

# Alton Neighbourhood Plan

Site Assessment Draft Report

April 2025

Quality information

Prepared by	Checked by	Verified by	Approved by
Caitlin Ebsary Graduate Planner	Una McGaughrin Technical Director	Una McGaughrin Technical Director	Una McGaughrin Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	15.04.25	Draft report	UM	Una McGaughrin	Technical Director

Prepared for:  
Locality / Alton Town Council

Prepared by:  
  
AECOM Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

© 2024 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Table of Contents

Abbreviations used in the report .....	4
Executive Summary .....	1
<b>1. Introduction.....</b>	<b>2</b>
Local context .....	2
The Neighbourhood Plan .....	3
<b>2. Methodology .....</b>	<b>4</b>
Task 1: Identify Sites .....	4
Task 2: Site assessments.....	4
Task 3: Consolidation of Results .....	5
Task 4: Indicative Housing Capacity .....	5
<b>3. Policy Context .....</b>	<b>6</b>
Planning Policy.....	6
National Planning Policy .....	6
East Hampshire District Local Plan: Joint Core Strategy (adopted June 2014) .....	7
Emerging East Hampshire Local Plan 2021-2040 (Regulation 18) (January 2024).....	10
Alton Neighbourhood Development Plan 2011-2038 (made 2021) .....	15
Evidence base documents .....	15
<b>4. Site Assessment.....</b>	<b>18</b>
<b>5. Conclusions .....</b>	<b>31</b>
Site Assessment Conclusions .....	31
Other considerations .....	32
Viability .....	32
Affordable Housing.....	32
<b>Appendix A .....</b>	<b>33</b>

## Figures

Figure 1-1. Map of Alton Neighbourhood Area.....	3
Figure 4-1. Map of all sites assessed .....	17
Figure 5-1. Map of Site suitability.....	30

## Tables

Table 2-1. Calculation of site developable area and density.....	5
Table 4-1. Site assessment summary of large residential/mixed use sites on the edge of settlement boundary .....	19
Table 4-2. Site assessment summary of infill sites within the settlement boundary .....	29

## Abbreviations used in the report

Abbreviation	Definition
--------------	------------

MHCLG	Ministry of Housing, Communities and Local Government
dph	Dwellings per hectare
Ha	Hectare
EHDC	East Hampshire District Council
LAA	Land Availability Assessment
HELAA	Housing and Economic Land Availability Assessment
ANP	Alton Neighbourhood Plan
APC	Alton Parish Council
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest
ATC	Alton Town Council

## Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Alton Neighbourhood Plan. The work undertaken was agreed with Alton Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support programme led by Locality.

The purpose of the site assessment is to consider all potential development sites in the Neighbourhood Area to determine which sites are suitable, available and likely to be viable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development types comply with the strategic policies of the adopted and emerging Local Plan. The report is also intended to help Alton Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

Alton is categorised in the adopted East Hampshire Local Plan as a Market Town and in the emerging Local Plan as a Tier 1 settlement which is the highest order settlement and is expected to make the most significant contribution towards future growth in the Local Plan area due to its access to public transport, services and amenities. The emerging Local Plan (Part D) states that the total number of homes planned for Alton is 1,700 which includes a strategic site proposal at Neatham Manor Farm (outside the Neighbourhood Area). It notes that the housing requirement of 700 homes outside of the strategic sites will be identified through the Alton Neighbourhood Plan.

The site assessment includes 34 sites in the Neighbourhood Area. 13 sites on the edge of the settlement boundary have been identified as suitable or potentially suitable for housing development and therefore could be considered for allocation in the neighbourhood plan. These are:

- Site AL-002 Blanes Farm (part of site AL-059)
- Site AL-004 Cowdray Park (part of site AL-056)
- Site AL-005 Land at Brick Kiln Lane and Basingstoke Road
- Site AL-013 Land at Weysprings
- Site AL-014 Land at Weysprings Park
- Site AL-018 Land East of Old Odiham Road (part of site AL-059)
- Site AL-029 Land West of Old Odiham Road
- Site AL-035 Land at Selborne Road (part of site AL-056)
- Site AL-056 Land North of A31
- Site AL-059 Land North of Gilbert White Way
- Site AL-060 Land at London Road, Holybourne
- Site AL-061 Rawlings Farm
- Site AL-083 Land North of Will Hall Farm, New Odiham Road

A further 13 sites within the settlement boundary have been identified as suitable for development in the Land Availability Assessment, which can also count towards the total housing requirement.

The site assessment has demonstrated that there are a large number of sites that are potentially suitable for development, either in full or in part. The total capacity of these sites, after reducing the site area to account for constraints, is greater than the housing requirement and therefore choices would need to be made through consultation with the community, landowners and EHDC to select sites that meet the housing requirement, as well as Neighbourhood Plan objectives and community preferences. It is understood that a significant amount of consultation on sites has already been carried out which can inform these choices.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Alton Neighbourhood Plan. The work undertaken was agreed with Alton and the Ministry for Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support programme led by Locality.
- 1.2 The purpose of the site assessment is to determine whether the identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with national planning guidance and the strategic policies of the adopted Development Plan.
- 1.3 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.
- 1.4 Sites selected for allocation should be underpinned by evidence to demonstrate that they are the most appropriate sites given all alternatives. It is therefore important to demonstrate the basis on which sites have been chosen or discounted, including evidence to show<sup>1</sup>:
  - that there is a transparent, objective and robust methodology for assessing sites and that this is done on a consistent basis;
  - that the community and other stakeholders (landowners, developers, etc.) are signed up to the process of evaluation;
  - that the process of consultation is appropriate and that responses have been properly taken into account;
  - that the strategic infrastructure providers are capable of servicing the needs created by each potential allocation, i.e. there are no 'showstoppers'; and
  - that the sites selected represent the most sustainable locations and that they reflect strategic policy.
- 1.5 The site assessment stage is the first step towards selecting sites for allocation. The site selection stage should refine the site assessment findings by applying further criteria linked to neighbourhood plan objectives and through consultation with landowners/developers, the community and EHDC.
- 1.6 The report is intended to help Alton Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

## Local context

- 1.7 Alton is located in East Hampshire and the Neighbourhood Plan is being prepared in the context of the East Hampshire District Local Plan and the emerging East Hampshire Local Plan. The relevant planning authority is East Hampshire District Council. As a two-tier local authority, Hampshire County Council is responsible for certain public services, most importantly roads, schools and libraries. Planning is entirely devolved to East Hampshire District Council.
- 1.8 The market town of Alton is located approximately 9 miles southwest of Farnham, and 16 miles northeast of Winchester. The town is located just north of the South Downs National Park. Alton has a railway station served by the Southwestern Railway services with regular services to and from London. The A31 passes along the southeastern edge of Alton providing links to London, and the wider southwest.
- 1.9 Alton is categorised in the East Hampshire Local Plan as a Market Town and in the emerging Local Plan as a Tier 1 settlement which is the highest order settlement and is expected to make the most significant contribution towards future growth in the Local Plan area due to its access

---

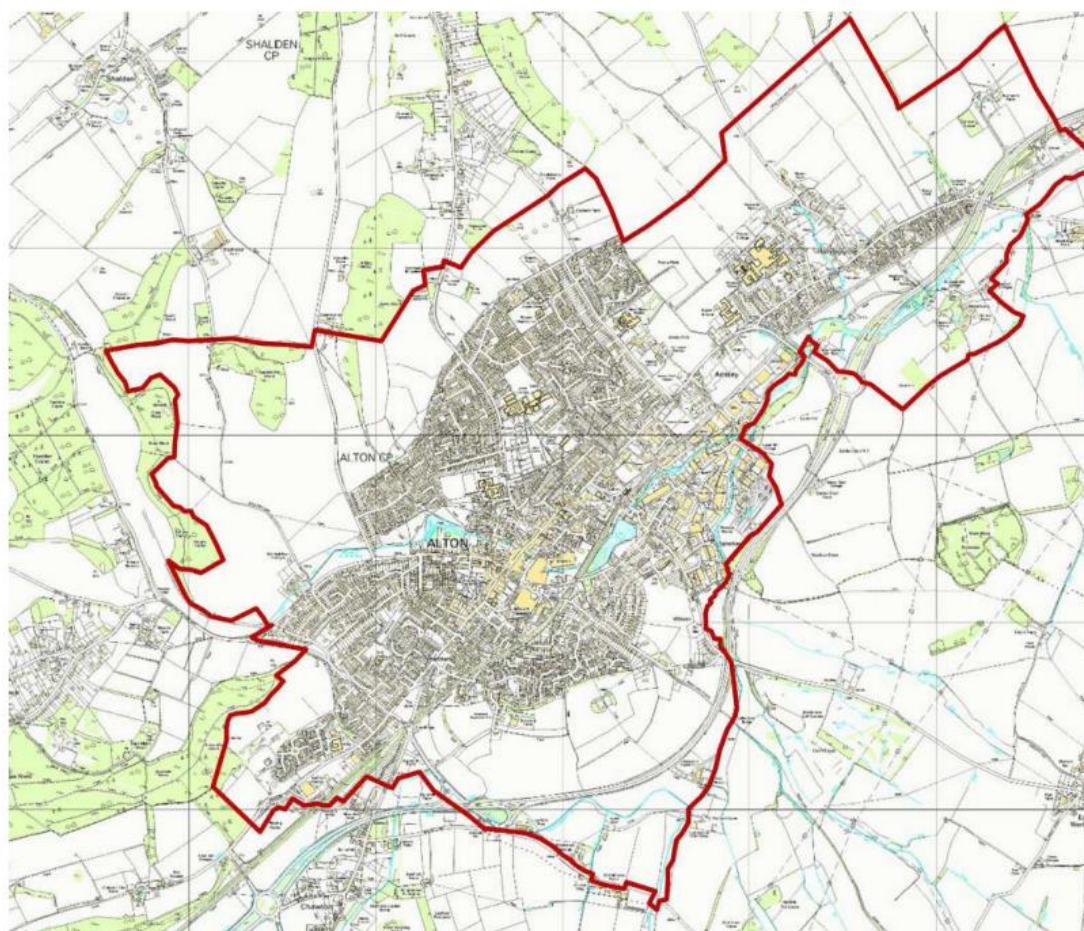
<sup>1</sup> <https://local.gov.uk/pas/pas-topics/neighbourhood-plans/plan-making-neighbourhood-plans-advice-evidence/plan-making-1>

to public transport, services and amenities. The draft Local Plan (Part D) states that the total number of homes planned for Alton is 1,700 which includes a strategic site proposal at Neatham Manor Farm (which partly falls in the Neighbourhood Area). It notes that the housing requirement of 700 homes outside of the strategic site will be identified through the Alton Neighbourhood Plan.

- 1.10 Alton is set within a distinctive chalk landscape setting at the source of the River Wey. It sits in a hollow encircled by sloping downland that provides a green skyline. The northern edge of the South Downs National Park is immediately south west of the town. There are four conservation areas, and around 170 listed building and numerous areas of open space.
- 1.11 Alton had a population of 19,425 at the time of the 2021 Census. It has an extensive range of accessible services and facilities for meeting the needs of local residents.

## The Neighbourhood Plan

- 1.12 The Alton Neighbourhood Plan Area was designated by East Hampshire District Council on May 30<sup>th</sup> 2014 – see Figure 1-1. A Neighbourhood Plan was made in 2021<sup>2</sup>.
- 1.13 East Hampshire District Council have provided Alton with a housing requirement of 700 over the plan period.



*Designated Area of Alton Neighbourhood Development Plan*  
© Crown copyright and database right. All rights reserved (100051853) 2015

**Figure 1-1. Map of Alton Neighbourhood Area<sup>3</sup>**

<sup>2</sup> Available at: [Alton-neighbourhood-development-plan.pdf](#)

<sup>3</sup> Available at: [Alton Neighbourhood Plan \(as modified April 2021\).pdf](#)



## 2. Methodology

- 2.1 The approach to site assessment is based on the national Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (update July 2019)<sup>4</sup> and Neighbourhood Planning (updated September 2020)<sup>5</sup>. The approach is set out in Locality's Neighbourhood Planning Site Assessment Toolkit<sup>6</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 the same. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites

- 2.3 The first task was to identify which sites should be considered as part of the assessment. The list of sites has been taken from the 2024 East Hampshire Land Availability Assessment (LAA).
- 2.4 Sites with planning permission have been excluded from the assessment, as their suitability for development has been tested through the planning system. These sites could be allocated in the Neighbourhood Plan if selected as a way of communicating support for development in this location in case the permission is not implemented.
- 2.5 A total of 34 sites were taken forward for assessment, including 20 large sites at the periphery of the settlement boundary, and 14 smaller infill sites within the settlement boundary.

### Task 2: Site assessments

- 2.6 Sites were assessed using a proforma based on the national Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.7 The LAA information and conclusions were used to inform the assessment.
- 2.8 The proforma enables a range of information to be recorded, including:
- General information:
    - a) Site location and use; and
    - b) Site context and planning history.
  - Context:
    - a) Type of site (greenfield, brownfield, etc.); and
  - Suitability:
    - a) Site characteristics;
    - b) Environmental considerations;
    - c) Heritage considerations;
    - d) Community facilities and services; and
    - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders)

---

<sup>4</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>5</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>6</sup> Also see: How to Assess and Allocate Sites for Development toolkit (Locality, 2021)  
<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>



- Availability of sites for development
  - Any issues that may affect site delivery/viability.
- 2.9 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website, open source GIS data, and other sources of evidence (see paragraph 3.74 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 2.10 Following the initial desktop assessment, site surveys were carried out in person in January 2025 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

### Task 3: Consolidation of Results

- 2.11 The desktop assessment and site survey information have been 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 likely to be achievable for the proposed use:
- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
  - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
  - **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

### Task 4: Indicative Housing Capacity

- 2.12 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. An appropriate density is applied to the developable area of the site, which is the overall site area adjusted to allow for non-residential use including green space and infrastructure.
- 2.13 The capacity figure provided in the LAA has been reviewed, and applied where this is considered appropriate having taken into account the constraints and opportunities.
- 2.14 The LAA sets out an indicative site capacity for assessed sites that allows for flexibility should the site be allocated. The capacity figures were reached using the developable area and density numbers in Table 1-1 below.

**Table 2-1. Calculation of site developable area and density**

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4ha	90%	30
0.4ha to 2 ha	80%	30
2ha to 10 ha	75%	30
Over 10 ha	50%	30

## 3. Policy Context

### Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be 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 (NPPF) (2024)<sup>7</sup> and is supported by the Planning Practice Guidance (PPG)<sup>8</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 East Hampshire District Council. The key document making up the adopted statutory development plan for Alton is the East Hampshire District Local Plan: Joint Core Strategy (adopted 2014)<sup>9</sup>.
- 3.5 East Hampshire District Council is currently working on producing a new Local Plan, currently at Regulation 18 stage<sup>10</sup>. The development is at early stages with an initial round of consultation leading to significant changes to allocations within the Local Plan.
- 3.6 The relevant policies and findings from the above plans are presented below.

### National Planning Policy

- 3.7 The policies of particular relevance to development in Alton are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.8 **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).
- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.10 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.11 **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.
- 3.12 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

---

<sup>7</sup> Available at: [National Planning Policy Framework](#)

<sup>8</sup> Available at: [Planning practice guidance - GOV.UK](#)

<sup>9</sup> Available at: <https://www.easthants.gov.uk/media/5462/download?inline>

<sup>10</sup> Available at: <https://www.easthants.gov.uk/media/8743/download?inline>

- The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.13 **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. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.14 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.15 **Paragraph 66** 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.
- 3.16 **Paragraph 71** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.
- 3.17 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.18 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.19 **Paragraph 123** 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.
- 3.20 **Paragraph 165** 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.
- 3.21 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.22 **Paragraph 205** 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.
- 3.23 **Paragraph 207** 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.

## East Hampshire District Local Plan: Joint Core Strategy (adopted June 2014)

- 3.24 **CP1 Presumption in favour of sustainable development** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- 3.25 **CP2 Spatial Strategy** states that new development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the District in accordance with the Spatial Strategy. Alton is identified as a Market Town in the North of South Downs National Park and Whitehill & Bordon Area. Market Towns are considered to be the most sustainable locations for most new development in terms of access to local services and facilities. The majority of development will be focused in or adjoining the most sustainable towns and larger villages where it is consistent with maintaining and enhancing their character. The policy sets out that provision is made for a minimum increase of 10,060 new dwellings in the period 2011-2028. The policy goes on to set out the main constraints on building at Alton as the need to retain the undeveloped hillsides that are important in the wider landscape.
- 3.26 **CP3 New Employment Provision** identifies provision of about 7ha of employment land in Alton in the period up to 2028.
- 3.27 **CP8 Town and Village Facilities and Services** states that the vitality and viability of the District's centres will be maintained and improved according to the role of the various centres set out in the hierarchy of centres. Alton is identified as a town centre, and the policy further identifies that it will retain its role as Town Centre and should be maintained and enhanced. It should continue to function as the main comparison shopping centre and main destination for leisure, entertainment and cultural activities.
- 3.28 **CP10 Spatial Strategy for Housing** states that provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 by means of completion of existing permissions and allocations, as well as the allocation of new sites to provide a minimum of 700 dwellings at Alton and Horndean and Petersfield. The policy identifies that sites will be identified through the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly.
- 3.29 **CP13 Affordable Housing on Residential Development Sites** states that in order to meet affordable housing needs, all residential development resulting in 1 or more additional dwelling should contribute towards the provision of affordable housing. The target is for 40% of all new dwellings to be provided as affordable housing.
- 3.30 **CP17 Protection of Open Space, Sport and Recreation and Built Facilities** states that development that results in the loss of a sport, recreation or play facility will only be permitted where it can be demonstrated that: a) there is a surplus of provision according to the local open space and built facilities standards; or b) alternative facilities of equal or better quality can be provided in an equally accessible location.
- 3.31 **CP18 Provision of Open Space, Sport and Recreation and Built Facilities** states that all new residential developments will provide, as a minimum standard, the equivalent of 3.45ha of public open space per 1,000 population to serve the needs generated by the new development.
- 3.32 **CP19 Development in the Countryside** states that the approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises.
- 3.33 **CP20 Landscape** states that the special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:
- Conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
  - Protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
  - Protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;

- d) Protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
  - e) Incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
  - f) Maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).
- 3.34 **CP23 Gap between Settlements** states that the generally open and undeveloped nature of certain gaps between settlements will be protected to help prevent coalescence and retain their separate identity, including the Alton/Chawton gap and the Alton/Holybourne gap. Development will only be permitted within gaps if:
- a) It would not undermine the physical and/or visual separation of settlements;
  - b) It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
  - c) It cannot be located elsewhere.
- 3.35 **CP25 Flood Risk** states that development in areas at risk of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment will be permitted provided that it meets specific requirements.
- 3.36 **CP28 Green Infrastructure** states that development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment.
- 3.37 **CP29 Design** states that the District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to:
- a) Seek exemplary standards of design and architecture with a high-quality external appearance that respect the area's particular characteristics;
  - b) Take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;
  - c) Reflect national policies in respect of design, landscape, townscape and historic heritage;
  - d) Ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
  - e) Ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
  - f) Make provision for waste and recycling bin storage and collection within the site;
  - g) Be designed to the Lifetime Homes Standard as appropriate;
  - h) Take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;

- i) Be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance;
  - j) Embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
  - k) Provide car parking in a way that secures a high-quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.
- 3.38 **CP30 Historic Environment** states that development proposals must conserve and, where possible, enhance the District's historic environment.
- 3.39 **CP31 Transport** states that the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged. New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.

## Emerging East Hampshire Local Plan 2021-2040 (Regulation 18) (January 2024)

- 3.40 [Expected to be adopted autumn 2025]
- 3.41 **Policy S1: Spatial Strategy** states that over the plan period (2021-2040), the Local Plan will make provision for the delivery of at least 9,082 new homes, equivalent to 478 homes per annum.
- 3.42 **Policy S2: Settlement Hierarchy** identifies Alton as a Tier 1 settlement. All settlements identified have a Settlement Policy Boundary as identified on the Policies Map. There is a presumption in favour of sustainable development within the SPB, which will be reviewed through the preparation of development plan documents and/or neighbourhood plans, reflecting the following general approach: respecting the setting, form and character of the settlement; avoiding actual or perceived coalescence of settlements; and ensuring good accessibility to local services and facilities. Development outside the settlement boundaries is considered countryside and will be restricted to that which is appropriate in a rural area as set out in Policy NBE1.
- 3.43 **Policy CLIM5: Climate Resilience** states that all developments should be located and designed to avoid or minimise the risks associated with a changing climate.
- 3.44 **Policy NBE1: Development in the Countryside** states that development proposals within the countryside (outside of settlement policy boundaries and designated Strategic Employment Sites, as defined by the Policies Map) will only be supported where they are:
- a) Meeting the proven essential need of a rural worker to live permanently at or near their place of work; or
  - b) Providing business floorspace on existing employment sites and to support small scale tourism and rural enterprises (Policies E3 and 34); or
  - c) Providing community facilities close to an existing settlement which is accessible by sustainable transport modes; or
  - d) Providing affordable housing on rural exception sites (Policy H4); or
  - e) Providing specialist housing where there is a proven local need and where this cannot be accommodated within the built up area (Policy H5); or
  - f) Providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling; or

- g) Converting previously used permanent buildings or redundant agricultural buildings for appropriate uses (Policy DM19); or
- h) Of exceptional quality or innovative design which responds to the local character and significantly enhances its immediate setting; or
- i) For a replacement that is not temporary in nature, provided that the proposal does not require extension or significant alterations; or
- j) For an extension to an existing building, provided these are proportionate to the site and its surroundings; or
- k) Proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside; or
- l) To secure the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset (Policy NBE14); or
- m) For traveller sites that comply with Policy H7.

3.45 **Policy NBE7: Managing Flood Risk** states that in order to reduce the overall risk from any sources of flooding, development will be permitted provided that:

- a) It meets the sequential and exception test (where required) as outlined in Government guidance;
- b) Within the site, the highly vulnerable development will be located in areas of lowest flood risk;
- c) It is safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, demonstrated through a site-specific flood risk assessment which must take into account climate change allowances;
- d) It incorporates flood protection, flood resilient and resistant measures including safe access and escape routes where required and that any residual risk can be safely managed by emergency planning; and priority is given to the use of Sustainable Drainage Systems (SuDS); and
- e) It will not increase off site flood risk either via increasing surface water run-off or through the displacement and obstruction of flood waters from any sources.

3.46 **Policy NBE10: Landscape** states that development proposals must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local Plan Area's landscapes. Development proposals will be supported where there will be no significant impact to:

- a) The qualities and principles identified within the relevant landscape character assessments, capacity study and relevant guidance;
- b) The visual amenity and scenic quality of the landscape;
- c) Important local, natural and historic landscapes and features; and
- d) The setting of the South Downs National Park, with regard to its special qualities (including dark skies), tranquillity and essential characteristics of the National Park. Development proposals must be sensitively located and designed to avoid or minimise adverse impacts on the South Downs National Park.

3.47 **Policy NBE11: Gaps between Settlements** states that new development in the countryside must avoid reducing the open land that contributes to the form and character of existing settlements and maintains their separate identities. Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.

3.48 **Policy NBE12: Green and Blue Infrastructure** states that development will be supported provided that:



- a) It maintains, protects and enhances the function, integrity, quality, connectivity and multi-functionality of the existing green and blue infrastructure network and individual sites thereby supporting the findings and guidance set out in the East Hampshire Green Infrastructure Strategy, GI Framework Urban Greening Factor Standard and Natural England's 15 GI principles.
- b) It contributes to nature recovery and the protection, creation and restoration of wildlife rich habitats, including the potential to create new designated wildlife sites and the maintenance and creation of ecological connectivity and the integrity of linkages within the site.
- c) It protects existing trees and hedges and ensures no loss of canopy cover as a minimum. Proposals will be supported which incorporate existing trees and hedges into the new development and provide an uplift in canopy cover including tree lined streets and the consideration of the location and species of new trees with regards to biodiversity, connectivity, climate change and adaptation.
- d) Any adverse impacts on or loss of the green and blue infrastructure network should be fully mitigated and/or compensated through the provision of green and blue infrastructure on site. Where it can be proven that on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site-by-site basis.
- e) Where new green infrastructure is provided within new development, suitable arrangements should be in place for its future funding, maintenance and management long term.
- f) A Green Infrastructure Plan should be submitted as part of the application process detailing how the development responds to Natural England's 15 GI Principles and how it responds to the EHDC GI Strategy's seven themes.

3.49 **Policy NBE14: Heritage Assets and the Historic Environment** states that development proposals will be permitted which:

- a) Protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- b) Make sensitive use of historic assets, especially those at risk, through regeneration and re-use, particularly where redundant or under-used buildings are brought into appropriate use.

3.50 **Policy DES1: Well-Designed Places** states that development proposals that could have a significant impact on the character or appearance of an area by virtue of their scale, or due to the sensitivities of their surroundings, will be required to demonstrate how they comply with DES1.1 and DES1.2 of this policy by means of a planning statement or a Design and Access Statement.

3.51 **Policy DES2: Responding to Local Character** states that detailed proposals for the design and layout of new development will be required to:

- a) Respect local characteristics for plot size and shape, plot layout, building form, scale, height and massing, unless a departure from any of these characteristics is demonstrably more appropriate for delivering the Council's design vision (Policy DES1);
- b) Ensure that the layout of new development is sympathetic to its immediate setting in terms of its relationship to adjoining buildings, spaces around buildings and landscape features;
- c) Ensure that building facades, fenestration, roofs, boundary treatments, street furniture and green spaces respect or improve the character and appearance of the local area;
- d) Demonstrate how and where good quality, resilient, low embodied carbon materials of an appropriate scale, profile, finish and colour would be used;

- e) Take particular account of local landscape and townscape features such as those identified within neighbourhood plans, design statements or guides, or townscape character assessments;
- f) Ensure that the design of new buildings, open spaces and streets would provide passive surveillance of the public realm and security for private areas, to minimise opportunities for crime and anti-social behaviour;
- g) Ensure that areas of new public open space are easily accessible, attractive to use and designed to serve all of their intended functions (e.g. recreation, leisure, social interaction, food production, sustainable drainage, supporting local wildlife) in complementary ways;
- h) Provide car parking in ways that would remove cars from the street or would not enable cars to visually or physically dominate local streets, whilst being safe and convenient to use for all residents and visitors;
- i) Provide enough room within the public realm, including street spaces and along new pedestrian and cycle routes, to allow for the planting and growth of contextually appropriate vegetation, including native tree species that would offer shade and shelter;
- j) Provide adequate private amenity space for new residential uses whilst meeting nationally described internal space standards and ensuring separation distances between buildings that avoid over-looking or over-shadowing;
- k) Provide high-quality, secure waste and recycling bin storage and collection points that are conveniently located for collection purposes whilst avoiding adverse impacts on street scenes; and
- l) Avoid or minimise light pollution (such as glare or light spillage from buildings and the site as a whole) through the design of new light fixtures and by proposing the minimum amount of lighting necessary to achieve its purposes without compromising safety.

3.52 **Policy DES3: Residential Density and Local Character** states that residential development proposals within settlement policy boundaries and on allocated sites must optimise the density of new residential uses through making an efficient use of land, whilst delivering a contextually appropriate and coherent built form. In addition to meeting the criteria of Policies DES1 and DES2, proposals should ensure that either:

- a) The density of proposed residential development, measured in dwellings per hectare within the development site (including street spaces and private amenity space, but excluding areas of public open greenspace and other land uses) is within the range of existing residential densities on streets adjoining the development site; or
- b) The proposed density of built form within new residential blocks and on new plots could be accommodated in a manner that is consistent with the predominant pattern of development for streets and blocks adjoining the development site, in terms of:
  - Building line position and compliance
  - Height-to-width ratios for streets
  - Back-to-back distances for buildings
  - Plot coverage
  - Building heights and massing

3.53 **Policy HWC1: Health and Wellbeing of Communities** states that developments should contribute to healthy and active lifestyles through the provision of:

- a) Active design principles which support wellbeing and greater physical movement, and an inclusive development layout and public realm that considers the needs of all;
- b) Access to sustainable modes of travel, including safe, well-designed, and attractive cycling and walking routes and easy access to public transport to reduce car dependency;

- c) Access to safe and accessible green infrastructure, including to blue corridors, open spaces and leisure, recreation and play facilities to encourage physical activity; and
  - d) Access to local community facilities, services and shops, which encourage opportunities for social interaction and active living.
- 3.54 **Policy DGC2: Sustainable Transport** states that development of more than ten new homes or more than 500m<sup>2</sup> of non-residential floorspace should be situated in the most sustainable locations, taking account of the settlement hierarchy, to reduce demands on transport and reliance on private car travel. Sustainable locations are those that are in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes (walking, cycling and public transport) for multiple journey purposes.
- 3.55 **Policy DGC4: Protection of Community Facilities** states that development involving the loss of open space, sports or recreation facilities will only be permitted if:
- a) The site or facility is surplus in terms of all the functions an open space or facility can perform, and is of low value and poor quality, as shown by the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or subsequent update; or
  - b) Replacement provision is made in a location well-related to the users of the existing facility, and is of equivalent or greater quality, quantity and accessibility; or
  - c) The development is for alternative sports and recreation provision, the benefits to sport and recreation of which clearly outweighs the loss; or
  - d) The development is for a small part of the site; where it has been demonstrated that it will result in an enhanced sport or recreational facility.
- 3.56 **Policy H1: Housing Strategy** states that housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance. Housing outside settlement policy boundaries will be permitted where they accord with Policy NBE1 or allocated for development in this Local Plan or are identified in a 'made' Neighbourhood Plan.
- 3.57 **Policy H3: Affordable Housing** seeks a target of 40% of the net number of dwellings as affordable housing.
- 3.58 **Policy H8: Safeguarding Land for Gypsy, Traveller and Travelling Showpeople Accommodation** states that land with planning permission for permanent gypsy, traveller and travelling showpeople accommodation will be safeguarded from alternative development.
- 3.59 **Policy E2: Maintaining and Improving Employment Floorspace** identifies several Strategic Employment Sites in Alton to contribute towards meeting the future economic growth needs of the Plan Area. The development and regeneration of these sites will be supported to provide employment floorspace that meets the needs of the market, with a focus on improving productivity and job density.
- 3.60 **Policy DM1: The Local Ecological Network** states that development which results in harm to the ecological network will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required.
- 3.61 **Policy DM2: Trees, Hedgerows and Woodland** states that the Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and other woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife. Development proposals that include the loss or deterioration of ancient woodland and ancient or veteran trees will be refused planning permission, other than in wholly exceptional circumstances and where a suitable compensation strategy is proposed.
- 3.62 **Policy DM3: Conservation Areas** states that new development in a conservation area should aim to preserve or enhance the special architectural, historic character or appearance of the historic environment and respect its surroundings in terms of height, massing volume, scale,

form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access. Development within, affecting the setting of, or views into and out of, a conservation area should preserve or enhance all features that contribute positively to the area's special architectural, historic character, appearance or setting.

- 3.63 **Policy DM4: Listed Buildings** states that development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted. Substantial harm to or demolition of listed buildings, including curtilage listed buildings will only be permitted in exceptional circumstances.
- 3.64 **Policy DM7: Archaeology and Scheduled Monuments** states that the archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.
- 3.65 **Policy DM8: Historic Landscapes, Parks and Gardens** states that the historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.
- 3.66 **Policy DM10: Locally Important and Non-designated Heritage Assets** states that the District Council will aim to conserve or enhance locally important heritage assets.
- 3.67 **Policy DM17: Backland Development** states that housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement Policy Boundary will be supported provided it is in keeping with the character and appearance of the area.

## Alton Neighbourhood Development Plan 2011-2038 (made 2021)

- 3.68 **Policy DE1: Town setting and natural assets** states that development proposals that impact on the discreet setting of Alton within the surrounding landscape must demonstrate that this setting is maintained.
- 3.69 **Policy HO3 New Housing Site Allocations** identifies a number of allocated sites for which permission will be granted.
- 3.70 **TR1 Pedestrian networks** states that development proposals will provide linkages within, into and out of the site that provide safe pedestrian access. Pedestrian links will be traffic free wherever possible.
- 3.71 **TR2 Cycle routes** states that development proposals will provide linkages within, into and out of the site that provide safe cycle access. Proposals will have particular regard to ways that they can reinforce cycle links to the town centre and other traffic-generating development such as schools.
- 3.72 **TR4 Bus service provision** states that any new significant development in Alton should seek to ensure that it is located in reasonable walking distance (400 metres) to a public transport corridor providing regular bus services to and from the town centre.
- 3.73 **Policy CH5 Local green space and open space** identifies a number of designated Local Green Spaces, where development will not be permitted other than in very special circumstances.

## Evidence base documents

- 3.74 The site assessment is informed by a range of evidence base documents which support the adopted and emerging Local Plan and Neighbourhood Plan including the following:
- East Hampshire Land Availability Assessment 2024 Results<sup>11</sup>;

<sup>11</sup> Available at: <https://www.easthants.gov.uk/sites/default/files/2024-11/East%20Hampshire%20land%20availability%20assessment%202024.pdf>

- East Hampshire Land Availability Assessment 2024 Methodology<sup>12</sup>;
- East Hampshire's Green Infrastructure Strategy 2019<sup>13</sup>;
- East Hampshire Landscape Character Assessment Update (2024)<sup>14</sup>;
- East Hampshire Landscape Capacity Study (2018)<sup>15</sup>.

---

<sup>12</sup> Available at: [Land Availability Assessment \(LAA\) Methodology](#)

<sup>13</sup> Available at: [East Hampshire Green Infrastructure Strategy](#)

<sup>14</sup> Available at: <https://www.easthants.gov.uk/media/9181/download?inline>

<sup>15</sup> Available at: [Landscape | East Hampshire District Council](#)

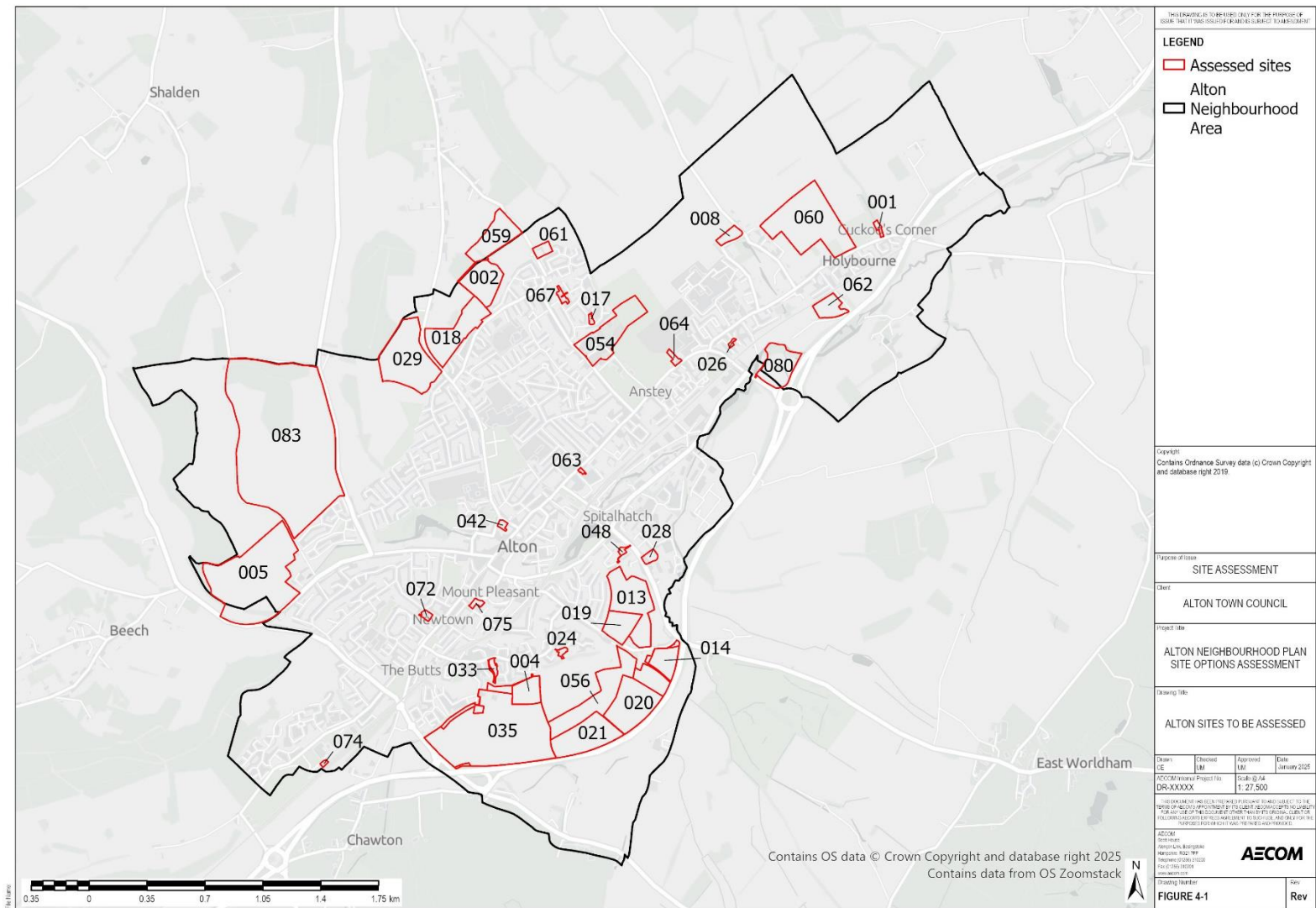


Figure 4-1. Map of all sites assessed

## 4. Site Assessment

- 4.1 A total of 34 potential development sites within the Alton Neighbourhood Area have been identified from the 2024 LAA. This includes 20 large sites around the settlement boundary and 14 small infill sites within the settlement boundary. There were additional sites submitted to the LAA for infrastructure which have not been considered as part of this report.
- 4.2 Figure 4-1 provides a map of all identified sites.
- 4.3 Table 4-2 provides a summary of the findings of the assessment of larger sites on the periphery of the settlement boundary. This includes a 'traffic light' rating 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.
- 4.4 A red rating indicates the site is not appropriate for allocation; a green rating indicates the site is appropriate for allocation; and an amber rating indicates the site is less suitable or may be appropriate for development if identified issues can be resolved or constraints mitigated.
- 4.5 Table 4-3 provides a summary of the findings of the assessment of smaller sites within the settlement boundary. The LAA provides an up-to-date conclusion on most of these sites which has been verified by this assessment, and a new conclusion has been provided where one did not previously exist. Sites that have been found deliverable can be counted towards the housing requirement.
- 4.6 The proformas in Appendix A include a detailed assessment of each site against a range of criteria. These should be read in conjunction with the summary table.
- 4.7 The site assessment ratings are shown on Figure 5-1.
- 4.8 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use. These capacities are taken from the LAA and have been reviewed as part of this assessment.



**Table 4-1. Site assessment summary of large residential/mixed use sites on the edge of settlement boundary**

<b>Site reference</b>	<b>Site Address/Location</b>	<b>Gross Site Area (Ha)</b>	<b>Capacity (Indicative number of homes)</b>	<b>Land use being considered</b>	<b>Suitability Rating (Red/ Amber/ Green)</b>	<b>Site Assessment Summary</b>
002	Blanes Farm (part of 059)	4.57	103	Residential	Amber	The site is a greenfield site adjacent to the settlement boundary. It is a sloping site directly behind new development on the northern edge of Alton. Access to the site could be created from Gilbert White Way. The site has been assessed as having medium-high visual sensitivity with some long-distance views and its position on a hill making it a more prominent and visible location, but this would be minimised by its position behind and above new development. The site is part of a large parcel of land that is being promoted for development (Site 059). The site is available and potentially suitable for development if a suitable access was provided and if landscape and visual impacts were mitigated.
004	Cowdray Park	2.47	56	Residential	Amber	The site is a greenfield site adjacent to the settlement boundary and immediately adjacent to Windmill Hill. Vehicular access onto the site could potentially be created from the existing residential area to the north. There is pedestrian access from Windmill Hill and a public footpath running along the eastern edge of the site. There are some overhead cables crossing the site. The site is considered to be medium landscape sensitivity due to its proximity to Windmill Hill, a local high point and popular recreation area, and of medium / high visual sensitivity as it is downhill from Windmill Hill and relatively visible from the high point, but it is relatively well screened to the west and south with dense vegetation, and to the north with existing development. The site is available and is potentially suitable for development if a suitable access could be achieved and if the significant landscape and visual impact of development was mitigated.
005	Land at Brick Kiln Lane and Basingstoke Road	21.31	225	Residential/ Older persons/Self build	Amber	The site is a greenfield site adjacent to the settlement boundary. It is a sloping site on the northwestern edge of Alton with an existing agricultural access and a single lane paved road running along the eastern edge of the site (Brick Kiln Lane). The southwest edge of the site has an area of

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						Flood Zone 2 and 3 and surface water flooding and a group TPO. There is a Site of Important Nature Conservation north of the site. There are a number of listed buildings to the southeast of the site at Will Hall Farm and the impact of new development on these would need to be carefully considered. New development is being completed to the east of Brick Kiln Lane. The site is relatively prominent in views out from the town due to its location on a hill above the town. The site is proposed for allocation for housing in the draft Local Plan. An EIA Screening opinion for 250 residential dwellings was submitted in December 2024. The site is available and potentially suitable for development subject to mitigation of the identified constraints, particularly the landscape and heritage impacts. If the site was proposed for allocation in the Neighbourhood Plan, it should not duplicate a Local Plan allocation.
008	Howards Lane, Holybourne – small site	0.9	-	Residential	Red	The site is a greenfield site located adjacent to the settlement boundary. It is directly north of the Holybourne conservation area and is high quality agricultural land (grade 2). There is an existing agricultural access onto the site, but no existing pedestrian access to the site making it an unsustainable location for residential development. It is within the setting of the conservation area with listed buildings including the Grade II* Holy Rood Church. The site has medium visual sensitivity with hedgerows and vegetation providing some screening, but otherwise the site has a relatively open character. The site is not currently suitable due to its location with no pedestrian footpath connecting to the town.
013	Land at Weysprings, Alton	7.38	100	Residential	Amber	The site is a greenfield site adjacent to the existing settlement boundary. It is a steeply sloping site with limited access from a narrow single-track lane with steep banks (Windmill Lane). There is an existing agricultural access to the site, but no pedestrian footpath. The site has long distance views out to the southeast and would be prominent

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						in approaches to the town along the A31. It is considered to be an important part of the SDNP setting, and any development would impact this. The site is located between new development and could form a natural site for extension of the built form, but creating access to the site is a significant constraint. The land east of the site with access from Wilsom Road has planning permission for residential development. Access could possibly be created through this site from Wilsom Road or from site LAA019 if this was developed. The site is available and potentially suitable for development if the landscape and long-distance view impacts could be mitigated and if suitable access including safe pedestrian route to the town was created.
014	Land at Weysprings Park (part of 056)	4.94	44	Residential	Amber	The site is a greenfield site adjacent to the settlement boundary between Alton and the A31. It is adjacent to some isolated development at the junction of Windmill Lane and Wilsom Road. The site has existing agricultural access from Windmill Lane, with pedestrian access into Alton along Wilsom Road. There is a public bridleway running through the site into the South Downs National Park which would need to be protected. The site is of medium/high landscape sensitivity due to its prominence in long distance views from Windmill Hill. The site is also being promoted as part of a larger site (site 056). The site is available and potentially suitable for development if access and landscape constraints were resolved or mitigated.
018	Land East of Old Odiham Road, Alton (part of 059)	6.34	93	Residential	Amber	The site is a greenfield site located adjacent to the settlement boundary. It has sloping topography. Access from Old Odiham road does not look possible due to topography, and the speed and curve of the road. There is a public footpath crossing the southwestern field which would need to be considered as part of any development. The site is considered to have medium landscape and visual sensitivity with long distance views. This could be mitigated through design. The site is also being promoted as part of a larger

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						site (site 059). An application on the site was refused in 2014 on grounds that the site was in an unsustainable location due to distance from services, and access being on a steep hill, as well as for impact on character and appearance of area. The site is available and potentially suitable for development if the landscape and long-distance views impacts can be mitigated and if suitable access can be created.
019	Windmill House, Windmill Lane, Alton	2.96	-	Residential	Amber	The site is a greenfield site located adjacent to the settlement boundary. The site includes a house and garden, which are assumed would be retained. It is a gently sloping site with existing vehicular access off of Windmill Lane to the existing house on site. Windmill Lane is a narrow road, with no pedestrian footway and with limited capacity for additional traffic. The site contains some priority habitat woodland and a small part of the site is also covered by a TPO. The site is considered to have medium/high sensitivity due to intervisibility with SDNP and long-distance views into and out of the site. The site has a strong rural character. The site is not currently suitable for development due to the lack of footpath linking the site with services and facilities in Alton making it an unsustainable location for development. However, it could be suitable if considered together with site 013, and if suitable pedestrian access could be created.
020	Lindsey's Field (N), South of Water Lane (part of 056)	6.82	-	Residential	Amber	The site is a greenfield site disconnected from the settlement boundary. It is a sloping site with no existing vehicular access. It can be accessed by pedestrians from Windmill Hill. The site is bordered to the south by the A31, with limited screening from vegetation. Vehicular access could only be created if development occurs on surrounding sites. The site is considered to have medium/high sensitivity due to its prominence in long distance views from Windmill Hill and its prominence in views towards Alton from the A31 and the surrounding countryside. Significant development could affect the setting of the locally significant Windmill Hill. The

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						site is not suitable for development on its own as it would lead to isolated development heavily impacting the landscape character, and with limited access opportunities, however it could be suitable as a strategic development site (site 056) if it could be demonstrated that development could be accommodated without significant landscape and visual harm.
021	Lindsey's Field (S), south of Water Lane (part of 056)	6.49	-	Residential	Amber	The site is a greenfield site disconnected from the settlement boundary. It is a sloping site with no existing vehicular access. It can be accessed by pedestrians from Windmill Hill. The site is bordered to the south by the A31, with limited screening from vegetation. Vehicular access could only be created if development occurs on surrounding sites. The site is considered to have medium/high sensitivity due to its prominence in long distance views from Windmill Hill and its prominence in views towards Alton from the A31 and the surrounding countryside. It would impact an important view as designated in the existing Neighbourhood Plan and significant development could affect the setting of the locally significant Windmill Hill. The site is not suitable for development on its own as it would lead to isolated development heavily impacting the landscape character, and with limited access opportunities, however it could be suitable as a strategic development site (site 056) if it could be demonstrated that development could be accommodated without significant landscape and visual harm.
024	Land at Salisbury Close	0.23	-	Residential	Red	The site is a greenfield site located within the settlement boundary. It is a gently sloping site that provides pedestrian access to Windmill Hill along a Public Right of Way through the site. The parcel is identified in the draft NP as amenity land that should be retained and where development will be resisted. Development would hinder this community and amenity value. Due to its amenity value as a green space, the site is not suitable for development.

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
029	Land West of Old Odiham Road	10.11	101	Residential	Amber	The site is a greenfield site that is located adjacent to and connected to the settlement boundary and built-up area. It is adjacent to a community open space. The site contains some high quality (grade 2) agricultural land and priority species habitat. The site has pedestrian access, but no vehicular access at present. Vehicular access could potentially be extended from the development to the north. There is a public footpath running across the site. The site is relatively well screened from the open countryside, with vegetation and existing development to the north. The site is not visible from any main approaches to the town. The site is available, and if safe and acceptable access can be secured onto the site, the site is potentially suitable for development.
035	Land at Selborne Road (part of 056)	28.08	421	Residential	Amber	The site is a greenfield site located adjacent to and connected to the settlement boundary and build up area. It is adjacent to Windmill Hill, on the western side and is bounded by the A31 to the south. The site is gently sloping and currently only has pedestrian access from Windmill Hill, and no vehicular access. Vehicular access could potentially be created on the western edge of the site from Selborne Road. The 2018 Landscape Capacity Study determines that the site and wider area (6c.2) has a very open character and is visually prominent in views west from Windmill Hill as well as intermittently from the A31. There is little vegetation or other screening along the site edges. Development on this site would be very prominent from several views and would significantly alter the existing character of the area, and edge of the settlement. The site is also being promoted as part of a larger site (056). If suitable access can be created, and if it could be demonstrated that visual / landscape harm could be mitigated through design, the site is potentially suitable for development.
056	Land North of A31, Alton	52.34	468	Mixed use	Amber	The site is a greenfield site adjacent to the settlement boundary and built-up area between Alton and the A31. It is made up of several sites that are also assessed

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						<p>independently in this assessment (4, 14, 20, 21, 35). The site runs along the south of Windmill Hill and is bounded by the A31 to the south. The northern parts of the site are steeply sloping down from Windmill Hill, with more gentle sloping closer to the A31. Access could be created from the west from Selborne Road, with additional pedestrian links to Alton through the residential area to the north. The site is in a visually prominent location as it slopes down from Windmill Hill. It is visible in views from Windmill Hill to the open countryside and to the SDNP and would impact important views designated in the existing Neighbourhood Plan. The western part of the site in particular is open in character and very prominent in views from the A31 towards Alton. The location of the site directly adjacent and surrounding Windmill Hill would significantly impact the nature of this amenity and recreation site including the network of public footpaths.</p> <p>The site is available and potentially suitable for development if the access and topography constraints were overcome and if it could be demonstrated that landscape and visual harm could be mitigated through design.</p>
059	Land North of Gilbert White Way	15.3	115	Residential	Amber	<p>The site is a greenfield site adjacent to the settlement boundary and built-up area. It is made up of several sites that are also assessed independently in this assessment (2, 18). Part of the site lies outside of the Neighbourhood Area, but the rest of the site is on the northern edge. The site is located along the northern edge of existing residential development, including a recent development at Christmas Close. The whole site is gently sloping. There is no existing access onto the site, but there is potential to create access from Christmas Close, or Gilbert White Way. There is a wildlife verge along the northern edge of Gilbert White Way that development would need to be sensitive to, but it provides some screening from the road. The site is on a hill, and so therefore somewhat visually prominent as a backdrop for the town. Appropriate landscaping could mitigate its</p>



Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						visual prominence. An application for 120 residential dwellings was refused in 2014 on the grounds that this site was outside the settlement boundary and in an unsustainable location, as well as having harmful impact on the character and appearance of the area. Since then, other development has occurred on the northern edge of the settlement. The site is available, and if safe and suitable access can be secured onto the site, the site is potentially suitable for development.
060	Land at London Road, Holybourne	13.2	99	Residential	Amber	The site is a greenfield site located adjacent to and connected to the settlement boundary and built-up area. The site includes some high quality (grade 2) agricultural land. The southern part of the site is flat, with some gentle sloping on the northern part. There is a small area of surface water flooding on the southern boundary. There is currently pedestrian access through a gate at the south of the site onto the play area. Vehicular access could be created from London Road. The site is adjacent to the Holybourne conservation area. Part of the site is also located in a Scheduled Monument site. Any development should be sensitive to this heritage setting. The site has a relatively open character, and any development will be relatively visible from eastern approaches to the town. The site is available and potentially suitable if heritage impacts can be mitigated and if suitable access is created.
061	Rawlings Farm	0.7	11	Residential	Green	The site is a partly developed site with an existing farm on site. The site is gently sloping and is located adjacent and connected to the settlement boundary and built-up area. The site is considered to have medium landscape and visual sensitivity, due to its location on the edge of the settlement boundary and proximity to open countryside. There are some small parts of the site that have higher risk of surface water flooding. However, there is some vegetation on the edges of the site providing screening from its surroundings. There is

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/ Amber/ Green)	Site Assessment Summary
						existing vehicular access onto the site but no footway on this road. The site is available and suitable for development.
062	Land West of Lower Neatham Mill Lane	1.9	-	Residential	Red	The site is a greenfield site adjacent to the existing settlement boundary and built-up area. It is a flat site, with some overhead power lines on the southern edge of the site. The A31 borders the south of the site, with the railway bordering the site to the north. Both of these high-traffic routes may cause amenity issues, and noise impacts for residential development. There is no pedestrian footway along the road leading to the site. Vehicular access exists to the existing development on the southern corner of the site which could be extended onto the site, though this is a narrow road with potentially limited capacity. The site is elevated from Lower Neatham Lane, making access more challenging. Development on this site would be isolated and disconnected from the rest of the settlement. The site is also adjacent to the Holybourne conservation area. The site is not currently suitable for development due to its location and access constraints.
080	Upper Neatham Mill Farm, Upper Neatham Mill Lane	4.4	-	Residential	Red	The site is a partly developed site with a hotel and surrounding fields. The site is located outside and not connected to the existing settlement boundary and built-up area. The site contains flood zone 2 and 3. The site also contains some priority habitat deciduous woodland. Vehicular access exists along Upper Neatham Mill Lane which is a narrow-paved road with no footway. There is no existing pedestrian access to the site. The A31 borders the south of the site, with some noise and amenity impact. Development on this site would be isolated and in an unsustainable location in relation to the rest of the town centre. The site is currently not suitable for development, due to its location and access constraints.
083	Land north of Will Hall Farm, New Odiham Road, Alton	54.1	541	Residential	Amber	The site is a greenfield site located adjacent to the recently expanded settlement boundary and adjacent to recent residential development. The southern part of the site is

Site reference	Site Address/Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/Amber/Green)	Site Assessment Summary
						<p>gently sloping, with slightly steeper sloping on the northern part. There is some priority habitat deciduous woodland on the site and a SINC. Pedestrian access exists to the site via a footpath. The paved road on Brick Kiln Lane is single lane and is not appropriate for vehicles. Access could be extended from the recent development directly to the south. The trees on the north of the site include some ancient woodland and SINC which would need to be protected. The site is relatively visually sensitive as it is quite visible at the edge of the existing built area, but there is some screening from hedgerows and vegetation along the edges of the site. It is identified as a location of important views from and towards Alton in the Neighbourhood Plan. If access can be created, the site is potentially suitable for development on parts of the site with the least visual and landscape sensitivity.</p>

**Table 4-2. Site assessment summary of infill sites within the settlement boundary**

Site reference	Site Address/Location	Gross Site Area (Ha)	LAA Capacity (Indicative number of homes)	Land use being considered	Suitability Rating (Red/ Amber/ Green)	Site Assessment Summary
<b>Sites assessed in LAA</b>						
001	208-212 London Rd, Holybourne	0.25	5	Residential	Amber	LAA assessment: Deliverable
017	Land at Manor Estate	0.16	2	Residential	Amber	LAA assessment: Deliverable
028	Land at Albany House, 5 Omega Park, Alton	0.53	Up to 30	Residential/ Older persons	Green	LAA assessment: Deliverable
042	The Vicarage	0.24	7	Residential	Amber	LAA assessment: Developable
048	Cobblestone, Wilsom Road	0.2	5	Residential	Amber	LAA assessment: Developable
054	Alton Convent School, Large Site	6.6	20	Mixed use	Amber	LAA assessment: Developable
063	31 Anstey Road	0.09	5	Residential	Green	LAA assessment: Deliverable
064	Queens Head Public House, 20 London Road, Holybourne	0.3	8	Residential	Amber	LAA assessment: Deliverable
067	1-24 Gerald Square, Alton	0.3	12	Residential	Green	LAA assessment: Developable
072	1-14 The Carlings, Alton	0.3	12	Residential	Amber	LAA assessment: Developable
074	1-8 Gurdon, Alton	0.1	5	Residential	Green	LAA assessment: Developable
075	Mount Pleasant Car Park, Alton	0.3	9	Residential	Amber	LAA assessment: Developable
<b>Sites not assessed in LAA (AECOM assessment)</b>						
026	Land at Thornton End	0.12	4	Residential	Amber	Potentially suitable
033	Land at Fontwell Drive	0.42	-	Residential	Red	Not suitable

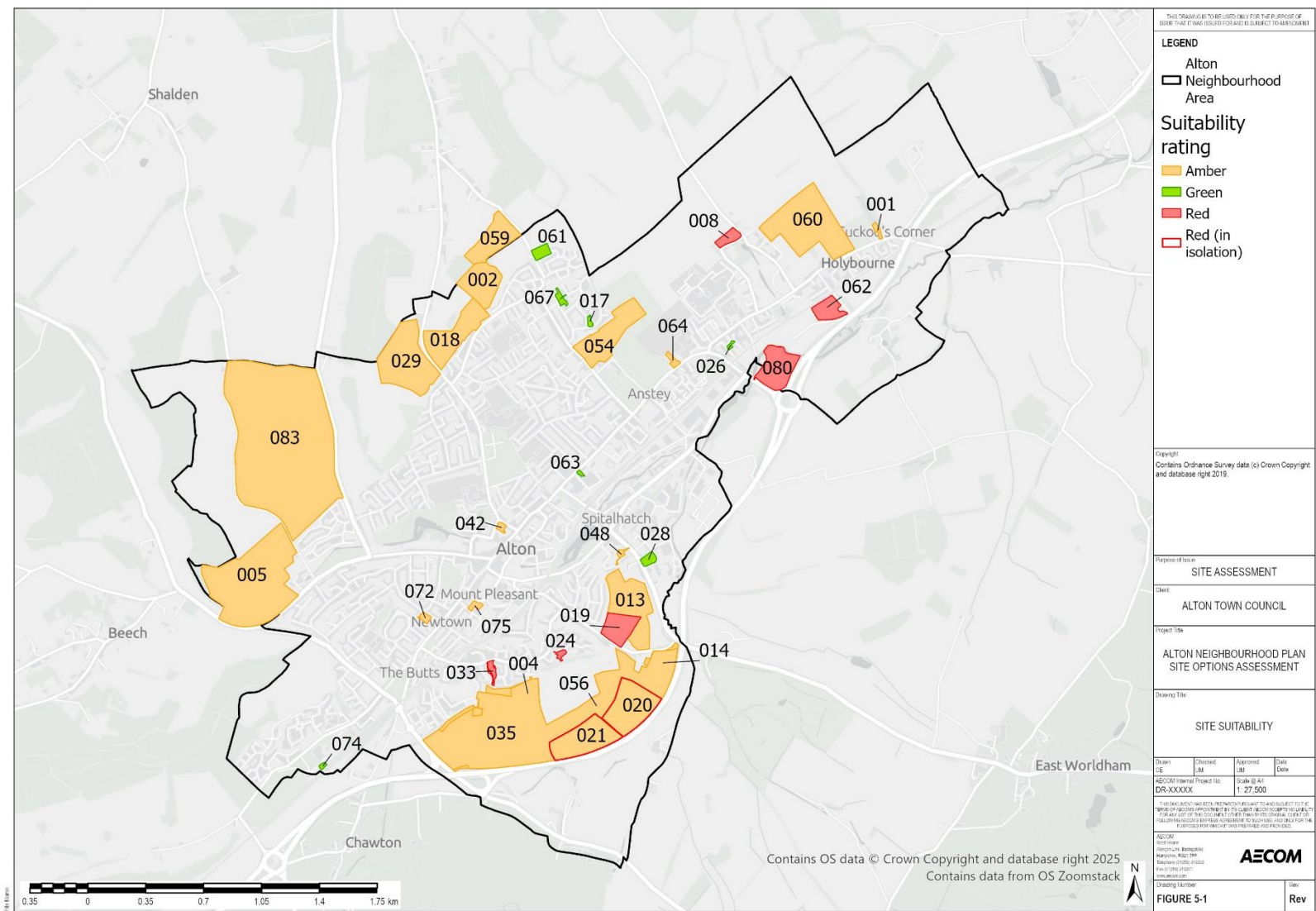


Figure 5-1. Map of site suitability

## 5. Conclusions

### Site Assessment Conclusions

- 5.1 Of the potential development sites within the Neighbourhood Area that were identified in the 2024 LAA, 26 sites have been identified as potentially suitable for housing development. The following 13 of the larger sites adjacent to the settlement boundary are suitable or potentially suitable for development:
- Site AL-002 Blanes Farm (part of site AL-059) (capacity of 103)
  - Site AL-004 Cowdray Park (part of site AL-056) (capacity of 56)
  - Site AL-005 Site AL-005 Land at Brick Kiln Lane and Basingstoke Road (capacity of 225)
  - Site AL-013 Land at Weysprings (capacity of 100)
  - Site AL-014 Land at Weysprings Park (capacity of 44)
  - Site AL-018 Land East of Old Odiham Road (part of site AL-059) (capacity of 93)
  - Site AL-029 Land West of Old Odiham Road (capacity of 101)
  - Site AL-035 Land at Selborne Road (part of site AL-056) (capacity of 421)
  - Site AL-056 Land North of A31 (capacity of 468)
  - Site AL-059 Land North of Gilbert White Way (capacity of 115)
  - Site AL-060 Land at London Road, Holybourne (capacity of 99)
  - Site AL-061 Rawlings Farm (capacity of 11)
  - Site AL-083 Land North of Will Hall Farm, New Odiham Road (capacity of 541)
- 5.2 In addition there are a number of sites within the settlement boundary that have been assessed as deliverable (within the first 5 years of the Local Plan period) or developable (after the first 5 years of the local plan period). These sites can be allocated in the Neighbourhood Plan or included in a policy that would allow them to count towards the housing requirement.
- 5.3 The proformas in Appendix A include the detailed assessment against a range of criteria for each site. These should be read in conjunction with the summary table.
- 5.4 The site assessment has demonstrated that there are large number of sites on the edge of Alton that are potentially suitable for development, which aligns with the findings of the EHDC Land Availability Assessment. The capacity of these sites for housing is far greater than the housing requirement, and therefore the site selection stage should be used to select the group of sites that would meet the housing requirement and align best with neighbourhood plan objectives and community preferences and which collectively bring the most benefit. It is understood that a significant amount of consultation has already taken place on the strategic sites so this information can be drawn on to inform the site selection stage.
- 5.5 The Strategic Environmental Assessment (SEA) should then be completed to demonstrate the likely scale of positive and adverse effects of developing the proposed sites against alternatives.

### Next steps

- 5.6 If allocations are proposed for residential development, the next steps will be for the Town Council to select the sites to put forward in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - An assessment of viability;
  - The aims and objectives of the Neighbourhood Plan;

- Community consultation and consultation with landowners;
- Discussion with East Hampshire District Council;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

## **Other considerations**

### **Viability**

- 5.7 It is recommended that the steering group discuss site viability with East Hampshire District Council and with site developers, to ensure that the sites are viable and capable of being delivered and that strategic infrastructure providers are capacity of servicing the needs created by the level of growth proposed.

### **Affordable Housing**

- 5.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.



# Appendix A

## Site Assessment Reference sheet

### Assessment of Suitability

#### Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

#### Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

#### Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
------------	-------------

#### Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)
-----------------	------------------	---------------------

#### Surface water flooding

## Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)

>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)
------------------	---------------------

## Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)
-----------	------------

## Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or

an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
-----------	------------

## Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
-----------	------------

## Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
-----------------------	---------------------------------	----------------------------------

## Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

## Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

## Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

## Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
------------	-------------------------

## Tree Preservation Orders

**Are there any known Tree Preservation Orders on the site?**

No (green)	Yes (amber)
------------	-------------

**Veteran or ancient trees****Are there veteran/ancient trees within or adjacent to the site?**

Within (red)	No (green)	Adjacent (amber)
--------------	------------	------------------

**Public Rights of Way****Are there any Public Rights of Way (PRoW) crossing the site?**

No (green)	Yes (amber)
------------	-------------

**Ground contamination****Is the site likely to be affected by ground contamination?**

No (green)	Yes (amber)
------------	-------------

**Utilities infrastructure****Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?**

No (green)	Yes (amber)
------------	-------------

**Loss of social, amenity or community value****Would development of the site result in a loss of social, amenity or community value?**

No (green)	Yes (amber)
------------	-------------

**Accessibility****Distance to train station (m)**

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

**Distance to bus / tram stop (m)**

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

**Distance to town / local centre / shop (m)**

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

**Distance to open space / recreation facilities (m)**

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

**Distance to primary school (m)**

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

**Distance to secondary school (m)**

>3900m (red)	<1600m (green)	1600-3900m (amber)
--------------	----------------	--------------------

**Distance to Cycle route (m)**

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

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

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

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

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.

Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

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

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
--	---	---

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

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
Directly impact and/or mitigation not possible; or	

**Green Belt****Is the site in the Green Belt?**

Yes (red)	No (green)
-----------	------------

**Planning Policy****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?**

Yes / No / Unknown

**Other relevant planning policies****Are there any other relevant planning policies relating to the site?****Greenfield / mix / PDL****Is the site:**

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)

Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
------------------	-----------------------------------	---

**Relationship with settlement**

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

**Settlement boundaries**

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

**Coalescence**

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
------------	-------------

**Size and character**

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
------------	-------------

**Assessment of Availability****Site availability**

Is the site available for development?

No (red)	Yes (green)
----------	-------------

**Legal or ownership issues**

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

**Timeframe**

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

**Assessment of Achievability****Viability**

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?

Yes (red)	No (green)
-----------	------------

**Conclusions****Site capacity (assessed)**

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

**Timeframe**

---

**What is the likely timeframe for development**

(0-5 / 6-10 / 11-15 / 15+ years)

---

**Other key information**

---

**Overall rating**

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
---	--	---

## Site AL-002

### Site Details

Site Address Blanes Farm (part of 059)

Gross Site Area (ha) 4.57

SHLAA/HELAA LAA/AL-002

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

Vehicular access	G	Yes- no existing access but vehicular access could be extended from Christmas Close or off of Gilbert White Way			
Pedestrian access	G	Yes			
Cycle access	G	Yes			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies	N/A				
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing settlement boundary			



Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	R	No
Size and character	R	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	103	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site adjacent to the settlement boundary. It is a sloping site directly behind new development on the northern edge of Alton. Access to the site could be created from Gilbert White Way. The site has been assessed as having medium-high visual sensitivity with some long-distance views and its position on a hill making it a more prominent and visible location, but this would be minimised by its position behind and above new development. The site is part of a large parcel of land that is being promoted for development (Site 059). The site is available and potentially suitable for development if a suitable access was provided and if landscape and visual impacts could be mitigated.	

## Site AL-004

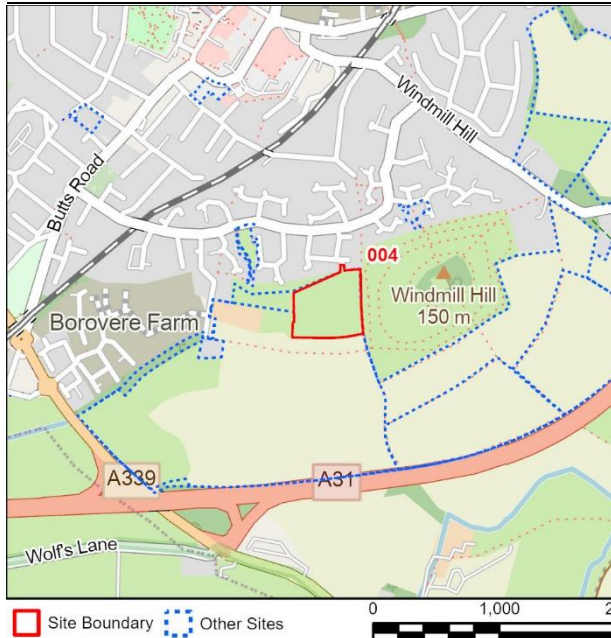
### Site Details

Site Address Cowdray Park, Alton (part of 056)

Gross Site Area (ha) 2.47

SHLAA/HELAA LAA/AL-004

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history 59966/002 (northern part of site) - (2024) Planning application for single dwelling and associated works refused [on grounds that development would result in loss of locally highly valued amenity lands; development would result in substandard design and substandard living conditions]

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown - partly 3a or 3b

Potential to support priority species G No

Air Quality Management Area (AQMA)	G	No	
Topography	G	Flat or relatively flat	
Vehicular access	G	Yes - no existing access; access could be created from development to north	
Pedestrian access	G	Yes - access through gate from Windmill Hill	
Cycle access	G	Yes	
Tree Preservation Orders	G	No	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No - public footpath along edge of site	
Ground contamination	G	No	
Utilities infrastructure	A	Yes – overhead lines crossing site	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	A	400-1200m Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31	
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill	
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No	

Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	R	No
Size and character	R	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	56	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site adjacent to the settlement boundary and immediately adjacent to Windmill Hill. Vehicular access onto the site could potentially be created from the existing residential area to the north. There is pedestrian access from Windmill Hill and a public footpath running along the eastern edge of the site. There are some overhead cables crossing the site. The site is considered to be medium landscape sensitivity due to its proximity to Windmill Hill, a local high point and popular recreation area, and of medium / high visual sensitivity as it is downhill from Windmill Hill and relatively visible from the high point, but it is relatively well screened to the west and south with dense vegetation, and to the north with existing development. The site is available and is potentially suitable for development if a suitable access could be achieved and if the significant landscape and visual impact of development was mitigated.	

## Site AL-005

### Site Details

Site Address	Land at Brick Kilne Land and Basingstoke Road
Gross Site Area (ha)	21.31
SHLAA/HELAA Reference	LAA/AL-005



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential/Older persons/Self build
Development capacity (if known)	150 (7dph)
Site identification method / source	LAA
Planning history	EHDC-24-0012-EIA Screening opinion for 250 residential dwellings submitted December 2024
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	A	Partly - SINC located in south of site
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk - small portion of flood zone in south
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	A	Gently sloping			
Vehicular access	G	Yes - agricultural access from Brick Kiln Lane			
Pedestrian access	G	Yes			
Cycle access	G	Yes			
Tree Preservation Orders	A	Yes			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	A	Yes – overhead lines crossing site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty; Site visit confirms medium sensitivity and suggests medium/high sensitivity as site is located on a hill above the town and is prominent in views north from the town centre.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - several Grade II listed buildings lie adjacent to the site			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	R	Yes - allocated for housing in emerging Local Plan			
Other relevant planning policies					

Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	225	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site adjacent to the settlement boundary. It is a sloping site on the northwestern edge of Alton with an existing agricultural access and a single lane paved road running along the eastern edge of the site (Brick Kiln Lane). The southwest edge of the site has an area of Flood Zone 2 and 3 and surface water flooding and a group TPO. There is a Site of Important Nature Conservation north of the site. There are a number of listed buildings to the southeast of the site at Will Hall Farm and the impact of new development on these would need to be carefully considered. New development is being completed to the east of Brick Kiln Lane. The site is relatively prominent in views out from the town due to its location on a hill above the town. The site is proposed for allocation for housing in the draft Local Plan. An EIA Screening opinion for 250 residential dwellings was submitted in December 2024. The site is available and potentially suitable for development subject to mitigation of the identified constraints, particularly the landscape and heritage impacts. If the site was proposed for allocation in the Neighbourhood Plan, it should not duplicate a Local Plan allocation.</p>	



## Site AL-008

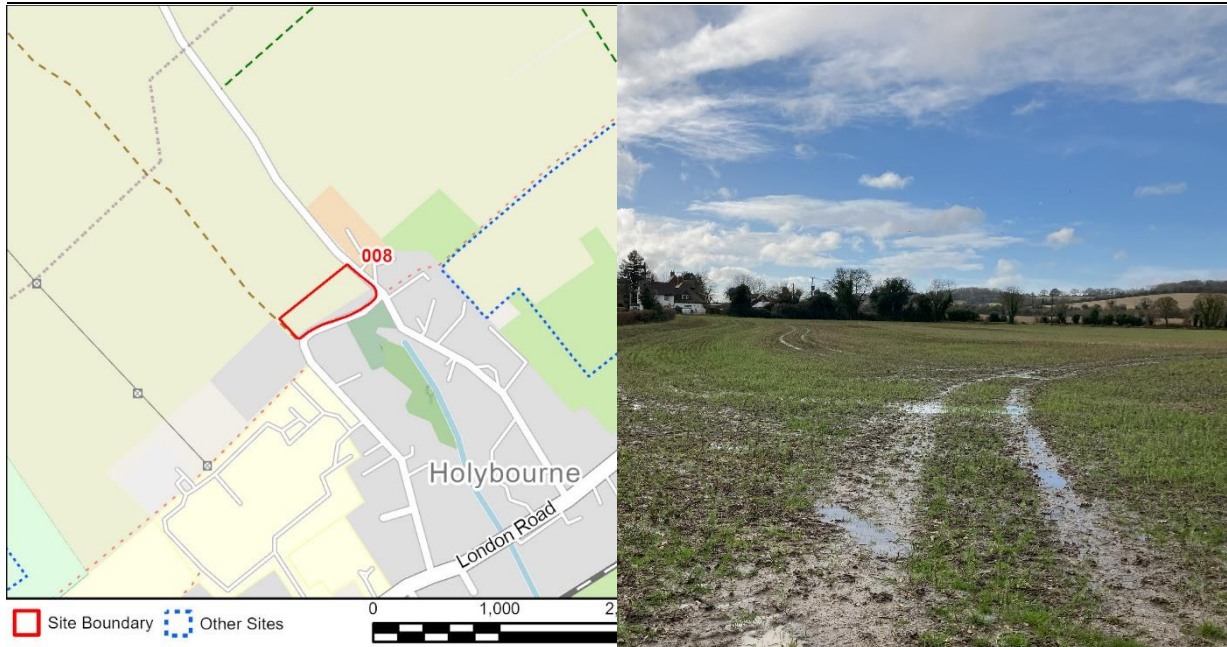
### Site Details

Site Address Small site - Howards Lane, Holybourne

Gross Site Area (ha) 0.9

SHLAA/HELAA LAA/AL-008

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water safeguard zone
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - grade 2
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat



Vehicular access	G	Yes - existing agricultural access			
Pedestrian access	R	No - no footpath connecting town to the site			
Cycle access	G	Yes			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No - St Swithuns Way along road on southern edge			
Ground contamination	G	No			
Utilities infrastructure	A	Yes - overhead lines running across site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); largely arable with some pasture land, several blocks of woodland including ancient to the east, number of historic parklands, strong sense of history with numerous historic buildings and conservation areas, area contains Cook's Corner Roman Site Scheduled Monument, rural character of road networks, largely tranquil with few detractors, good network of public footpaths, generally strong landscape pattern of woodland and hedgerows			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); limited intervisibility with SDNP, some open views across valley but often curtailed by woodland or hedgerows, intermittent views of A31, localised views from isolated homes and settlement edges, views from train largely screened, high ground to north affords views across area including views valued by local community, generally rural area near SDNP, therefore high expectations of scenic beauty Site visit confirms medium/high sensitivity as the site is visually quite open with some hedgerows and vegetation shielding the site from certain angles.			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to conservation area, impact on conservation area setting			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					

Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	R	No
Size and character	R	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a greenfield site located adjacent to the settlement boundary. It is directly north of the Holybourne conservation area and is high quality agricultural land (grade 2). There is an existing agricultural access onto the site, but no existing pedestrian access to the site making it an unsustainable location for residential development. It is within the setting of the conservation area with listed buildings including the Grade II* Holy Rood Church. The site has medium visual sensitivity with hedgerows and vegetation providing some screening, but otherwise the site has a relatively open character. The site is not currently suitable due to its location with no pedestrian footpath connecting to the town.	

## Site AL-013

### Site Details

Site Address Land at Weysprings, Alton

Gross Site Area (ha) 7.38

SHLAA/HELAA LAA/AL-013

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping

Vehicular access	G	Yes - agricultural access track from Windmill Lane		
Pedestrian access	R	No		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31		
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill; Site visit confirmed medium/high sensitivity due to long distance views		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		

Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	R	No
Size and character	R	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	100	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site adjacent to the existing settlement boundary. It is a steeply sloping site with limited access from a narrow single-track lane with steep banks (Windmill Lane). There is an existing agricultural access to the site, but no pedestrian footpath. The site has long distance views out to the southeast and would be prominent in approaches to the town along the A31. It is considered to be an important part of the SDNP setting, and any development would impact this. The site is located between new development and could form a natural site for extension of the built form, but creating access to the site is a significant constraint. The land east of the site with access from Wilsom Road has planning permission for residential development. Access could possibly be created through this site from Wilsom Road or from site LAA019 if this was developed. The site is available and potentially suitable for development if the landscape and long-distance view impacts could be mitigated and if suitable access including safe pedestrian route to the town was created.</p>	



## Site AL-014

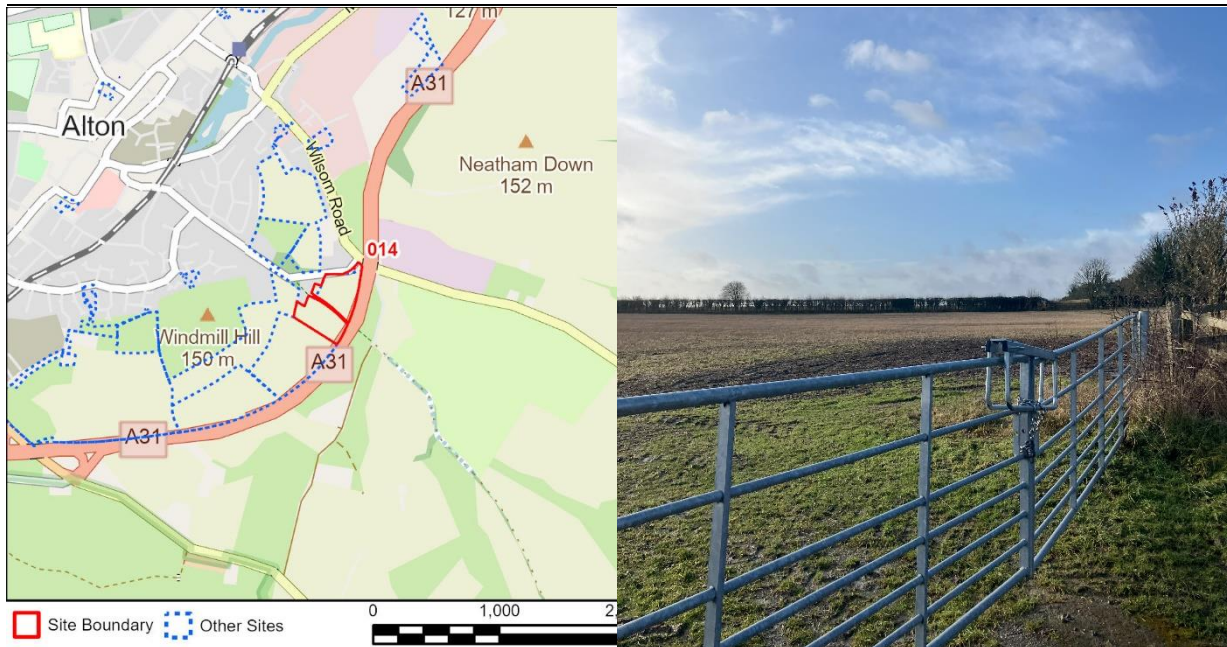
### Site Details

Site Address Land at Weysprings Park (part of 056)

Gross Site Area (ha) 4.94

SHLAA/HELAA LAA/AL-014

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

Vehicular access	G	Yes - existing agricultural access, narrow road so access might be difficult to create		
Pedestrian access	G	Yes - footpath on opposite side of road		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public bridleway running through site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31		
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill; Site visit confirmed medium/high sensitivity as site is relatively prominent in views from Windmill Hill, and long-distance views. Site is somewhat screened with vegetation and hedgerows		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				

Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	R	No
Size and character	R	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	44	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site adjacent to the settlement boundary between Alton and the A31. It is adjacent to some isolated development at the junction of Windmill Lane and Wilsom Road. The site has existing agricultural access from Windmill Lane, with pedestrian access into Alton along Wilsom Road. There is a public bridleway running through the site into the South Downs National Park which would need to be protected. The site is of medium/high landscape sensitivity due to its prominence in long distance views from Windmill Hill. The site is also being promoted as part of a larger site (site 056). The site is available and potentially suitable for development if access and landscape constraints were resolved or mitigated.	



## Site AL-018

### Site Details

Site Address	Land East of Old Odiham Road, Alton (part of 059)
Gross Site Area (ha)	6.34
SHLAA/HELAA Reference	LAA/AL-018



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential

### Site identification method / source LAA

Planning history	55250/001 - (2014) outline application - residential development of 120 houses comprising 48 affordable and 72 open market houses - appeal dismissed [on grounds that proposed development would conflict with local and national policies for sustainable development (far from services, on a steep road which would cause issues for mobility impaired, etc.), effect of development on character and appearance of area, and financial contributions towards the provision of infrastructure]
------------------	---

Neighbouring uses	Agricultural/residential
-------------------	--------------------------

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk

Within best agricultural land		Unknown - partly grade 3a or 3b			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography	A	Gently sloping or uneven			
Vehicular access	G	Yes – no existing, but potential to create access			
Pedestrian access	G	Yes – no existing but potential to create access			
Cycle access	G	Yes – no existing but potential to create access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath crossing southwestern field			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			

Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	93	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site located adjacent to the settlement boundary. It has sloping topography. Access from Old Odiham road does not look possible due to topography, and the speed and curve of the road. There is a public footpath crossing the southwestern field which would need to be considered as part of any development. The site is considered to have medium landscape and visual sensitivity with long distance views. This could be mitigated through design. The site is also being promoted as part of a larger site (site 059). An application on the site was refused in 2014 on grounds that the site was in an unsustainable location due to distance from services, and access being on a steep hill, as well as for impact on character and appearance of area. The site is available and potentially suitable for development if the landscape and long-distance views impacts can be mitigated and if suitable access can be created.	

## Site AL-019

### Site Details

Site Address	Windmill House, Windmill Lane, Alton
Gross Site Area (ha)	2.96
SHLAA/HELAA Reference	LAA/AL-019



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Greenfield/residential
Land use being considered (if known)	Residential

Site identification method / source LAA

Planning history	N/A
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	R	Yes - priority habitat woodland
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

Vehicular access	G	Yes - vehicular access from existing residential development		
Pedestrian access	R	No		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	A	Yes		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31		
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	A	Adjacent to and connected to the existing settlement boundary		

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site located adjacent to the settlement boundary. The site includes a house and garden, which are assumed would be retained. It is a gently sloping site with existing vehicular access off of Windmill Lane to the existing house on site. Windmill Lane is a narrow road, with no pedestrian footway and with limited capacity for additional traffic. The site contains some priority habitat woodland and a small part of the site is also covered by a TPO. The site is considered to have medium/high sensitivity due to intervisibility with SDNP and long-distance views into and out of the site. The site has a strong rural character. The site is not currently suitable for development due to the lack of footpath linking the site with services and facilities in Alton making it an unsustainable location for development. However, it could be suitable if considered together with site 013, and if suitable pedestrian access could be created.</p>	



## Site AL-020

### Site Details

Site Address	Lindsey's Field (N), south of Water Lane (part of 056)
Gross Site Area (ha)	6.82
SHLAA/HELAA Reference	LAA/AL-020



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	N/A
Neighbouring uses	Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping

Vehicular access	R	No - access would need to be created from Windmill Lane or Selborne Road and would be difficult; would only be possible if adjacent sites were developed as well			
Pedestrian access	G	Yes - from Windmill Hill			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - public footpath running through site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No - might affect setting of Windmill Hill			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31			
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			



Built-up area	R	Outside and not connected to the existing built-up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site disconnected from the settlement boundary. It is a sloping site with no existing vehicular access. It can be accessed by pedestrians from Windmill Hill. The site is bordered to the south by the A31, with limited screening from vegetation. Vehicular access could only be created if development occurs on surrounding sites. The site is considered to have medium/high sensitivity due to its prominence in long distance views from Windmill Hill and its prominence in views towards Alton from the A31 and the surrounding countryside. Significant development could affect the setting of the locally significant Windmill Hill. The site is not suitable for development on its own as it would lead to isolated development heavily impacting the landscape character, and with limited access opportunities, however it could be suitable as a strategic development site (site 056) if it could be demonstrated that development could be accommodated without significant landscape and visual harm.	

## Site AL-021

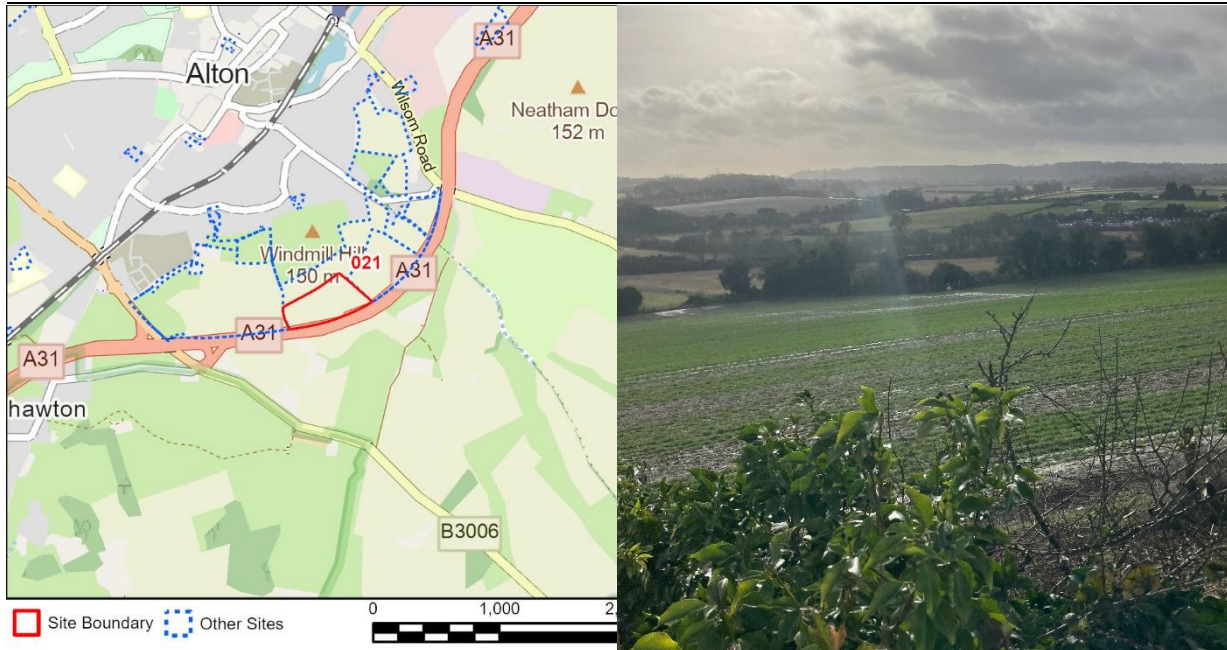
### Site Details

Site Address Lindsey's Field (S), south of Water Lane (part of 056)

Gross Site Area (ha) 6.49

SHLAA/HELAA LAA/AL-021

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping

Vehicular access	R	No - access would need to be created from Windmill Lane or Selborne Road and would be difficult; would only be possible if adjacent sites were developed as well			
Pedestrian access	G	Yes - from Windmill Hill			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No - public footpath running along edges of site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No - might affect setting of Windmill Hill			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31			
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			

Built-up area	R	Outside and not connected to the existing built-up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	A	Red
Summary	<p>The site is a greenfield site disconnected from the settlement boundary. It is a sloping site with no existing vehicular access. It can be accessed by pedestrians from Windmill Hill. The site is bordered to the south by the A31, with limited screening from vegetation. Vehicular access could only be created if development occurs on surrounding sites. The site is considered to have medium/high sensitivity due to its prominence in long distance views from Windmill Hill and its prominence in views towards Alton from the A31 and the surrounding countryside. It would impact an important view as designated in the existing Neighbourhood Plan and significant development could affect the setting of the locally significant Windmill Hill. The site is not suitable for development on its own as it would lead to isolated development heavily impacting the landscape character, and with limited access opportunities, however it could be suitable as a strategic development site (site 056) if it could be demonstrated that development could be accommodated without significant landscape and visual harm.</p>	

## Site AL-024

### Site Details

Site Address Land at Salisbury Close

Gross Site Area (ha) 0.23

SHLAA/HELAA LAA/AL-024

Reference



No photo available.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Greenfield/amenity space NP - not designated as open space, but safeguarded for leisure and recreation - NP states that development will be strongly resisted (5.163)
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	N/A
Neighbouring uses	Residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No

Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping or uneven		
Vehicular access	G	Yes		
Pedestrian access	G	Yes		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath running through site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	A	Yes - NP states that the area is valued by the local community, provides informal green space and access to Windmill Hill,		
Distance to train station (m)	A	400-1200m Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - the site is vegetated and provides main access to Windmill Hill which is highly valued by residents and visitors.		
Visual amenity	G	Low sensitivity - site is within other existing development and is not very visible in views of the town		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built-up area (infill)		
Settlement boundaries	G	Within the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		
Timeframe	G	Available now		
Assessment of Viability				

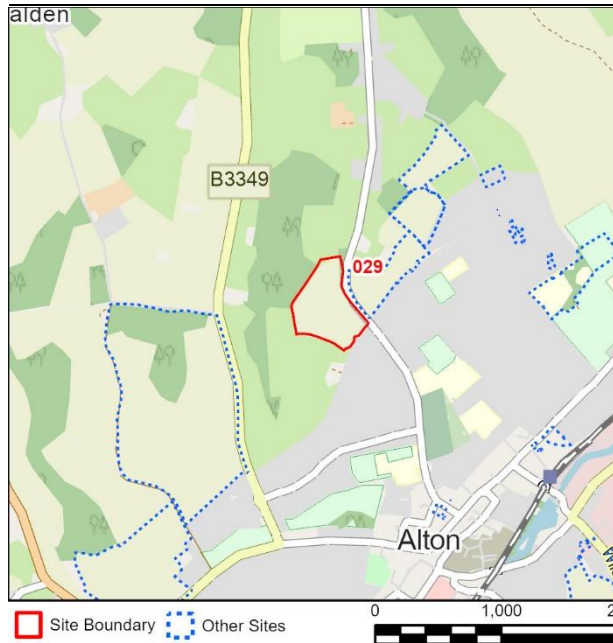
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a greenfield site located within the settlement boundary. It is a gently sloping site that provides pedestrian access to Windmill Hill along a Public Right of Way through the site. The parcel is identified in the draft NP as amenity land that should be retained and where development will be resisted. Development would hinder this community and amenity value. Due to its amenity value as a green space, the site is not suitable for development.	



## Site AL-029

### Site Details

Site Address	Land West of Old Odiham Road
Gross Site Area (ha)	10.11
SHLAA/HELAA Reference	LAA/AL-029



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	55097/001 - (2014) Application for development of 97 residential dwellings, associated landscaping and transport provisions refused
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - partly grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	R	Steeply sloping

Vehicular access	R	No - difficult to create access off old Odiham road due to elevation from road and speed of road			
Pedestrian access	R	No			
Cycle access	R	No			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing settlement boundary			

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	101	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site that is located adjacent to and connected to the settlement boundary and built-up area. It is adjacent to a community open space. The site contains some high quality (grade 2) agricultural land and priority species habitat. The site has pedestrian access, but no vehicular access at present. Vehicular access could potentially be extended from the development to the north. There is a public footpath running across the site. The site is relatively well screened from the open countryside, with vegetation and existing development to the north. The site is not visible from any main approaches to the town. The site is available, and if safe and acceptable access can be secured onto the site, the site is potentially suitable for development.	

## Site AL-035

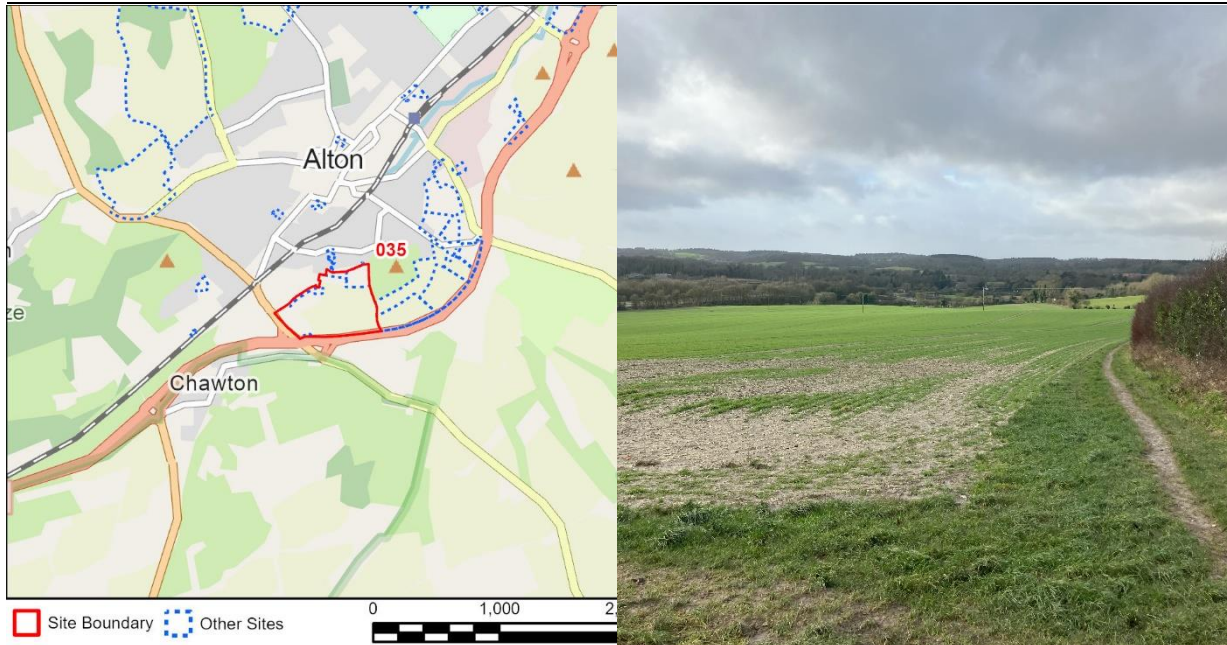
### Site Details

Site Address Land at Selborne Road (part of 056)

Gross Site Area (ha) 28.08

SHLAA/HELAA LAA/AL-035

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

Vehicular access	G	Yes- no existing access, but access could be created from Selborne Road or development to north		
Pedestrian access	G	Yes - from Windmill Hill		
Cycle access	G	Yes – no existing, but potential to create along vehicular access		
Tree Preservation Orders	A	Yes		
Significant trees	A	Yes - within		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath running through site		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - overhead lines crossing site		
Loss of social, amenity or community value	G	No - might affect setting of Windmill Hill		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31		
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		



Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	421	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site located adjacent to and connected to the settlement boundary and build up area. It is adjacent to Windmill Hill, on the western side and is bounded by the A31 to the south. The site is gently sloping and currently only has pedestrian access from Windmill Hill, and no vehicular access. Vehicular access could potentially be created on the western edge of the site from Selborne Road. The 2018 Landscape Capacity Study determines that the site and wider area (6c.2) has a very open character and is visually prominent in views west from Windmill Hill as well as intermittently from the A31. There is little vegetation or other screening along the site edges. Development on this site would be very prominent from several views and would significantly alter the existing character of the area, and edge of the settlement. The site is also being promoted as part of a larger site (056). If suitable access can be created, and if it could be demonstrated that visual / landscape harm could be mitigated through design, the site is potentially suitable for development.</p>	

## Site AL-056

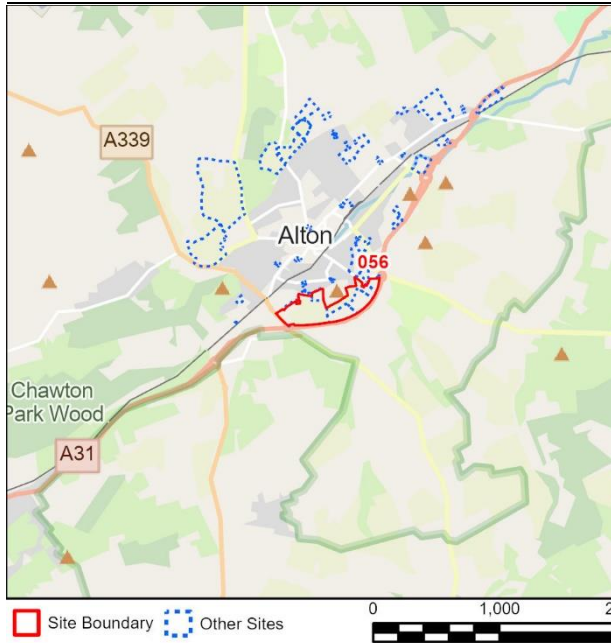
### Site Details

Site Address Land North of A31, Alton

Gross Site Area (ha) 52.34

SHLAA/HELAA LAA/AL-056

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Mixed use

Site identification method / source LAA

Planning history N/A

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown - grade 3a or 3b

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography R Steeply sloping and gently sloping



Vehicular access	G	Yes – no existing access, but potential to create access from Selborne Road or Windmill Lane – to be confirmed by Highways Authority		
Pedestrian access	G	Yes - pedestrian access from Windmill Hill		
Cycle access	G	Yes – no existing access, but potential to create access along vehicular road		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpaths running through site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No - might affect setting of Windmill Hill		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); land rises towards the north, Windmill Hill is a local high point and popular recreation area, Caker stream and tributary, small wavy fields, prominent group of trees on Windmill Hill, mostly arable with some grazing and grassland, part of setting of Chawton Conservation Area, small areas of deciduous woodland, some traffic noise close to A31		
Visual amenity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 6c.2); some intervisibility with SDNP, occasional open views from A31, some intervisibility with isolated homes and settlement edge of Alton, sensitive receptors on long distance walking routes, existing structure of woodland and hedgerows is fairly strong, with higher ground more exposed, important panoramic views eastward towards SDNP from Windmill Hill, local area forms part of skyline when viewed from lower ground in south and west, generally rural area with high expectations of scenic beauty especially near the national park and from Windmill Hill; high visual sensitivity confirmed at site visit with high visibility from Windmill Hill and from A31 as site is on hill above		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		

Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	468	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site adjacent to the settlement boundary and built-up area between Alton and the A31. It is made up of several sites that are also assessed independently in this assessment (4, 14, 20, 21, 35). The site runs along the south of Windmill Hill and is bounded by the A31 to the south. The northern parts of the site are steeply sloping down from Windmill Hill, with more gentle sloping closer to the A31. Access could be created from the west from Selborne Road, with additional pedestrian links to Alton through the residential area to the north. The site is in a visually prominent location as it slopes down from Windmill Hill. It is visible in views from Windmill Hill to the open countryside and to the SDNP and would impact important views designated in the existing Neighbourhood Plan. The western part of the site in particular is open in character and very prominent in views from the A31 towards Alton. The location of the site directly adjacent and surrounding Windmill Hill would significantly impact the nature of this amenity and recreation site including the network of public footpaths.</p> <p>The site is available and potentially suitable for development if the access and topography constraints were overcome and if it could be demonstrated that landscape and visual harm could be mitigated through design.</p>	

## Site AL-059

### Site Details

Site Address Land north of Gilbert White Way

Gross Site Area (ha) 15.3

SHLAA/HELAA LAA/AL-059

Reference



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Residential

Site identification method / source LAA

Planning history 55250/001 - (2014) outline application - residential development of 120 houses comprising 48 affordable and 72 open market houses - appeal dismissed [refused on grounds that site is outside settlement boundary and unsustainable location to town centre; proposed development would harm character and appearance of the area]

Neighbouring uses Agricultural/residential

### Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land Unknown - grade 3a or 3b

Potential to support priority species G No

Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping or uneven		
Vehicular access	G	Yes – no existing access but potential to create access		
Pedestrian access	G	Yes – no existing access but potential to create access		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpath crossing southwestern field		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens		
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		

Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	115	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site adjacent to the settlement boundary and built-up area. It is made up of several sites that are also assessed independently in this assessment (2, 18). Part of the site lies outside of the Neighbourhood Area, but the rest of the site is on the northern edge. The site is located along the northern edge of existing residential development, including a recent development at Christmas Close. The whole site is gently sloping. There is no existing access onto the site, but there is potential to create access from Christmas Close, or Gilbert White Way. There is a wildlife verge along the northern edge of Gilbert White Way that development would need to be sensitive to, but it provides some screening from the road. The site is on a hill, and so therefore somewhat visually prominent as a backdrop for the town. Appropriate landscaping could mitigate its visual prominence. An application for 120 residential dwellings was refused in 2014 on the grounds that this site was outside the settlement boundary and in an unsustainable location, as well as having harmful impact on the character and appearance of the area. Since then, other development has occurred on the northern edge of the settlement. The site is available, and if safe and suitable access can be secured onto the site, the site is potentially suitable for development.</p>	



## Site AL-060

### Site Details

Site Address	Land at London Road, Holybourne
Gross Site Area (ha)	13.2
SHLAA/HELAA Reference	LAA/AL-060



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	56679 - replacement of like for like artificial wicket for cricket play permitted (on Holybourne sports field)
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water safeguard zone
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - grade 2
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat southern part, gently sloping northern part

Vehicular access	G	Yes – no existing access but access could be created onto the site from the main road		
Pedestrian access	G	Yes - access through gate at south of site		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No - public footpath and bridleway along edges of site; St Swithuns Way runs along the northern edge		
Ground contamination	G	No		
Utilities infrastructure	G	No - there is a play area on part of the site		
Loss of social, amenity or community value	A	Yes - Sport and play area		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); largely arable with some pasture land, several blocks of woodland including ancient to the east, number of historic parklands, strong sense of history with numerous historic buildings and conservation areas, area contains Cook's Corner Roman Site Scheduled Monument, rural character of road networks, largely tranquil with few detractors, good network of public footpaths, generally strong landscape pattern of woodland and hedgerows		
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); limited intervisibility with SDNP, some open views across valley but often curtailed by woodland or hedgerows, intermittent views of A31, localised views from isolated homes and settlement edges, views from train largely screened, high ground to north affords view across area including views valued by local community, generally rural area near SDNP, therefore high expectations of scenic beauty		
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - part of site in Scheduled Monument Site		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		

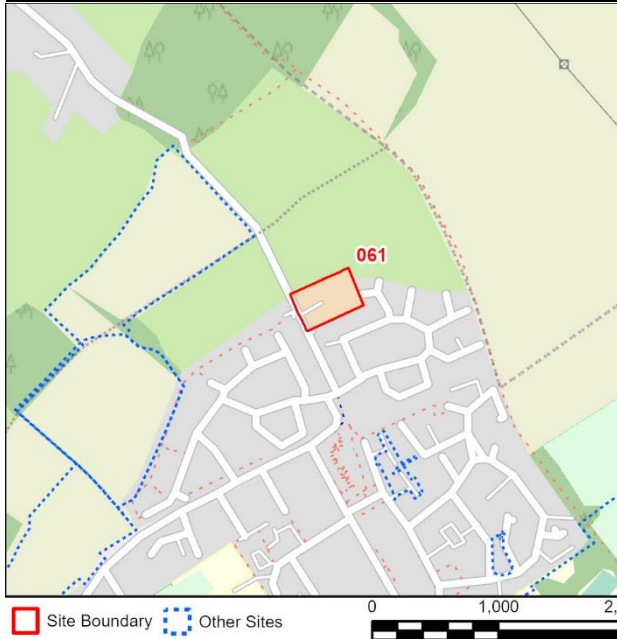


Built-up area	A	Adjacent to and connected to the existing settlement boundary
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	99	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	The site is a greenfield site located adjacent to and connected to the settlement boundary and built-up area. The site includes some high quality (grade 2) agricultural land. The southern part of the site is flat, with some gentle sloping on the northern part. There is a small area of surface water flooding on the southern boundary. There is currently pedestrian access through a gate at the south of the site onto the play area. Vehicular access could be created from London Road. The site is adjacent to the Holybourne conservation area. Part of the site is also located in a Scheduled Monument site. Any development should be sensitive to this heritage setting. The site has a relatively open character, and any development will be relatively visible from eastern approaches to the town. The site is available and potentially suitable if heritage impacts can be mitigated and if suitable access is created.	

## Site AL-061

### Site Details

Site Address	Rawlings Farm
Gross Site Area (ha)	0.7
SHLAA/HELAA Reference	LAA/AL-061



No photo available.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	N/A
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

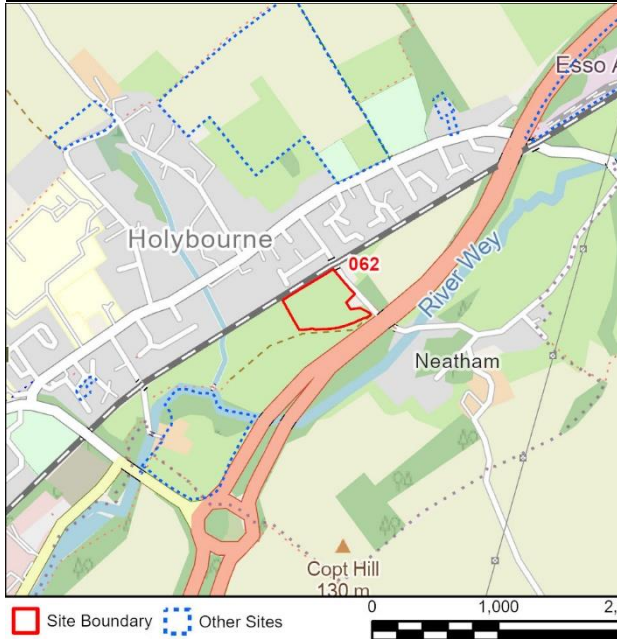
Vehicular access	G	Yes - vehicular access to farm			
Pedestrian access	R	No			
Cycle access	G	Yes			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens			
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land			
Built-up area	G	Within the existing built-up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			

Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	11	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	G	Green
Summary	The site is a partly developed site with an existing farm on site. The site is gently sloping and is located adjacent and connected to the settlement boundary and built-up area. The site is considered to have medium landscape and visual sensitivity, due to its location on the edge of the settlement boundary and proximity to open countryside. There are some small parts of the site that have higher risk of surface water flooding. However, there is some vegetation on the edges of the site providing screening from its surroundings. There is existing vehicular access onto the site but no footway on this road. The site is available and suitable for development.	

## Site AL-062

### Site Details

Site Address	Land West of Lower Neatham Mill Lane
Gross Site Area (ha)	1.9
SHLAA/HELAA Reference	LAA/AL-062



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	N/A
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water safeguard zone
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

Vehicular access	G	Yes - existing agricultural access, and paved access to farm			
Pedestrian access	R	No			
Cycle access	G	Yes			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No - public footpath along southern edge			
Ground contamination	G	No			
Utilities infrastructure	G	No - some overhead lines on edges of site			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); largely arable with some pasture land, several blocks of woodland including ancient to the east, number of historic parklands, strong sense of history with numerous historic buildings, 5 conservation areas, area also contains the Cook's Corner Roman Site Scheduled Monument, mostly recent field enclosure pattern with some early enclosures west and north of Bentley, much of the local area is unsettled or settled with scattered farm clusters, road network generally rural character made up of narrow, tree- or hedge-lined lanes			
Visual amenity	G	Low sensitivity - site is shielded with dense vegetation on edges. Site is elevated from road, and not very visible on approaches along Lower Neatham Mill Lane			
Designated heritage asset harm	A	Some impact, and/or mitigation possible - within conservation area setting			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies					
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing settlement boundary			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			

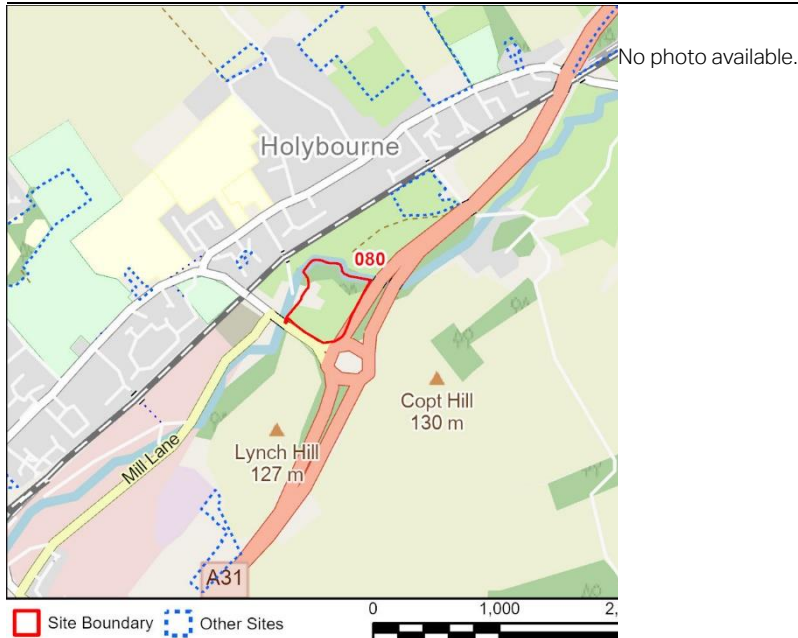
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a greenfield site adjacent to the existing settlement boundary and built-up area. It is a flat site, with some overhead power lines on the southern edge of the site. The A31 borders the south of the site, with the railway bordering the site to the north. Both of these high-traffic routes may cause amenity issues, and noise impacts for residential development. There is no pedestrian footway along the road leading to the site. Vehicular access exists to the existing development on the southern corner of the site which could be extended onto the site, though this is a narrow road with potentially limited capacity. The site is elevated from Lower Neatham Lane, making access more challenging. Development on this site would be isolated and disconnected from the rest of the settlement. The site is also adjacent to the Holybourne conservation area. The site is not currently suitable for development due to its location and access constraints.	



## Site AL-080

### Site Details

Site Address	Upper Neatham Mill Farm, Upper Neatham Mill Lane
Gross Site Area (ha)	4.4
SHLAA/HELAA Reference	LAA/AL-080



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Agriculture
Land use being considered (if known)	Residential

Site identification method / source LAA

Planning history	31580/002 - (2016) Outline application for motorists' service area comprising: petrol filling station, 60-bedroom hotel and restaurant, drive-thru restaurants, cafes - refused [on grounds that the proposal comprises a major intrusion of development in this rural area on a site that lies outside of a defined settlement boundary; scale of development would represent a retail and entertainment destination in its own rather than a road user facility proportionate to its use; would harm open character of countryside; development would fail to conserve/enhance the historic environment]
------------------	--

Neighbouring uses	Greenfield
-------------------	------------

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Drinking water safeguard zone
Nutrient Neutrality	G	No
Flood Zone	A	Medium risk - northern part of site in flood zone 2 and 3
Surface water flooding	G	Low Risk - some higher risk on northern part of site

Within best agricultural land	G	No		
Potential to support priority species	R	Yes - priority habitat deciduous woodland		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes		
Pedestrian access	R	No		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes - public footpaths running through		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	Medium/high sensitivity - determined by 2018 Landscape Capacity Study (area 4b.1); largely arable with some pasture land, several blocks of woodland including ancient to the east, number of historic parklands, strong sense of history with numerous historic buildings, 5 conservation areas, area also contains the Cook's Corner Roman Site Scheduled Monument, mostly recent field enclosure pattern with some early enclosures west and north of Bentley, much of the local area is unsettled or settled with scattered farm clusters, road network generally rural character made up of narrow, tree- or hedge-lined lanes		
Visual amenity	G	Low sensitivity - site is located away from main built area, and screened behind heavy vegetation on all sides; low intervisibility with surroundings and no long-distance views		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - proximity to Grade II listed building		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				

Greenfield / mix / PDL	A	A mix of greenfield and previously developed land
Built-up area	R	Outside and not connected to the existing built-up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	0	
Timeframe	0	
Other key information		
Overall rating (Red/Amber/Green)	R	Red
Summary	The site is a partly developed site with a hotel and surrounding fields. The site is located outside and not connected to the existing settlement boundary and built-up area. The site contains flood zone 2 and 3. The site also contains some priority habitat deciduous woodland. Vehicular access exists along Upper Neatham Mill Lane which is a narrow-paved road with no footway. There is no existing pedestrian access to the site. The A31 borders the south of the site, with some noise and amenity impact. Development on this site would be isolated and in an unsustainable location in relation to the rest of the town centre. The site is currently not suitable for development, due to its location and access constraints.	

## Site AL-083

### Site Details

Site Address	Land north of Will Hall Farm, New Odiham Road, Alton
Gross Site Area (ha)	54.1
SHLAA/HELAA Reference	LAA/AL-083



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri. Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Residential
Site identification method / source	LAA
Planning history	N/A
Neighbouring uses	Agricultural/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - grade 3a or 3b
Potential to support priority species	R	Yes - priority habitat deciduous woodland
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping on southern part of site, steeply sloping on northern part

Vehicular access	G	Yes – no existing access; single lane paved road on Brick Kilne Lane unsuitable for motor vehicles; potential access from new development to south or New Odiham Road		
Pedestrian access	G	Yes - along Brick Kiln Lane and footpath onto site		
Cycle access	G	Yes		
Tree Preservation Orders	G	No		
Significant trees	A	Yes - within		
Veteran or ancient trees	R	Area of ancient woodland		
Public Rights of Way	A	Yes - public footpath running through south		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); area is source of the River Wey chalk river, area of chalk grassland, strong pattern of woodland cover, and hedgerows providing enclosure, open farmland providing setting for numerous listed buildings, setting for historic landscape features including historic parks and gardens		
Visual amenity	A	Medium sensitivity - determined by 2018 Landscape Capacity Study (area 3d.3); variable visibility across area owing to hedgerows and woodland cover, area is generally visible from a number of local PROW, forms an important backdrop in views from the River Wey valley, local views from edges of conservation areas including valued views identified in conservation area character appraisals, long views across Wey Valley and to SDNP, views to church spires (Alton, Shalden), area with strong rural character with high expectations of scenic beauty; Site visit confirms medium sensitivity as site is somewhat visible from south but screened through some vegetation		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No		
Other relevant planning policies				
Greenfield / mix / PDL	R	Greenfield		

Built-up area	A	Adjacent and connected to the existing built-up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	R	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	G	Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	541	
Timeframe	0-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site located adjacent to the recently expanded settlement boundary and adjacent to recent residential development. The southern part of the site is gently sloping, with slightly steeper sloping on the northern part. There is some priority habitat deciduous woodland on the site and a SINC. Pedestrian access exists to the site via a footpath. The paved road on Brick Kiln Lane is single lane and is not appropriate for vehicles. Access could be extended from the recent development directly to the south. The trees on the north of the site include some ancient woodland and SINC which would need to be protected. The site is relatively visually sensitive as it is quite visible at the edge of the existing built area, but there is some screening from hedgerows and vegetation along the edges of the site. It is identified as a location of important views from and towards Alton in the Neighbourhood Plan. If access can be created, the site is potentially suitable for development on parts of the site with the least visual and landscape sensitivity.</p>	

