

# New Alresford Site Options and Assessment Report

New Alresford Neighbourhood Plan

August 2023

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Prepared by	Checked by	Verified by	Approved by
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]			

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Prepared for:

New Alresford Town Council

Prepared by:

[Redacted]

AECOM Limited  
 Aldgate Tower  
 2 Lemn Street  
 London E1 8FA  
 United Kingdom  
 aecom.com

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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>.

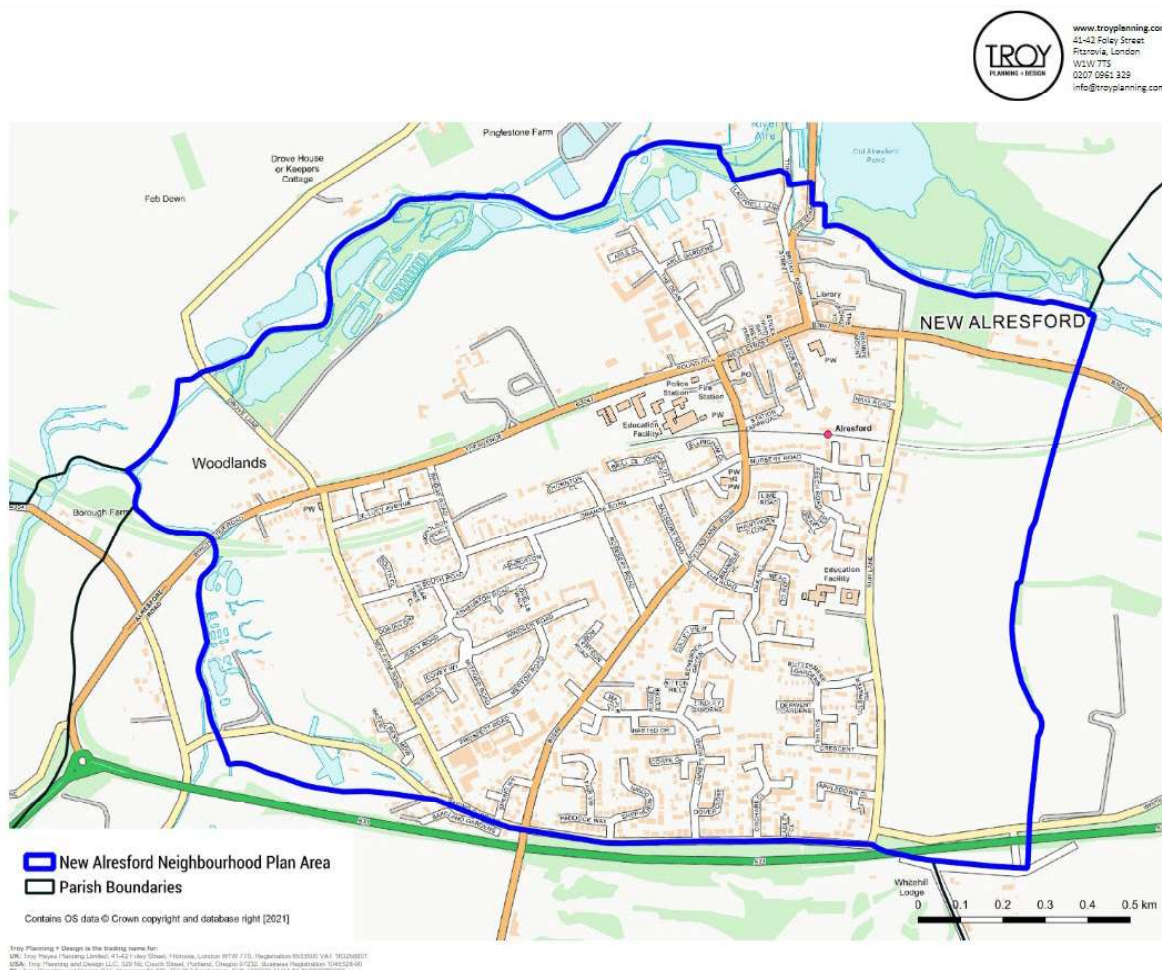


Figure 1.1 New Alresford neighbourhood area (source: WCC)

<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.

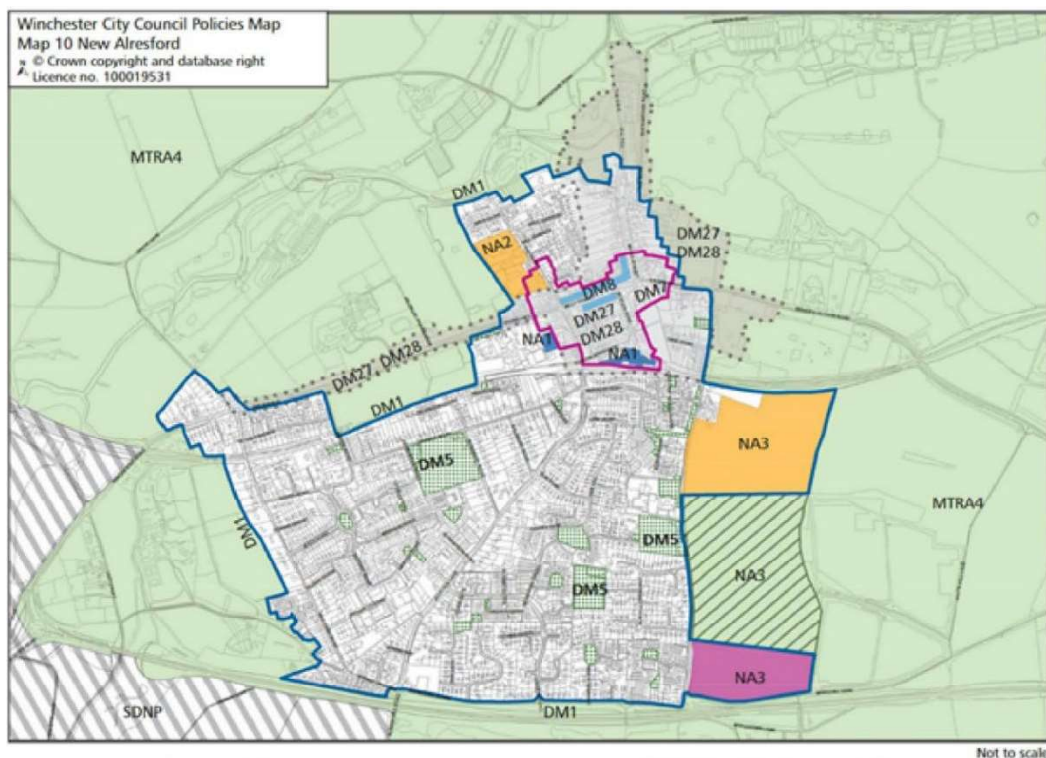
3.30 The following policies are of particular relevance to New Alresford.

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>

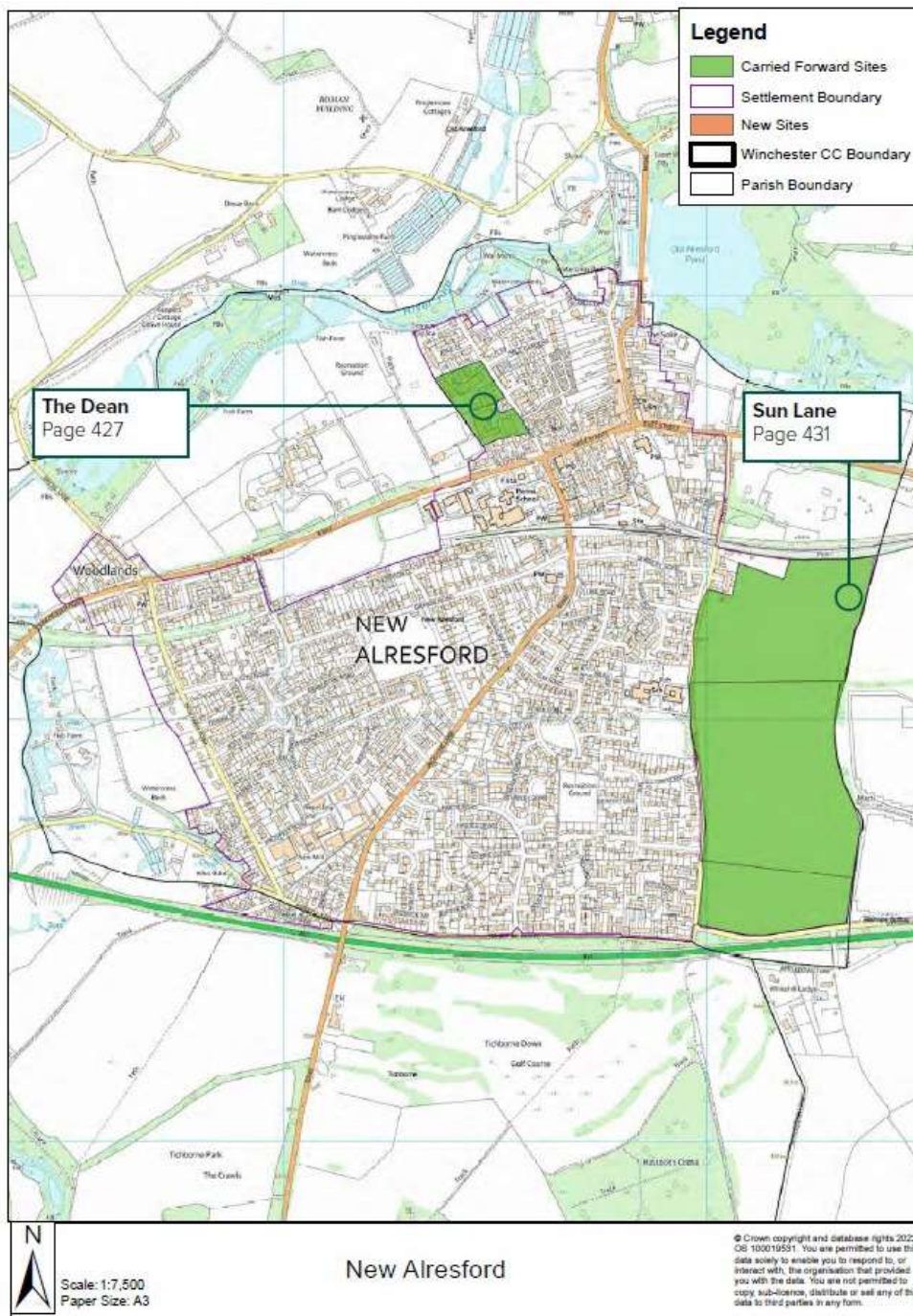


Figure 3.2 New Alresford draft proposals map (source: WCC)

## 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.

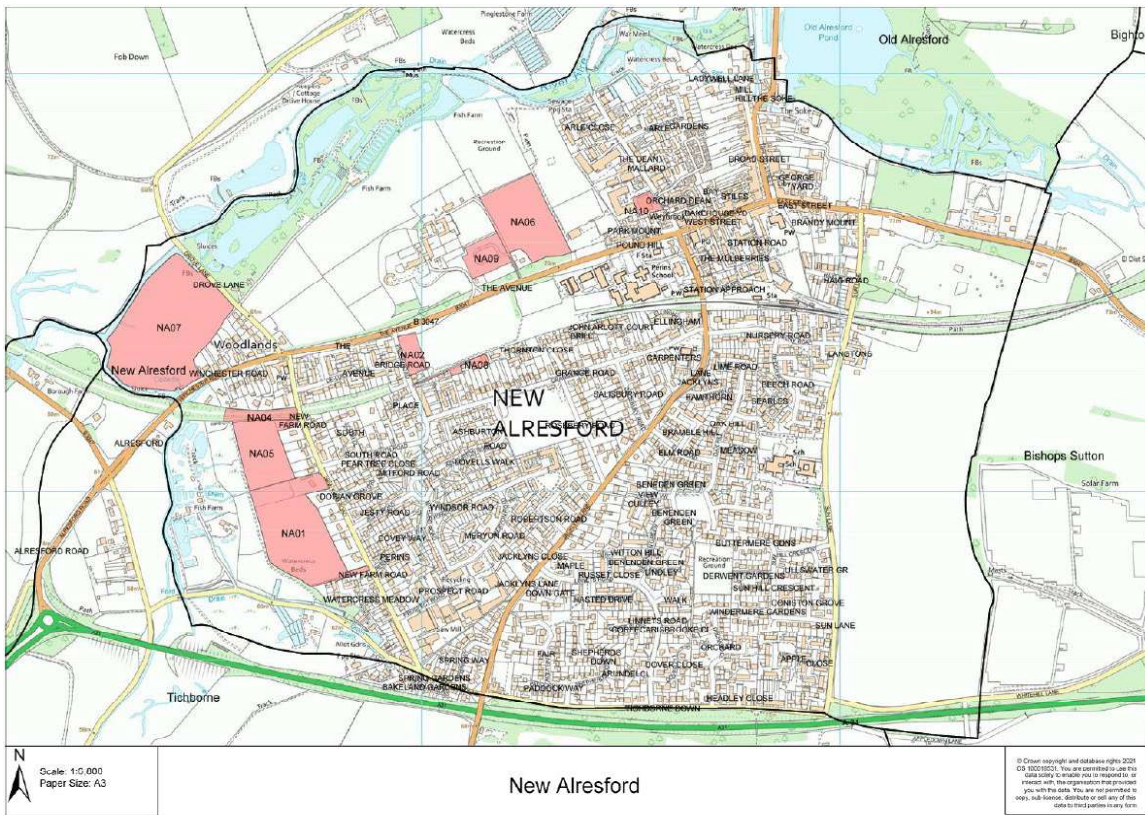


Figure 4.1 Map of all identified sites (source: WCC)

## 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**


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

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Site area: 0.738ha

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Site boundary map:




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Source of site: SHELAA

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SHELAA conclusions: Deliverable/developable

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

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SHELAA capacity: 20 dwellings

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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.

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Landowner proposal: Residential (capacity unknown)

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Additional information (if applicable): N/A

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


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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)

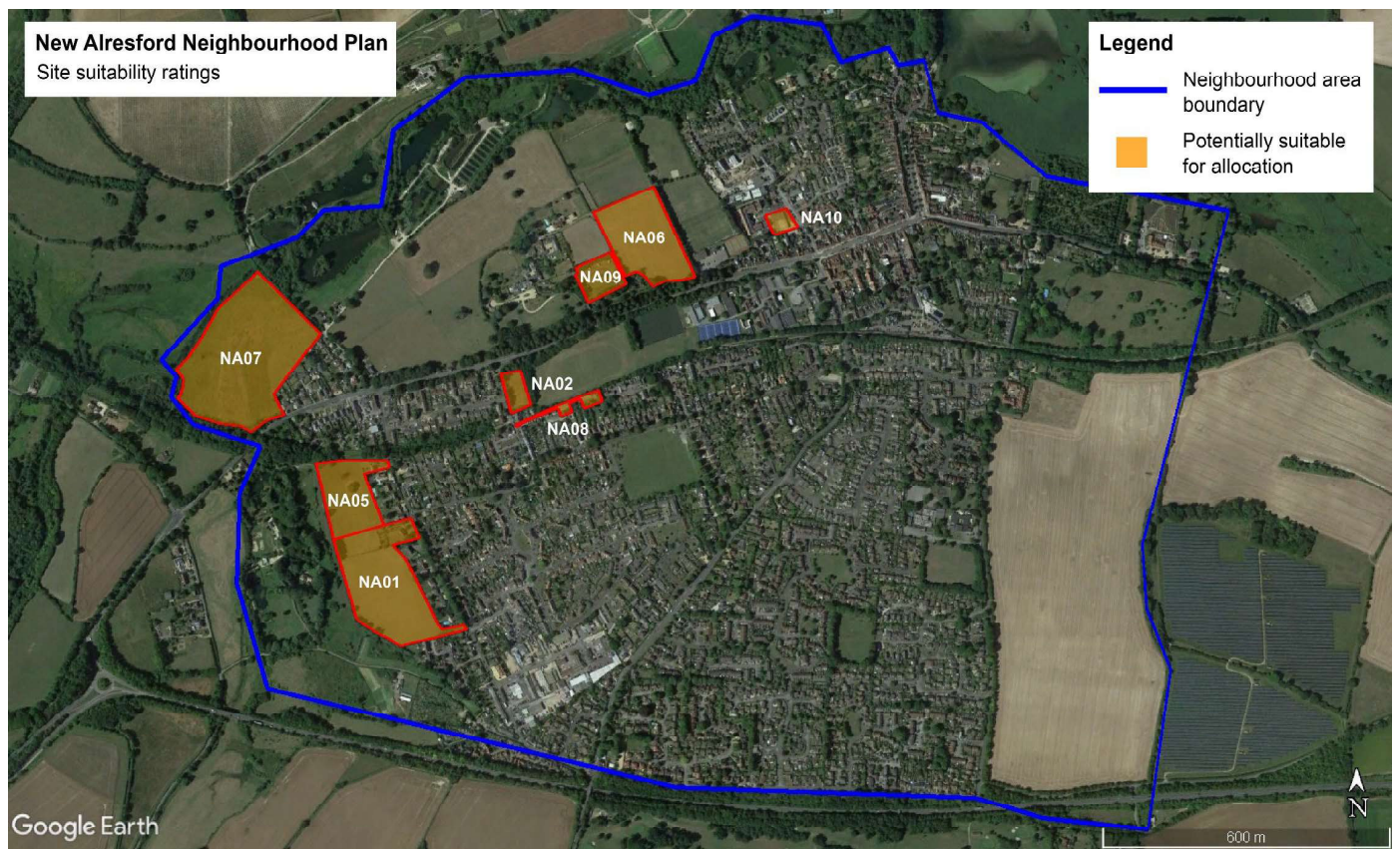


Figure 5.1 Map of site suitability conclusions (source AECOM/Google Earth)

# 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><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>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>	
<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	
<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.



<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>No - within SSSI Impact Risk Zone, but development would not trigger requirement to consult Natural England</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>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>
<b>Planning Policy Constraints</b>	
<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.



<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. 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	
<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)	42 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>  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. 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.



<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>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>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>Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</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></p> <p>See guidance notes:</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>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>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>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><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>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>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><i>Yes - the site is immediately adjacent to the River Itchen SSSI/SAC and forms part of its floodplain.</i></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 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	
<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>	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>	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.



<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>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>Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</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></p> <p>See guidance notes:</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>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>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>
<b>Physical Constraints</b>	
<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><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 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><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 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.



<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>See guidance notes:</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>See guidance notes:</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>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><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 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><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>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.



## 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 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 The Dean</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 Dean</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 Dean</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 contamination related to existing industrial/commercial use</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 - electrical sub-station on southern 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
<b>Distance (metres)</b>	<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>• <span style="color: green;">Low sensitivity</span>: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <span style="color: orange;">Medium sensitivity</span>: 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>• <span style="color: red;">High sensitivity</span>: 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 style="color: green;">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>• <span style="color: green;">Low sensitivity</span>: 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>• <span style="color: orange;">Medium sensitivity</span>: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <span style="color: red;">High sensitivity</span>: 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 style="color: orange;">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 style="color: red;">Directly impact and/or mitigation not possible /</p> <p style="color: orange;">Some impact, and/or mitigation possible /</p> <p style="color: green;">Limited or no impact or no requirement for mitigation</p>	<p style="color: orange;">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 style="color: red;">Directly impact and/or mitigation not possible /</p> <p style="color: orange;">Some impact, and/or mitigation possible /</p> <p style="color: green;">Limited or no impact or no requirement for mitigation</p>	<p style="color: orange;">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.
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**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>	Local Plan Policy NA01 – Car Park Provision
<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>	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

<b>Location</b>
Large field 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>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>
<b>Description</b>
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.
<b>Development Potential</b>
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)">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>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

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