

# 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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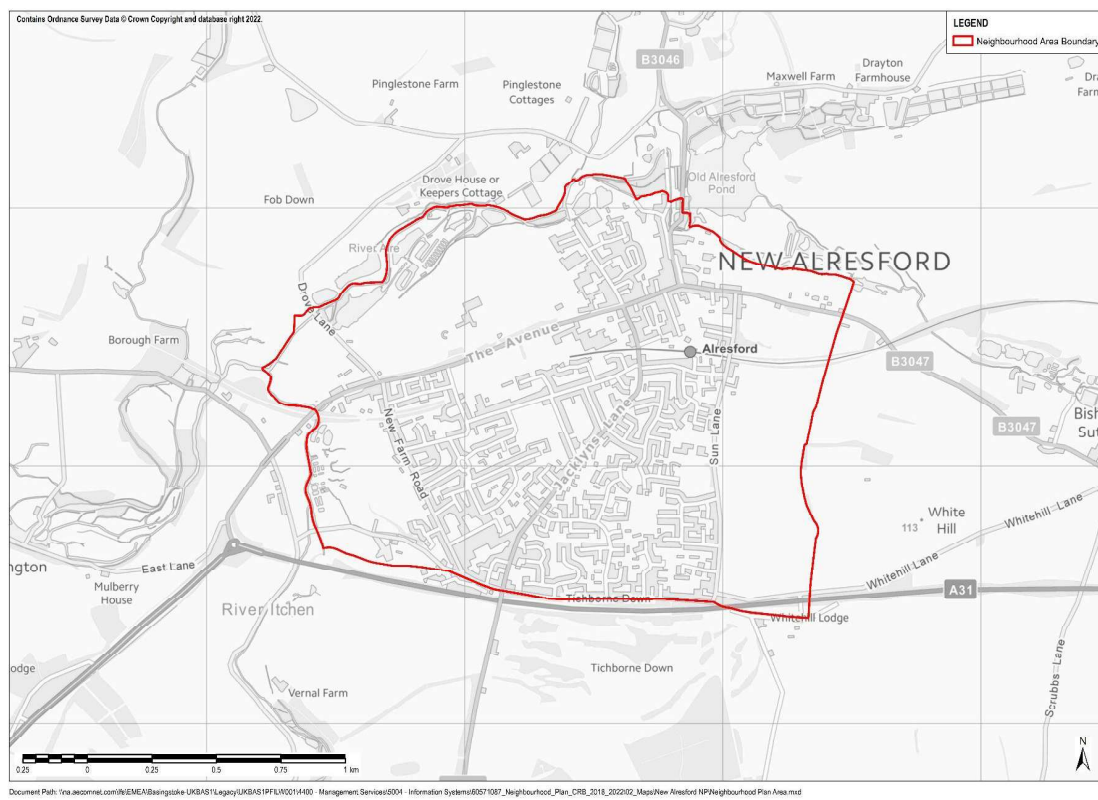
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Figure 1.1: The New Alresford neighbourhood area



# 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>	

**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

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.

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.

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.

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.

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>
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>

**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



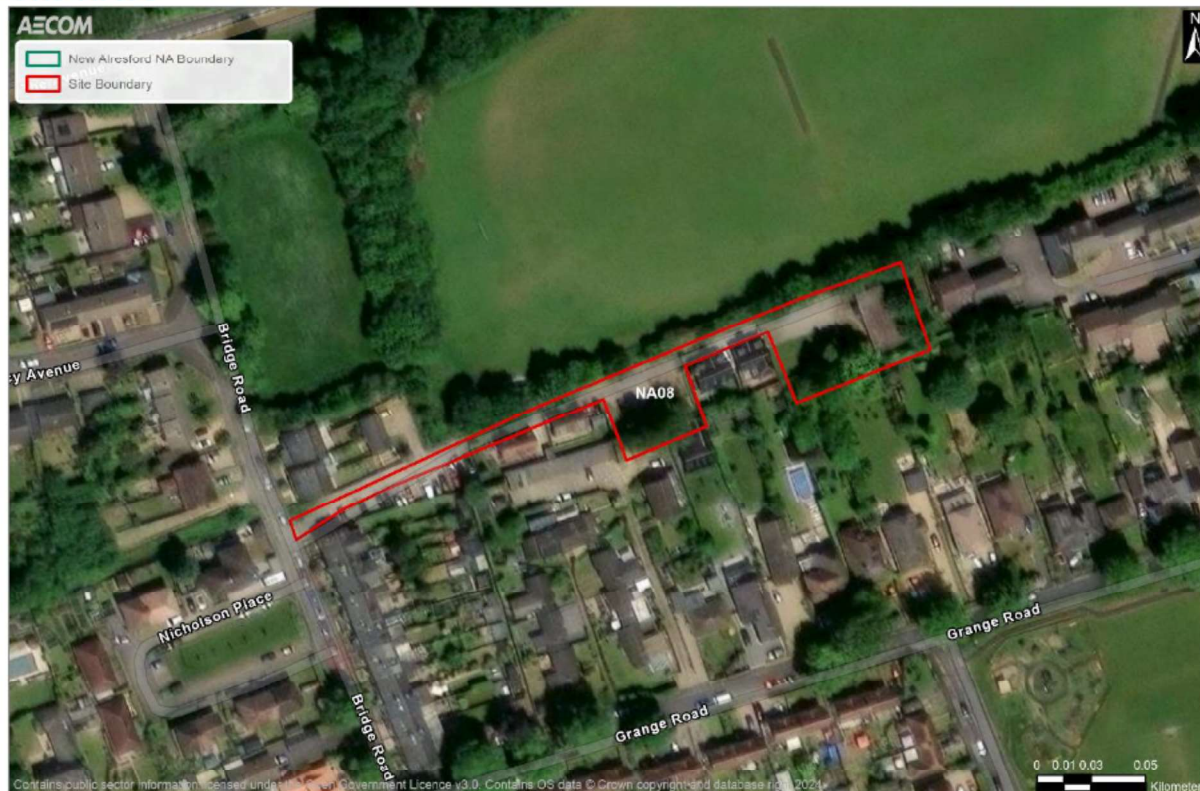
Neutral / no effect



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

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).

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.

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.

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.

Historic environment

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.

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.

Overall, uncertain 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. It is likely positive effects could come forward at this location, depending on the design scheme taken forward.

**Land, soil, and water resources** 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.

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.

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.

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.

**Landscape and townscape** 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.

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.





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.

**Transportation** 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

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.

