, but it is likely that development of the site would generate additional private vehicle movements.</p> <p>Development of the site has the potential for adverse impacts on landscape character as it would extend the built up area onto the valley sides, although it is reasonably self-contained and not visible in views from the Itchen Way long-distance footpath within the South Downs National Park. The southern hedgerow which separates the site from NA01 is visible from the watercress beds south of New Alresford. If developed on its own, it has the potential to create an incongruous extension to the settlement edge.</p> <p>The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA06

1. Site Details	
<b>Site Reference / Name</b>	NA06
<b>Site Address / Location</b>	Land adjacent Arlebury Park
<b>Gross Site Area</b> (Hectares)	2.61
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA06
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential development of 60 dwellings, a new public car park, landscaping and open space.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	51 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA / NP Call for Sites
<b>Planning history</b>	16/01201/OUT - Hybrid Application: outline application for up to 60 residential dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, save in respect of: Phase 1 (which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access) which is submitted with all details to be determined and no matters reserved. Refused November 2016. 06/00620/FUL - Change of use of land from agricultural to recreational (rugby pitches). Permission granted May 2006.
<b>Neighbouring uses</b>	Agricultural to north. Caravan park to west. Playing fields and recreational facilities to east.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: orange;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Mix of Grade 4 and Grade 3 (unknown if 3a or 3b)</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue via a private road. Site promoter states that full access rights exist. Width of road may limit site capacity.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - group TPO along the Avenue, south of site</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power line runs along western edge of site, within the boundary</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Alresford Co-operative/town centre)	400-800m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	<400m	400-800m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>High sensitivity - the site forms part of the parkland surrounding Arlebury Park House. The Landscape Character Assessment recommends conserving the landscape of historic parks, and there are views across the site from The Avenue and the access road towards the River Arle and the downs beyond. A previous application for residential development was refused due to the potential impact on landscape character.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>High sensitivity - there is a high degree of intervisibility with the higher ground north of the Arle, and built development could feature in long range views from the higher ground north of the River Arle. There are also long range views across the site from several places along The Avenue.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - the site is immediately north of the New Alresford Conservation Area. The Conservation Area appraisal notes the contribution of the flint and brick wall and the mature trees along the Avenue to the setting of New Alresford, and highlights the views northwards towards the River Arle from the breach in the wall along the access road. The northern part of the site falls within this viewshed and development is therefore likely to have an adverse impact on the setting of the Conservation Area. This could be addressed by limiting development to the more enclosed southern part of the site.</p>
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**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - although Winchester City Council does not have a local heritage list, Arlebury Park is identified in the Hampshire Inventory of Historic Parks and Gardens and the parkland surrounding the house is noted for its views to the north and west. The site is entirely within the parkland although it has not retained the landscaped features of the area to the north and west of Arlebury Park House. There is potential for development to affect the character of the parkland, although it may be possible to address this through limited and sensitively designed and landscaped development in the more enclosed southern part of the site. Arlebury Park is also being considered for inclusion on a New Alresford heritage list.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>N/A</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built-up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No - although the access road is privately owned, the site submission information indicates that full access rights have been granted. This should be confirmed with the relevant landowners. The width of the access road may limit site capacity.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown - there may be a need to relocate the power line which runs along the western boundary, which could increase the cost of development.
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	24 to 36 dwellings (based on average density of 30dph and development of approx. 1 to 1.5ha)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable (partial allocation only)</b>  Unknown - there may be a need to relocate the power line which runs along the western boundary, which could increase the cost of development.

<p><b>Summary of justification for rating</b></p>	<p>It is a greenfield site, outside the built-up area and settlement boundary. There are views across the site from the private access road and various points along The Avenue towards the downs north of the River Arle, and a previous hybrid planning application for residential development of 60 dwellings (ref: 16/01201/OUT) was refused in 2016 due to the potential impact on landscape character.</p> <p>It forms part of the parkland associated with Arlebury Park House, which is undesignated but included in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces and the Winchester Historic Environment Record. The integrity of the parkland would be affected if the site were developed. The site is also immediately adjacent to the New Alresford Conservation Area, which extends along The Avenue and encompasses the mature trees (which are protected by a group TPO) and the brick and flint wall which forms the boundary of the Arlebury Park House estate. The open field contributes to the setting of the Conservation Area and the views across it are noted in the Conservation Area appraisal. Development of the site has the potential for adverse impacts on the character of the Conservation Area. Consultation with the WCC and HCC heritage and conservation officers are recommended to understand the development potential of the site and the likely impact on heritage assets.</p> <p>It may be possible for the site to accommodate a limited amount of development along the eastern boundary (approx. 1ha to 1.5ha) which would allow for the retention of views across the site from both the Conservation Area and the existing access road towards the North Hampshire Downs. New development is likely to be visible from the Wayfarer's Walk to the north, but there is existing screening provided by the existing landform and vegetation and the impact on views of New Alresford would be limited. Further reduction of impact could be achieved through planting along the northern edge of any residential scheme.</p> <p>The existing access road, which lies outside the site boundary, is narrow and could not accommodate two-way traffic. However, the highways authority was satisfied with the access arrangements for the refused application which proposed the creation of passing places either side of the estate wall. It is a private road, but the site promoter indicates full access rights have been granted. This should be discussed further with the relevant landowners. There may be potential to create an alternative access from the car park to the east, subject to landowner permission, but this may lead to congestion when events are taking place at the playing fields.</p> <p>There is a power line which runs inside the western site boundary. Relocation may be required if the site were developed, potentially increasing the cost of development. The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of</p>
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	development. This should be discussed with the Local Planning Authority.
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# NA07

## 1. Site Details

<b>Site Reference / Name</b>	NA07
<b>Site Address / Location</b>	Land off Drove Lane
<b>Gross Site Area</b> (Hectares)	6.18
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA07
<b>Existing land use</b>	Agricultural grazing
<b>Land use being considered</b>	Mixed use development - up to 20 dwellings and 5000sq. ft shared workspace (office)
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	51 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA / NP Call for Sites
<b>Planning history</b>	No recent or relevant planning history
<b>Neighbouring uses</b>	Agricultural to north and west. Residential to east.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - adjacent to River Itchen SSSI/SAC. within SSSI Impact Risk Zone. Consultation with Natural England required for all applications affecting greenspace and farmland and any residential development with a net gain in dwellings outside existing settlements.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>Yes</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	<p><i>Medium Risk - approx. 20% of site, along western and northern boundaries within Flood Zones 2 and 3.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes - the site is immediately adjacent to the River Itchen SSSI/SAC and forms part of its floodplain.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Drove Lane, although this is narrow, potentially limiting site capacity, and national speed limit applies. Creation of alternative access would involve hedgerow removal.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Drove Lane</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Drove Lane</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power line runs along eastern site boundary</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Mitford Road Minimart)	<400m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	400-800m	400-800m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>High sensitivity - the site forms and integral part of the unimproved pasture and water meadows alongside the River Arle, which the Landscape Character Assessment recommends should be conserved. It is unlikely to have much capacity to accommodate change without adverse impact on landscape character.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>High sensitivity - there is a high degree of intervisibility with the surrounding landscape, with views across it from several points on Drove Lane and Winchester Road as well as from the Wayfarer's Way long distance footpath to the north.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - Winchester City Council does not have a local list.</p>

2. Assessment of Suitability	
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	N/A
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built-up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	8 dwellings (based on average density of 30dph and development of 0.3ha)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable (partial allocation only)</b>  No

<p><b>Summary of justification for rating</b></p>	<p>It is a greenfield site, outside the built-up area and settlement boundary. It is highly visually sensitive, with northwards views across the site from The Avenue, from the Wayfarer's Way footpath looking south, and from Drove Lane looking west. It forms an integral part of the riverside landscape which the Landscape Character Assessment recommends conserving. Much of the site is in Flood Zones 2 and 3, limiting the developable area of the site.</p> <p>The site is being promoted for development of approximately 20 homes and 5000 sq. ft of office space on approx. 0.3ha of the site which is at the lowest risk of flooding. It is unlikely that this quantum of development could be achieved without significant adverse impacts on landscape and settlement character. Access is currently constrained by the width of Drove Lane, which cannot accommodate two-way traffic, and this is likely to limit its potential for commercial development as well as restricting the amount of residential development that would be appropriate. Provision of an alternative access directly from The Avenue would require land outside the site boundary and would also involve the removal of mature trees and hedgerow, potentially affecting habitats. It may be possible for the site to accommodate a small number of dwellings to the north-west and west of the existing homes fronting The Avenue. These rear of these dwellings do not share a consistent design and currently detract from views across the site. A carefully designed and landscaped scheme has the potential to create a more defined settlement edge that responds more positively to the surrounding landscape.</p> <p>There is a power line running along the eastern boundary of the site which may require relocation, potentially increasing the cost of development.</p> <p>The site falls within an SSSI Impact Risk Zone, and consultation with Natural England is required for all applications which would result in a net increase in dwellings outside the built-up area.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA08

1. Site Details	
<b>Site Reference / Name</b>	NA08
<b>Site Address / Location</b>	Land on the east side of Bridge Road
<b>Gross Site Area</b> (Hectares)	0.20
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA08
<b>Existing land use</b>	Workshop/scout hut/vacant land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	8 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA
<b>Planning history</b>	19/01513/FUL – Temporary application (5 years) for the erection of a timber workshop. Permission granted September 2019. Subsequent temporary application 20/01779/FUL to split the single four-room building into four separate buildings. Permission granted December 2020.
<b>Neighbouring uses</b>	Playing field to north. Residential to east, south and east.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: orange;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road, but this is too narrow to accommodate two-way traffic, limiting site capacity.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Bridge Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there significant or veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power lines cross site entrance from Bridge Road</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - potential loss of community facilities</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Mitford Road Minimart)	<400m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	<400m	<400m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>Low sensitivity - the site is within the built-up area and there are no identified landscape features.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>Medium sensitivity - the site is reasonably well screened from the residential gardens immediately south, but there is some intervisibility with the playing fields and footpath to the north.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - Winchester City Council does not have a local list</p>

2. Assessment of Suitability	
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	N/A
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built-up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3-4 dwellings
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  No

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. It is previously developed land within the built-up area and the settlement boundary. It is currently occupied by a scout hut. The loss of community facilities should therefore be considered against the requirements of Core Strategy policy CP6, which seeks to preserve such facilities unless they are no longer required or can be relocated. There is extant permission for the construction of a temporary community workshop belonging to Alresford Men's Shed, but this has not commenced and the charity currently occupies alternative premises in the town centre (Site NA10).</p> <p>Access to the site is via a narrow lane which cannot accommodate two-way traffic and has no dedicated pedestrian access. Without additional land, it would not be possible to widen this access due to the proximity of neighbouring properties midway along the access lane, and this significantly limits the development potential of the site. There is also a telegraph pole adjacent to Bridge Road which would prevent the access onto the highway from being widened and which may require relocation to facilitate safe access. Residential capacity is likely to be limited to three or four individual dwellings of a size consistent with those already fronting the access road. The suitability of the access road to serve additional development should be discussed further with the highways authority.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA09

1. Site Details	
<b>Site Reference / Name</b>	NA09
<b>Site Address / Location</b>	The Spinney Caravan Site, Arlebury Park, New Alresford
<b>Gross Site Area</b> (Hectares)	0.74
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA09
<b>Existing land use</b>	Caravan site
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	20 dwellings (SHELAA)
<b>Site identification method / source</b>	SHELAA
<b>Planning history</b>	02/00107/FUL - Change from temporary 16 unit licensed touring caravan site to permanent permission, also temporary permission for 5 units only. Permission granted March 2002.
<b>Neighbouring uses</b>	Residential to north and west. Agricultural to east.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b>  <i>Yes / No</i></p>	<p>Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3, but unknown if 3a or 3b</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue via a private road. Width of road may limit capacity. Access rights should be confirmed with landowner/site promoter.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from The Avenue</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there significant or ancient/veteran trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - potential for contamination related to existing use as a caravan site</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Alresford Co-operative/town centre)	400-800m	>1200m (Winchester)	>1200m (Sun Hill School)	>1600m (Perins School)	<400m	400-800m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>Medium sensitivity - the Landscape Character Assessment recommends conserving the landscape of historic parks, and if developed the integrity of Arlebury Park would be affected. However, it is well enclosed with mature trees and there is unlikely to be a significant impact on the wider parkland.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>Low sensitivity - the site is visually enclosed by mature vegetation and there is limited intervisibility with the surrounding landscape.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - the site is immediately north of the New Alresford Conservation Area. The Conservation Area appraisal notes the contribution of the flint and brick wall and the mature trees along the Avenue to the setting of New Alresford, and highlights the views northwards towards the River Arle from the breach in the wall along the access road. However, the site itself is well-screened from the Avenue and does not fall directly within the viewshed - if the existing planting is retained or enhanced, development is unlikely to have an adverse impact on the Conservation Area.</p>
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**2. Assessment of Suitability**

<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - although Winchester City Council does not have a local heritage list, Arlebury Park is identified in the Hampshire Inventory of Historic Parks and Gardens and the parkland surrounding the house is noted for its views to the north and west. The site is entirely within the parkland although it has not retained the landscaped features of the area to the north and west of Arlebury Park House. There is potential for development to affect the character of the parkland, although the site itself is well-screened and has little relationship with the rest of the parkland due to the existing boundary planting.</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>N/A</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Outside and not connected to the existing built-up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown - the access road is an unadopted private road. It is unclear if access rights have been granted and this should be confirmed with the relevant landowners.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	17 dwellings (based on average density of 30dph)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  No

<p><b>Summary of justification for rating</b></p>	<p>It is a greenfield site, outside the built-up area and settlement boundary, currently in use as a caravan park. It forms part of the parkland associated with Arlebury Park House, which is undesignated but included in the Hampshire Inventory of Historic Parks, Gardens and Public Green Spaces and the Winchester Historic Environment Record. Although development could result in harm to the integrity of the parkland, the site itself is enclosed by existing dense vegetation and has little intervisibility with its surroundings. The site is also immediately adjacent to the New Alresford Conservation Area, which extends along The Avenue and encompasses the mature trees (which are protected by a group TPO) and the brick and flint wall which forms the boundary of the Arlebury Park House estate, although it is well screened from the Conservation Area. The potential impact of development on heritage assets should be discussed with the WCC and HCC conservation officers. The existing access road, which lies outside the site boundary, is narrow and could not accommodate two-way traffic. However, the highways authority was satisfied with the access arrangements for an application for 60 dwellings on the adjacent site (NA06) which proposed the creation of passing places either side of the estate wall. It is a private road, and it is unknown if access rights have been granted. This should be confirmed with the relevant landowners.</p> <p>There is the potential for ground contamination from the storage of waste from chemical toilets associated with the site's existing use. Further surveys may be required to understand the potential impact.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# NA10

1. Site Details	
<b>Site Reference / Name</b>	NA10
<b>Site Address / Location</b>	1 – 3 The Dean, Alresford
<b>Gross Site Area</b> (Hectares)	0.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	NA10
<b>Existing land use</b>	Commercial/industrial
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	13 dwellings (SHELAA) / 14 dwellings (planning application)
<b>Site identification method / source</b>	SHELAA
<b>Planning history</b>	23/00701/FUL - Demolition of existing buildings and construction of 14 apartments and a 40-space public car park. Application validated March 2023.
<b>Neighbouring uses</b>	Residential, care home and retail.



<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;">No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: orange;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: green;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from The Dean
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from The Dean
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from The Dean
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there significant or ancient/veteran trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - potential contamination related to existing industrial/commercial use
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - electrical sub-station on southern boundary
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 2. Assessment of Suitability

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Alresford Co-operative/town centre)	<400m	>1200m (Winchester)	400-1200m (Sun Hill School)	>1600m (Perins School)	<400m	<400m (National Cycle Network 23)

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity - the site is a small brownfield site in the middle of the built-up area.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity - the site is visually open, and there is intervisibility with a number of historic buildings in the Conservation Area.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - the site is immediately adjacent to the New Alresford Conservation Area and there are two Grade II listed buildings (The Museum and Lilac Cottage). The rear of the museum is visible from the site itself and there is potential for development to affect its setting. However, this could be addressed through sensitive design.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - although Winchester City Council does not have a local heritage list, there are a number of listed and unlisted historic buildings within the adjacent New Alresford Conservation Area in close proximity to the site, including Weybrook and Belmont House which are immediately south of the site on The Dean and are</p>

**2. Assessment of Suitability**

	identified in the Conservation Area appraisal. Although development has the potential to affect their setting, there is an opportunity for sensitive redevelopment of the site to make a more positive contribution to the historic environment than the existing office/industrial buildings.
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	Local Plan Policy NA01 – Car Park Provision
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Previously developed land
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing built-up area (infill)
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown - the site is in existing office/light industrial use, and there is the potential for ground contamination which may require remediation. There is an electrical substation on the southern boundary which is likely to need to be retained. The current planning application proposes its retention.
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	14 dwellings (based on live planning application)
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> . <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown - the site is in existing office/light industrial use, and there is the potential for ground contamination which may require remediation. There is an electrical substation on the southern boundary which is likely to need to be retained with a buffer due to the potential for sub-surface infrastructure.

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. It is previously developed land within the built-up area and the settlement boundary. It is currently occupied by offices and light industrial units. There is existing access to the public highway which could serve development of the site. The site is within the New Alresford Conservation Area and within close proximity to a number of Grade II listed buildings, including the Museum which is immediately south of the site. It is also adjacent to two undesignated buildings which make a positive contribution to the Conservation Area - Weybrook and Belmont House. Although there is potential for development to have an adverse impact on the setting of heritage assets, it may present an opportunity to enhance their significance through sensitive design which is more sympathetic to the character of the Conservation Area than the existing building.</p> <p>An application for the construction of 14 dwellings and a 40-space public car park was submitted to WCC in March 2023 and is currently under consideration. Whilst the site has the potential to accommodate residential development, the creation of a car park is likely to lead to additional traffic movements along The Dean and potentially congestion at the junction with West Street/Pound Hill, although it may reduce congestion elsewhere in the town centre. Discussion with the highways authority is recommended to understand whether car park development would be appropriate in this location, although potential provision of car parking at The Dean is supported by Local Plan policy NA01.</p> <p>The presence of light industrial uses on site means there is the potential for ground contamination and possibly remediation, which, along with the likely need to demolish the existing structure, may increase the costs of development. There is an electricity substation just south of the site boundary and there is likely to be sub-surface infrastructure associated with this installation that may reduce the developable area of the site. Surveys are likely to be required to understand the ground conditions.</p> <p>The site is within the River Itchen catchment and is subject to Natural England advice on nutrient neutral development. Mitigation measures are likely to be required for the phosphate and nitrate impacts of development. This should be discussed with the Local Planning Authority.</p>
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# Appendix B Landscape and visual feasibility analysis

## Site NA01

Location
Large field at the back of properties along New Farm Road, to the north of the watercress meadows.
Landscape and Visual Considerations
<ul style="list-style-type: none"> <li>• Site located within Landscape Character Area (LCA) 9 Upper Itchen Valley within the Winchester Landscape Character Assessment 2022. Displays some key characteristics:             <ol style="list-style-type: none"> <li>1. Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.</li> <li>2. Clear alkaline spring water in meandering narrow channels, which are often braided, together with associated lakes, ponds, mill chases, springs and ephemeral headwaters and supporting a thriving watercress industry.</li> <li>3. Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows.</li> <li>4. A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.</li> </ol> </li> <li>• Site visible from the Itchen Way located to the south within the South Downs National Park (SDNP). A 31 mile, long distance walking route that follows the River Itchen in Hampshire from its source near Henton Ampner House to its mouth at Woolston in Southampton.</li> <li>• SDNP is to the south and west.</li> <li>• Site within 0 to 5m viewshed of VP14 Cheesefoot Head and VP54 Wayfarer's Walk at Wind Farm. Representative viewpoints identified in South Downs National Park: View Characterisation and Analysis, 2015</li> <li>• Adjacent LCAs within the South Downs Landscape Character Assessment, 2020 are G5 Itchen Valley Sides and F5 Itchen Floodplain to the west and D3a Bramdean and Cheriton Mosaic (Enclosed) and E4a Itchen Valley Floodplains to the south. Development threats include consider views across the Itchen Valley</li> </ul>
Description
Large agricultural field currently used for pasture which slopes down towards the watercress meadows in the south. Houses along New Farm Road visible from the watercress meadows and from high ground to the south. Hedgerows enclose the field with some taller vegetation beside the watercress meadows.
Development Potential
Upper part of field is visible from SDNP and from the watercress meadows. Visibility as the landform slopes down to the meadows. Potentially some limited development could be undertaken within a strong landscape framework to reduce impact in both close and distant views. In long distant views from the SDNP. Field could be considered as part of settlement envelope, using the vegetation beside the watercress meadows as a defensible settlement boundary

Photographs 28th March 2023



View of NA01 from watercress meadows, south of site



Views of NA01 from watercress meadows, southwest of site



View of NA01 from Itchen Way within South Downs National Park

**Site NA05**

<b>Location</b>
Small field to the north of NA01 at the back of properties along New Farm Road, to the north of the watercress meadows.
<b>Landscape and Visual Considerations</b>
<ul style="list-style-type: none"> <li>• Site located within Landscape Character Area (LCA) 9 Upper Itchen Valley within the Winchester Landscape Character Assessment 2022. Displays some key characteristics:             <ol style="list-style-type: none"> <li>5. Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.</li> <li>6. Clear alkaline spring water in meandering narrow channels, which are often braided, together with associated lakes, ponds, mill chases, springs and ephemeral headwaters and supporting a thriving watercress industry.</li> <li>7. Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows.</li> <li>8. A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.</li> </ol> </li> <li>• Site not visible from the Itchen Way located to the south within the South Downs National Park (SDNP). A 31 mile, long distance walking route that follows the River Itchen in Hampshire from its source near Henton Ampner House to its mouth at Woolston in Southampton.</li> <li>• SDNP is to the south and west.</li> <li>• Site within 0 to 5m viewshed of VP14 Cheesefoot Head and VP54 Wayfarer's Walk at Wind Farm. Representative viewpoints identified in South Downs National Park: View Characterisation and Analysis, 2015</li> <li>• Adjacent LCAs within the South Downs Landscape Character Assessment, 2020 are G5 Itchen Valley Sides and F5 Itchen Floodplain to the west and D3a Bramdean and Cheriton Mosaic (Enclosed) and E4a Itchen Valley Floodplains to the south. Development threats include consider views across the Itchen Valley</li> </ul>
<b>Description</b>
Small agricultural field currently used for pasture which slopes down towards the River Itchen, to the west. Hedgerows enclose the field with some taller vegetation beside the properties along New Farm Road and along the Itchen Valley. Southern hedgerow is visible from the watercress meadows to the south. However, the field does not appear to be visible from the Itchen Way within the SDNP.
<b>Development Potential</b>
Potential for some development within a strong landscape framework to limit any possible views from the SDNP and the watercress meadows. Scale of the site is however small so if developed in isolation would appear incongruous as extending the settlement edge for a small parcel surrounded by fields to the north and south and the Itchen Valley to the west.

Photographs 28th March 2023



View of NA05 from watercress meadows, south of site



View of NA05 from Itchen Way within South Downs National Park

**Site NA06**

<b>Location</b>
Large pastoral field to the southwest of New Alresford Recreation Centre
<b>Landscape and Visual Considerations</b>
<ul style="list-style-type: none"> <li>• North and west of New Alresford Conservation Area – southern boundary marked by low flint wall along ‘the Avenue’. Double row of mature lime trees which marks the western approach to the town. Where there are gaps in the wall, potential for views to the north across the River Arle valley.</li> <li>• Located within Arlebury Park Estate – undesignated historic park and garden. Area part of wider estate and not part of designed landscape. Further information available at <a href="http://Arlebury Park Estate (Arlebury Park, New Place)   Hampshire Garden Trust Research (hgt.org.uk)"><u>Arlebury Park Estate (Arlebury Park, New Place)   Hampshire Garden Trust Research (hgt.org.uk)</u></a>. Designed landscape to north of house to west of NA06</li> <li>• Site located within Landscape Character Area (LCA) 9 Upper Itchen Valley within the Winchester Landscape Character Assessment 2022. Displays some key characteristics:             <ol style="list-style-type: none"> <li>9. Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.</li> <li>10. Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows.</li> <li>11. A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.</li> </ol> </li> <li>• Site visible from the Wayfarer’s Walk located to the north. A 70 mile, long distance walking route from Inkpen to Emsworth Harbour.</li> <li>• Site not within or adjacent to the South Downs National Park (SDNP).</li> <li>• Site within 0 to 5m viewshed of VP14 Cheesefoot Head and VP54 Wayfarer’s Walk at Wind Farm. Representative viewpoints identified in South Downs National Park: View Characterisation and Analysis, 2015</li> </ul>
<b>Description</b>
Pastoral field enclosed by a mix of clipped hedgerow, flint wall, tall scrub and post and wire fencing. Open views from the field across adjacent sports pitches over the River Arle valley to rising ground to the north. Vineyards visible on the valley sides to the north. Arlebury House and associated farm and stables, now converted to residential use, visible to the west. Edge of New Alresford town centre visible to the east. To the south the flint wall with brick half round cap forms distinctive edge to the site and marks the boundary of the conservation area. The tall trees of ‘The Avenue’ is visible beyond with glimpses of buildings to the south of the B3047 available through the winter branches.
<b>Development Potential</b>
Even though there are open views from the north towards the site and the conservation area is adjacent to the south and east, potential for some development within a landscape buffer that protects the setting of the conservation area, the designed landscape of Arlebury Estate, and helps screens the development in views from the north. Views from Cheesefoot Head and Wayfarer’s Walk at Wind Farm within the SDNP are screened by existing development, landform and existing vegetation within and around New Alresford.

Photographs 28th March 2023



View across NA06 looking north



View along access track towards River Arle Valley



View towards NA06 from Public Right of Way, close to junction with Wayfarer's Walk

**Site NA07**

<b>Location</b>
Large field to west of Drove Lane, on western edge of New Alresford
<b>Landscape and Visual Considerations</b>
<ul style="list-style-type: none"> <li>• Site located within Landscape Character Area (LCA) 9 Upper Itchen Valley within the Winchester Landscape Character Assessment 2022. Displays some key characteristics:             <ol style="list-style-type: none"> <li>12. Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.</li> <li>13. Clear alkaline spring water in meandering narrow channels, which are often braided, together with associated lakes, ponds, mill chases, springs and ephemeral headwaters and supporting a thriving watercress industry.</li> <li>14. Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows.</li> <li>15. A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.</li> </ol> </li> <li>• Site visible from the Wayfarer's Walk located to the north. A 70 mile, long distance walking route from Inkpen to Emsworth Harbour.</li> <li>• Site adjacent to the South Downs National Park (SDNP) to the south.</li> <li>• Site within 0 to 5m viewshed of VP14 Cheesefoot Head and VP54 Wayfarer's Walk at Wind Farm. Representative viewpoints identified in South Downs National Park: View Characterisation and Analysis, 2015</li> <li>• Adjacent LCAs within the South Downs Landscape Character Assessment, 2020 are G5 Itchen Valley Sides and F5 Itchen Floodplain. Development threats include avoid development extending into the floodplain and minimise light spill from settlements</li> </ul>
<b>Description</b>
Site located between the settlement edge of New Alresford and River Arle. Distinct floodplain character with views across the site to rising ground to the northwest of river. Houses along the settlement edge to the southeast and trees along the river as it forks in the western corner of the site to the southwest acts as boundaries to the site.
<b>Development Potential</b>
Few opportunities for development without interrupting the distinct floodplain character and setting of the River Arle. Only develop adjacent to the existing settlement edge may be feasible to improve the appearance of this urban edge. However, any development in this location could be considered within the setting of the SDNP. The elevated Watercress railway line, limits views and provides a distinct boundary to the SDNP. Views from Cheesefoot Head and Wayfarer's Walk at Wind Farm within the SDNP are screened by existing development, landform and existing vegetation within and around New Alresford.

Photographs 28th March 2023



View of southern corner of NA07



View of western corner of NA07



View from Wayfarer's Walk to north of NA07

**Site NA09**

<b>Location</b>
Small site currently used as a caravan site, to the north of the B3047, adjacent to NA06.
<b>Landscape and Visual Considerations</b>
<ul style="list-style-type: none"> <li>• North and west of New Alresford Conservation Area. To the south is ‘the Avenue’. Double row of mature lime trees which marks the western approach to the town. Where there are gaps in the wall, potential for views to the north across the River Arle valley.</li> <li>• Located within Arlebury Park Estate – undesignated historic park and garden. Area part of wider estate and not part of designed landscape. Further information available at <a href="#">Arlebury Park Estate (Arlebury Park, New Place)   Hampshire Garden Trust Research (hgt.org.uk)</a>. Designed landscape to north of house to west of NA06</li> <li>• Site located within Landscape Character Area (LCA) 9 Upper Itchen Valley within the Winchester Landscape Character Assessment 2022. Displays some key characteristics:             <ol style="list-style-type: none"> <li>16. Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.</li> <li>17. Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows.</li> <li>18. A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.</li> </ol> </li> <li>• Site not visible from the Wayfarer’s Walk located to the north. A 70 mile, long distance walking route from Inkpen to Emsworth Harbour.</li> <li>• Site not within or adjacent to the South Downs National Park (SDNP).</li> <li>• Site within 0 to 5m viewshed of VP14 Cheesefoot Head and VP54 Wayfarer’s Walk at Wind Farm. Representative viewpoints identified in South Downs National Park: View Characterisation and Analysis, 2015</li> </ul>
<b>Description</b>
Small area of grass with some limited infrastructure to support the use of the site as a caravan site. The site is enclosed by tall scrub, which screens views of the site from across the River Arle valley to the north and from the conservation area to the south. An access road to the Arlebury Farm adjacent to Arlebury House, passes the site. Along the access track there are views across the valley.
<b>Development Potential</b>
Although the site is located within the undesignated historic park and garden of Arlebury Park Estate, it does not form part of the designed landscape. Retention of the existing dense vegetation around the site, will help safeguard the setting of the conservation area, the undesignated historic park and garden and views across the River Arle valley to the north. Views from Cheesefoot Head and Wayfarer’s Walk at Wind Farm within the SDNP are screened by existing development, landform and existing vegetation within and around New Alresford.

Photographs 28th March 2023



View of entrance to NA09



View of NA09

[aecom.com](https://www.aecom.com)



# New Alresford Town Council

Call for Sites number:

Date received:

**For Town Council use only**

Please use this form to provide information on sites suggested for future development. A separate form should be completed for each site. All sites must have a site plan identifying the land suggested at a scale of not less than 1:2500.

**Please return your completed forms to:**

New Alresford Town Council  
**The Avenue, Alresford, Hants, SO24 9EP**  
Or email: [townclerk@newalresford-tc.gov.uk](mailto:townclerk@newalresford-tc.gov.uk)

1. Personal Details	
Title	█
First Name	█
Last Name	█
Job Title ( <i>where relevant</i> )	█
Organisation ( <i>where relevant</i> )	Alfred Homes
Address including post code	64 Parchment Street, Winchester, SO23 8AT
Telephone number	█
Email Address	█

2. Agent Details ( <i>If applicable</i> )	
Title	N/A
First Name	
Last Name	
Job Title ( <i>where relevant</i> )	
Organisation ( <i>where relevant</i> )	
Address including post code	
Telephone number	
Email Address	

3. I am...			
Owner of the site	Y / N	Local authority	Y / N
Developer	Y / N	Community group	Y / N
Land agent	Y / N	Local resident	Y / N
Planning consultant	Y / N	Registered Social Landlord	Y / N
Other (please specify): Alfred Homes has an Option Agreement with the landowner to promote and develop the land.			

4. Site Information	
Site address / location	Alderwood. Land adjacent to Arlebury Park
Site area (hectares)	2.4 hectares
Is the site vacant, or cleared?	Land is vacant land.
Current and past land uses e.g., agriculture, employment. State past land uses if known.	Formerly used for agriculture.
Are there natural features (prominent or veteran trees, ponds, etc.) on site?	No – land is an open field, with matures trees to the fringe
Are there any protected species of plant or animal on or near the site?	No.
Are there any known or suspected heritage features on the site (including part/fully buried features)?	No, historic mapping shows the land to be vacant
Is the whole site available between now and 2039? If not, please give the reason why and mark the available area on the map you provide.	Yes
Would you be willing to release part of this site for development? If you have a minimum development area in mind please indicate this on the map you provide.	To be discussed as part of the Neighbourhood Plan process.
Would you be willing to use/sell land for biodiversity net gain as an offset measure to a developer, not necessarily for building?	No
Would you be willing to work with a Community Land Trust or similar, and / or develop the site entirely for affordable housing in perpetuity?	The land can form forward and delivery an array of affordable housing tenures, as well as open market housing. We would welcome discussing what best would suit the needs of the Town.

<b>Availability / means of access to the site</b> (describe how the site will be accessed during use)	The land is currently served by road from The Avenue, over which full rights exist to access the land for residential use. A previous planning application and its determination confirmed an appropriate access exists.  Details are provided within the Vision Document provided.
<b>Have you submitted this site Winchester City Council's SHELAA?</b> If yes, please state any reference number that your site has been given.	Yes – NA06

**5. Proposed Future Uses & Capacity** (Please provide as much information as possible e.g. number of units, proposed floorspace by type, etc.)

As a guide, the Vision Document shows a development of 60 residential dwellings, a new public car park accessed from existing Car Park at the Recreation Ground, landscaping and open space.

Alfred Homes is open to discussing other land uses and the scope and form of the development with the Town Council as part of the Neighborhood Planning Process.

<b>6. Site Ownership</b>	
Give details of sole / joint ownership. If possible attach a copy of the title plan and deeds.	
Land is owned by ██████████, with Alfred Homes having the benefit of an option agreement to promote and develop. A copy of the Register is provided.	
	Y / N

<b>7. Market Interest</b>	
Please choose the most appropriate category below and outline any marketing or pre-planning activity.	
	<b>Comments</b>
Site is owned by or under option to a developer	Land is under option to Alfred Homes.
Enquiries received	N/A

Site is being marketed	N/A
None / Not known	N/A

<b>8. Utilities</b>	
Please tell us which of the following utilities are available to the site	
Mains water supply	Y / N
Mains sewerage	Y / N
Electrical supply	Y / N
Gas supply	Y / N
Landline telephone/broadband internet	Y / N
Other (please specify):	

<b>9. Availability Issues</b>	
Please tell us if there are any of the following constraints. If you answer yes, please provide details.	
Land in other ownership must be acquired to develop the site	No – Alfred Homes has control of all of the land required for delivery.
Restrictive covenants exist	No
Current uses need to be relocated	No
Physical constraints (topography, trees, ecological features, other)	No – the land is free from hard constraints with trees limited to the periphery
Public rights of way cross or adjoin the site	No – Rights of way exist to the east of the site, with opportunities for new rights to be created through the development.
Contamination, known or suspected	No – historic use shows no land use that could have caused contamination
Conservation Area/Listed Buildings on site or nearby	Conservation Area exists to the south of the site at The Avenue.
Flooding, river or ground / surface water	No – Land lies within Flood Zone 1

<b>10. Timescale for Availability</b>	
Please indicate the approximate timescale for availability:	
	<b>Comments</b> – with reference to your answer in question 5), please state what could be developed, and when.
Within 5 years	A significant amount of technical work and due diligence has already been undertaken in respect of the delivery of the land, and therefore a planning application could be formed and lodged quickly with delivery of the scheme within 5 years.
5 - 10 years	
10 – 15 years	
Beyond 15 years	

<b>11. Your data</b>
<p>New Alresford Town Council aims to encourage confidence in the plan making process. No representation will be accepted from any individual, company or organisation who does not supply full contact details.</p> <p>Contact details for companies and public bodies, including organisations and local interest groups will not be withheld. For individuals, only basic information such as the surname and post town will be made publicly available. New Alresford Council's data protection is available <a href="#">here</a>, and privacy policies <a href="#">here</a>.</p> <p>Comments and contributions to the Neighbourhood Plan will be retained for a period not exceeding seven years from the date the neighbourhood plan is "made" by the local planning authority. Records around matters or sites that are deemed contentious may, however, be kept in perpetuity. This is in accordance with best practice in local government.</p> <p>Private individuals recommending land for development should indicate below that they understand that their contact details may be shared with third parties appointed on behalf of the New Alresford Neighbourhood Plan Committee. This will be with the specific purpose of enabling any site(s) proposed to be evaluated:</p> <p>I agree that my contact details can be used by New Alresford Town Council and their agents for work in connection with the site I am promoting.</p> <p>Signed:</p> <div style="border: 1px solid black; width: 150px; height: 40px; margin: 10px auto; background-color: black;"></div> <p>Date: 28th Oct 2022</p>

<b>12. Other Relevant Information</b> – Please use the space below to for additional information or further explanations on any of the topics covered in this form
<p>In support of the identification of the land within the emerging Neighborhood Plan, a Vision Document has been prepared and submitted alongside the pro forma and location plan. Alfred Homes would welcome the opportunity to discuss with the Town Council and local stakeholders how the land at Alderwood could come forward and in what guise to best serve the objectives of the Neighborhood Plan.</p>

**Signature:**



**Date:** 28<sup>th</sup>

October 2022



## New Alresford Town Council

Call for Sites number:

Date received:

**For Town Council use only**

Please use this form to provide information on sites suggested for future development. A separate form should be completed for each site. All sites must have a site plan identifying the land suggested at a scale of not less than 1:2500.

**Please return your completed forms to:**

New Alresford Town Council  
**The Avenue, Alresford, Hants, SO24 9EP**  
Or email: [townclerk@newalresford-tc.gov.uk](mailto:townclerk@newalresford-tc.gov.uk)

1. Personal Details	
Title	
First Name	
Last Name	
Job Title ( <i>where relevant</i> )	
Organisation ( <i>where relevant</i> )	The Grange Hampshire LLP
Address including post code	Estate Office Folly Hill Itchen Stoke SO24 9TF
Telephone number	
Email Address	

2. Agent Details ( <i>If applicable</i> )	
Title	
First Name	██████
Last Name	██████
Job Title ( <i>where relevant</i> )	██████████████
Organisation ( <i>where relevant</i> )	██████████
Address including post code	██
Telephone number	██████████
Email Address	████████████████████

3. I am...			
Owner of the site	Y / N	Local authority	Y / N
Developer	Y / N	Community group	Y / N
Land agent	Y / N	Local resident	Y / N
Planning consultant	<b>Y</b> / N	Registered Social Landlord	Y / N
Other (please specify): On behalf of the landowner (The Grange Hampshire LLP)			

4. Site Information	
Site address / location	Land north of Winchester Road, Alresford, SO24 9EZ
Site area (hectares)	6.1
Is the site vacant, or cleared?	
Current and past land uses e.g., agriculture, employment. State past land uses if known.	agricultural grazing
Are there natural features (prominent or veteran trees, ponds, etc.) on site?	riperian habitat pond
Are there any protected species of plant or animal on or near the site?	potential for foraging/community bats potential wildlife corridors along boundary absence of GCN in pond confirmed
Are there any known or suspected heritage features on the site (including part/fully buried features)?	no
Is the whole site available between now and 2039? If not, please give the reason why and mark the available area on the map you provide.	the whole site is available although only 3.0ha is developable/outside the flood plain
Would you be willing to release part of this site for development? If you have a minimum development area in mind please indicate this on the map you provide.	the 3.0ha outside the flood plain - the remaining land could be retained by the landowner
Would you be willing to use/sell land for biodiversity net gain as an offset measure to a developer, not necessarily for building?	no
Would you be willing to work with a Community Land Trust or similar, and / or develop the site entirely for affordable housing in perpetuity?	no

<b>Availability / means of access to the site</b> (describe how the site will be accessed during use)	new access required via Winchester Road
<b>Have you submitted this site Winchester City Council's SHELAA?</b> If yes, please state any reference number that your site has been given.	yes - NA07

<b>5. Proposed Future Uses &amp; Capacity</b> <i>(Please provide as much information as possible e.g. number of units, proposed floorspace by type, etc.)</i>
Mixed use - up to 20 dwellings & 5000sqft shared workspace (office)

<b>6. Site Ownership</b>	
Give details of sole / joint ownership. If possible attach a copy of the title plan and deeds.	
LR Title HP660226	
	Y / N

<b>7. Market Interest</b>	
Please choose the most appropriate category below and outline any marketing or pre-planning activity.	
	<b>Comments</b>
Site is owned by or under option to a developer	no
Enquiries received	no

Site is being marketed	no
None / Not known	

8. Utilities	
Please tell us which of the following utilities are available to the site	
Mains water supply	Y / N
Mains sewerage	Y / N
Electrical supply	Y / N
Gas supply	Y / N
Landline telephone/broadband internet	Y / N
Other (please specify):	

9. Availability Issues	
Please tell us if there are any of the following constraints. If you answer yes, please provide details.	
Land in other ownership must be acquired to develop the site	New access requires Highways Authority land
Restrictive covenants exist	no
Current uses need to be relocated	no
Physical constraints (topography, trees, ecological features, other)	no
Public rights of way cross or adjoin the site	no
Contamination, known or suspected	not expected
Conservation Area/Listed Buildings on site or nearby	no
Flooding, river or ground / surface water	approximately 50% of the site lies within FZ2 or FZ3 and is therefore suitable for open space or nature conservation only

10. Timescale for Availability	
Please indicate the approximate timescale for availability:	
	<b>Comments</b> – with reference to your answer in question 5), please state what could be developed, and when.
Within 5 years	mixed use - up to 20 dwellings & 5000sqft shared workspace (office)
5 - 10 years	
10 – 15 years	
Beyond 15 years	

11. Your data
<p>New Alresford Town Council aims to encourage confidence in the plan making process. No representation will be accepted from any individual, company or organisation who does not supply full contact details.</p> <p>Contact details for companies and public bodies, including organisations and local interest groups will not be withheld. For individuals, only basic information such as the surname and post town will be made publicly available. New Alresford Council's data protection is available <a href="#">here</a>, and privacy policies <a href="#">here</a>.</p> <p>Comments and contributions to the Neighbourhood Plan will be retained for a period not exceeding seven years from the date the neighbourhood plan is "made" by the local planning authority. Records around matters or sites that are deemed contentious may, however, be kept in perpetuity. This is in accordance with best practice in local government.</p> <p>Private individuals recommending land for development should indicate below that they understand that their contact details may be shared with third parties appointed on behalf of the New Alresford Neighbourhood Plan Committee. This will be with the specific purpose of enabling any site(s) proposed to be evaluated:</p> <p>I agree that my contact details can be used by New Alresford Town Council and their agents for work in connection with the site I am promoting.</p> <p>Signed: </p> <p>Date: 31/10/2022</p>

12. Other Relevant Information – Please use the space below to for additional information or further explanations on any of the topics covered in this form
<p>Signature </p> <p>Date: 31/10/2022</p>



# New Alresford Town Council

Call for Sites number:

Date received:

**For Town Council use only**

Please use this form to provide information on sites suggested for future development. A separate form should be completed for each site. All sites must have a site plan identifying the land suggested at a scale of not less than 1:2500.

**Please return your completed forms to:**

New Alresford Town Council

**The Avenue, Alresford, Hants, SO24 9EP**

Or email: [townclerk@newalresford-tc.gov.uk](mailto:townclerk@newalresford-tc.gov.uk)

1. Personal Details	
Title	
First Name	████
Last Name	██████
Job Title ( <i>where relevant</i> )	████████████████████
Organisation ( <i>where relevant</i> )	Wates Developments
Address including post code	Wates House, Station Approach, Leatherhead, Surrey KT22 7SW
Telephone number	██████████
Email Address	████████████████████

2. Agent Details ( <i>If applicable</i> )	
Title	██
First Name	██
Last Name	████████
Job Title ( <i>where relevant</i> )	
Organisation ( <i>where relevant</i> )	████████████████████
Address including post code	██
Telephone number	██████████
Email Address	██████████

3. I am...			
Owner of the site	Y / N	Local authority	Y / N
Developer	Y	Community group	Y / N
Land agent	Y / N	Local resident	Y / N
Planning consultant	Y / N	Registered Social Landlord	Y / N

Other (please specify):

#### 4. Site Information

<b>Site address / location</b>	Land to the west of New Farm Road (r/o Thodys)
<b>Site area</b> (hectares)	3.8
<b>Is the site vacant, or cleared?</b>	One dwelling to site frontage, remainder of site to rear is vacant
<b>Current and past land uses</b> e.g., agriculture, employment. State past land uses if known.	Agricultural
<b>Are there natural features (prominent or trees, ponds, etc.) on site?</b> <b>veteran</b>	Trees to site frontage, protected by virtue of a Tree Preservation Order
<b>Are there any protected species of plant or animal on or near the site?</b>	N/A
<b>Are there any known or suspected heritage features on the site (including part/fully buried features)?</b>	N/A
<b>Is the whole site available between now and 2039?</b> If not, please give the reason why and mark the available area on the map you provide.	Yes
<b>Would you be willing to release part of this site for development?</b> If you have a minimum development area in mind please indicate this on the map you provide.	No – it is considered the whole site can accommodate in the region of 75 homes, of which 40% would be affordable in line with WCC Policy Requirements
<b>Would you be willing to use/sell land for biodiversity net gain as an offset measure to a developer, not necessarily for building?</b>	No
<b>Would you be willing to work with a Community Land Trust or similar, and / or develop the site entirely for affordable housing in perpetuity?</b>	No, although we would be more than happy for a community organisation to take on the management of any public open space which comes forward in association with the development proposals.
<b>Availability / means of access to the site</b> (describe how the site will be accessed during use)	The site provides direct access onto New Farm Road

<p><b>Have you submitted this site Winchester City Council's SHELAA?</b> If yes, please state any reference number that your site has been given.</p>	<p>NA01</p>
---	-------------

<p><b>5. Proposed Future Uses &amp; Capacity</b> <i>(Please provide as much information as possible e.g. number of units, proposed floorspace by type, etc.)</i></p>
<p>Development of the site for approximately 75 homes (40% affordable), together with access and public open space</p>

<p><b>6. Site Ownership</b></p>	
<p>Give details of sole / joint ownership. If possible attach a copy of the title plan and deeds.</p>	
<p>Site Owned by the Hanson Family – Land Registry Titles HP736755 and HP755443 (enclosed)</p>	
<p> </p>	
<p> </p>	<p>Y / N</p>

<p><b>7. Market Interest</b></p>	
<p>Please choose the most appropriate category below and outline any marketing or pre-planning activity.</p>	
<p> </p>	<p><b>Comments</b></p>
<p>Site is owned by or under option to a developer</p>	<p>Site owned by Hanson Family and being promoted by Wates Developments</p>
<p>Enquiries received</p>	<p> </p>
<p>Site is being marketed</p>	<p> </p>

None / Not known	
------------------	--

<b>8. Utilities</b>	
Please tell us which of the following utilities are available to the site	
Mains water supply	Y – from New Farm Road
Mains sewerage	Y – from New Farm Road
Electrical supply	Y – from New Farm Road
Gas supply	Y – from New Farm Road
Landline telephone/broadband internet	Y – from New Farm Road
Other (please specify):	

<b>9. Availability Issues</b>	
Please tell us if there are any of the following constraints. If you answer yes, please provide details.	
Land in other ownership must be acquired to develop the site	N/A
Restrictive covenants exist	N/A
Current uses need to be relocated	N/A
Physical constraints (topography, trees, ecological features, other)	Trees to site frontage, protected by virtue of a Tree Preservation Order
Public rights of way cross or adjoin the site	N/A
Contamination, known or suspected	None
Conservation Area/Listed Buildings on site or nearby	N/A
Flooding, river or ground / surface water	N/A
<b>10. Timescale for Availability</b>	
Please indicate the approximate timescale for availability:	

	<b>Comments</b> – with reference to your answer in question 5), please state what could be developed, and when.
Within 5 years	Yes – approximately 75 homes
5 - 10 years	
10 – 15 years	
Beyond 15 years	

## 11. Your data

New Alresford Town Council aims to encourage confidence in the plan making process. No representation will be accepted from any individual, company or organisation who does not supply full contact details.

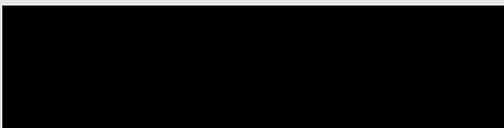
Contact details for companies and public bodies, including organisations and local interest groups will not be withheld. For individuals, only basic information such as the surname and post town will be made publicly available. New Alresford Council's data protection is available [here](#), and privacy policies [here](#).

Comments and contributions to the Neighbourhood Plan will be retained for a period not exceeding seven years from the date the neighbourhood plan is "made" by the local planning authority. Records around matters or sites that are deemed contentious may, however, be kept in perpetuity. This is in accordance with best practice in local government.

Private individuals recommending land for development should indicate below that they understand that their contact details may be shared with third parties appointed on behalf of the New Alresford Neighbourhood Plan Committee. This will be with the specific purpose of enabling any site(s) proposed to be evaluated:

I agree that my contact details can be used by New Alresford Town Council and their agents for work in connection with the site I am promoting.

Signed:



Date: 29.11.22

## 12. Other Relevant Information – Please use the space below to for additional information or further explanations on any of the topics covered in this form

Wates Developments are committed to bringing forward sustainable developments whilst engaging with key stakeholders and local communities in order to create the best schemes. We believe that schemes are best delivered when all stakeholders engage to share a vision of a future development, with communities that engage positively being able to actively shape the nature and form of our new schemes.

We have a core focus on sustainability which comprises four key priorities; the well being of people; delivering quality, sustainable buildings; development social value for communities and protecting and enhancing our environment. We are partners of The Carbon Trust and support The Conservation Volunteers in their work to promote biodiversity and in developing greener, more sustainable, places.



**Signature:**



**Date:** 29.11.22

# SITE INFORMATION PACK FOR SITE PROMOTION TEAMS

## Introduction

Please read this information pack in full. It sets out the key actions we ask that you undertake to support us with the New Alresford Neighbourhood Plan public consultation.

Reference to 'your team' means your Site Promotion Team.

## Further details about your consultation material

Submit your consultation material to the Council electronically

Submit the following material electronically in PDF format to [townclerk@newalresford-tc.gov.uk](mailto:townclerk@newalresford-tc.gov.uk) by Wednesday 6<sup>th</sup> November 2024

- A4 double sided leaflet
- Development Site Information Pack

Printing requirements of consultation material

- You can bring your printed material to the event 21<sup>st</sup> November 2024.
- Alternatively, please arrange for the material to be delivered to the Council no later than the 20<sup>th</sup> November 2024.

Material to bring with you to the event

Please bring printed copies of your A4 double sided leaflet, Development Site Information Pack and name badges to the event on the 21<sup>st</sup> November 2024. You will have preparation time from 11 am to 12 pm. Please see table for quantities.

Register and requirements of material to be produced by you

The Council and the Site Promoters are preparing material for this consultation. There needs to be consistency of style and content.

All material must follow the principles set out in the *Template for Development Site Information Pack*.

All material listed in the following table will also be made available on the Council's website from Thursday 14<sup>th</sup> November 2024.

<b>Material</b>	<b>Printed Quantities</b>	<b>Details</b>
<b>A4 Leaflet</b>	100	<ul style="list-style-type: none"> <li>• A summary / handout for people to take away from the event – effectively a summary of the Development Site Information Pack</li> <li>• Both sides</li> <li>• Full Colour</li> <li>• Minimum font size 11 pt</li> <li>• Recommend paper thickness is a minimum of 100 gsm.</li> </ul>
<b>Development Site Information Pack</b>	100	<ul style="list-style-type: none"> <li>• Complete template</li> <li>• Full Colour</li> <li>• Provide your own design and include who it has been produced by</li> <li>• Keep to word limits</li> </ul>
<b>Name badges</b>	1 per person	<ul style="list-style-type: none"> <li>• To be brought to the event by you</li> <li>• To be worn at consultation event by you</li> <li>• Persons name</li> <li>• Company</li> <li>• Name of Development Site</li> </ul>

## Attend consultation drop in event

### Your role and responsibilities

- Your team should consist of no more than two members.
- Your team must advise the Council ahead of the event the names of those attending and sign the attendance list on arrival.
- Your team must avoid answering questions about other sites and the Neighbourhood Plan process and must direct people to the relevant Council staff and consultants.
- Your team should direct any challenging attendees to the most appropriate Council staff present.

### Additional information

#### **Invitees**

- Open to all

#### **Format**

- Informal event that people visit to see the consultation material and ask questions.
- There is no presentation or official opening/welcome

#### **Material at event**

More detail about the content and format of this material is provided (See Section – Further details about your consultation material)

## Communication and General Data Protection Regulation (GDPR)

### GDPR (Sharing of contact details)

- You must not record/collect individual's names or personal details at consultation event or at any other time during the consultation
- Anyone at consultation event stating a wish to be kept up to date with the Neighbourhood Plan should be directed to Council staff.

### Photographs at event

- The Council takes photos at consultation event for use in the Summary of Responses and Consultation Statement
- A notice is displayed at event stating that the Council will take photos and anyone wishing not to be photographed should make themselves known to a Council officer
- You must not take photos of members of the public at these event

### Additional needs

If any member of your team has any additional needs that it would be helpful for the Council to be aware of, please let the team know.

# Principles of consultation and guide for material

## General principles

1. This is a public consultation run by the Council. It is therefore a requirement for the process to be undertaken in a fair and consistent manner. As such we ask you to follow some general principles to ensure that this is an effective consultation to assist the Council in preparing the Neighbourhood Plan.
2. The main purpose of the consultation is to hear people's views on the sites and to gain additional information such as from statutory consultees.
3. The consultation is based on a level playing field.
4. The consultation is not a comparison between sites. All content must adhere to the positive spirit of the consultation and must not compare or include references to other sites.
5. Consultation information must not be misleading. It must be based on facts. Nothing should be included in material that cannot be substantiated.
6. Do not include any branding for the site. Please keep references generic to the name of the place. This is to avoid confusion and misunderstanding by the public.
7. Matters relating to the Neighbourhood Plan are for the Council. As such there must be no reference in your material to what a Neighbourhood Plan should or shouldn't do, or to what the Council should or shouldn't do.

## General guide

- The consultation is to be called 'New Alresford Neighbourhood Plan consultation'. This must be what you refer to in your material.
- All consultation material should use plain English and be jargon-free
- Technical terms should be avoided or clearly explained
- Keep to word limits
- No use of Town Council logos
- No reference to websites other than the Council's
- Ensure that consultation material is accurate, easy to understand and presented in such a way which resonates with our target audiences.
- Photographs and maps can increase the appeal to a wider audience rather than all text

## Maps/Plan/Site boundaries

This consultation is about what the proposal is within this plan period. Therefore, any plans/maps must:

- Show the full extent of your proposed site
- include land that may fall within a neighbouring parish, e.g. land required for mitigating the development such as biodiversity net gain, water neutrality mitigation or flooding attenuation. Any land included in a neighbouring parish should be clearly marked

- not include other land such as wider land ownership or any area for a future proposal.

If existing development is shown for context, any plan should clearly show what development is currently being built/is committed and what development is being proposed to meet future needs, which is the purpose of the Neighbourhood Plan allocations.

Plans should clearly show which land uses are proposed where, whether in detail or broadly. This is to aid the Council running an effective consultation.

#### Phasing/Deliverability

The phasing of development will be determined through the Neighbourhood Plan process subject to evidence and the housing trajectory. You must not therefore include specific dates e.g.:

- submitting a planning application in 2026
- development commencing in 2028.

In terms of expressing delivery of the proposal please refers to generic years e.g.:

- year 1
- year 2.

Please do not include references to specific dates such as commence in 2022. This is for a decision in the Neighbourhood Plan having regard to all the evidence.

# Template for Development Site Information Pack

<SITE NAME>

DEVELOPMENT SITE

INFORMATION PACK

Please design your own document but use this template.

Produced by XX

# Contents

*Please insert a contents page*

## Introduction

*Please provide a foreword / personal note introducing the Development Site and any key messages from this document that you wish to draw out for the reader.*

*You may wish to consider reference to working with local communities and writing in a more personal style than a technical planning language.*

*Please avoid unsubstantiated suggestions.*

*This section should include reference to this document providing more information about the site.*

## Site Promotion Team

*Effectively a little bit about you/your team. Please include the name of any developers involved but do not include any personal names of individuals or contact information, instead refer to the 'Site Promotion Team'.*

***This section covering the Introduction and Site Promotion Team should be no more than one side of A4.***

## Map of <Site name> Development Site

*Insert map.*

## Site considerations

*Insert map showing the Land Use Considerations with a clear key*

*Please use any spare space on this page to provide a brief summary of the key considerations*

## Proposed development opportunities

*Insert map showing the Land Budget Plan and table, with a clear key*

## Understanding constraints and considerations to identify proposed development opportunities

*Explain how constraints and considerations have informed the land budget plan and proposed uses*

## Delivery and timescales

*Realistic information about possible delivery timescales and rates*

***These two sections should be no more than one side of A4, this page.***

## Meeting identified needs in a sustainable way

Supporting a sustainable community, with sufficient access to services and employment opportunities

*(max 500 words)*

Opportunities to improve and invest in infrastructure

*(max 500 word)*

Economic opportunities

*(max 250 words)*

Opportunities for environmental improvements

*(max 500 word)*

Creating and maintaining a quality place

*(max 500 word)*

Meeting the housing needs of everyone

*(max 500 word)*

Accessing the site by walking, cycling and public transport

*(max 500 words)*

## Local communities

Concerns, opportunities and benefits

*(max 500 word)*

Working together going forward, in an inclusive way

*(max 500 word)*

Fw: New Alresford Neighbourhood Plan

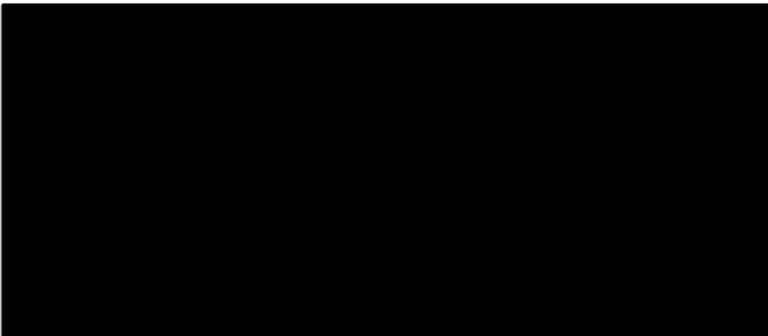
From: [REDACTED]  
Date: Tue 28/10/2025 13:42  
To: [REDACTED]

Environment Agency response

From: [REDACTED]  
Sent: 02 September 2024 14:13  
To: [REDACTED]  
Subject: FW: New Alresford Neighbourhood Plan

EA response below.

Thankyou.



This email is confidential and intended solely for the person or organisation to whom it is addressed. If you are not the intended recipient, please notify the author immediately and then delete this email from your system and do not use it or rely on it in any way. Whilst reasonable precautions have been taken to ensure that this email and its attachments are virus free, no responsibility or liability is accepted for any viruses they may contain. It is therefore recommended that you rely on your own virus check.

From: [REDACTED]  
Sent: Monday, September 2, 2024 8:47 AM  
To: [REDACTED]  
Subject: New Alresford Neighbourhood Plan

Thank you very much for your email dated 19 August 2024 regarding four prospective SHELAA sites.

We (the Environment Agency) have considered the information and have the following comments to make:

**NA01 – Wates, Thodys, New Farm Road**

We note that there a minuscule amount of Source Protection Zones 1,2 and 3 on the far south-east boundary of the site. Source Protection Zones are zones which show the level of risk to groundwater sources from contamination. Whilst this won't present any significant barrier to development, it is something just to be borne in mind when looking at drainage design.

**NA02 – Perins MAT, off Bridge Road**

We note the presence of an historic landfill in proximity to the site (Land at Perins Community School). Our maps identify this as potentially inert waste, but the site developer should check any Local Planning Authority records.

**NA06 - Land adjacent Arlebury Park**

We do not have any specific comments to make regarding this site, which we note is located entirely in Flood Zone 1.

**NA07 – Land off Drove Lane**

We are pleased that the presence of Flood Zones 2 and 3 on the site are acknowledged and that a lower density of dwelling has been directed towards the lower risk Flood Zone 1 area of the site, with the higher risk areas being identified for a nature conservation area. We would encourage development to be set back as far away from the banks of the River Itchen as possible – buffers of undeveloped land around riverbanks provide much needed biodiversity corridors and habitats, as well as allowing for the natural ebb and flow of water levels to provide flood risk and water quality benefits.

We understand that White-clawed crayfish (*Austropotamobius pallipes*) are present in the river at this location. This species is listed as a rare and most threatened species under section 41 of the Natural Environment and Rural Communities Act 2006 and are protected under the Wildlife and Countryside Act 1981. The presence of this species will need to be suitably addressed within any conservation plan for the site and surveys/monitoring may need to be undertaken, alongside obtaining any licence from Natural England and/or permission from us. Further information can be found on the gov.uk website here - [White-clawed crayfish: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#).

We would expect any planning application for this site to be accompanied by a comprehensive site-specific Flood Risk Assessment (FRA) as required by paragraph 173, footnote 59 of the National Planning Policy Framework. Data should be obtained for the FRA from us ([Flood risk assessments: applying for planning permission - GOV.UK \(www.gov.uk\)](#)) and the developer should consult any data within Winchester City Council's Strategic Flood Risk Assessment. Please note that in 2025 we are publishing new national risk information for flooding. Further information can be found on the gov.uk website here - [Updates to national flood and coastal erosion risk information - GOV.UK \(www.gov.uk\)](#).

We have a few assets in and around the River Itchen reaches surrounding the site (Drove Lane Side weir, Sewards Bridge weir and hydrometric monitoring stations). Information about any access requirements and/or possible opportunities are currently being sought internally and comments about these will be sent over in due course.

The River Itchen has some important conservation designations here (Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)). Therefore, we would strongly encourage early engagement with Natural England about any proposals. Their Discretionary Advice Service (DAS) can be utilised prior to applying for planning which will help any developer understand their requirements given the proximity of the conservation areas. Please see further information about the service here - [Developers: get environmental advice on your planning proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals).

A permit from us will be required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the river. This type of permit is called a 'Flood Risk Activity Permit'. Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link - <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. A permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

I hope the above is helpful. If you have any queries regarding the above, please do not hesitate to contact me.

*Disclaimer - the above comments are based on the information available to us at the time of the enquiry. When the formal planning application is submitted, our position may change if there have been changes to environmental risk or evidence, and/or planning policy.*

Kind regards,



## Town Clerk

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**Subject:** FW: NEW ALRESFORD NEIGHBOURHOOD PLAN

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**From:** [REDACTED]  
**Sent:** Wednesday, August 28, 2024 12:28 PM  
**To:** [REDACTED]  
**Subject:** RE: NEW ALRESFORD NEIGHBOURHOOD PLAN

Dear [REDACTED]

Thank you for sharing this information.

My brief assessment of these potential site allocations is as follows:

### Site NA01

- I note that this site includes Thodys, which is under assessment for statutory listing by Historic England, but that this building is not proposed to be altered in this allocation. If this site is allocated, I suggest the boundary should be amended to remove Thodys from within it. Subject to this amendment, development here could be accommodated without insurmountable adverse impacts on heritage assets.
- 

### Site NA02

- This site is next to the Avenue, which is an important entrance route into the New Alresford Conservation Area. There is at present a belt of trees/hedging along the north of the site, which should screen any visual impact on the setting of the conservation area. Development here could be accommodated without insurmountable adverse impacts on heritage assets.

### Site NA05

- There are no known built heritage designations which would affect this site

### Site NA06 & NA09

- These sites sit within the historic Alrebury Park, a Hampshire Registered Parkland. The Avenue to the South is within the conservation area. Site NA06 was previously the subject of a planning application 16/01201/OUT, on which the Historic Environment Team provided comments, and did not object. Our assessment has not changed since that time.

Site NA07

- There are no designated heritage assets within or adjacent to this site. The buildings at Borough Farm may be non-designated heritage assets, as is the site of the former railway line. Any development on this site would need to take account of these heritage assets which may constrain the quantum of development which could be achieved on this site

Site NA08

- This site appears to sit upon the former railway line. If so, development here would have an adverse effect on the significance of this non-designated heritage asset.

Site NA10

- I understand that this site is the subject of a current planning application 23/00701/FUL, to which the Historic Environment Team did not object.

I trust that this advice is of use.

Please note that these comments are solely in respect of above ground heritage, and do not include archaeological implications. They do not represent the views of Winchester City Council as a whole.

Kind regards,

[REDACTED]

[REDACTED]

|

[REDACTED]

[REDACTED]

## Town Clerk

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**Subject:** FW: New Alresford Neighbourhood Plan

**From:** [REDACTED]

**Sent:** 19 December 2024 14:14

**To:** [REDACTED]

**Subject:** RE: New Alresford Neighbourhood Plan

[REDACTED]

We would issue a corporate response to neighbourhood plan consultations at both regulation 14 and 16. This works by our team circulating an email internally to our colleagues asking them for their views on the proposed plan. Then following on from this, the strategic planning team will collate the comments from our colleagues and formulate the corporate response from that.

Comments can come from a range of colleagues such as highways, education, public health, flooding, and our assets team. We don't necessarily get responses from every team for each neighbourhood plan, it's a case by case basis and is dependent on what is included within the plan. But we would only issue a corporate response at reg 14 and 16 consultations. Do you know when you're likely to proceed to regulation 14?

Let me know if you have any questions on the above, or any follow up queries.

Kind regards,

[REDACTED]

**From:** [REDACTED]

**Sent:** 30 October 2024 14:35

**To:** [REDACTED]

**Subject:** RE: New Alresford Neighbourhood Plan

Hi [REDACTED]

NHS Hampshire and Isle of Wight Integrated Care Board (ICB) have reviewed the attached documents from a primary care (GP Practice) perspective and have the following comments:

- Access to GP services is currently under severe pressure across the Winchester District. The local GP practice, Alresford Surgery's buildings are assessed by the NHS to be at, or above physical capacity. Improvement, expansion, or consolidation of this estate will be required to accommodate the staff and services necessary to deliver primary care services to a growing population.
- The ICB has recently responded to the Winchester Local Plan Reg 19 consultation, which states that for New Alresford there could be an additional 190 homes for the area. It further states that:  
*Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.*
- Therefore, it would be helpful if the New Alresford Town Council could advise on who is the best person at Wates for the ICB to engage with on this development (NA01) and any other developments of over 20 dwellings that may come forward.

I hope the above is helpful for the upcoming meeting. If you need anything further, please let me know.

Best wishes,

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED] [REDACTED] [REDACTED]  
[REDACTED]

[REDACTED]  
New Alresford Town Council  
The Avenue  
Hampshire  
SO24 9EP

13 September 2024

***Sent by email only.***

[REDACTED],

### **New Alresford Neighbourhood Development Plan (NDP) Proposed Sites**

Your email from 19 August 2024 was received by the South Downs National Park Authority's Planning Policy Team on 11 September 2024 in relation to comments on:

- **NA01 – Land west of New Farm Road;**
- NA02 – Land at Perins School, Pound Hill;
- NA06 – Land adjacent to Arlebury House; and
- **NA07 – Land off Drove Lane.**

We have no comments in relation to NA02 and NA06 but have prepared high-level comments in relation to NA01 and NA07 only. It is important to stress that our comments have been provided without prejudice, prepared in a short timeframe and because of this, without undertaking site visits. As such, our comments may be updated as the neighbourhood plan is prepared, and our understanding of the vision and proposed allocations evolves as more information is provided.

#### **(1) South Downs National Park**

The National Parks & Access to the Countryside Act 1949 (“the 1949 Act”) enabled the creation of National Parks to ensure that the nation’s most beautiful and unique landscapes would continue to be protected for the future. The 1949 Act was amended by the Levelling Up & Regeneration Act 2023 through the enactment of Section 245 on 26 December 2023. All relevant authorities (incl. New Alresford Town Council) must now seek to further the National Park purposes which are defined in the 1949 Act as:

- **Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- **Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

NA01 and NA07 are both in the setting of the South Downs National Park and so **National Planning Policy Framework (NPPF) Paragraph 182** is applicable. This explains that development within the setting of the National Park should be sensitively located and designed to avoid or minimise adverse impacts.

## **(2) River Itchen SAC & SSSI**

The sites are both adjacent to, and in the SSSI Impact Risk Zone of, the River Itchen SAC and SSSI. The River Itchen is a chalk river and so provides a rare and important habitat and associated biodiversity. It is subject to the highest level of conservation protection and so a Habitats Regulations Assessment (HRA) will need to be undertaken to support the neighbourhood plan (and any subsequent development allocations) to ensure there is no adverse effect on the integrity of the River Itchen SAC.

In relation to the above, drainage and flood risk will need to be considered very carefully. Any development will need to be supported by sustainable drainage, and this must prioritise nature-based solutions and natural flood management to protect and improve water quality, water quantity and flow of the River Itchen, along with local amenity and biodiversity. Finally, both sites will need to deliver mitigation for nutrient neutrality.

## **(3) Landscape**

The sites are both used for agriculture and slope down towards the River Itchen SAC and SSSI, and the South Downs National Park. The following developments are proposed:

- **NA01** – 75 dwellings (40% affordable) on circa 2ha (out of 4ha); and
- **NA07** – 9 dwellings and 465sqm of commercial space on circa 1.35ha, and a new nature conservation area on the remaining 4.65ha of the site.

The Winchester City Council Landscape Officer has concluded that both sites have a **high landscape sensitivity** given the proximity of the River Itchen and long-distanced views from the South Downs National Park. In terms of NA01, the site is within an area previously designated by the city council as an Area of Special Landscape Quality (ASLQ), and potential impacts to St Swithuns Way and the water cress beds have also been identified. If the town council is minded to pursue development allocations on both sites or either site, then further work would be required to understand and address the landscape sensitivities and potential impacts on the River Itchen SAC and SSSI. If the above can be addressed, then any associated allocation policies would need to:

- **NA01 & NA07** - Require a landscape-led approach to development which is informed by existing built form, contour lines, drainage, dark night skies, flood risk, heritage assets, landscape character, settlement edge, topography, and key public views to inform the developable area and quantum.
- **NA01 & NA07** – Create a new, characteristic and meaningful settlement edge. Although new boundary planting would be supported, it must be stressed that vegetation is not a “cure-all” approach. Indeed, soft landscaping cannot alone create a characteristic settlement edge and cannot mitigate for all negative effects arising from proposed development. For this reason, the landscape-led approach referenced in the first bullet point is critical.
- **NA01** - Define the developable area as the eastern half only, leaving the western half for the delivery of sustainable drainage through nature-based solutions (to protect and improve water quality and flow of the River Itchen), public open space, nature recovery (incl. biodiversity net gain), and characteristic and meaningful landscape buffers.
- **NA07** – Define the small-scale developable area to the north-east between Drove Lane and the rear curtilages of Meadows End. As part of this, the concept of a farm building cluster could be supported, and any commercial development (if appropriate) should be associated with the nature conservation area only.

In terms of NA07, it should be noted that the above comments are only applicable if the site is not designated as a local green space. Otherwise, the SDNPA would support the delivery of a nature conservation area (with public access) and an extension to the Itchen Way / Watercress Way. The latter would align with the aspirations of **Policy SD20** (Walking, Cycling and Equestrian Routes) in the Adopted South Downs Local Plan, whilst the former would contribute to nature recovery in the form of biodiversity net gain.

Thank you for the opportunity to comment and please do not hesitate to contact me if you have any questions about the content of this letter.

Yours faithfully

[Redacted signature]

[Redacted name]

[Redacted title]

South Downs National Park Authority

**Contact:** [Redacted contact information]

South Downs Centre, North Street,  
Midhurst, West Sussex, GU29 9DH

T: 01730 814810

E: [info@southdowns.gov.uk](mailto:info@southdowns.gov.uk)

[www.southdowns.gov.uk](http://www.southdowns.gov.uk)

[Redacted contact information]

**Town Clerk**

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**Subject:** FW: NEW ALRESFORD NEIGHBOURHOOD PLAN  
**Attachments:** NA01,04,05\_Thody's\_NewFarmRd\_NewAlresford.docx; NA02\_Land at Perrins School.docx; NA06 Land adjacent Arlebury Park.docx; NA07 Land Off Drove Road.docx

**From:** [REDACTED]  
**Sent:** 29 August 2024 10:22  
**To:** [REDACTED]  
**Subject:** RE: NEW ALRESFORD NEIGHBOURHOOD PLAN

Good morning [REDACTED]

Thank you for your email from last week and thank you for sharing the developers promotional material with us. My apologies for not having replied a bit sooner. The WCC Landscape Team have undertaken a high level 'landscape sensitivity assessment' for each of these sites. I am attaching them all to this email, which you may find helpful in your deliberations.

The assessments are fairly self-explanatory. They assess landscape sensitivity by considering three aspects; visual sensitivity, landscape sensitivity and cultural value. Each is given a score which, when combined, indicates whether the site is of low, medium, or high sensitivity or *Green, Amber or Red!* Each report details how these scores have been arrived at.

In summary, we have scored each site as follows:

NA01:	12	Highly sensitive (Red)
NA02:	8	Medium sensitivity (Amber)
NA06:	10	Medium sensitivity (Amber)
NA07:	12	Highly sensitive (Red)

It is clear from this work that the NA01 / NA05 and NA07 sites are considered too landscape sensitive at this time and this view appears to be shared amongst related WCC disciplines of ecology and historic conservation. Ideally, new development would explore the less sensitive sites NA02/ NA06 (NA09 and NA10) all of which are considered developable, but with some provisos.

Hope all this helps!

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

**Name & Ref:** Thody's, New Farm Rd, New Alresford – NA01, NA04, NA05 - **RED**

**Summary:**

A valuable landscape by virtue of its proximity to the River Itchen and its sensitivity to change, hence it is within the SSSI Impact Risk Zone. Chalk streams are globally rare and a recognised feature and 'Landscape' was given a '5' for highly sensitive.

Not a highly visible site but can be seen from some locations, one noted within the Alresford Design Statement and from parts of St Swithuns Way. This is an edge of town site and the residents are likely to be sensitive to changes to the view. Overall, the visual sensitivity of the site was assessed to be moderate.

Nevertheless, the perception of the site and therefore its value was assessed to be high due to the river and its associations, water cress beds and the visual amenity of the location, especially as concerns St Swithun's Way. The sensitivity was assessed to be high. The site is in the area previously designated by WCC as an Area of Special Landscape Quality (ASLQ).

**Overall a score of 12 was assessed, being 'high sensitivity' – protection from development is the preferred option.**

**Desk/Field checklist:**

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	WCC - Upper Itchen Valley HCC - Itchen Valley Distinctive river valley topography; alkaline springs and chalk streams; High biodiversity value; a number of long views across the river valley.
WCC/HCC Landscape Type	WCC - River Valley Side HCC – Itchen Valley (3c) (Settlement)
<b>Key Landscape components</b>	
Elevation, low lying, high? state OD	Low lying, 60m to 70m AOD
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Gently sloping towards River Itchen – east facing river valley side.
Field pattern: small, medium, large, open, distinctive pattern?	Small to medium sized arable fields and section of disused railway track (NA04)

Drainage: <i>well drained or numerous streams, ponds and springs</i>	Not in flood zone. Being on a slope probably well drained but in proximity to River Itchen with historic drainage ditches to the west of the site.
Geology: <i>distinctive or varied?</i>	Typical of locality i.e. river valley side in Itchen corridor.
Land cover, trees, hedges and woodland: <i>Open, exposed, wooded, sparsely wooded, varied.</i>	Open Fields, partially trees surrounding in hedgerows and gardens. Proximity to watercress beds to the west.
<b>Biodiversity</b>	
Low value or high value?, <i>eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINCS; wildlife reserves etc.</i>	Whole of the site is in SSSI Impact Risk Zone. Priority habitat in NA04. River Itchen SSSI is approximately 70m to the south west at its nearest point: SAC approximately 180m to west. Part of a very sensitive chalk stream environment – <b>LCA Key Issue: Potential impacts of development on SAC.</b>
<b>VALUE</b>	
National Park	No – but NP is about 100m to the west at its nearest point.
Former ASLQ	Yes.
Scenic quality/ views	Views into the site from surrounding roads is limited by vegetation but notable open view towards the site from A31 where it crosses Ladycroft as noted in Alresford Design Statement. Views from Spring Gardens to the south of the site possible – this is also St Swithun’s Way footpath. Area noted for watercress beds of which there are many and the River Itchen chalk stream.
Spoilt/unspoilt character / presence or absence of detracting influences	Some detractors nearby – modern residential influence; commercial activity to the south, but <b>largely intact rural edge to the town.</b>
Tranquillity	
Rurality Remoteness/Wildness?	Rural character forming defined interface to open countryside. Some detractors e.g. A31 and some inappropriate ad-hoc development to the south.
Special cultural associations?	New Alresford Design Statement - <b>Alresford noted for its setting</b> is surrounding marshlands. Green and tranquil setting is valued. Watercress beds at the foot of the site next to the River Itchen.
Historic parks or gardens?	None
Listed buildings or scheduled monuments?	None
Accessibility – <i>local highway network, pedestrian connections, public</i>	Not easily accessible – houses on New Farm Road block site to the east; disused railway and houses border the north; River Itchen to the west and housing and watercress beds to the south.

<i>rights of way or cycle routes</i>	
Recreational value	
<b>VISUAL</b>	
Where are the key viewpoints – <i>public rights of way, settlements and residential properties.</i>	Views into the site from surrounding roads is limited by vegetation but notable open view towards the site from A31 where it crosses Ladycroft as noted in Alresford Design Statement. Views from Spring Gardens to the south of the site possible – this is also St Swithun’s Way footpath. Views from houses on New Farm Road to the east and Watercress Meadow
Prominence/visibility?	Not highly visible from surrounds. Possible views from higher ground to the north along Drove Lane and the Wayfarer’s Walk.
Enclosure/Openness?	Low lying
Distinct skylines?	No
Scope to mitigate?	
Key visual or functional corridor?	No
Significant outward views from within settlements?	Views directly into site from houses on New Farm Road – probably sensitive to change.
Views on approach to the settlements from the principal approach roads?	
Views outwards	Views west

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness;</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>

High	Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and : <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape components or character; or</li> <li>• is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.
Low	These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors <i>eg</i> residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

# Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
<i>Landscape character sensitivity</i>	5	4	3	2	1
<i>Visual sensitivity</i>	5	4	3	2	1
<i>Value</i>	5	4	3	2	1
<i>Overall sensitivity</i>					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very Low</i>
<i>Landscape character sensitivity</i>	5				
<i>Visual sensitivity</i>			3		
<i>Value</i>		4			
<i>Overall sensitivity</i>	<b>12</b>				

Overall Sensitivity scores

- 15 /14 = **very high sensitivity**: protection from development is the only option
- 13/12/11 = **high sensitivity** : protection from development is the preferred option

- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

## Name & Ref: of site NA02 - AMBER

### Summary:

Assessed to have some landscape significance, providing green open space and mature trees to the surroundings but capable of absorbing some development and having a medium landscape value.

Probably valued by residents in the immediate area for its verdant nature and open space but no significant cultural associations were found, giving a low cultural value.

Visually this is an enclosed site by virtue of mature perimeter trees and shrubs. These have an important presence on Bridge Road and The Avenue (partial TPO area). Limited views of the site, not being in a prominent position. Assessed as medium value visually.

Overall the site was assessed as '8', medium sensitivity.

### Desk/Field checklist:

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	WCC: Upper Itchen Valley
WCC/HCC Landscape Type	WCC: Parkland
<b>Key Landscape components</b>	
Elevation, low lying, high? state OD	Low lying, approx. 69m AOD
Topography/ Landform: <i>steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?</i>	On River Itchen valley side although outside of the SSSI impact risk zone. Gentle slope to the north west. Underlying chalk. Tree and shrub bordered field.
Field pattern: <i>small, medium, large, open, distinctive pattern?</i>	Small field, boundary follows historic field pattern.
Drainage: <i>well drained or numerous streams, ponds and springs</i>	Drains towards river.
Geology: <i>distinctive or varied?</i>	
Land cover, trees, hedges and woodland:	Pasture with tree and shrub boundary.

<i>Open, exposed, wooded, sparsely wooded, varied.</i>	
<b>Biodiversity</b>	
Low value or high value?, <i>eg</i> : Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves <i>etc.</i>	No special designation over the field. Does provide potential calcareous grassland.
<b>VALUE</b>	
National Park	No
Former ASLQ	
Scenic quality/ views	
Spoilt/unspoilt character / presence or absence of detracting influences	
Tranquillity	Next to B3047 – moderately tranquil location
Rurality Remoteness/Wildness?	Urban fringe
Special cultural associations?	None known
Historic parks or gardens?	Opposite Arlebury Park but historic maps show separation from the park by The Avenue.
Listed buildings or scheduled monuments?	None
Accessibility – <i>local highway network, pedestrian connections, public rights of way or cycle routes</i>	Access to the site from The Avenue to the north and South Road to the west.
Recreational value	Has recreational value as an attractive open field surrounded by trees. Small segment in northeast corner is shown as Public Open Space.
<b>VISUAL</b>	
Where are the key viewpoints – <i>public rights of way, settlements and residential properties.</i>	Filtered views through hedgerow from Bridge Road to the east. Views into the site are limited by surrounding hedgerows – view from the avenue in to the site
Prominence/visibility?	Not widely visible due to surrounding trees.
Enclosure/Openness?	Enclosed site by trees
Distinct skylines?	No

Scope to mitigate?	Yes
Key visual or functional corridor?	Does have a boundary on The Avenue
Significant view of the site from within settlements?	View of the site from some houses on Bridge Road
Views on approach to the settlements from the principal approach roads?	View of the site from The Avenue
Views outwards	Limited by vegetation

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape components or character; or</li> <li>• is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a</p>

	local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.
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## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors <i>eg</i> residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter, and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

## Value

Sensitivity	Criteria
Very High	National or international designated landscape <i>eg</i> National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden, former 'Area of Special Landscape Quality' (ASLQ).
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
<i>Landscape character sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Visual sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Value</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Overall sensitivity</i>					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very Low</i>
<i>Landscape character sensitivity</i>			<b>3</b>		
<i>Visual sensitivity</i>			<b>3</b>		
<i>Value</i>				<b>2</b>	
<i>Overall sensitivity</i>	<b>8</b>				

#### Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

**NA06 Land adjacent Arlebury Park - Amber**

Visually, the site is not prominent from the Avenue. Development here could be accommodated here without harming the character and appearance of the approach into town. Were development pushed away from the Avenue and further down the slope, development could be completely concealed from this viewpoint. A more prominent viewpoint is available from the Downs to the north and the view from the lane near to Pinglestone Farm approximately 0.5km distant. Nevertheless, development could be quite discrete from this direction if attention were given to tree retention and planting in addition to the choice of building materials and their colour.

The site is located within locally Listed Historic Parkland. This is a landscape character type of a particularly distinctive and highly valued character and rarity which is sensitive to disturbance and vulnerable to change. There are however some intrusive influences on the sites which detract from these qualities. **Scores 10 out of 15 i.e. Development could be accommodated without changing landscape character with certain provisos.**

**Desk/Field checklist:**

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	Upper Itchen Valley WCC
WCC/HCC Landscape Type	
<b>Key Landscape components</b>	
Elevation, low lying, high? state OD	Approx 70m AOD
Topography/ Landform: <i>steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?</i>	Situated on the SE valley side of the River Arle with a NW aspect toward the Downs to the N of Alresford. Gentle slope toward the River Arle.
Field pattern: <i>small, medium, large, open, distinctive pattern?</i>	
Drainage: <i>well drained or numerous streams, ponds and springs</i>	
Geology: <i>distinctive or</i>	

<i>varied?</i>	
Land cover, trees, hedges and woodland: <i>Open, exposed, wooded, sparsely wooded, varied.</i>	The Trees on the Avenue are within the CA and are subject to a TPO.
<b>Biodiversity</b>	
Low value or high value?, <i>eg:</i> Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves <i>etc.</i>	
<b>VALUE</b>	
National Park	
Scenic quality/ views	Recognised long views from the site across the River Valley.
Spoilt/unspoilt character / presence or absence of detracting influences	
Tranquillity	
Rurality Remoteness/Wildness?	
Special cultural associations?	The site is adjacent the Alresford Conservation Area which runs down the Avenue.
Historic parks or gardens?	Yes, the site is located within the site of the HP.
Listed buildings or scheduled monuments?	No.
Accessibility – <i>local highway network, pedestrian connections, public rights of way or cycle routes</i>	Public footpath beside the site
Recreational value	
<b>VISUAL</b>	
Where are the key viewpoints – <i>public rights of way, settlements and residential properties.</i>	
Prominence/visibility?	

Enclosure/Openness?	
Distinct skylines?	
Scope to mitigate?	
Key visual or functional corridor?	
Significant outward views from within settlements?	
Views on approach to the settlements from the principal approach roads?	
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape components or character; or</li> <li>• is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land</p>

	uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors <i>eg</i> residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

## Value

Sensitivity	Criteria
Very High	National or international designated landscape <i>eg</i> National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
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Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity		4			
Value			3		
Overall sensitivity	= 10				

#### Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

## NA07 Land Off Drove Lane - RED

### Summary:

**high sensitivity: protection from development is the preferred option.**

Views into the site from the Winchester Road are filtered by a narrow belt of deciduous trees and shrubs which in summer form a light screen. In the winter months however views from this principal approach into and out from the town are more open and development here has the potential to be very prominent. Some of the trees in this belt are Ash and are already showing signs of 'die-back'. Any development of this site would need to consider this boundary and whether the site should be screened from view or whether in urban design terms the development should be open and visible. Views from Drove Lane are similarly filtered by a narrow belt of trees and shrubs with glimpses into the site available from field access gates.

From both of these key viewpoints the site appears as open floodplain. This 'River Valley Landscape Type' (see WCC LCA 2004 p 47) is considered to have *significant landscape and nature conservation value and is associated with a tranquil pastoral quality which is extremely sensitive to disturbance and vulnerable to even slight changes.*

In 'hydrological' terms the site is in 'Flood Zone 2 and adjacent to the main rivers of the Itchen and the Arle, both of which are designated for their nature conservation value as Sites of Special Scientific Interest and Special Areas of Conservation. The South Downs National Park boundary is adjacent to the site.

### Desk/Field checklist:

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	WCC 'Upper Itchen Valley' LCA
WCC/HCC Landscape Type	WCC 'River Valley Floor' Landscape Type
<b>Key Landscape components</b>	
Elevation, <i>low lying, high? state OD</i>	Relatively low lying river flood plain at approx 57m AOD with rising downland to the north of the site.
Topography/ Landform: <i>steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?</i>	Flat.
Field pattern: <i>small,</i>	Distinctive open pattern.

<i>medium, large, open, distinctive pattern?</i>	
Drainage: <i>well drained or numerous streams, ponds and springs</i>	Wet.
Geology: <i>distinctive or varied?</i>	
Land cover, trees, hedges and woodland: <i>Open, exposed, wooded, sparsely wooded, varied.</i>	Variable amounts of tree cover.
<b>Biodiversity</b>	
Low value or high value?, <i>eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.</i>	High value adjacent to the site.
<b>VALUE</b>	
National Park	The site is adjacent to the boundary of the SDNP which follows the line of the disused railway.
Local Gap?	No – just open countryside.
Scenic quality/ views	Strong scenic qualities.
Spoilt/unspoilt character / presence or absence of detracting influences	An absence of detracting influences apart from the built up western edge of the town
Tranquillity	
Rurality Remoteness/Wildness?	
Special cultural associations?	
Historic parks or gardens?	
Listed buildings or scheduled monuments?	
Accessibility – <i>local highway network, pedestrian connections, public rights of way or cycle routes</i>	
Recreational value	

<b>VISUAL</b>	
Where are the key viewpoints – <i>public rights of way, settlements and residential properties.</i>	The key viewpoints are from the Winchester Road looking NW across the site and from Drove Lane, both adjacent to the site and higher up the lane looking down on the site. There may also be views from the Wayfarers Walk long distance footpath looking down on the site from the north.
Prominence/visibility?	Prominent site beside a main road into town
Enclosure/Openness?	Partially open partially enclosed.
Distinct skylines?	No.
Scope to mitigate?	
Key visual or functional corridor?	
Significant outward views from within settlements?	
Views on approach to the settlements from the principal approach roads?	
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape</li> </ul>

	<p>components or character; or</p> <ul style="list-style-type: none"> <li>is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.
Low	These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors <i>eg</i> residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

## Value

Sensitivity	Criteria
Very High	National or international designated landscape <i>eg</i> National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.

Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
<i>Landscape character sensitivity</i>	5	4	3	2	1
<i>Visual sensitivity</i>	5	4	3	2	1
<i>Value</i>	5	4	3	2	1
<i>Overall sensitivity</i>					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very Low</i>
<i>Landscape character sensitivity</i>		4			
<i>Visual sensitivity</i>		4			
<i>Value</i>		4			
<i>Overall sensitivity</i>	12				

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*

- $4/3 =$  **very low sensitivity:** *Development would enhance character and appearance.*